



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**May 6, 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:** Gregg Kovacevich led the Pledge of Allegiance.

**3. ROLL CALL:**

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

Commissioners Absent: Guardarrama.

Staff Present: Michael Barney, Assistant Planner, Jennifer Alkire, Associate Planner, John Keho, Planning Manager, Gregg Kovacevich, Acting City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

Pull Consent Calendar Item No. 8.A. (8008 Norton Avenue) and move to the Excluded Consent Calendar as Item No. 12.A.

Move Agenda Item No. 10.A. (New Business – 9000 Sunset Boulevard Update) to be heard after Agenda Item No. 7. (Items from Commissioners).

Move Excluded Consent Calendar Item No. 12.A. (8008 Norton Avenue) to be heard after amended Agenda Item No. 10.A. (New Business – 9000 Sunset Boulevard).

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

**5. APPROVAL OF MINUTES.**

**A. April 1, 2010**

**ACTION:** Approve the Planning Commission Minutes of Thursday, April 1, 2010 as presented. **Moved by Commissioner Altschul, seconded by Commissioner Hamaker and unanimously carried; notating the abstentions of Commissioner Bernstein, Commissioner Buckner and Commissioner Guardarrama.**

**6. PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the Planning Commission minutes of Thursday, April 1, 2010. She stated she would like to see the placement of a large brass or bronze plaque commemorating the Works Progress Administration (WPA) buildings, regarding the Plummer Park Capital Improvement Project.

**7. ITEMS FROM COMMISSIONERS. None.**

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

**10. NEW BUSINESS.**

**A. 9000 Sunset Boulevard Tall Wall Update:**

John Keho, Planning Manager presented a brief history of the non-conformity of the tall wall signage. He stated the current signage is in compliance. They are cutting out the vertical, metal mullions on the side of the building, which will keep and show the architectural fenestration of the building. Commercial Code Compliance states no lighting concerns have been reported.

**8. CONSENT CALENDAR.**

**A. 8008 Norton Avenue.**

**Extension Request:**

Applicant is requesting a second extension for a previously approved eight-unit, four-story residential condominium project.

**ACTION:** Move to Excluded Consent Calendar as Item No. 12.A. **Moved by Vice-Chair Yeber, seconded by Commissioner Hamaker, and unanimously carried; notating the abstention of Commissioner Guardarrama as part of the amended agenda.**

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

**12. EXCLUDED CONSENT CALENDAR.**

**A. 8008 Norton Avenue.**

Applicant is requesting a second extension for a previously approved eight-unit, four-story residential condominium project.

Commissioner Buckner disclosed she requested this item pulled to hear any public speakers regarding this item. She stated since the original entitlements, there has been a change in the Zoning Ordinance, height limits have been lowered, and a Green Building Ordinance was adopted.

John Keho, Planning Manager, reiterated the request is strictly for an extension of entitlements. The commission cannot discuss or make changes to the project.

Chair DeLuccio had concerns with the lowered height limits.

Chair DeLuccio opened public comment for Item 12.A.:

VICTOR OMELCZENKO, WEST HOLLYWOOD, commented on the maintenance standards of the current property, developers, conforming entitlements, time lines for requested extensions and sunset provisions.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on SB 1818, density, traffic and parking issues. She opposes staffs recommendation of approval.

TONY KANTARJIAN, SANTA MONICA, applicant, presented a brief history of the project and spoke on economic stability and financing. He assured the commission they have every intention to develop the property. He reiterated the grounds should be maintained every two weeks.

Chair DeLuccio disclosed for the record he made a site visit and stated the property looks to be well maintained.

**ACTION:** Close public comment for Item 12.A.: **Motion carried by consensus of the Commission.**

Commissioner Altschul stated his support of the project and extension.

**Commissioner Altschul moved to: 1) approve staff's recommendation of approval.**

**Seconded by Commissioner Hamaker.**

Commissioner Bernstein stated his support of the extension.

Commissioner Hamaker spoke regarding current economic conditions.

Vice-Chair Yeber spoke regarding boarded up properties and how they affect the character of a neighborhood. He has heard no compelling evidence not to grant the extension.

Commissioner Buckner stated her concerns regarding vacant buildings, numerous extensions and the ellis-ing process for this project. She stated her support of the extension.

Chair DeLuccio stated he did not vote for this project originally due to neighborhood compatibility issues and will not support the extension.

**ACTION:** 1) Approve the application; and 2) Adopt Resolution No. PC 10-927 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A SECOND EXTENSION TO THE APPROVAL OF DEMOLITION PERMIT 2008-025 AND DEVELOPMENT PERMIT 2005-037 UNTIL MAY 15, 2013, AT THE REQUEST OF 8008 NORTON AVENUE, LLC, FOR THE PROPERTY LOCATED AT 8008 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 3) close public comment for Item 12.A. **Moved by Commissioner Altschul, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

**AYES:** Altschul, Bernstein, Buckner, Hamaker, Vice-Chair Yeber.

**NOES:** Chair DeLuccio.

**ABSENT:** Guardarrama.

**RECUSED:** None.

## 9. PUBLIC HEARINGS.

### A. 8822 Cynthia Street. (Petit Ermitage Hotel)

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.

Applicant has requested a continuance.

**ACTION:** Continue to Thursday, May 20, 2010. **Moved by Vice-Chair Yeber, seconded by Commissioner Hamaker, and unanimously carried; notating the abstention of Commissioner Guardarrama as part of the amended agenda.**

*Commissioner Buckner recused herself from the dias and left the meeting at this time due to living within the 500' radius of the proposed project located at 8600 Sunset Boulevard, West Hollywood, California.*

**B. 8600 Sunset Boulevard, 8720 Sunset Boulevard, 8665 Holloway Drive, and 8623 Holloway Drive:**

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

She stated the applicant is requesting to subdivide a single site into four parcels. She spoke regarding compliance and parking issues.

She amended Condition 5.3) of Resolution No. PC 10-928 to read as follows: *"Easements in favor of the City guaranteeing in perpetuity reciprocal parking rights between parcels 1, 2, and 4 shall be recorded along with this map."*

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

MARK MONTGOMERY, LOS ANGELES, applicant, questioned the reciprocal parking rights.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:10 P.M. AND RECONVENED AT 7:15 P.M. FOR STAFF AND APPLICANT CLARIFICATION.**

MARK MONTGOMERY, LOS ANGELES, applicant, requested a continuance.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

**ACTION:** Keep public testimony open for Item 9.B.; and 2) continue to Thursday, May 20, 2010. **Moved by Chair DeLuccio, seconded by Commissioner Hamaker, and unanimously carried; notating the abstention of Commissioner Guardarrama**

**10. NEW BUSINESS.**

**A. 9000 Sunset Boulevard Tall Wall Update:**

**ACTION:** Moved and heard after Agenda Item No. 7. (Items from Commissioners). **Moved by Vice-Chair Yeber, seconded by Commissioner Hamaker, and unanimously carried; notating the abstention of Commissioner Guardarrama as part of the amended agenda.**

**11. UNFINISHED BUSINESS.** None.

**12. EXCLUDED CONSENT CALENDAR.**

**B. 8000 Norton Avenue.**

**Extension Request:**

Applicant is requesting a second extension for a previously approved eight-unit, two-story residential condominium project.

**ACTION:** Moved and heard after (moved) Agenda Item No. 10.A. (New Business – 9000 Sunset Boulevard Tall Wall Update). **Moved by Vice-Chair Yeber, seconded by Commissioner Hamaker, and unanimously carried; notating the abstention of Commissioner Guardarrama as part of the amended agenda.**

**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 the recent elections in the United Kingdom.

**15. ITEMS FROM COMMISSIONERS.**

**ACTION:** Cancel the Planning Commission meeting of Thursday, July 1, 2010. **Motion carried by consensus of the Commission.**

**16. ADJOURNMENT:** The Planning Commission adjourned at 7:20 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 20, 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 20<sup>TH</sup> DAY  
OF MAY, 2010.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
COMMISSION SECRETARY