



PLANNING COMMISSION MINUTES
Regular Meeting
October 6, 2011

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

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE: Sandy Hutchens led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Aghaei, DeLuccio, Huebner, Meister, Yeber, Vice-Chair Buckner, Chair Bernstein.

Commissioners Absent: None.

Staff Present: Jennifer Alkire, Associate Planner, 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, October 6, 2011 as presented. **Moved by Vice-Chair Buckner, seconded by Commissioner DeLuccio and unanimously carried.**

5. APPROVAL OF MINUTES.

David Gillig, Commission Secretary read into the record the following amendment on page 8 of 10; 5th paragraph from the bottom of the page. The following sentence shall read as follows: *"She stated the four modifications together ~~are an accumulative~~ have a cumulative effect."*

A. September 1, 2011

ACTION: Approve the Planning Commission Minutes of Thursday, September 1, 2011 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Meister and unanimously carried; notating the abstention of Commissioner Huebner.**

6. PUBLIC COMMENT.

STEPHANIE J. HARKER, WEST HOLLYWOOD, commented on the Plummer Park Master Plan. She stated there will be a community meeting on Tuesday, October 11, 2011 at 7:00 P.M., Plummer Park Community Center, Room 6.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR.

- A. 9001 Santa Monica Boulevard (Palm Restaurant Mixed-Use Project):**
Planning Commission reviewed this item on Thursday, September 1, 2011, amending the resolution approving the request to amend the timelines for construction of the previously approved mixed use project.

ACTION: 1) Adopt Resolution No. PC 11-986: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT CITY COUNCIL APPROVE THE APPLICANT'S REQUEST TO AMEND A DEVELOPMENT AGREEMENT AND DEVELOPMENT PERMIT TO EXTEND TIME PERIOD TO COMMENCE CONSTRUCTION BY TWO (2) YEARS, FOR THE PROPERTY LOCATED AT 9001 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried.**

- B. 1040 N. Spaulding Avenue:**
Planning Commission reviewed this item on Thursday, September 1, 2011, amending the resolutions, denying the request for one additional unit of inclusionary housing and all associated modifications.

ACTION: 1) Adopt Resolution No. PC 11-986: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING AN AMENDMENT TO A DEVELOPMENT PERMIT TO ADD ONE INCLUSIONARY UNIT TO A FIVE-UNIT BUILDING AND RELATED MODIFICATIONS AND CONCESSIONS, FOR THE PROPERTY LOCATED AT 1040 N. SPAULDING AVENUE, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried.**

9. PUBLIC HEARINGS.

- A. 9000 Santa Monica Boulevard:**
Jennifer Alkire, Associate Planner, provided an oral presentation and background information as presented in the staff report dated Thursday, October 6, 2011.

She stated the applicant is requesting to establish a new veterinary clinic and animal hospital with twenty-four hour emergency services.

She provided a history of the property and detailed extended hours of operation, parking, and treatment of animals.

Staff is supportive of the application.

Commissioner Aghaei requested clarification regarding sound mitigation requirements.

Commissioner Meister requested clarification regarding hours of operation, parking and questioned if there would be any type of outdoor activities.

Commissioner Yeber questioned if there have been any problems from other veterinary clinics in the area.

Commissioner DeLuccio requested clarification regarding the possibility of outdoor events.

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

MONICA REVEL, WEST HOLLYWOOD, applicant, presented the applicant's report. She detailed her history, training, clients, business location, emergency services, adoptions, and interior design.

Commissioner Aghaei questioned the indoor training and adoptions.

Commissioner Yeber questioned the emergency operation plan

Commissioner Meister questioned the days and hours of operation.

PETER STERN, BEVERLY HILLS, spoke in support of staff's recommendation of approval.

BOBBIE RUTSTEIN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

LISA BONWIT, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

SHARON OBERFELD, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

WENDILYN EMIRYS, LAKE BALBOA, spoke in support of staff's recommendation of approval.

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

AUDREY OGLER, LOS ANGELES, spoke in support of staff's recommendation of approval.

NINA OBERFELD, LOS ANGELES, spoke in support of staff's recommendation of approval.

KAMYAR SHABANE, BEVERLY HILLS, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding the parking. She spoke in support of staff's recommendation of approval.

JOSHUA DEUTSCH, WEST HOLLYWOOD, applicant, presented the applicant's rebuttal. He read a letter written in support of the animal hospital by Roxy Revel, age 8. He encouraged approval of the request.

Commissioner Meister requested clarification regarding the emergency services hours and operation.

Vice-Chair Buckner requested clarification regarding the normal hours of operation and staffing.

Commissioner DeLuccio requested clarification regarding the requested indoor activities.

Commissioner Yeber requested clarification regarding the tenant improvements.

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

Commissioner Aghaei commented on the parking and would like to make sure the tandem parking is used for the employees. He stated his support of the requested waivers. He stated this will be a great addition to the city.

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

Seconded by Commissioner Yeber.

Commissioner Meister stated she would like to see consistency regarding the conditional use permit and the TLC Veterinary Clinic. She requested an amendment to the motion: 1) there shall be one doctor and one technician on site during all hours of operation; and 2) the following Sections 5.E and 5.G of the conditional use permit from TLC Veterinary Clinic added: *"..that all animals shall be treated humanely at all times. Reports of violations of this condition shall be grounds for holding a conditional use permit revocation hearing with the Planning Commission to modify, adjust or revoke the permit, and/or other code enforcement actions."*

Discussion was held regarding additional staff coverage and hours of operation.

Commissioner DeLuccio agreed to add Sections 5.E and 5.G from TLC's conditional use permit to the motion, but did not agree to the first request regarding additional staffing.

Commissioner Yeber agreed to the amendment.

Commissioner Huebner stated his support.

Vice-Chair Buckner stated her support of the amended motion.

ACTION: 1) Approve the application; 2) Approve Resolution No. PC 11-992 as amended by adding the following condition: a) *"..that all animals shall be treated humanely at all times. Reports of violations of this condition shall be grounds for holding a conditional use permit revocation hearing with the Planning Commission to modify, adjust or revoke the permit, and/or other code enforcement actions."*; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT AND MINOR CONDITIONAL USE PERMIT FOR A NEW VETERINARY CLINIC AND ANIMAL HOSPITAL WITH TWENTY-FOUR HOUR EMERGENCY SERVICES, FOR THE PROPERTY LOCATED AT 9000 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and passes on a Roll Call Vote:**

AYES: Aghaei, DeLuccio, Huebner, Meister, Yeber, Vice-Chair Buckner, Chair Bernstein.

NOES: None.

ABSENT: None.

RECUSED: None.

B. 8950 Sunset Boulevard (James Hotel):

Applicant is requesting a two year permit extension.

Staff requested to continue the hearing to Thursday, October 20, 2011 to allow time to review additional information that has been provided by the applicant.

ACTION: 1) Continue to Thursday, October 20, 2011. **Motion carried by consensus of the Commission.**

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 confirmed the Planning Commission is scheduled to move into the new Council Chambers beginning in November 2011, and training will be forthcoming for all commissioners and staff.

He stated since the General Plan has been officially adopted by the City Council, staff will be bringing forward several Zone Text Amendments.

He announced the National American Planning Association has designated Santa Monica Boulevard as one of the "Ten Great Streets in America."

He provided an update regarding upcoming projects tentatively scheduled for Planning Commission.

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the phasing regarding 9001 Santa Monica Boulevard (Palm Restaurant Mixed-Use Project).

15. ITEMS FROM COMMISSIONERS.

Commissioner DeLuccio stated he will not be in attendance for the Joint Study Session with the Transportation Commission meeting on Wednesday, October 19, 2011.

Chair Bernstein stated he will not be in attendance for the Joint Study Session with the Transportation Commission meeting on Wednesday, October 19, 2011.

Commissioner Yeber congratulated city staff regarding the opening of the new West Hollywood Library.

Vice-Chair Buckner congratulated staff on the National American Planning Award and spoke in support of the new West Hollywood Library.

Chair Bernstein spoke in support of the new West Hollywood Library.

Commissioner DeLuccio spoke in support of the new West Hollywood Library and the recent West Hollywood Book Fair.

Commissioner Meister questioned if staff has looked into the possibility of using electronic plan reviewing and site plan application systems. She congratulated staff on the National American Planning Award and commented on the recent West Hollywood Book Fair.

John Keho, Planning Manager, stated staff is currently in the process of looking into an electronic plan reviewing system.

Commissioner Huebner stated his support of an electronic plan reviewing and site plan application system and commented on the opening of the new West Hollywood Library.

Chair Bernstein reminded the public a community meeting will be held on Tuesday, October 11, 2011 at 7:00 P.M., Plummer Park Community Center, Room 6 regarding the Plummer Park Master Plan. He encouraged participation.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:45 P.M. to a Joint Study Session with the Transportation Commission on Wednesday, October 19, 2011 beginning at 7:00 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

The next regularly scheduled meeting for the Planning Commission will be on Thursday, October 20, 2011 beginning at 6:30 P.M. until completion 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 20TH DAY OF OCTOBER, 2011.



ALAN BERNSTEIN, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY