



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**August 4, 2016**

West Hollywood Park Public Meeting Room – Council Chambers  
625 N. San Vicente Boulevard, West Hollywood, California 90069

*THE CITY OF WEST HOLLYWOOD HAS ADOPTED SUMMARY AND ACTION MEETING MINUTES; WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE PLANNING COMMISSION MEETINGS AT [www.weho.org/weho-tv/other-city-meetings](http://www.weho.org/weho-tv/other-city-meetings)*

1. **CALL TO ORDER:** Chair Altschul called the meeting of the Planning Commission to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE:** Aaron Greene led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Buckner, DeLuccio, Jones, Lightfoot, Vice-Chair Aghaei, Chair Altschul.  
  
Commissioners Absent: Huebner.  
  
Staff Present: Rachel Dimond, Senior Planner, Adrian Gallo, Associate Planner, Sharon Perlstein, Engineering Manager/City Engineer, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **SPECIAL ORDER OF BUSINESS II:**
  - A. **ELECTION OF CHAIR.**  
**ACTION:** Elect David Aghaei as Chair of the Planning Commission for a term through June 30, 2017. **Moved by Chair Altschul, seconded by Commissioner DeLuccio and unanimously carried, noting Commissioner Huebner absent.**
  - B. **ELECTION OF VICE-CHAIR.**  
**ACTION:** Elect Sue Buckner as Vice-Chair of the Planning Commission for a term through June 30, 2017. **Moved by Chair Aghaei, seconded by Commissioner DeLuccio and unanimously carried, noting Commissioner Huebner absent.**
5. **APPROVAL OF AGENDA.**  
Commissioner Lightfoot requested Consent Calendar Item 10.A. - 8899 Beverly Boulevard and 8846-8908 Rosewood Avenue be pulled and moved to Excluded Consent Calendar as item 14.A. for discussion.

David DeGrazia, Current and Historic Preservation Planning Manager stated staff would like Excluded Consent Calendar item 14.A. -. 8899 Beverly Boulevard and 8846-8908 Rosewood Avenue moved before the public hearing items.

**ACTION:** Approve the Planning Commission Agenda of Thursday, August 4, 2016 as amended. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and passes, noting Commissioner Huebner absent.**

**6. APPROVAL OF MINUTES.**

**A. June 2, 2016**

**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, June 2, 2016 as presented. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and passes, noting Commissioner Huebner absent.**

**7. PUBLIC COMMENT.** None.

**8. DIRECTOR'S REPORT.**

John Keho, Assistant Director, Community Development Director presented the Director's Report.

He stated there will be a preview launch of the City of West Hollywood's new bike share program WeHo Pedals, Tuesday, August 9, 2016, 12:00 p.m. – 2:00 p.m. at City Hall Community Plaza.

Staff is working with the residents of the Norma Triangle to come up with design guidelines and an overly zone. The next meeting will be a concept review workshop on Wednesday, August 10, 2016, 6:30 p.m. at the West Hollywood Library Community Meeting Room.

He announced staff has been working on the draft Commercial Historic Survey, which will be presented to the Historic Preservation Commission on Monday, August 22, 2016.

On Monday, September 5, 2016, a proposed ordinance will be presented to City Council regarding the Seismic Retrofit Program.

**9. ITEMS FROM COMMISSIONERS.**

Commissioner DeLuccio thanked Commissioner Altschul for his year of leadership and service as Chair. He congratulated incoming Chair Aghaei and Vice-Chair Buckner.

Commissioner Lightfoot thanked Commissioner Altschul for his year of leadership and service as Chair. She congratulated incoming Chair Aghaei and Vice-Chair Buckner.

Vice-Chair Buckner thanked Commissioner Altschul for his year of leadership and service as Chair.

Commissioner Altschul congratulated incoming Chair Aghaei and Vice-Chair Buckner.

Chair Aghaei expressed his thanks for the opportunity to sit as Chair for the upcoming year.

#### 10. **CONSENT CALENDAR.**

##### A. **8899 Beverly Boulevard, and 8846-8908 Rosewood Avenue.**

The Planning Commission will consider adopting a resolution acknowledging that a proposed vacation of a ten-foot wide strip of public right-of-way along Rosewood Avenue frontage is consistent with the General Plan.

**ACTION:** This item was officially moved to the Excluded Consent Calendar as Item 14.A. Staff requested the Excluded Consent Calendar item be moved and heard before the public hearings. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and passes as part of the amended agenda, noting Commissioner Huebner absent.**

##### B. **General Plan 2035 and Climate Action Plan Annual Progress Report.**

The Planning Commission will receive the 2015 General Plan and Climate Action Plan Annual Progress Report, summarizing implementation progress made in the last year on action items in the West Hollywood General Plan 2035 and Climate Action Plan.

**ACTION:** Receive and file. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes, noting Commissioner Huebner absent.**

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

#### 14. **EXCLUDED CONSENT CALENDAR.**

##### A. **8899 Beverly Boulevard and 8846-8908 Rosewood Avenue.**

The Planning Commission will consider adopting a resolution acknowledging that a proposed vacation of a ten-foot wide strip of public right-of-way along Rosewood Avenue frontage is consistent with the General Plan.

Assistant City Attorney Langer stated this is not a legally noticed public hearing, however, the commission will be able to take public testimony on this item.

Rachel Dimond, Senior Planner provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, August 4, 2016.

She stated the Planning Commission is tasked with considering the draft resolution acknowledging that a proposed vacation of an easement is consistent with the West Hollywood General Plan. The subject easement is a 10 foot by 260 foot strip along 8846-8908 Rosewood Avenue, and was provided to the City in 1967 for roadway purposes.

A project was approved on the subject site, generally known as 8899 Beverly Boulevard, by the City Council on August 17, 2015. She confirmed, once entitlements are granted, there are typically additional items that may come back before Planning Commission and/or City Council. In this case, the applicant was required to return to Planning Commission and City Council to vacate the easement, and a final map will also be reviewed by the City Council.

She stated the City does not own this easement, and is only allowed to use the subject property for the purposes of widening Rosewood Avenue. Rosewood Avenue is a 30 foot wide roadway with a 10 foot sidewalk and planted parkway on both sides. The easement currently contains landscaping and a wall that buffers the street from a surface parking lot.

This condition of approval will no longer be applicable to the proposed project, which includes single family residences and a common element pool along Rosewood Avenue.

She confirmed the City has no plans, nor is it interested in widening Rosewood Avenue. In fact, the project public benefits included money for traffic calming along Rosewood Avenue. As such, the City has no roadway use for this easement and wants to relinquish rights to the easement.

State law requires that when a General Plan is implemented, that the Planning Commission, the legislative body, shall consider whether the easement vacation is consistent with the General Plan.

As detailed in the staff report and draft resolution, the easement vacation is consistent with the General Plan, specifically Mobility Goal M-1 and Goal IRC-1 of the Infrastructure, Resources and Conservation Element.

Once the Planning Commission takes action, the easement vacation will go to City Council for final approval.

Commissioner Lightfoot questioned if there is anything legally that compels the City to relinquish a 4,800 square foot piece of land, because it is being used as open space instead of road widening.

Acting City Attorney, Lauren Langer stated the City has the rights to the easement and it will be a discretionary action of the City Council to decide whether or not they want to relinquish those rights upon request. She reiterated the project has been approved on the site, and the City Council has already considered this easement. However, as a matter of easement law, they could keep it indefinitely.

Commissioner Lightfoot questioned if there is any problem keeping this as open space in the meantime.

David DeGrazia, Current and Historic Preservation Planning Manager stated that is correct. However, since there has already been a project approved by the City Council, this would conflict with that project being built as it is currently designed.

Commissioner DeLuccio questioned what the piece of property would be used for in the design of the project.

Rachel Dimond, Senior Planner stated it would be incorporated into the project, and would essentially be the front setback of single-family homes and a common element pool area.

Commissioner DeLuccio clarified whether or not City Council grants the easement, the Planning Commission purview is strictly to see if it is consistent with the General Plan.

Commissioner DeLuccio questioned if there is any public benefit from the relinquishment.

Rachel Dimond, Senior Planner stated there is no public benefit and was never considered as one. The City does not own the property; therefore the City would be relinquishing the easement to allow for the development as approved. She clarified there was a package of benefits that included traffic calming measures along Rosewood Avenue, but it did not include this requested easement.

Commissioner Jones clarified the approval of this project by City Council, and questioned if this was contingent upon the vacation of the easement.

Rachel Dimond, Senior Planner stated that is correct.

Chair Aghaei clarified and questioned the original intention of the easement. He restated for clarification; as part of the approval of the original project, City Council acknowledged in the conditions, the applicant will come back and ask for the vacation of this easement. While City Council did not approve it in the original approval; they contemplated that it would be forthcoming.

Rachel Dimond, Senior Planner stated that is correct. The easement vacation would be addressed at a later date. It was not a part of the entitlement package at that time.

Chair Aghaei requested clarification of the original intention of the roadway widening and open space. He questioned what the possible inconsistencies with the General Plan could be.

Rachel Dimond, Senior Planner stated for the record there is no intention of ever widening Rosewood Avenue. She indicated Rosewood Avenue is a residential street, and per the Street Improvement Plans; widening the road would essentially allow for higher speeds for vehicles. The intention on Rosewood Avenue is to lower the speeds of vehicles, expressing the different traffic calming measures to date.

Commissioner Lightfoot commented on the original hearings and recommendations from the Los Angeles County Board of Supervisors, and questioned if there is any conflict.

Rachel Dimond, Senior Planner stated the conditions of approval for the project existing on site today included a wall and landscaping to mitigate for that project itself. The entitlements that are approved now, do not contemplate those conditions existing any more for the currently approved project.

Chair Aghaei opened public comment for Item 14.A.:

JEFFREY HABER, LOS ANGELES, with Paul Hastings, applicant's representative presented the applicants report. He presented a history of the project and reiterated this road easement would ultimately have ended up coming back before the Planning Commission, and then to City Council for approval. He explained it is called a road easement because it is solely for the purpose of determining whether the City; at some point in the future would choose to widen the street. He stated for the record the City has no intension of ever widening this street. He stated the General Plan makes it clear it will never happen and the General Plan was amended to adopt the Specific Plan. There will still be a landscape buffer, however, it will be the front yards of the single-family homes.

Commissioner Altschul questioned if the street were widened by the ten feet, would it make it the width of a collector street.

Sharon Perlstein, Engineering Manager/ City Engineer stated the widths are variable, depending on how you classify the street; which isn't necessarily based on a measurement. She stated, typically on a collector street you're carrying traffic that is going to be accessing multiple other streets. Rosewood Avenue does not necessarily fit that, because you have a grid of streets in that area.

Commissioner Buckner requested clarification regarding the ten feet usable area for the front lawns.

Commissioner Lightfoot questioned the applicant if they were aware of, and if they reviewed the original intent of the easement; which was the Los Angeles County Board of Supervisors findings at that time. She questioned the amount of trees that will be removed and replaced.

JEFFREY HABER, LOS ANGELES, Paul Hastings, applicant's representative stated he was aware of the original conditions. He stated it is completely irrelevant. It was for a project that will no longer exist. It was for a 200+ space parking lot that will no longer exist. He explained the road deed is ten feet wide for road purposes. He restated there absolutely was a buffer required for the surface parking lot that was part of the 1963 approval. There is no surface parking lot that will be a part of the current approved project; therefore the buffer that was required for that original project is completely irrelevant.

He reiterated the landscape plan was already approved by the City Council. It delineated every single tree that was being removed, and also delineated every tree that was being added.

Discussion and clarification was held regarding the buffer wall.

KIMBERLY WINICK, WEST HOLLYWOOD, President, West Hollywood West Residents Association opposes staff recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage. She commented on the original record of the road deed from 1963 and questioned if the owner is paying taxes on the parcel that is subject to the grant deed. She spoke regarding the City Council public hearings, trees and landscaping, the General Plan (maintenance, aesthetics, neighborhood quality, and clean air), neighborhood abatement, public benefit, and the buffer wall.

LAWRENCE CHAMBLEE, WEST HOLLYWOOD opposes staff recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage.

RICHARD GIESBRET, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the original intent of the easement, landscaping, buffer, open space, and mitigations.

ANITA GOSWAMI, WEST HOLLYWOOD opposes staff recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage.

GENEVIEVE MORRIL, WEST HOLLYWOOD, President/CEO, West Hollywood Chamber of Commerce, supports staff recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage.

BRAD KEISTLER, WEST HOLLYWOOD opposes staff recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage.

NINA PARKINSON, WEST HOLLYWOOD opposes staff recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage.

STEVE MARTIN, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the inconsistencies of this project in regards to the General Plan. He opposes staff recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage.

**THE FOLLOWING DID NOT PUBLICLY SPEAK, BUT OPPOSE STAFF'S RECOMMENDATION TO APPROVE THE PROPOSED VACATION OF THE TEN-FOOT WIDE STRIP OF RIGHT-OF-WAY ALONG THE ROSEWOOD AVENUE FRONTAGE:** RICHARD KARLISS, WEST HOLLYWOOD. LESLIE KARLISS, WEST HOLLYWOOD, JOEL RIVIA, WEST HOLLYWOOD, IRENE BENAVENTE, WEST HOLLYWOOD, MILLIE RING, WEST HOLLYWOOD, ROD SPROTT, WEST HOLLYWOOD, PATRICIA GRIVETTI, WEST HOLLYWOOD, AND WINSTON A. GRIMES, WEST HOLLYWOOD.

JEFFREY HABER, LOS ANGELES, Paul Hastings, applicant's representative presented the applicant's rebuttal. He reiterated this project has already been approved, and spoke regarding the original road deed, and the landscape buffer.

Vice-Chair Buckner questioned the payment of taxes.

JEFFREY HABER, LOS ANGELES, Paul Hastings, applicant's representative confirmed they have been paying property taxes on the projects parcels as assessed by the County of Los Angeles.

Commissioner DeLuccio questioned the replacement of the trees.

JEFFREY HABER, LOS ANGELES, Paul Hastings, applicant's representative stated the details are in the landscaping plan; City Council directed the trees to be removed and not replaced.

**ACTION:** Close public comment for Item 14.A. **Motion carried by consensus of the Commission.**

Lauren Langer, Acting City Attorney defined for the record the definition of an easement.

Discussion was held regarding the varying consistencies and goals of the General Plan.

Commissioner DeLuccio stated it is consistent with the General Plan, based on what was presented by staff. He stated he did not recommend approval of the original project.

Commissioner Lightfoot spoke regarding consistency and the guiding principles of the General Plan and Climate Action Plan. She stated it cannot be found consistent with the General Plan; and ignore what it is being used for now and has been used for, for fifty years.

Commissioner Altschul commented on the legality of easements. He stated this is an easement for a road, and it is exactly what it needs to be. It would not withstand a court challenge if it is said sometime in the future the City may want to use if for open space. He spoke on the tremendous benefits to the City this particular project gives. It is incumbent upon us to give up this easement that will not be used.

Chair Aghaei stated the easement is for road widening. The City cannot choose to hold onto this easement to turn it into a park at a later date. That is not what the easement was originally granted for. It was granted to widen this road. Staff has informed the commission the City has no intentions of widening the road now or later. This is an open and shut case for granting the easement.

**Chair Altschul moved to: 1) approve staff's recommendation to forward to the City Council a recommendation to approve the proposed vacation of the ten-foot wide strip of right-of-way along the Rosewood Avenue frontage.**

**Seconded by Commissioner Jones.**

**ACTION:** 1) Adopt Resolution No. PC 15-1176 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ACKNOWLEDGING THAT THE PROPOSED VACATION OF A TEN-FOOT WIDE STRIP OF RIGHT-OF-WAY ALONG ROSEWOOD AVENUE FRONTAGE OF THE PARCEL AT 8899 BEVERLY BOULEVARRD, WEST HOLLYWOOD, CALIFORNIA, AND 8846-8908 ROSEWOOD AVENUE, WEST HOLLYWOOD, CALIFORNIA IS CONSISTENT WITH THE GENREAL PLAN OF THE CITY OF WEST HOLLYWOOD, WEST HOLLYWOOD, CALIFORNIA.", and 2) Close Public Comment for Item 14.A. **Moved by Commissioner Altschul, seconded by Commissioner Jones, and passes. noting Commissioner Lightfoot and Vice-Chair Buckner voting NO, and Commissioner Huebner absent.**

## 11. PUBLIC HEARINGS.

### A. 1280 N. Sweetzer Avenue:

Officially continued from Thursday, January 21, 2016. The proposal is a request to demolish an existing duplex and construct a new, four-story, 10,767 square-foot, nine-unit condominium building with one unit of affordable housing, and sixteen parking spaces. The project includes a request for a variance to reduce the required front yard setback from 28'-11" to 15'-3" and to allow location of the required common open space within the front yard.

Staff recommends this item be continued to a date uncertain to address potential redesign of the project

**ACTION:** Continue to a date uncertain. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and passes as part of the amended agenda, noting Commissioner Huebner absent.**

### B. 9015 Sunset Boulevard:

Adrian Gallo, Associate Planner provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, August 4, 2016.

He provided a history of the proposed project, stating the applicant is requesting to remove an existing legal non-conforming double-sided roof-mounted sign and install a freestanding double-sided, 14 feet by 48 feet vertical billboard atop a new distinctive pole. A new sign for the Rainbow Bar and Grill, consisting of vertically oriented, individual "RAINBOW" lettering and a separate circular "Bar and Grill" sign on the opposite side of the pole from the letters would be mounted just beneath the proposed billboard.

The proposed billboard is 83 feet in height, as measured from the sidewalk to the top of the billboard.

On November 4, 2014, the City Council reviewed a proposal for a double-sided 14 foot by 48 foot billboard atop a 3.5 foot cruciform-shape pole set back 14 feet from the street. The City Council continued the hearing with direction for the applicant to work with staff on an appropriate height for the billboard, as well as a signage plan for better integration into the site.

The applicant submitted a revised proposal in response to Council concerns which included a lower height of the billboard (from 110 feet. to 83 feet), a new shape (from a cruciform to a hexagon) and location for the support structure (now extends 9 feet over the public right-of-way), integrating the signage of the restaurant, and incorporating visors into the sign lighting as a project design feature.

Although these changes did not result in any potentially significant effects that were not already identified in the previous Mitigated Negative Declaration and in fact reduced its effects as compared to the project originally proposed, the City updated the MND to reflect this new information. The report found that the proposed new light fixtures along the bottom of the east and west sides of the double-sided billboard would not result in lighting levels beyond the threshold and the lighting impact would be less than significant. Furthermore, with shielding installed on the lights, the adjacent properties would not have direct views of the light sources and glare impacts would be less than significant. Based on CEQA Guidelines, recirculation of the MND prior to adoption is not required.

This project is different in that it does not entirely comply with the standards for new billboards. The Sunset Specific Plan allows the City to retain the discretion to approve alternative proposals, provided that the alternative would be consistent with the goals stated by the Sunset Specific Plan. The proposed project meets the requirements under the alternative proposals provision because it exchanges a nonconforming roof-mounted sign discouraged under the Sunset Specific Plan with a distinctive billboard that adds to the visual appeal, diversity and vibrancy of this area of Sunset Boulevard.

Additionally, a development agreement and zone map amendment are proposed that would place the property in a Development Agreement Overlay that allows different development standards than required by the Zoning Ordinance.

The revised design of the billboard addresses the concerns raised by the City Council. In addition, the proposed Development Agreement will provide an on-going public benefit to the City. The Development Agreement also furthers the goals of the Sunset Specific Plan by encouraging the construction and operation of billboards as a major urban design feature of the Sunset Strip. Staff concludes that the proposed Billboard Permit is consistent with the Goals, Objectives and Policies of the General Plan and Sunset Specific Plan.

Staff has recently received a nomination to designate the Rainbow and Roxy as cultural resources. No proceedings will be initiated on the application for the nomination as the billboard permit application was deemed complete prior to the submission of the nomination, per the West Hollywood Municipal Code. Per the Zoning Code, a certificate of appropriateness is required for the removal of the existing signs on the structure.

Condition 6.5 shall be added to the draft Resolution No. PC 16-1168; stating the removal of signage shall comply with Section §19.58.100.

Commissioner Jones disclosed for the record she met with the applicant's representative.

Commissioner DeLuccio disclosed for the record he spoke to the applicant's representative. They discussed matters contained in the staff report.

Chair Aghaei disclosed for the record he spoke to the applicant's representative. They discussed matters contained in the staff report.

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

Vice-Chair Buckner disclosed for the record she met with the applicant's representative. They discussed matters contained in the staff report.

Commissioner Lightfoot disclosed for the record she corresponded via email with the applicant's representative. They discussed matters contained in the staff report.

Chair Aghaei opened the public hearing for Item 11.B.:

AARON GREEN, LOS ANGELES, Afriat Consulting Group, presented the applicant's report. He provided a history of the billboard project, and spoke regarding the past proposal, the current proposal, lighting impacts, pedestrian activity, can signs, size and scaling, possible sign incorporation with The Roxy, pole design and color, development agreement terms, and the recently submitted historic designation. He requested approval of the signage.

Commissioner Lightfoot requested clarification regarding the poster-size advertisements.

Vice-Chair Buckner had concerns that the new signage of the "Rainbow" letters may be lost.

AARON GREEN, LOS ANGELES, Afriat Consulting Group, stated the size of the "Rainbow" letters are large, and confirmed they will be illuminated.

GENEVIEVE MORRIL, WEST HOLLYWOOD, President/CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

JENNA SNOW, LOS ANGELES has concerns regarding this item. She stated the project's Mitigated Negative Declaration did not consider impacts to important historical resources, and stated she filed a cultural resource designation application for both the Rainbow and The Roxy. She requested this application should be put on hold until the City Council considers the nomination.

Lauren Langer, Acting City Attorney stated for the record Article 19.4 - Land Use and Development Use Procedures; encompass all of the different types of planning permits that the City would issue; thereby the filing of the cultural resource designation application shall not stop this project from moving forward.

FRITZ ANDERSON, LOS ANGELES spoke in support of staff's recommendation of approval.

MIKE MAGLIERI, LOS ANGELES, owner Rainbow Bar & Grill, spoke in support of staff's recommendation of approval.

LOU ADLER, LOS ANGELES owner The Roxy, spoke in support of staff's recommendation of approval.

STEVE MARTIN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

MAYSA SALAM, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

AARON GREEN, LOS ANGELES, Afriat Consulting Group, presented the applicant's rebuttal. He spoke regarding the recent cultural resource designation application and the abuse of the public hearing process. He requested approval of the request.

**ACTION:** Close public hearing for Item 11.B. **Motion carried by consensus of the Commission.**

**Vice-Chair Buckner moved to: 1) approve staff's recommendation to City Council, with the addition of Condition No. 6.5 to Resolution No. PC 16-1168.**

**Seconded by Commissioner DeLuccio.**

Commissioner DeLuccio stated his support of the current version of the pole versus the last rendition. He acknowledged the integration of both the business and the outdoor signage. This should move forward to City Council.

Vice-Chair Buckner stated she is going to miss the old sign, but is looking forward to the new signage. She stated her support moving it forward to City Council, including the zone map amendment.

Commissioner Lightfoot stated she is going to miss the old signage. She stated her support of the new signage.

Commissioner DeLuccio questioned what will happen to the old sign.

AARON GREEN, LOS ANGELES, Afriat Consulting Group, stated they are looking to put it into a museum on the Sunset Strip.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 15-1166 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE MAP AMENDMENT IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT AGREEMENT, FOR THE PROPERTY LOCATED AT 9015 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 16-1167 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT ASSOCIATED WITH A DOUBLE-SIDED FOURTEEN FOOT WIDE BY FORTY-EIGHT FOOT HIGH BILLBOARD ATOP A DISTINCTIVE POLE, LOCATED AT 9015 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 4) Adopt Resolution No. PC 16-1168 as amended: *a) add Condition 6.5 stating the removal of signage shall comply with Section §19.58.100:* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THE CITY COUNCIL APPROVAL OF A BILLBOARD PERMIT TO REMOVE A LEGAL NON-CONFORMING ROOF-MOUNTED SIGN AND INSTALL A FREESTANDING, DOUBLE-SIDED, FOURTEEN FOOT WIDE BY FORTY-EIGHT FOOT HIGH VERTICAL BILLBOARD ATOP A DISTINCTIVE POLE, AND RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION, LOCATED AT 9015 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 5) Close Public Hearing Item 11.B. **Moved by Vice-Chair Buckner, seconded by Commissioner DeLuccio, and passes, noting Commissioner Huebner absent.**

12. **NEW BUSINESS.** None.

13. **UNFINISHED BUSINESS.** None.

14. **EXCLUDED CONSENT CALENDAR.**

**A. 8899 Beverly Boulevard and 8846-8908 Rosewood Avenue.**

The Planning Commission will consider adopting a resolution acknowledging that a proposed vacation of a ten-foot wide strip of public right-of-way along Rosewood Avenue frontage is consistent with the General Plan.

**ACTION:** This item was moved to be heard before Public Hearings. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and passes as part of the amended agenda, noting Commissioner Huebner absent.**

**14. ITEMS FROM STAFF.**

**A. Planning Manager's Update.**

David DeGrazia, Current & Historic Preservation Planning Manager stated the next meeting on Thursday, August 18, 2016 has been cancelled. The next regular meeting will be on Thursday, September 1, 2016.

**15. PUBLIC COMMENT.**

JOHN D'AMCIO, WEST HOLLYWOOD, thanked Commissioner Altschul for his service as Chair during the last year.

**16. ITEMS FROM COMMISSIONERS.**

Commissioner Jones thanked Commissioner Altschul for his service as Chair and congratulated Chair Aghaei and Vice-Chair Buckner.

- 17. ADJOURNMENT:** Noting the cancellation of the Planning Commission meeting on Thursday, August 18, 2016, the Planning Commission adjourned at 8:40 P.M. to a regularly scheduled meeting on Thursday, September 1, 2016 beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California.  
**Motion carried by consensus of the Commission.**

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 1<sup>st</sup> day of September 2016 by the following vote:

AYES: Commissioner: Altschul, DeLuccio, Huebner, Jones, Lightfoot, Acting Chair Buckner.

NOES: Commissioner: None.

ABSENT: Commissioner: Aghaei.

ABSTAIN: Commissioner: None.



\_\_\_\_\_  
SUE BUCKNER, ACTING CHAIRPERSON

ATTEST:



\_\_\_\_\_  
DAVID K. GILLIG, COMMISSION SECRETARY