



PLANNING COMMISSION MINUTES
Regular Meeting
May 20, 2010

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

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE: John Altschul led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, Bernstein, Buckner, Guardarrama, Vice-Chair Yeber, Chair DeLuccio.

Commissioners Absent: Hamaker.

Staff Present: Jennifer Alkire, Associate Planner, David DeGrazia, Senior Planner, Jeffrey Aubel, Commercial Code Compliance Manager, Allyne Winderman, Rent Stabilization and Housing Director, John Keho, Planning Manager, Christi Hogan, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

Move Agenda Item No. 9.B. (Public Hearing – 8822 Cynthia Street) to be heard before Agenda Item No. 9.A. (Public Hearing – 8418-8432 Sunset Boulevard).

ACTION: Approve the Planning Commission Agenda of Thursday, May 20, 2010 as amended. **Motion carried by consensus of the Commission; notating the abstention of Commissioner Hamaker.**

5. APPROVAL OF MINUTES.

A. May 6, 2010

ACTION: Approve the Planning Commission Minutes of Thursday, May 6, 2010 as presented. **Moved by Commissioner Bernstein, seconded by Vice-Chair Yeber and unanimously carried; notating the abstentions of Commissioner Hamaker and Commissioner Guardarrama.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS.

Commissioner Guardarrama stated the City of West Hollywood will be hosting an event at West Hollywood Park, Saturday May 22, 2010 at 12:00 noon commemorating the first Harvey Milk Day in the State of California and encouraged participation.

8. CONSENT CALENDAR. None.

The following item was moved and heard out of order as part of the amended agenda.

9. PUBLIC HEARINGS.

B. 8822 Cynthia Street. (Petit Ermitage Hotel)

Continued from Thursday, May 6, 2010. Jennifer Alkire, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, May 20, 2010.

She stated the applicant is requesting to change hours of operation for a rooftop bar/lounge from 8:00 A.M. – 9:00 P.M., to 8:00 A.M. – 11:00 P.M. on weekdays and from 8:00 A.M. – 11:00 P.M. to 8:00 A.M. – 2:00 A.M. on Fridays and Saturdays, at an existing hotel.

She provided a background history of the property and past commission actions. She detailed the rooftop area, neighborhood compatibility issues, code violations and other hotels located within residential areas. She stated staff is recommending the rooftop/bar lounge be amended to 8:00 A.M. – 10:00 P.M., Sunday through Thursday; and 8:00 A.M. – 11:00 P.M., Friday and Saturday.

Jeffrey Aubel, Commercial Code Compliance Manager, presented an update on related noise complaints. He stated commercial code compliance has conducted fifty inspections. No complaints have been validated.

Commissioner Guardarrama requested clarification of the number of complaints received since the conditional use permit was issued for the rooftop area.

Jeffrey Aubel, Commercial Code Compliance Manager stated about five complaints have been filed about daytime and nighttime music, plus phone calls from an apartment manager.

Commissioner Buckner requested clarification regarding commercial code compliance procedures.

Commissioner Altschul requested the status of the Total Occupancy Tax (TOT) regarding this property.

Commissioner Guardarrama disclosed for the record he made a site visit and spoke with the applicant's representative. They discussed matters contained solely in the staff report.

Chair DeLuccio disclosed for the record he made a site visit and spoke with the applicant's representative. They discussed matters contained solely in the staff report.

Vice-Chair Yeber disclosed for the record he spoke with the applicant's representative. They discussed matters contained solely in the staff report.

Commissioner Altschul disclosed for the record he made a site visit and spoke with the applicant's representative. They discussed matters contained solely in the staff report.

Commissioner Bernstein disclosed for the record he spoke with the applicant's representative. They discussed matters contained solely in the staff report.

Commissioner Buckner disclosed for the record she made a site visit and spoke with the applicant's representative. They discussed matters contained solely in the staff report.

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

STEVEN AFRIAT, LOS ANGELES, representing Petit Ermitage Hotel, presented the applicant's report. He presented a background history of the property and spoke regarding code compliance noise issues, modified request of hours, current rooftop entry access, rooftop amenities, economic viability, TOT payment arrangements, and neighborhood support.

Commissioner Altschul questioned the balance owing on the TOT.

JIM MARTINEZ, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of Petit Ermitage Hotel's amended hours request.

JOHN MULLICAN, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the TOT, neighborhood compatibility, and hours of operation.

DEANNA LINSMAIER, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding noise and disturbance issues.

MATTHEW KINCADE, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding noise and disturbance issues.

JOSEPH CLAPSADDLE, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

JOAN HENEHAN, TOLUCA LAKE, Chair, West Hollywood Chamber of Commerce, opposes staff's recommendation of amended hours of operation. She spoke in support of the hours requested by Petit Ermitage Hotel.

AGASSI TOPCHIAN, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

BOBBY TRENDY, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

TIM BURKINSHAW, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

COL HOLBROOK, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood compatibility.

NADIA SUTTON, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. She spoke in support of the hours requested by Petit Ermitage Hotel.

DAYNA JACKSON, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding noise issues and spoke in support of staff's recommendation of amended hours of operation.

BEN MCCORMICK, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood compatibility. He spoke in support of staff's recommendation of amended hours of operation.

JACK ALLENDORFER, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

MICHAEL FAULKNER, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

JOHN SQUANTRITTO, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding noise and neighborhood compatibility.

JOSEPH ANTONISHEK, LOS ANGELES, Director of Food and Beverage, Executive Chef, Petit Ermitage Hotel, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

MARK WAGNER, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

JOSEPH KENAN, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

MITCH KOMPANIEZ, WEST HOLLYWOOD, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

INDIRA SMITH, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding noise issues and neighborhood compatibility.

GARY AUGERI, WEST HOLLYWOOD, opposes staff's recommendation of amended of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

KIA ILLULIAN, LOS ANGELES, opposes staff's recommendation of amended hours of operation. He spoke in support of the hours requested by Petit Ermitage Hotel.

STEVEN AFRIAT, LOS ANGELES, representing Petit Ermitage Hotel, presented the applicants rebuttal. He spoke and rebutted the implied noise issues, amplified music, hotel and rooftop access. He suggested adding the following conditions: 1) a six month Director review; 2) neighborhood meetings; 3) a dedicated cell phone number for complaints; and 4) move the valet and queuing operations inside the garage. He urged support of this item.

Commissioner Altschul questioned if the rooms have mini-bars and if room service is provided.

Vice-Chair Yeber requested clarification regarding the rooftop layout and sound walls. He questioned what procedures the hotel has in place for self monitoring noise and gaining access to the roof top area.

Commissioner Buckner questioned if a sound wall would be feasible on the north side of the roof top.

Chair DeLuccio questioned the review process.

Commissioner Guardarrama questioned the dates and times of the noise complaints.

Commissioner Bernstein requested clarification regarding the fifty commercial code compliance site visits.

Commissioner Guardarrama commented on the improvements made to the rooftop area. He stated since the conditional use permit was originally approved, the city has received only three documented complaints, of which there have been no citations issued. Despite the noise issues that have arisen, proper monitoring can alleviate those concerns. He stated his support of the extended hours until 11:00 P.M. on weeknights. He could not support a 2:00 A.M. time for the weekends, but could be amenable to 1:00 A.M.

Chair DeLuccio stated his preference of either 12:00 A.M. or 1:00 A.M. for weekend hours.

Commissioner Altschul stated this hotel is in a residential zone. He had concerns if the request were granted, that it would have repercussions with other residentially zoned hotels. He could not support the request for extended hours. He could support incremental hours, 10:00 P.M. Sunday – Thursday and 12:00 A.M. Friday and Saturday. He would like to see any extended hours commence on the day after the TOT is brought up to date. There should be no amplified music after the current closing hours on the rooftop. He supports staffs recommendation.

Commissioner Buckner stated her support of extending the hours until 11:00 P.M., weekdays and 12:00 A.M., weekends. She would like to see a review come before the Director of Community Development or the Planning Commission within one year. She would like to see some improvement made to the north side of the rooftop to alleviate further noise.

Commissioner Bernstein stated his support of incremental approaches. He stated it has been well monitored by commercial code compliance. He would like to see a six month review by the Director of Community Development; it could be brought back to the Commission if necessary. He would like to see continued neighborhood meetings, move the valet indoors after 11:00 P.M. and would like to see signage stating guests are leaving the hotel and are entering a residential neighborhood, with emphases on being quiet. He could not support the extended hours until 2:00 A.M., but could support the extended hours until 11:00 P.M. on weeknights and 1:00 A.M. on the weekends.

Vice-Chair Yeber stated his concerns this hotel is in a residential zone. He stated his support of a slight adjustment of hours, but could not support the requested extended hours. It is a burden on the neighborhood. He could support staffs recommendation, with the possibility of an extra hour on the weekend.

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

Commissioner Bernstein moved to: 1) hours shall be extended until 11:00 P.M. on weeknights; 2) hours shall be extended until 12:00 midnight on weekends; 3) a six month review by the Director of Community Development for as long as deemed appropriate; 4) based on affirmative progress reports, the Director of Community Development will have the authority to extend those hours until 1:00 A.M.; 5) neighborhood meetings shall take place every six months; 6) valet operations shall be moved indoors after 11:00 P.M (subject to Department of Transportation approval); and 7) noise abatement signage shall be posted and verbal reminders given by hotel staff to guests exiting into the neighborhood.

Seconded by Commissioner Buckner.

Commissioner Altschul requested an amendment to the motion stating the extension shall commence at such time the Total Occupancy Tax (TOT) is brought current.

Christi Hogan, Assistant City Attorney, stated the requested amendment is unrelated to land use impacts and the Planning Commission does not have purview to enforce the Tax Ordinance.

Commissioner Altschul requested an amendment to the motion stating there shall be no amplified music after the current closing hours.

Commissioner Bernstein did not agree to the requested amendment.

Commissioner Guardarrama requested an amendment of a 1:00 A.M. closing time on weekends, based on their past incremental history.

Commissioner Bernstein agreed to this amendment.

Commissioner Buckner agreed to this amendment.

Vice-Chair Yeber stated his concerns regarding land use decisions and how this will impact other hotels in residential areas.

Chair DeLuccio stated his support of 12:00 midnight. He could not support a 1:00 A.M. closing time.

ACTION: 1) Approve the application; and 2) Adopt Resolution No. PC 10-930 as amended: a) hours shall be extended until 11:00 P.M. on weeknights; b) hours shall be extended until 1:00 A.M. on weekends; c) a six month review by the Director of Community Development for as long as deemed appropriate; d) based on affirmative progress reports, the Director of Community Development will have the authority to extend those hours until 1:00 A.M.; e) neighborhood meetings shall take place every six months; f) valet operations shall be moved indoors after 11:00 P.M (subject to Department of Transportation approval); and g) noise abatement signage shall be posted and verbal reminders given by hotel staff shall be given to guests exiting into the residential neighborhood, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT 2008-002 (RESOLUTION NO. PC 08-818), TO ALLOW FOR ADDITIONAL HOURS OF OPERATION AT AN EXISTING HOTEL, LOCATED AT 8822 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA;" and 3) close Public Hearing Item 9.B.
Moved by Commissioner Bernstein, seconded by Commissioner Buckner and fails on a Roll Call Vote:

AYES: Bernstein, Buckner, Guardarrama.

NOES: Altschul, Vice-Chair Yeber, Chair DeLuccio.

ABSENT: Hamaker.

RECUSED: None.

MOTION FAILS.

Chair DeLuccio moved to: 1) extend the hours until 11:00 P.M. on weeknights; 2) extend the hours until 12:00 midnight on weekends; 3) a six month review by the Director of Community Development; 4) based on affirmative progress reports, the Director of Community Development will have the authority to extend those hours until 1:00 A.M.; 5) neighborhood meetings shall take place every six months; 6) valet operations shall be moved indoors after 11:00 P.M (subject to Department of Transportation approval); and 7) noise abatement signage shall be posted and verbal reminders by hotel staff shall be given to guests exiting into the residential neighborhood.

Seconded by Commissioner Bernstein.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 10-930 as amended: a) extend the hours until 11:00 P.M. on weeknights; b) extend the hours to 12:00 midnight on weekends; c) a six month review by the Director of Community Development; d) based on affirmative progress reports, the Director of Community Development will have the authority to extend those hours until 1:00 A.M.; e) neighborhood meetings shall take place every six months; f) valet operations shall be moved indoors after 11:00 P.M (subject to Department of Transportation approval); and g) there shall be noise abatement signage shall be posted and verbal reminders by hotel staff shall be given to guests exiting into the residential neighborhood, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT 2008-002 (RESOLUTION NO. PC 08-818), TO ALLOW FOR ADDITIONAL HOURS OF OPERATION AT AN EXISTING HOTEL, LOCATED AT 8822 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA;" and 3) close Public Hearing Item 9.B. **Moved by Chair DeLuccio, seconded by Commissioner Bernstein and passes on a Roll Call Vote:**

AYES: Bernstein, Buckner, Guardarrama, Chair DeLuccio.
NOES: Altschul, Vice-Chair Yeber.
ABSENT: Hamaker.
RECUSED: None.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:40 P.M. AND RECONVENED AT 8:50 P.M.

- B. 8418-8432 Sunset Boulevard, 8447-8481 De Longpre Avenue, 1326 N. Olive Drive and 1310 N. Olive Drive. (Sunset Time Mixed-Use Project)**
Continued from Thursday, March 4, 2010. David DeGrazia, Senior Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, May 20, 2010.

He stated the applicant is requesting to construct a mixed-use hotel project, including a height variance, and amendments to the General Plan and Zoning Map. The project will include 149 hotel rooms and 35,456 square-feet of commercial and entertainment space.

As directed by the Planning Commission on Thursday, March 4, 2010, staff is returning with draft resolutions and a draft Development Agreement approving the project.

He detailed the Development Agreement:

1. 10 year term;
2. Contributes a cash payment of \$3,500,000.00 to the City's affordable housing trust fund in-lieu of giving the 990 Palm building to the City;
3. Provides additional market rate housing to the City by re-leasing the vacant multi-family units on the site during the interim period prior to construction;
4. Guarantees the House of Blues venue will remain in operation until shortly before construction begins on the northern phase of the project;
5. Provides ten (10) parking spaces above code requirements at a cost of \$400,000.00;
6. Complies with the Living Wage Ordinance for the hotel; and
7. Provides additional revenue from the off-site advertising (to be determined prior to City Council hearing).

Commissioner Altschul questioned and requested clarification if Ellis relocation fees have been previously paid.

Vice-Chair Yeber requested clarification on the Ellis procedures.

Allyne Winderman, Rent Stabilization and Housing Director, detailed the Ellis procedures, in-lieu payments and the benefits this project is providing to the City of West Hollywood. She supports the project.

Commissioner Buckner requested clarification regarding the House of Blues venue.

Commissioner Bernstein requested clarification regarding the timeline of the Development Agreement and the House of Blues venue.

Commissioner Altschul questioned the hours of alcohol service in the outdoor commercial areas.

Commissioner Buckner disclosed for the record she met with the applicant's representatives and discussed matters contained solely in the staff report.

Commissioner Bernstein disclosed for the record he previously met with applicant's representatives and discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he spoke with the applicant's representative and discussed matters contained in the staff report.

Commissioner Guardarrama disclosed for the record he met and spoke with the applicant's representatives and discussed matters contained in the staff report.

Vice-Chair Yeber disclosed for the record he previously met with the applicant's representatives and discussed matters contained in the staff report.

Chair DeLuccio disclosed for the record he spoke with the applicant's representatives and discussed matters contained in the staff report.

Chair DeLuccio opened public testimony for Item 9.A.:

JEFF HABER, LOS ANGELES, of Paul Hastings, applicant's representative, presented the applicants report. He reiterated the Planning Commission approved this project on Thursday, March 4, 2010, subject to staff bringing forward draft resolutions and a draft Development Agreement, based on consistency of the commission's prior direction. He stated they also have potential delay fees if the project is not built pursuant to the proposed time tables. He detailed alcohol service hours, southern phase, northern phase, and housing in-lieu fees.

Chair DeLuccio requested clarification of the rooftop hours and residential element of the southern portion of the project.

RIC RICKLES, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JOAN HENEHAN, TOLUCA LAKE, Chair, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

JOSEPH CLAPSADDLE, WEST HOLLYWOOD, spoke in support of staffs recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding alcohol service hours, conditional use permit extensions, and water usage.

JEFF HABER, LOS ANGELES, of Paul Hastings, applicant's representative, presented the applicants rebuttal. He spoke and detailed the Environmental Impact Report regarding water usage.

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

Chair DeLuccio reiterated on Thursday, March 4, 1010, this project was approved. The Commission is looking at the draft resolutions and draft Development Agreement to assess the accuracy of the direction given to staff.

Commissioner Guardarrama moved to: 1) approve the resolutions; with the following amendment: a) times for alcohol consumption shall be changed to 1:00 A.M. (weekdays), and 2:00 A.M. (weekends).

Seconded by Commissioner Altschul.

Vice-Chair Yeber amended Resolution No. PC 10-931; Section 8.10) [page 17 of 24], stating it should read as follows: "~~Prior to the issuance of a building permit...~~" "*Prior to submittal to Building and Safety ...*"

Commissioner Guardarrama agreed to this amendment.

Commissioner Altschul agreed to this amendment.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 10-931 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A MITIGATION MONITORING PROGRAM, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS IN CONJUNCTION WITH THE PROPOSED MIXED-USE DEVELOPMENT, LOCATED AT

8418-8432 SUNSET BOULEVARD, 8477-8481 DE LONGPRE AVENUE, 1326 NORTH OLIVE DRIVE, AND 1310 NORTH OLIVE DRIVE, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 10-932 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT 2010-001 AND ZONING MAP AMENDMENT 2010-001, IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL DEVELOPMENT LOCATED AT 8418-8432 SUNSET BOULEVARD, 8477-8481 DE LONGPRE AVENUE, 1326 NORTH OLIVE DRIVE, AND 1310 NORTH OLIVE DRIVE, WEST HOLLYWOOD, CALIFORNIA;" 4) Adopt Resolution No. PC 10-933 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONING MAP AMENDMENT 2010-002, IN CONJUNCTION WITH PROPOSED DEVELOPMENT AGREEMENT 2007-001, FOR THE PROPERTY LOCATED AT 8418-8432 SUNSET BOULEVARD, 8477-8481 DE LONGPRE AVENUE, 1326 NORTH OLIVE DRIVE, AND 1310 NORTH OLIVE DRIVE, WEST HOLLYWOOD, CALIFORNIA;" 5) Adopt Resolution No. PC 10-936 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT AGREEMENT 2007-001, IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL DEVELOPMENT, LOCATED AT 8418-8432 SUNSET BOULEVARD, 8477-8481 DE LONGPRE AVENUE, 1326 NORTH OLIVE DRIVE, AND 1310 NORTH OLIVE DRIVE, WEST HOLLYWOOD, CALIFORNIA;" 6) Adopt Resolution No. PC 10-931 as amended: a) Section 8.10) *"Prior to the issuance of a building permit submittal to Building and Safety the applicant shall present the project to the Design Review Subcommittee of the Planning Commission to solicit comments on the final design."* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL THAT THE FOLLOWING ACTION BE TAKEN REGARDING THE PROPOSED MIXED-USE HOTEL PROJECT, LOCATED AT 8418-8432 SUNSET BOULEVARD, 8477-8481 DE LONGPRE AVENUE, 1326 NORTH OLIVE DRIVE, AND 1310 NORTH OLIVE DRIVE, WEST HOLLYWOOD, CALIFORNIA: APPROVE DEMOLITION PERMIT 2007-029, DEVELOPMENT PERMIT 2007-039, CONDITIONAL USE PERMIT 2007-004, SIGN PERMIT 2010-001 AND VESTING TENTATIVE TRACT MAP 2007-018 (MAJOR LAND DIVISION NO. 68727);" and 7) close Public Hearing Item 9.A. **Moved by Commissioner Guardarrama, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

AYES: Altschul, Bernstein, Buckner, Guardarrama, Vice-Chair Yeber, Chair DeLuccio.

NOES: None.

ABSENT: Hamaker.

RECUSED: None.

B. 8822 Cynthia Street (Petit Ermitage Hotel)

Continued from Thursday, May 6, 2010. Applicant is requesting to change hours of operation for a rooftop bar/lounge from 8:00 A.M. – 9:00 P.M. to 8:00 A.M. – 11:00 P.M. on weekdays and from 8:00 A.M. – 11:00 P.M. to 8:00 A.M. – 2:00 A.M. on Fridays and Saturdays, at an existing hotel

ACTION: Item moved and heard before Public Hearing Item 9.A. **Motion carried by consensus of the Commission; notating the abstention of Commissioner Hamaker as part of the amended agenda.**

C. 8600 Sunset Boulevard:

Continued from Thursday, May 6, 2010. Request to subdivide property into four (4) parcels.

Applicant has requested an extension.

ACTION: Continue to Thursday, June 17, 2010. **Motion carried by consensus of the Commission; notating the abstention of Commissioner Hamaker as part of the amended agenda.**

10. NEW BUSINESS.

A. General Plan Update:

Bianca Siegl, Associate Planner provided a visual presentation, background information and a preview regarding the General Plan, Climate Action Plan.

She provided details on:

- Purpose of the Climate Action Plan;
- Communitywide GHG Inventory 2008;
- Emission Reduction Strategy Categories;
- Community Leadership and Engagement;
- Land Use and Community Design;
- Transportation and Mobility;
- Energy Use and Efficiency;
- Water Use and Efficiency;
- Waste Reduction and Recycling;
- Green Space; and
- GHG Reduction Potential by Sector

11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.**
 - A. **Planning Manager's Update.**
John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission.
14. **PUBLIC COMMENT.**
JEANNE DOBRIN, WEST HOLLYWOOD, commented on commercial code compliance issues.
15. **ITEMS FROM COMMISSIONERS.**
Commissioner Guardarrama encouraged participation in the first Harvey Milk Day event in West Hollywood Park, Saturday, May 22, 2010 at 12:00 noon.
16. **ADJOURNMENT:** The Planning Commission adjourned at 9:30 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, June 3, 2010 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 3RD DAY OF JUNE, 2010.



CHAIRPERSON

ATTEST:



COMMISSION SECRETARY