



PLANNING COMMISSION MINUTES
Regular Meeting
September 1, 2005

West Hollywood Park Auditorium
647 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Thompson called the meeting of the Planning Commission to order at 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: Rachel Heiligman led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Bartolo, DeLuccio, Guardarrama, Hamaker, Vice-Chair D'Amico, Chair Thompson.

Commissioners Absent: Altschul.

Staff Present: Debby Linn, Senior Contract Planner, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Continue Item 9.A. (Demolition Permit 2004-026, Development Permit 2004-035, Mitigated Negative Declaration), for the properties located at 8900 and 8920 Beverly Boulevard, 152 La Peer Drive, and 145 N. Swall Drive, West Hollywood, California to the Planning Commission meeting of Thursday, September 15, 2005. **Motion carried by consensus of the Commission.**

ACTION: Continue Item 9.C. (Conditional Use Permit (Tall Wall) 2005-001) for the property located at 8730 Sunset Boulevard, West Hollywood, California to the Planning Commission meeting of Thursday, October 20, 2005. **Motion carried by consensus of the Commission.**

ACTION: Approve the Planning Commission Agenda of Thursday, September 1, 2005 as amended. **Motion carried by consensus of the Commission.**

ACTION: Schedule a Special Planning Commission meeting for Thursday, September 29, 2005. **Motion carried by consensus of the Commission.**

5. APPROVAL OF MINUTES.

A. August 18, 2005

ACTION: Approve the Planning Commission Minutes of Thursday, August 18, 2005 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS.

Chair Thompson dedicated the Planning Commission meeting of Thursday, September 01, 2005, to the victims of Hurricane Katrina, and to the residents of the State of Louisiana.

Commissioner Hamaker suggested (if it is possible) to add a banner to the live telecast of the Planning Commission meetings; indicating which item is currently in discussion.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

**A. 8900 and 8920 Beverly Boulevard;
152 La Peer Drive; and 145 N. Swall Drive.
Demolition Permit 2004-026, Development Permit 2004-035, Mitigated
Negative Declaration.**

Request to demolish all the structures on four lots and construct a 51,360 square-foot mixed-use project (retail, restaurant, medical office, and six apartments.

ACTION: 1) Continue this item to Thursday, September 15, 2005.
Motion carried by consensus of the Commission.

**B. 8750 Sunset Boulevard.
Conditional Use Permit 2005-005.**

Debby Linn, Senior Contract Planner, presented the staff report. She stated the request is for approval to operate a portable hand car wash in an existing subterranean parking garage of the Sunset Millennium retail complex. She detailed the history and proposal of the project, the hours of operation and the existing parking conditions.

She clarified there are 2,341 parking spaces, of which 435 are in excess of the Zoning Code requirement (as executed in the original Development Agreement); but at the present time, there are only thirty-three (33) excess parking spaces in the West Parcel parking garage. Thirty-one (31) of those spaces were assigned (allowed for use) by the Yoga Studio (approved by the Planning Commission in September, 2004 by Conditional Use Permit 2004-004. That leaves a net of two (2) spaces for use.

Staff recommends approval of the Conditional Use Permit for Oasis Car Wash, under the condition that: 1) staff evaluates the operation after three (3) months; and 2) they utilize the two (2) remaining spaces only; until such time; i.e. the Yoga Studio's permit completely expires, at which time they can amend their Conditional Use Permit for more spaces.

Chair Thompson questioned the enforcement of “tenants only”.

Chair Thompson opened public testimony for Item 9.B.:

JERRY KOLVARISON, BURBANK, representing the owners of Oasis Car Wash, presented the applicant’s report. He detailed the daily operations of the business.

ACTION: Close public testimony for Item 9.B. **Motion carried by consensus of the Commission.**

Commissioner DeLuccio motioned to approve the application with the following amendment: 1) shall be reviewed by staff after three (3) months.

Seconded by Commissioner Bartolo.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 05-618 as amended “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT 2005-005 TO PERMIT A PORTABLE HAND CAR WASH WITHIN AN EXISTING SUBTERRANEAN PARKIGN GARAGE, FOR THE PROPERTY LOCATED AT 8570 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA”; and 3) close Public Hearing Item 9.B. **Motion by Commissioner DeLuccio, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

AYES: Commissioners Bartolo, DeLuccio, Guardarrama, Hamaker, Vice-Chair D’Amico, Chair Thompson.
NOES: None.
ABSENT: Altschul.

**C. 8730 Sunset Boulevard.
Conditional Use Permit (Tall Wall) 2005-001.**
Request to allow the use of the east facing wall of the building.

ACTION: 1) Continue this item to Thursday, October 20, 2005. **Motion carried by consensus of the Commission.**

10. NEW BUSINESS.

A. Commission and Board Annual Congress:
John Keho, Planning Manager, affirmed the request by the City Clerk’s Office to update the information for the Annual Report of the Commission and Board’s Annual Congress meeting regarding: 1) outstanding accomplishments; 2) upcoming projects; and 3) trivia questions relating to the Planning Commission.

11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.**
John Keho, Planning Manager, updated the upcoming Planning Commission agenda for Thursday, September 15, 2005.
14. **PUBLIC COMMENT.** None.
15. **ITEMS FROM COMMISSIONERS.**
Commissioner D'Amico questioned the protocol regarding the 500' radius of a City-Wide Zoning amendment, as it pertains to potential conflict of interest for Commissioners.
16. **ADJOURNMENT:** The Planning Commission adjourned in honor of the victims of Hurricane Katrina at 6:55 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, September 15, 2005 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 15TH DAY OF SEPTEMBER, 2005.



CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR