



PLANNING COMMISSION MINUTES
Regular Meeting
April 21, 2011

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

1. CALL TO ORDER:

Chair Yeber called the meeting of the Planning Commission to order at 6:41 P.M.

2. PLEDGE OF ALLEGIANCE: Jeffrey Seymour led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA.

ACTION: Approve the Planning Commission Agenda of Thursday, April 21, 2011 as presented. **Moved by Commissioner Buckner, seconded by Commissioner DeLuccio.**

5. APPROVAL OF MINUTES.

Chair Yeber notated on page 128 of 181; Line 21; the word "come" should read "came".

A. March 3, 2011

ACTION: Approve the Planning Commission Minutes of Thursday, March 3, 2011 as amended. **Moved by Commissioner DeLuccio, seconded by Chair Yeber and unanimously carried.**

B. May 17, 2011

ACTION: Approve the Planning Commission Minutes of Thursday, May 17, 2011 as presented. **Moved by Commissioner Bernstein, seconded by Commissioner DeLuccio and unanimously carried.**

6. PUBLIC COMMENT.

TODD STEADMAN, LOS ANGELES, Executive Director, Sunset Strip Business Association, commented on billboards and development agreements.

NIC ADLER, LOS ANGELES, commented on billboards and development agreements.

MICHAEL SIDLER, WEST HOLLYWOOD, commented on and questioned the authenticity of the verbatim transcription minutes regarding the March 3, 2011 Planning Commission meeting.

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

8. **CONSENT CALENDAR.** None.

9. **PUBLIC HEARINGS.**

A. **8948 Santa Monica Boulevard (Bar Varsity)
Conditional Use Permit, Demolition Permit, Development Permit,
Parking Use Permit:**

Applicant is requesting to demolish an existing structure in order to construct a new 5,492 square-foot bar/nightclub with full alcohol service and off-site parking.

ACTION: Continue to Thursday, May 5, 2011. **Moved by Commissioner Buckner, seconded by Commissioner DeLuccio and carried as part of the approved agenda.**

Discussion was held regarding the following agendized billboards and development agreements.

John Keho, Planning Manager, stated staff received letters requesting a continuation of one of the billboard applications and there has been recent concerns regarding the billboard items, which may be premature for discussion at this time, since the City Council has not weighed in on off-site advertising. He suggested a continuance of all three billboard items.

Commissioner Altschul stated it is prudent to continue all three agenda items regarding the billboards. He stated his concerns that there may not been enough input and or outreach to the neighborhood business communities and neighborhood residential communities. He stated it does appear to be premature and there needs to be a concerted effort to put some type of quantification until what extent additional billboards could, should or would be allowed. He would like to see some policy direction from the City Council and questioned the possibility of a task force to look at the history of billboards on the Sunset Strip and to make some recommendations what the future should hold.

Commissioner Hamaker questioned noticing procedures.

Commissioner DeLuccio stated the need for policy direction from the City Council regarding billboards. He also stated it would be helpful for some additional direction regarding development agreements from City Council.

Commissioner Buckner stated her support regarding some direction from City Council.

Commissioner Bernstein stated his support of hearing the items, but also would be in support of a continuance based on the consensus.

Chair Yeber stated his concerns that there is no current policy direction. He appreciated the financial support the city would benefit from, but stated his concerns regarding impacts, saturation and the effectiveness of the existing billboards on the Sunset Strip. He could support a continuation until further policy direction is given from City Council.

Commissioner Hamaker stated her concerns of the effectiveness of the Sunset Specific Plan. She would like see some additional study and policy direction from City Council.

Commissioner Altschul moved to: continue all three (3) billboard items to a date uncertain.

Seconded by Commissioner DeLuccio.

**B. 8462 Sunset Boulevard (The Grafton Hotel)
Negative Declaration, Billboard Permit, Development Agreement,
Zoning Map Amendment:**

Applicant is requesting to construct a v-shaped billboard sign on an existing hotel building.

ACTION: Continue to a date uncertain. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

**C. 8535 Sunset Boulevard
Billboard Permit, Development Agreement, Zoning Map Amendment:**

Applicant is requesting to replace an existing v-shaped billboard with a two-sided billboard.

ACTION: Continue to a date uncertain. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

**D. 9039 Sunset Boulevard (Key Club)
Negative Declaration, Billboard Permit, Development Agreement,
Zoning Map Amendment:**

Applicant is requesting to install a new two-sided billboard atop of the existing commercial building.

ACTION: Continue to a date uncertain. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

E. Banquet Facilities

Zone Text Amendment:

Amendment to the zoning ordinance establishing a conditional use permit requirement for new and existing banquet facilities in residential zones, located citywide.

John Keho, Planning Manager, stated staff received a letter requesting a continuance from another religious facility which may be impacted by this ordinance, and would like additional time for review.

ACTION: Continue to Thursday, May 19, 2011. **Moved by Commissioner Bernstein, seconded by Commissioner DeLuccio and unanimously carried.**

10. NEW BUSINESS. None.

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 regarding Craig's Restaurant on Melrose, stating the owner has applied to modify their existing minor conditional use permit in regards to parking. He stated this item will go through a Director's Hearing. He also provided an update regarding upcoming projects tentatively scheduled for Planning Commission.

14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS. None.

17. ADJOURNMENT: The Planning Commission adjourned at 7:10 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 5, 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 5TH DAY OF
APRIL, 2011.



MARC YEBER, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY