



PLANNING COMMISSION MINUTES
Regular Meeting
October 21, 2004

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

1. CALL TO ORDER:

Chair Altschul called the meeting of the Planning Commission to order at 6:38 P.M.

2. PLEDGE OF ALLEGIANCE: Hillary Selvin led the Pledge of Allegiance.

Chair Altschul announced Hillary Selvin, Executive Director of the West Hollywood Chamber of Commerce, will be leaving after 5 ½ years of service, and joining the National Council of Jewish Women, as Executive Director.

3. ROLL CALL:

Commissioners Present: Altschul, Bartolo, D'Amico, DeLuccio, Guardarrama, Hamaker and Thompson.

Commissioners Absent: None.

Staff Present: C.J. Amstrup, Senior Planner, Christi Hogin, Assistant City Attorney, Susan Healy Keene, Planning Manager and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, October 21, 2004 as presented. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Thompson and unanimously carried.**

5. APPROVAL OF MINUTES.

ACTION: Approve the Planning Commission Minutes of 1) Thursday, September 30, 2004; and 2) Thursday, October 7, 2004 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

6. PUBLIC COMMENT.

MARTIN PORTON, WEST HOLLYWOOD, commented on increased noise and pollution.

JOYCE HEFTEL, WEST HOLLYWOOD, commented on Environmental Impact Reports and vermin. She extended an invitation to visit "Fountain View" and to utilize the parking area to fully understand the impact of future developments in the area.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. **Sunset Millennium Project.**

8474, 8480 and 8490 Sunset Boulevard and 1234 La Cienega Boulevard (SSP Site 4C)

8500, 8516, 8524 and 8544 Sunset Boulevard and 1235 La Cienega Boulevard (SSP Site 4D)

C.J. Amstrup, Senior Planner, presented the staff report. He reiterated this meeting is to receive comments on the Draft Environmental Impact Report only. It is not a hearing on whether or not the project itself should be approved. The comments received in the hearing, as well as any written comments received during the sixty-day (60) day review period will be answered in the Final Environmental Impact Report.

He presented a brief history of the project and stated the applicant is proposing to amend the Sunset Millennium project, as approved in 1999. The project, as approved in 1999 included a single hotel, on the middle parcel (Site 4-D), and office space on the east parcel (Site 4-C).

The proposed site (Sunset Specific Plan Site 4-C), would contain a total of 235,000 square feet, consisting of two (2) hotels, with approximately 18,450 square feet of retail and restaurant space, including 2,250 square feet of outdoor dining area. The two (2) hotels would each be 100' (feet) tall. Four (4) tall-wall billboards are also proposed. This site would contain 811 parking spaces in a below grade parking structure. The existing Peterson office building and related parking would be demolished and replaced with the project.

The [other] proposed site (Sunset Specific Plan Site 4-D), would contain two (2) residential buildings with 190 dwelling units and 28,082 square feet of retail/restaurants, including 2,250 square feet of outdoor dining. The two (2) residential towers would each be nine (9) floors and 100' (feet) tall. A tall-wall billboard and two (2) double-faced billboards are also proposed. Parking would be provided by 468 parking spaces in a below grade parking Structure. The existing surface parking lot and a one and two-story, wood frame and stucco building of 42,500 square feet, which contains offices and a theatre, would be demolished and replaced with the new Project.

He further stated a below grade tunnel under La Cienega Boulevard would connect the Site 4-C parking structure with the Site 4-D parking structure. A pedestrian bridge is proposed across La Cienega Boulevard, on the south side of Sunset Boulevard.

He confirmed the development of this project would be subject to the provisions of a development agreement.

Commissioner Hamaker questioned the height of the proposed

“billboards”, that would reside on the top of the project.

Chair Altschul opened Public Hearing Item 9.A.:

BENNETT KIM, LOS ANGELES, representing Apollo Real Estate Advisers, presented the applicants report. He gave a brief history and background of the project. He spoke on traffic, parking spaces and the need for more housing. He stated they will be hosting a community meeting on Monday, October 25, 2004 at the Wyndam Bel Age Hotel at 6:30 P.M., and encouraged all residents to participate.

HILLARY SELVIN, LOS ANGELES, Executive Director of the West Hollywood Chamber of Commerce, spoke in support of this item.

LIZA AMTMANIS, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the [proposed] increase in noise, pollution and additional traffic.

LINDA J. BOZUNE, SANTA MONICA, representing the Grafton Hotel, has concerns regarding this item. She spoke on the Draft Environmental Impact Report.

R.D. MINSKY, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the [proposed] increase in traffic.

MARVIN PORTON, WEST HOLLYWOOD, has concerns regarding this item. He spoke on the [proposed] increase in traffic, noise, (pre)-construction, vermin, crime, seismic activity and building heights.

JOYCE HEFTEL, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the Draft Environmental Impact Report and the [proposed] increase in traffic, vermin, noise, demolition issues and law enforcement.

STEVE SMITH, WEST HOLLYWOOD, has concerns regarding this item. He spoke about the [proposed] hotels in regards to traffic and queuing issues.

JANET CUMMINGS, WEST HOLLYWOOD, has concerns regarding this item. She spoke about billboards, increase in development and the [proposed] increase in traffic.

G.G. VERONE, LOS ANGELES, has concerns regarding this item. She spoke referencing other developments, noise, air emissions, traffic (circulation), crime, signage, seismic issues, water shortage, public services and the impact of surrounding businesses.

SUZANNE ARAN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the quality of life and long range planning for the community. She also spoke on construction issues and other developments.

JAY SALTSMAN, LOS ANGELES, representing Save the Sunset Strip, has concerns regarding this item. He spoke regarding the Draft Environmental Impact Report and commented on solid waste, sewage and school capacity.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding quality of life issues, traffic (circulation), parking, housing, and public safety concerns.

ED GARREN, WEST HOLLYWOOD, has concerns regarding this item. He commented on housing issues and over development.

BARBARA STONE, WEST HOLLYWOOD, has concerns regarding this issue. She commented on the [proposed] increase in traffic and public safety issues and concerns.

SUSAN MARKHEIM, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the [proposed] increase of trash, traffic (circulation), noise and public safety (crime).

JOHN LE BOUEF, WEST HOLLYWOOD, opposes this item. He commented on the [proposed] increase on the city's infrastructure; sewage services.

MARK KRAJEWSKI, WEST HOLLYWOOD, opposes this item. He commented on the [proposed] increase on the city's infrastructure; sewage and public safety services.

HANK MC CANN, LOS ANGELES, has concerns regarding this item. He commented on parking, earthquake fault(s) and public safety issues.

BOB KNOTEK, LOS ANGELES, has concerns regarding this item. He stated his concerns regarding traffic and emergency service vehicles and access.

KELLY JENKINS, WEST HOLLYWOOD, has concerns regarding this item. She commented on public safety issues [emergency], response time(s) and traffic (circulation).

JEAN MATHISON, WEST HOLLYWOOD, has concerns regarding this item. She commented on the size (mass) and the [current] infrastructure.

CRAIG FRY, HOLLYWOOD, Los Angeles City Battalion Chief, representing the Los Angeles Fire Department, opposes this item. He commented on the [proposed] increased in traffic and [potential for reduced emergency] response time.

LYUDMILA PRAVDINA, WEST HOLLYWOOD, has concerns regarding this item. She commented on size (mass) and quality of life issues.

ALLAN WILION, WEST HOLLYWOOD, has concerns regarding this item. He commented on the Draft Environmental Impact Report and the [implied] legalities involved. He also questioned the traffic (circulation) regarding construction.

SHAWN BOONE, WEST HOLLYWOOD, has concerns regarding this item. He spoke on quality of life issues and [current] development.

ACTION: Close Public Hearing Item 9.A. **Motion carried by consensus of the Commission.**

THE COMMISSION TOOK A TWENTY (25) MINUTE RECESS AT 7:55 PM AND RECONVENED AT 8:20 P.M.

It was noted for the record; Commissioner Bartolo left the dais and meeting at this time.

Commissioner Hamaker questioned if any of the [proposed] buildings in the Draft Environmental Impact Report would have “green building” (environmentally efficient) practices applied.

Bruce Lackow, consultant, representing PCR Services (authors of the Draft Environmental Impact Report), confirmed the consultants handled the “energy issue” through compliance with “Title 24” and stated; if the City of West Hollywood would decide to impose additional conditions of approval (beyond Title 24) there are numerous avenues, plans and programs, that could be taken.

Commissioner DeLuccio would like to see some clarification regarding the hotel “drop offs” on La Cienega Boulevard and questioned why fewer project(s) were analyzed. He would also like to see what the benefits would be to the city and he would like to see plans detailing the “demolition” of the Peterson building. He commented on and would like to see a “trip generation” for the proposed entitled project as well as the [proposed] hotels’ conference and/or banquet space(s).

Commissioner Hamaker would like the “queuing” for the hotel addressed. She also questioned and asked for clarification of the seismic hazards of the project site and if the Peterson building has suffered, in past earthquakes.

Commissioner Guardarrama had concerns regarding the traffic study. He notated the four intersections that would have significant unavoidable impact: 1) Intersection No. 6; Alta Loma Drive and Sunset Boulevard; 2) Intersection No. 7; La Cienega Boulevard and Miller Drive; 3) Intersection No. 15; La Cienega Boulevard and Holloway Drive; and 4) Intersection No. 19; La Cienega Boulevard and Santa Monica Boulevard. He requested (a straightforward; basic) presentation, how these intersections will be affected and impacted.

Vice-Chair Thompson had concerns regarding water and sewage issues. He stated the project list needs to be expanded and issues related to response time and public safety need to be addressed.

Commissioner D’Amico asked staff to clarify the deadline for receiving comments and when the community meeting will take place.

C.J. Amstrup, Senior Planner stated the deadline for receiving final comments on the Draft Environmental Impact Report will be Tuesday, October 26, 2004 and the community meeting will be on Monday, October 25, 2004 at the Wyndam Bel Age Hotel.

Commissioner Hamaker questioned the responsibilities and powers of governmental agencies in regards to capacity traffic.

Commissioner DeLuccio commented on the “public art components” and would like to know more about the potential impacts for the pedestrian bridge (over La Cienega Boulevard). He also made a suggestion the developer may want to consider using the 1% Art Fund for the pedestrian bridge.

Chair Altschul encouraged everyone who spoke to write down their concerns, comments and issues, then submit them to staff. He reiterated what the Draft Environmental Impact Report is officially permitted to accomplish. He commented on the traffic study and requested clarification. He would like to see a follow-up with the Fire Department and requested some kind of analyses (what specifically could be done to this project) so there would not have to be any statements of overriding considerations.

Chair Altschul announced the Entitlement Hearings for the Sunset Millennium Project are scheduled for Wednesday, December 1, 2004 and Thursday, December 2, 2004 at West Hollywood Park Auditorium at 6:30 P.M.

ACTION: 1) Staff to return with analyses. **Motion carried by consensus of the Commission.**

10. **NEW BUSINESS.** None.

11. **UNFINISHED BUSINESS.** None.

12. **EXCLUDED CONSENT CALENDAR.** None.

13. **ITEMS FROM STAFF.**

Susan Healy Keene, Planning Manager, announced the Planning Commission agenda packets will be delivered on Friday, October 22, 2004 for the special Planning Commission meeting of Thursday, October 28, 2004.

14. **PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the size of the Sunset Millennium Environmental Impact Report and the traffic study.

15. **ITEMS FROM COMMISSIONERS:**

Chair Altschul questioned staff if the Ad-Hoc Subcommittee has met with the Transportation Commission regarding the Sunset Millennium Project.

Susan Healy Keene, Planning Manager, stated the Transportation Manager has been out and the meetings would be rescheduled.

Commissioner DeLuccio commented on the [proposed] lot in the 8600 block of West Knoll Drive and asked staff to notify the Block Captain of any impending planning approvals.

16. **ADJOURNMENT:** The Planning Commission adjourned at 8:45 P.M. to a specially scheduled meeting of the Planning Commission, which will be on Thursday, October 28, 2004 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 4TH DAY OF NOVEMBER, 2004.



CHAIRPERSON

ATTEST:



Community Development Director