



PLANNING COMMISSION MINUTES
Regular Meeting
January 21, 2010

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

1. CALL TO ORDER:

Chair DeLuccio called the meeting of the Planning Commission to order at 6:34 P.M.

2. PLEDGE OF ALLEGIANCE: Lauren Meister led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

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

1. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, January 21, 2010 as presented. **Moved by Commissioner Bernstein, seconded by Commissioner Hamaker and unanimously carried.**

5. APPROVAL OF MINUTES.

A. January 7, 2010

ACTION: Approve the Planning Commission Minutes of Thursday, January 7, 2010 as presented. **Moved by Commissioner Altschul, seconded by Commissioner Hamaker and unanimously carried.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. 8899 Beverly Boulevard.

Administrative Permit 2009-030, Conditional Use [Tall Wall] Permit 2009-001, Development Agreement 2009-004, General Plan Amendment 2009-004:

Request for tall walls on east and west building facades; elimination of a ramp, addition of stairs, and addition of an access lift at the Beverly façade; enhancement of open space along Rosewood Avenue; and provision of 138 parking spaces for public parking.

Staff requested additional time to perform CEQA analyses.

ACTION: 1) Continue to a date uncertain. **Moved by Commissioner Bernstein, seconded by Commissioner Hamaker and unanimously carried as part of the approved agenda.**

B. 510 West Knoll Drive:

Michael Barney, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, January 21, 2010.

He provided a history of the property, current use and stated there has been on-going positive communication amongst the applicant and the West Hollywood West Residents Association. He stated the request is to amend the City of West Hollywood Zoning Map to permit a parking overlay zone for a parking facility within an established R3C-zoned residential neighborhood.

Commissioner Buckner asked for clarification regarding the finding regarding public necessity and serving the public welfare.

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

SHAHAB GHODS, LOS ANGELES, presented the applicants report. He urged approval of the staff report.

LAUREN MEISTER, WEST HOLLYWOOD, President, West Hollywood West Residents Association, has concerns regarding this item. She stated although they cannot officially support the project; they are not opposing the application. She stated as long as there is no permanent change to the zoning, and the conditional use permit is for surface parking, they are not opposed to the City granting the request.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the positive neighborhood communication and interaction.

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

Commissioner Altschul moved to: 1) approve staff's recommendation.

Seconded by Commissioner Guardarrama.

Chair DeLuccio commented on the current zoning of the area.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 09-900 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE MAP AMENDMENT 2009-004, TO PERMIT A PARKING OVERLAY ZONE, AND PARKING USE PERMIT 2009-012, TO PERMIT A PARKING FACILITY, FOR THE PROPERTY LOCATED AT 510 WEST KNOLL DRIVE, WEST HOLLYWOOD, CALIFORNIA;" and 3) close Public Hearing Item 9.A. **Moved by Commissioner Altschul, seconded by Commissioner Guardarrama and unanimously carried.**

10. NEW BUSINESS.

A. 9000 Sunset Boulevard Tall Wall Update.

John Keho, Planning Manager, presented an update regarding the concerns of the signage and lighting issues on the east face of the 9000 Sunset Boulevard building.

He stated staff has met with the applicant to resolve the current issues. The lighting wattage has been reduced from 1200 watt bulbs, to 400 watt bulbs. Staff will continue to work with the applicant.

Vice-Chair Yeber questioned the signage issues.

John Keho, Planning Manager, stated they are currently working with the applicant and tenants regarding those issues.

Commissioner Altschul suggested another update report in 90 or 120 days.

Chair DeLuccio opened public comment for Item 10.A.:

HARRIET SEGAL, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the reduction of wattage and glare, and stated she is content with the recent resolution.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the steps taken to correct the light and glare issues.

JEFF SEYMOUR, WESTLAKE VILLAGE, commented on the steps taken to ensure they are within the confines of the development agreement and entitlement.

ACTION: 1) Bring back in ninety days for a progress report; and 2) Close public comment for Item 10.A: **Motion carried by consensus of the Commission.**

B. General Plan Update.

John Keho, Planning Manager, stated a Joint Study Session with City Council, Planning Commission and the Transportation Commission, will be on Monday, January 25, 2010. The study session will include a presentation by transportation and parking consultants and discussion will be about the Climate Action Plan.

On Wednesday, January 30, 2010, a public workshop will take place regarding the General Plan at Plummer Park, Fiesta Hall from 10:00 A.M. to 2:00 P.M.

The next General Plan Advisory Committee meetings will be on Tuesday, February 2, 2010 and Wednesday, February 3, 2010 in Plummer Park from 6:30 P.M. to 8:30 P.M. Topics will include economic developments, sustainability and employment change, arts, culture, public safety infrastructure and parks and recreation.

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 of upcoming projects tentatively scheduled for Planning Commission.

ACTION: 1) Cancel the meeting of Thursday, February 18, 2010. **Motion carried by consensus of the Commission.**

B. Director's Report. None.

14. PUBLIC COMMENT.

LAUREN MEISTER, WEST HOLLYWOOD, stated the City Council agenda will include a topic of discussion regarding tall walls on Monday, February 1, 2010.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the mixed-use project at 7300-7328 Santa Monica Boulevard, Movietown Plaza Mixed-Use Project, development agreements, General Plan and future water availability.

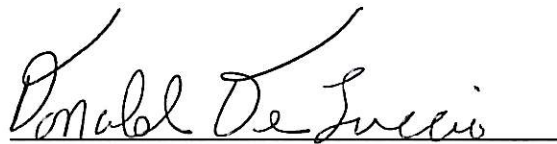
15. ITEMS FROM COMMISSIONERS.

Vice-Chair Yeber questioned and had concerns regarding the wattage of the Jumbotron video screen on Sunset Boulevard.

John Keho, Planning Manager stated staff can have the Code Compliance Department investigate the wattage.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 7:10 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, February 4, 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 4TH DAY OF FEBRUARY, 2010.


CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR