



PLANNING COMMISSION MINUTES
Regular Meeting
July 21, 2005

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

1. **CALL TO ORDER:**
Chair Altschul called the meeting of the Planning Commission to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE:** David Eichman led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: D'Amico, DeLuccio, Guardarrama, Hamaker, Vice-Chair Thompson, Chair Altschul.

Commissioners Absent: Bartolo.

Staff Present: Jennifer Noel, Associate Contract Planner, John Keho, Planning Manager, Christ Hogin, Assistant City Attorney and David Gillig, Commission Secretary.
4. **SPECIAL ORDER OF BUSINESS:**
 - A. **APPOINTMENT OF CHAIR.**
ACTION: Elect Eric Thompson as Chair of the Planning Commission for a term ending June 30, 2006. **Motion by Chair Altschul, seconded by Commissioner DeLuccio and unanimously carried.**
 - B. **APPOINTMENT OF VICE-CHAIR.**
ACTION: Elect John D'Amico as Vice-Chair of the Planning Commission for a term ending June 30, 2006. **Motion by Chair Thompson, seconded by Commissioner Guardarrama and unanimously carried.**
5. **APPROVAL OF AGENDA:**
ACTION: Approve the Planning Commission Agenda of Thursday, July 21, 2005 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**
6. **APPROVAL OF MINUTES.**
ACTION: Approve the Planning Commission Minutes of Thursday, July 7, 2005 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**
7. **PUBLIC COMMENT.** None.

8. ITEMS FROM COMMISSIONERS.

Commissioner Guardarrama congratulated incoming Chair Thompson and Vice-Chair D'Amico. He thanked outgoing Chair Altschul for his excellent leadership over the last year.

Commissioner DeLuccio congratulated incoming Chair Thompson and Vice-Chair D'Amico. He thanked outgoing Chair Altschul for his excellent leadership over the last year.

Commissioner Altschul congratulated incoming Chair Thompson and Vice-Chair D'Amico. He expressed his thanks for the opportunity to serve as Chair over the last year.

Commissioner Hamaker congratulated incoming Chair Thompson and Vice-Chair D'Amico. She thanked outgoing Chair Altschul for his excellent leadership over the last year. She also commended staff on the improved color and digitalized graphics.

Vice-Chair D'Amico congratulated incoming Chair Thompson and thanked outgoing Chair Altschul for his excellent leadership over the last year.

Chair Thompson congratulated incoming Vice-Chair D'Amico and thanked outgoing Chair Altschul for his excellent leadership over the last year. He looks forward to a productive year.

9. CONSENT CALENDAR.

A. 87270 Sunset Boulevard

Creative Billboard 2004-004: An amendment for the continued use of the Yahoo! Creative Billboard.

ACTION: 1) Adopt Resolution No. PC 05-607 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD TO AMEND CREATIVE BILLBOARD 004-004, LOCATED AT 8720 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**

10. PUBLIC HEARINGS.

A. 1261-1265 N. Fairfax Avenue.

Conditional Use Permit 2005-003, Negative Declaration:

Jennifer Noel, Associate Contract Planner, presented the staff report. She stated the applicant is requesting to use vacant, existing school facilities associated with St. Ambrose Church for a new charter elementary school.

She detailed the history of property and spoke on the operations, traffic impacts, parking and noise implications.

Staff recommends approval of the proposed Conditional Use Permit.

Vice-Chair D'Amico questioned the landscaping plans.

Chair Thompson opened public testimony for Item 10.A.:

ALICE HOREVITZ, SOUTH PASADENA, Principal, Larchmont Charter School, presented the applicant's report. She detailed the history of the charter school and described the benefits associated with a charter school and to the community.

CHAVA DANIELSON, LOS ANGELES, architect, representing Larchmont Charter School, presented the applicant's report. She detailed the traffic management plan, lunch mitigation plans and landscaping.

Commissioner Altschul questioned the differences and costs of charter schools.

Commissioner DeLuccio questioned how long the charter school has been established.

Commissioner Guardarrama questioned the length of time the charter school will be at this location.

Vice-Chair D'Amico questioned the training of volunteers and commented on the lack of a landscaping plan.

Dennis Woods, Transportation Planner for the City of West Hollywood, presented an affidavit of the traffic management plan.

Commissioner Hamaker questioned "unprotected turn lanes".

MEGAN MC CORD, LOS ANGELES, owner of City Yoga, spoke in support of staff's recommendation.

TERESA DARTEZ, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JUDI LEVIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

RON BENSON, WEST HOLLYWOOD, spoke in support of staff's recommendation.

TRISHA WALKER, WEST HOLLYWOOD, spoke in support of staff's recommendation.

KAREN SNELL, has concerns regarding this item. She spoke regarding traffic issues, parking and noise.

MARIANNE ARREAGA, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding traffic issues, parking and noise.

JACOBE NICOLEYEVSKY, BEVERLY HILLS, opposes staff's recommendation.

DOMINIQUE BLASKOVICH, WEST HOLLYWOOD, spoke in support of staff's recommendation.

CESARIKO TIO, LOS ANGELES, spoke in support of staff's recommendation.

RACHEL CAPATER, LOS ANGELES, spoke in support of staff's recommendation.

HEATHER BOYLSTON, LOS ANGELES, spoke in support of staff's recommendation.

PAOLA NOVOA, LOS ANGELES, spoke in support of staff's recommendation.

SOPHIA KIM, LOS ANGELES, spoke in support of staff's recommendation.

HARRY REBHUHN, LOS ANGELES, has concerns regarding this item. He spoke on the implied Conditional Use Permit(s) of a charter school and the intensified use of the site.

MICHAEL MORGAN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

ZHANNA, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the close proximity of the playground to the residential area and noise.

LUCY NORLAND, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding increased noise and pollution to the neighborhood.

JOHN CORBETT, WEST HOLLYWOOD, opposes staff's recommendation.

SAVANNAH BOUCHÉ, LOS ANGELES, has concerns regarding this item. She spoke regarding the air quality, congestion and noise.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding traffic mitigation, parking impacts and noise.

ZION KALI, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding noise issues, amending lunch hours and proposed increased landscaping as a buffer against the residential area.

MARA NEW, WEST HOLLYWOOD, opposes staff's recommendation.

CHARLIE HUTCHINSON, LOS ANGELES, spoke in support of staff's recommendation.

MARY NELSON, LOS ANGELES, spoke in support of staff's recommendation.

JOANNA BEACOM, LOS ANGELES, spoke in support of staff's recommendation.

DAVID THOMPSON, LOS ANGELES, spoke in support of staff's recommendation.

RON NEW, LOS ANGELES, opposes staff's recommendation.

OCTAVIO PESCAOV, LOS ANGELES, Chairman of the Board, Larchmont Charter School, spoke in support of staff's recommendation.

CHAVA DANIELSON, LOS ANGELES, architect, representing Larchmont Charter School, presented the applicant's rebuttal. She spoke on the difficulties of locating a site for a charter school and the specifics for this site. She further detailed the child to teacher's ratio, noise issues, lunch breaks and location, community involvement and parking issues.

Commissioner Hamaker asked for clarification regarding the number of students per class room.

Commissioner DeLuccio questioned the lunch sessions and the amount of time activities are scheduled for outside.

ACTION: Close public testimony for Item 10.A. **Motion carried by consensus of the Commission.**

Commissioner Guardarrama stated there needs to be some balancing between the school and the neighborhood. He spoke in support of a school in a residential area and the benefits. **He motioned to approve staff's recommendation of the item.**

Commissioner Altschul seconded the item.

Commissioner Altschul commented on the current state of local schools and the benefits of this charter school to the local community. He stated his support for this item. He recommended: **1) a liaison committee of neighbors to work with the school.**

Commissioner Hamaker stated her support for the charter school. She recommended: **1) a liaison from the school be appointed to address any concerns and/or issues that may arise from the neighbors; 2) stated her concerns with the chain length fence and suggested additional landscaping; and 3) also requested an update on the activities and endeavors return in six months.**

Jennifer Noel, Associate Contract Planner, stated for the record, a condition could be added, stating: **"...the applicant shall work with the neighbors and the City of West Hollywood's Code Compliance Division to resolve complaints and/or issues, and an annual neighborhood meeting shall be held when an appropriate dispute resolution is encouraged, the first of these neighborhood meetings shall occur six (6) months from the date of approval"**.

Commissioner Guardarrama agreed to these amendments to the original motion of approval.

Commissioner Altschul agreed to these amendments to the original motion of approval.

Commissioner DeLuccio recommended: **1) the six month review shall be heard by the Director of Community Development; and 2) staff shall provide a written update only.**

Christi Hogin, Assistant City Attorney, recommend the following verbiage used in the modification: **"...use their best efforts to resolve..."**.

Vice-Chair D'Amico suggested a possible landscaping barrier, with sound mitigating items incorporated (i.e.: fountain, trees, bamboo, etc.). He recommended: **1) a fencing and landscaping plan detailing the plans themselves; and 2) return to the Director of Community Development for final review and approval.**

Commissioner Altschul questioned the Assistant City Attorney if the governing legal standards have been met, with respect to the Notice of Intent to adopt a Negative Declaration.

Christi Hogin, Assistant City Attorney, stated the governing legal standards and allowed the Commission to deliberate.

Chair Thompson commented on the appropriate land use standards and detailed how they have been met.

Commissioner Hamaker commented on noise mitigation surrounding the parking lot, and suggested the applicant: **1) contact Jan Harmon, Environmental Programs Coordinator for the City of West Hollywood, regarding a possible hardscape asphalt covering, which is environmentally friendly and may be able to absorb sound.**

Commissioner Guardarrama agreed to these additional amendments to the original motion of approval.

Commissioner Altschul agreed to these additional amendments to the original motion of approval.

ACTION: 1) Adopt Resolution No. PC 05-606 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND APPROVING CONDITIONAL USE PERMIT 2005-003 FOR A NEW CHARTER ELEMENTARY SCHOOL TO USE EXISTING FACILITIES AND TO BE KNOWN AS LARCHMONT CHARTER SCHOOL, LOCATED AT 1261-1265 N. FAIRFAX AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) close Public Hearing Item 10.A. **Motion by Commissioner Guardarrama, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, DeLuccio, Guardarrama, Hamaker, Vice-Chair D'Amico, Chair Thompson.

NOES: None.

ABSENT: Commissioner Bartolo.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:20 PM AND RECONVENED AT 8:30 P.M.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Cabo Cantina Update.

John Keho, Planning Manager, presented an update on the establishment known as Cabo Cantina. He stated, other than concerns raised under public comments at the last Planning Commission meeting, the City of West Hollywood has not officially received any complaints.

B. Barry's Boot Camp Update.

John Keho, Planning Manager, presented an update on the establishment known as Barry's Boot Camp. He stated the establishment is required to have a Minor Conditional Use Permit and an Extended Business Hours License in order to operate before the hours of 6:00 A.M.

The establishment currently does not have either one of the required permits and the Code Compliance Division has been unsuccessful in contacting the owner. They will be moving forward with possible issuance of citations.

14. PUBLIC COMMENT.

STACY METLISS, WEST HOLLYWOOD, commented on Larchmont Charter School, and stated her opposition to staff's earlier recommendation(s).

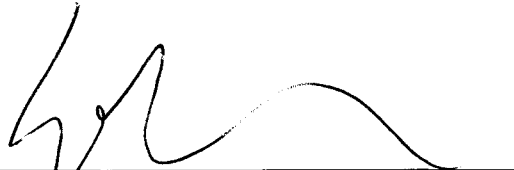
MINDY BRADISH, BURBANK, Executive Director, West Hollywood Chamber of Commerce. She congratulated incoming Chair Thompson and Vice-Chair D'Amico and thanked outgoing Chair Altschul for his excellent leadership over the last year.

JEANNE DOBRIN, WEST HOLLYWOOD, congratulated incoming Chair Thompson and Vice-Chair D'Amico and thanked outgoing Chair Altschul for his excellent leadership over the last year.

15. ITEMS FROM COMMISSIONERS: None.

16. ADJOURNMENT: The Planning Commission adjourned at 8:45 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, August 4, 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 18TH DAY
OF AUGUST, 2005.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR