



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
September 19, 2019**

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

THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF 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

1. CALL TO ORDER: Chair Carvalho called the meeting of the Planning Commission to order at 6:28 p.m.

2. PLEDGE OF ALLEGIANCE: Jake Stevens led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, Buckner, Erickson, Hoopingarner, Vice-Chair Bass, Chair Carvalho.

Commissioners Absent: Jones.

Staff Present: Dereck Purificacion, Associate Planner, Antonio Castillo, Associate Planner, Jennifer Alkire, Acting Current & Historic Preservation Manager, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA.

Chair Carvalho requested New Business Item 11.A. – Planning Commission Subcommittee Appointments moved before Public Hearing Items 10.

Commissioner Hoopingarner requested Consent Calendar Item 9.B. – 972 N. San Vicente Boulevard moved to the Excluded Consent Calendar.

Moved by Commissioner Hoopingarner.

Seconded by Commissioner Bass.

AYES: Altschul, Hoopingarner, Vice-Chair Bass.

NOES: Buckner, Erickson, Chair Carvalho.

ABSENT: Jones.

MOTION FAILS.

Commissioner Hoopingarner stated and clarified there are significant factual errors in the Consent Calendar item which does not reflect her original motion. She re-requested this item moved to the Excluded Consent Calendar for further discussion.

Chair Carvalheiro requested Excluded Consent Calendar Item 9.B. – 972 N. San Vicente Boulevard, and New Business Item 11.A. – Planning Commission Subcommittee Appointments moved before Public Hearing Items 10.

ACTION: Approve the Planning Commission Agenda of Thursday, September 19, 2019 as amended. **Moved by Commissioner Buckner, seconded by Commissioner Erickson and passes, noting Commissioner Jones absent.**

5. APPROVAL OF MINUTES.

A. September 5, 2019

ACTION: 1) Continue to Thursday, October 3, 2019. **Motion carried by consensus of the Commission.**

6. PUBLIC COMMENT.

STEPHANIE HARKER, WEST HOLLYWOOD commented on the 2020 electronic voting system for Los Angeles County. She encouraged public participation. lavotes.net

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department provided an update on the City Council agenda for Monday, September 16, 2019. He stated the following items will be heard: 1) billboards not on Sunset Boulevard; 2) text changes to the Sunset Specific Plan; 3) setback deviations as they relate to Fire Department issues; 3) possible changes to the review authority regarding mixed-use development projects; and 4) projects that span commercial and residential projects.

Commissioner Hoopingarner requested an update and questioned if the public handout regarding affordable housing is currently available. She stated the handout was to make it easier for applicants to understand the affordable housing calculations as they relate to West Hollywood.

John Keho, Director, Planning and Development Services Department stated the Housing Department was working on this item. He will need to confirm if this has been done and will send a confirmation email.

8. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Vice-Chair Bass thanked staff for presenting to City Council a resolution reflecting the Planning Commissions views, even though it differed from staff's recommendation.

Commissioner Erickson encouraged public participation in biPride, which is to be held at West Hollywood Park Auditorium, Saturday, September 21, 2019 beginning at 1:00 p.m. He personally thanked members of the community.

Commissioner Erickson stated he will recuse himself from 8590 Sunset Boulevard.

Vice-Chair Bass stated he will recuse himself from 8590 Sunset Boulevard, stating he previously and publicly has expressed opinions that would call in to question the fairness to this item.

9. CONSENT CALENDAR.

A. 8900 Santa Monica Boulevard (Rocco's Tavern).

The Planning Commission received a three-month operational review of Rocco's Tavern.

Since opening to the public, Rocco's Tavern has not been issued any citations from the Code Compliance Division, and the Sheriff's Department has reported no major public nuisances related to the operation of this establishment.

Staff finds the conditions of approval are adequate, and no further modifications to the conditional use permit are necessary at this time.

ACTION: 1) Receive and file. **Moved by Vice-Chair Bass, seconded by Commissioner Erickson and passes, noting Commissioner Jones absent.**

B. 972 N. San Vicente Boulevard.

The Planning Commission requested a draft resolution returned for the approval of a request to demolish two detached single-family dwellings, and construct and operate a three-story child day care center (preschool).

ACTION: Moved to Excluded Consent Calendar as part of the amended agenda. **Moved by Commissioner Buckner, seconded by Commissioner Erickson and passes, noting Commissioner Jones absent.**

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

13. EXCLUDED CONSENT CALENDAR.

A. 972 N. San Vicente Boulevard.

The Planning Commission requested a draft resolution returned for the approval of a request to demolish two detached single-family dwellings, and construct and operate a three-story child day care center (preschool).

Commissioner Hoopingarner clarified why she moved this item to the Excluded Consent Calendar. She referenced Condition 6.20, stating her concerns the motion she made was not directed to do this prior to the issuance of building permits; citing it is impossible to do air quality control on a garage that doesn't exist. It would need to be prior to a Certificate of Occupancy.

She also stated this is subject to Building and Safety Standards, and therefore, does not fall under the purview of the Planning Commission.

Lauren Langer, Assistant City Attorney, stated the applicant has agreed to the ventilation study, which is not a standard condition. She suggested if the commission wants to take the condition out, this item should be re-noticed for another public hearing.

She reiterated if any of the commissioners have learned of any new information after the close of the public hearing that would make the commission reconsider; the item would need to be re-noticed for another public hearing.

Discussion was held regarding the viability of the air quality report and the timeline of Building and Safety standards.

Chair Carvalheiro opened the public comment for Item 13.A.

EDWARD LEVIN, WEST HOLLYWOOD stated this item should be approved as presented.

ANNETTE KAZMERSKI, WEST HOLLYWOOD has concerns regarding American with Disabilities Act and safety of the underground garage, traffic circulation, and parking.

STEPHANIE HARKER, WEST HOLLYWOOD stated this item should be re-noticed for a new public hearing.

ACTION: Close public hearing for Item 13.A. **Motion carried by consensus of the Commission.**

ACTION: 1) **Adopt Resolution No. PC 19-1314 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT, A DEVELOPMENT PERMIT AND A CONDITIONAL USE PERMIT FOR THE DEMOLITION OF TWO DETACHED SINGLE-FAMILY DWELLINGS, AND THE CONSTRUCTION AND OPERATION OF AN APPROXIMATELY 8,346 SQUARE-FOOT, THREE-STORY, CHILD DAY CARE CENTER (PRESCHOOL), LOCATED AT 972 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;” and 2) Close the Public Comment for Item 13.A. **Moved by Commissioner Erickson, seconded by Chair Carvalho and passes, noting Vice-Chair Bass voting NO, Commissioner Altschul ABSTAINING, and Commissioner Jones ABSENT.**

Commission Secretary Gillig officially read into the record the appeal procedure for 972 N. San Vicente Boulevard, West Hollywood, California.

The Resolution the Planning Commission just approved memorializes the Commission’s final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk’s office. Appeals must be in writing and accompanied by the required fees. The City Clerk’s office can provide appeal forms and information about waiver of fees.

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

11. NEW BUSINESS.

A. Planning Commission Subcommittee Appointments.

The following subcommittees were officially appointed for terms ending June 30, 2020:

- **DESIGN REVIEW SUBCOMMITTEE:**
ACTION: 1) Appoint: a) Sue Buckner, Chair; b) Rogerio Carvalho, and c) Lynn Hoopingarner.
- **LONG RANGE PLANNING PROJECTS SUBCOMMITTEE:**
ACTION: 1) Appoint: a) Stacey Jones, Chair; b) Adam Bass; c) John Erickson.
- **1343 LAUREL AVENUE VISIONS CONCEPT COMMITTEE:**
ACTION: 1) Appoint: a) Rogerio Carvalho; and b) John Erickson.
- **GREEN BUILDING PROGRAM WORKING GROUP:**
ACTION: 1) Officially disband.

- **DEVELOPMENT OF INCENTIVES FOR DESIGNATED MULTI-FAMILY PROPERTIES TASK FORCE:**
ACTION: 1) Officially disband.
- **CITYWIDE TRAFFIC AND MOBILITY STUDY WORKING GROUP:**
ACTION: 1) Officially disband.

Motion carried by consensus of the Commission.

10. PUBLIC HEARINGS.

Commissioner Erickson stated for the record even though he could make an accurate and unbiased decision, he is recusing himself at this time due to comments he made during the Robertson Lane Hotel Project regarding Mr. Ross (who owns 40% of a stake within the Equinox brand).

Vice-Chair Bass recused himself at this time from 8590 Sunset Boulevard, stating he previously and publicly has expressed opinions that would call in to question the fairness to this item.

A. 8590 Sunset Boulevard:

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, September 19, 2019.

He stated the applicant is requesting to amend a conditional use permit for the expansion of an existing Equinox health/fitness facility into a vacant tenant space, interior remodel, and the establishment of a new 5,417 square-foot rooftop outdoor restaurant with on-site sales, service and consumption of alcohol.

He provided a history of the business, past expansions, and spoke regarding the current layout, the proposed 1st floor changes, 2nd floor changes, and detailed the rooftop changes, which will include a rooftop restaurant, cabana pods, back of house services, service bar, landscaping, and a water feature.

He stated the proposed project will increase the height an additional 10'6", and spoke regarding the additional FAR, subterranean parking, hours of operation, sales and service of alcohol, and proposed menu.

Staff recommends approval.

The commission questioned the normal allowable occupancy of the outdoor dining space, and requested clarification regarding the increased height, elevator, mechanical equipment, and proposed special event permits.

Chair Carvalheiro opened the public hearing for Item 10.A.

LUBA SENATOROVA, NEW YORK, Vice-President Entitlements, Equinox, presented the applicant's report. She provided a history of the business, past modifications and detailed the current proposal, including the ground floor expansion, 2nd floor renovations, replacement of windows and skylights, open rooftop amenities, back of house food preparation, elevator, water pond feature, cabanas, food service counter and bar area, hours of operation, lighting, and ambient music.

JEROME TOBIAS, OAKLAND, architect, continued the applicant's report. He spoke regarding the roof top amenities and detailed the lighting, landscaping, and elevations.

The commission questioned and requested clarification if the restaurant and alcohol facilities are for members only use, or open to the public.

LUBA SENATOROVA, NEW YORK, Vice-President Entitlements, Equinox, stated they will not deny access if they are not members. She was amicable to an added condition if the commission requested it.

Chair Carvalheiro opened the public hearing for Item 10.A.

ANNETTE KAZMERSKI, WEST HOLLYWOOD opposes staff's recommendation of approval for the expansion of Equinox Fitness.

ROBERT COUNTRYMAN, WEST HOLLYWOOD, HOA President, Park Wellington, has concerns regarding this item. He spoke regarding rooftop ambient and amplified noise.

JEAN ALLEN, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding rooftop ambient and amplified noise.

STEPHANIE HARKER, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding rooftop ambient and amplified noise.

LUBA SENATOROVA, NEW YORK, Vice-President Entitlements, Equinox, presented the applicant's rebuttal. She spoke and detailed ambient noise concerns, acoustical noise study, and proposed occupancy.

ACTION: Close public comments for Item 10.A. **Motion carried by consensus of the Commission.**

Commissioner Buckner disclosed for the record she spoke to a resident of the Park Wellington regarding noise concerns, and she stated she is a member of Equinox Fitness Her membership will not affect the final decision of this hearing.

Commissioner Hoopingarner disclosed for the record she made a site visit.

Chair Carvalheiro disclosed for the record he is a member of Equinox Fitness. He can remain neutral regarding any decisions made.

Commissioner Altschul had no official disclosure.

The commission had concerns regarding rooftop activities; potential occupancy, potential special events, potential extended operating hours, acoustical sound wall, neighborhood impacts, ingress and egress of the stairwells, cell phone usage, membership parties, and the proposed water element.

The commission requested clarification regarding the parking requirements, and occupancy load.

Commissioner Hoopingarner suggested the glass wall should be required to be installed during the renovations phase, not after the fact.

Commissioner Buckner suggested a sound wall on the south side should be a required condition.

Chair Carvalheiro suggested a condition for no live DJs or music on the roof deck. He would like to see alcohol sales stop one hour before closing.

Commissioner Altschul moved to: 1) direct staff to bring back a resolution allowing the changes to the present interior spaces; and 2) deny without prejudice anything on the roof top.

Seconded by Commissioner Hoopingarner.

ACTION: 1) Bring back a resolution approving staff's recommendations to the present interior spaces; 2) deny without prejudice any roof top construction or renovations; 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Altschul, seconded by Commissioner Hoopingarner and passes, noting Commissioner Erickson RECUSED, Vice-Chair Bass RECUSED, and Commissioner Jones ABSENT.**

B. 7965-7985 Santa Monica Boulevard:

Applicant is requesting to partially redevelop a commercial site with 83,455 square-feet, four-story multi-use commercial building with office, restaurant, retail bar, and design showroom uses.

The applicant has requested to continue this item to a date uncertain to allow time for a redesign of the project.

ACTION: Continue to a date uncertain. **Motion carried by consensus of the Commission.**

11. NEW BUSINESS.

A. Planning Commission Subcommittee Appointments.

The Planning Commission Chair will review and make appointments to the following subcommittees, for terms ending June 30, 2020: 1) Design Review Subcommittee; 2) Long Range Planning Projects Subcommittee; 3) 1343 Laurel Avenue Concept Committee; 4) Development of Incentives for Designated Multi-Family Properties and Task Force; 5) Citywide Traffic and Mobility Study Working Group; and 6) Green Building Program Working Group.

ACTION: 1) This item was move before Public Hearing Item 10. as part of the amended agenda. **Moved by Commissioner Buckner, seconded by Commissioner Erickson and passes, noting Commissioner Jones absent.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR.

A. 972 N. San Vicente Boulevard.

The Planning Commission requested a draft resolution returned for the approval of a request to demolish two detached single-family dwellings, and construct and operate a three-story child day care center (preschool).

ACTION: 1) This item was move before Public Hearing Item 10. as part of the amended agenda. **Moved by Commissioner Buckner, seconded by Commissioner Erickson and passes, noting Commissioner Jones absent.**

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

Jennifer Alkire, Acting Planning Manager CHPP there will be a public comment hearing for a draft environmental impact report for the project located at 7811 Santa Monica Boulevard, and a staff update on the Citywide Traffic Mobility Study at the next meeting on Thursday, October 3, 2019.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Chair Carvalheiro announced his absence from the October 3, 2019 Planning Commission meeting. Vice-Chair Bass will officiate.

B. Subcommittee Management.

Chair Carvalho will be absent from the Design Review Subcommittee meeting on Thursday, October 10, 2019.

Commissioner Buckner will be absent from the Design Review Subcommittee meeting on Thursday, October 10, 2019.

The Design Review Subcommittee meeting will be officially cancelled for Thursday, October 10, 2019.

- 17. ADJOURNMENT:** The Planning Commission adjourned at 8:00 p.m. to a regularly scheduled meeting on Thursday, October 3, 2019 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.**

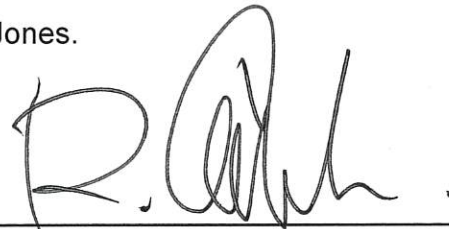
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 17th day of October, 2019 by the following vote:

AYES: Commissioner: Altschul, Buckner, Erickson, Hoopingarner, Vice-Chair Bass, Chair Carvalho.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Jones.



ROGERIO CARVALHEIRO, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY