



PLANNING COMMISSION MINUTES
Regular Meeting
January 15, 2009

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 6:32 P.M.

2. PLEDGE OF ALLEGIANCE: Jeffrey Seymour led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: Hamaker.

Staff Present: Jennifer Alkire, Associate Planner, Francisco Contreras, Senior Planner, Terri Slimmer, Transportation Manager, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

1) Item 9.B. (1317 N. Crescent Heights Boulevard) shall be continued to a date uncertain; and 2) Item 9.C. (9000 Sunset Boulevard) shall be continued to Thursday, April 2, 2009.

ACTION: Approve the Planning Commission Agenda of Thursday, January 15, 2009 as amended. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried; notating the abstention of Commissioner Hamaker.**

5. APPROVAL OF MINUTES.

A. November 20, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, November 20, 2008 as presented. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried; notating the abstention of Commissioner Hamaker.**

B. December 4, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, December 4, 2008 as presented. **Moved by Commissioner Bernstein, seconded by Vice-Chair DeLuccio and unanimously carried; notating the abstention of Commissioner Hamaker.**

6. PUBLIC COMMENT.

TOM DE MILLE, WEST HOLLYWOOD, commented on the current Presidential administration and welcomed the new administration.

LAUREN MEISTER, WEST HOLLYWOOD, commented on her candidacy for West Hollywood City Council. Elections to be held on Tuesday, March 3, 2009.

BEN MC CORMICK, WEST HOLLYWOOD, introduced himself as a recent appointment to the City of West Hollywood's Gay and Lesbian Advisory Board.

7. ITEMS FROM COMMISSIONERS.

Commissioner Bernstein welcomed Ben McCormack.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. 732 N. Doheny Drive.

Demolition Permit 2008-001, Development Permit 2008-004:

Continued from Thursday, November 20, 2008. Applicant is requesting to demolish an existing single-family residence and construct a new four-story, 3,925 square-foot, single-family residence with a 1,357 square-foot garage.

ACTION: Application withdrawn. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried as part of the amended agenda; notating the abstention of Commissioner Hamaker.**

B. 1317 N. Crescent Heights Boulevard.

(Iranian-American Jewish Temple)

Conditional Use Permit 2008-005, Development Permit 2008-026, Variance Permit 2008-004:

Continued from Thursday, December 4, 2008. Applicant is requesting to construct a parking garage and legalize an existing religious facility.

Applicant requested a continuance to a date uncertain, to address additional concerns of the community and issues brought forward in the staff report.

ACTION: Continue to a date uncertain. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried as part of the amended agenda; notating the abstention of Commissioner Hamaker.**

C. 9000 Sunset Boulevard.

Conditional Use [Tall Wall] Permit 2008-001:

Applicant is requesting to erect a tall wall billboard on the east face of the existing high-rise.

Applicant decided to submit a Development Agreement with their application. This requires the site be noticed accordingly with language that reflects the proposed Development Agreement.

ACTION: 1) Continue to Thursday, April 2, 2009. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried as part of the amended agenda; notating the abstention of Commissioner Hamaker.**

D. 8875 Cynthia Street.

Demolition Permit 2008-006, Development Permit 2008-013, Variance Permit 2008-006, Tentative Tract Map 2008-007:

Jennifer Alkire, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, January 15, 2009.

She stated the applicant is requesting to demolish a single-family residence and construct a new duplex condominium structure. She detailed the variances to the front and rear yard setbacks, placement of the semi-subterranean garage, and the architectural projection into the street side yard along San Vicente Boulevard.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He spoke on the massing, materials, and overall design.

Staff recommends approval.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 6:45 P.M. TO VIEW THE MASSING MODEL AND RECONVENED AT 6:50 P.M.

Chair Altschul opened public testimony for Item 9.D:

BRUNO BONDANELLI, LOS ANGELES, applicant and architect, presented the applicant's report. He spoke and detailed the lot size, topography, project site, front and rear yard setbacks, density, parking, variance requests, materials, elevation and emphasized the interior.

Chair Altschul questioned the square footage of the individual units and the [possible] ramifications of reducing the rear yard setback.

BRUNO BONDANELLI, LOS ANGELES, applicant and architect, stated the units are 2,220 square-feet and 2,300 square-feet.

JANE WOLFBERG, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding construction mitigation issues.

MARK DIFFIE, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNED DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on lot size, driveway entrance, emergency services, and questioned the dwelling units and parking.

WILL WRIGHT, WEST HOLLYWOOD, owner of the property, spoke in support of staff's recommendation of approval.

BRUNO BONDANELLI, LOS ANGELES, applicant and architect, presented the applicant's rebuttal. He detailed the parking, unit sizes, setbacks, and construction mitigation issues. He stated Condition 7.4) references a street tree that is hindering the visibility triangle. He requested removal of the tree, which shall be replaced with three (3) trees along San Vicente Boulevard.

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

Chair Altschul stated the architecture is exceptional and commended Mr. Bondanelli. He spoke on the requested variances and stated the side setbacks should be granted, the rear setback should be granted towards the subterranean aspect, however, the above-grade setback should be the required ten (10%) percent.

Chair Altschul moved to: 1) approve the application; with the following amendments: a) variance request shall be granted for the side setbacks; b) variance request shall be granted for the rear setback regarding the subterranean portion only; and c) the rear setback for the above-grade portion shall conform to the West Hollywood Zoning Code requirements.

Seconded by Vice-Chair DeLuccio.

Vice-Chair DeLuccio questioned the removal of the tree and questioned the in-lieu housing fee.

Commissioner Guardarrama stated his support of the architecture and project.

Commissioner Yeber requested clarification from the maker of the motion regarding the amended above-grade variance. He stated his concerns with the amended above-grade variance.

Chair Altschul stated for the record, if the project is approved, he suggested the revised plans shall be brought back to the Planning Commission Design Review Subcommittee.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 09-848 as amended; a) variance request shall be granted for the side setbacks; b) variance request shall be granted for the rear setback regarding the subterranean portion only; c) rear setback for the above-grade portion shall conform to the West Hollywood Zoning Code requirements; d) modify Section 7.4) regarding removal and replacement of the street tree to include: *street tree may be removed only if it is determined by the city to be a visibility hazard, if the tree is removed, replacement tree(s) subject to the approval of the city shall be installed;* and e) project shall be brought back to the Design Review Subcommittee; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEMOLITION PERMIT 2008-006, DEVELOPMENT PERMIT 2008-013 AND VARIANCE PERMIT 2008-006, FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW TWO-UNIT CONDOMINIUM STRUCTURE, FOR THE PROPERTY LOCATED AT 8875 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 09-849 as presented "A RESOLUTION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2008-007, FOR THE CREATION OF A TWO-UNIT CONDOMINIUM STRUCTURE, FOR THE PROPERTY LOCATED AT 8875 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.D. **Moved by Chair Altschul, seconded by Vice-Chair DeLuccio and passes on a Roll Call Vote:**

AYES: Bernstein, Guardarrama, Yeber, Vice-Chair DeLuccio, Chair Altschul.

NOES: Buckner.

ABSENT: Hamaker.

RECUSED: None.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:15 P.M. AND RECONVENED AT 7:25 P.M.

**E. 623-633 N. La Peer Drive.
Conditional Use Permit 2007-009, Demolition Permit 2007-038,
Development Permit 2007-058, Modification Permit 2008-006,
Tentative Tract Map 2008-004, Mitigated Negative Declaration:**

Francisco Contreras, Senior Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, January 15, 2009.

He stated the applicant is requesting to demolish approximately 4,520 square feet of existing commercial structures for the construction of an approximately 63,000 square-foot mixed-use hotel project. He stated the proposed project is a mixed-use hotel project, including: a hotel with sixty-nine rooms, eight condominium residential units, approximately 2,681 square feet of hotel restaurant and lounge area, approximately 1,761 square feet of retail space, and two levels of subterranean parking, for the properties spanning three lots.

He detailed the ground floor commercial, hotel pool and sundeck, hotel suites, restaurant, bar pavilion, condominium units, parking, height and floor area ratio, 10% height modification, neighborhood compatibility, alcohol service, crime statistic, and LEED Gold certification.

He stated the applicant is requesting restaurant and bar hours from 6:00 A.M. to 2:00 A.M. daily. However, staff recommends alcohol service cease at 1:30 A.M. daily, to allow patrons to exit the establishments by 2:00 A.M. Staff also recommends that food service shall be available at all times during the operation of the bar pavilion.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He spoke and detailed the indoor and outdoor usage of space, auto court, stylistic points, façade and materials.

Staff recommends approval.

Commissioner Yeber requested clarification regarding the staging of vehicles.

Commissioner Bernstein questioned the loss of parking spaces.

Terri Slimmer, Transportation Manager, detailed the valet parking plan and creation of additional parking spots.

Chair Altschul opened public testimony for Item 9.E:

DEMITRI SAMAHA, SHERMAN OAKS, applicant, presented the applicant's report. He spoke on the history of the project, detailed the green building features and construction mitigations.

LIZ MOULE, PASADENA, architect, continued the applicant's report. She spoke regarding the massing, courtyards, materials, site-lines, architectural style and landscaping.

ABDI MANAVI, HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on the architecture, construction mitigation, parking, and alcohol licensing.

GERALD JEBEJIAN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ALLEGRA ALLISON, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

DAVID WARREN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding parking and traffic issues.

DAVE CAREY, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

DEMITRI SAMAHA, SHERMAN OAKS, applicant, presented the applicant's rebuttal. He spoke on parking and traffic circulation issues.

Terri Slimmer, Transportation Manager, detailed parking and traffic circulation issues, traffic estimates, traffic studies, traffic counts, traffic impacts, parking and traffic study results, and cumulative project reports.

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

Commissioner Bernstein stated his support of the project and commented on neighborhood walkability.

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

Seconded by Vice-Chair DeLuccio.

Commissioner Buckner stated her concerns and requested clarification regarding the proposed closing hours regarding consumption of alcohol.

Discussion was held regarding sales and service hours and alcohol consumption.

Commissioner Bernstein clarified alcohol consumption shall be until 2:00 A.M.

Chair Altschul stated for the record that sales and service of alcohol shall be until 1:30 A.M. and consumption shall end at 2:00 A.M.

Commissioner Guardarrama stated his support of the architecture and project.

Commissioner Yeber stated the project works urbanistically and supports the project.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 09-845 as amended: Condition 13.2) permit alcohol consumption until 2:00 A.M. with sales and service of alcohol ending at 1:30 A.M.; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A MITIGATED NEGATIVE DECLARATION AND CONDITIONALLY APPROVING CONDITIONAL USE PERMIT 2007-009, DEMOLITION PERMIT 2007-038, DEVELOPMENT PERMIT 2007-058 AND MODIFICATION PERMIT 2008-006, FOR THE DEMOLITION OF APPROXIMATELY 4,520 SQUARE FEET OF EXISTING COMMERCIAL STRUCTURES FOR THE CONSTRUCTION OF AN APPROXIMATELY 63,000 SQUARE-FOOT MIXED-USE HOTEL PROJECT, INCLUDING: A HOTEL WITH SIXTY-NINE ROOMS, EIGHT CONDOMINIUM RESIDENTIAL UNITS, APPROXIMATELY 2,681 SQUARE FEET OF HOTEL RESTAURANT AND LOUNGE AREA, APPROXIMATELY 1,761 SQUARE FEET OF RETAIL SPACE, AND TWO LEVELS OF SUBTERRANEAN PARKING, FOR THE PROPERTIES SPANNING THREE LOTS, LOCATED AT 623-633 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 09-846 as presented "A RESOLUTION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2008-004 (MAJOR LAND DIVISION NO. 70502), FOR THE PROPERTIES LOCATED AT 623-633 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.E. **Moved by Commissioner Bernstein, seconded by Vice-Chair DeLuccio and passes on a Roll Call Vote:**

AYES: Bernstein, Buckner, Guardarrama, Yeber, Vice-Chair DeLuccio, Chair Altschul.
NOES: None.
ABSENT: Hamaker.
RECUSED: None.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. General Plan Update.

Susan Healy Keene, Director of Community Development, stated staff is currently working on the 2nd Phase of the General Plan. She encouraged continued interest in this lengthy process.

B. Director's Report.

Susan Healy Keene, Director of Community Development, updated the following projects recently heard at the Director's Hearing on Tuesday, January 13, 2009: 1) six-month review regarding the Valadon Hotel; and 2) 8788 Sunset Boulevard (Isla Restaurant).

C. Planning Manager's Update.

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission. He stated there is a special meeting scheduled for the Planning Commission on Thursday, January 29, 2009.

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on current developments and water conservation.

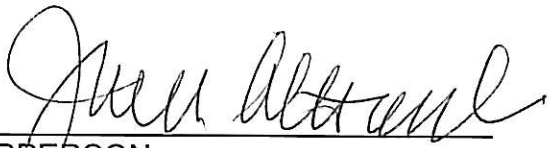
15. ITEMS FROM COMMISSIONERS.

Commissioner Yeber had concerns with construction mitigation and questioned coordination and communication issues with outside agencies.

Commissioner Bernstein questioned traffic mitigation.

16. ADJOURNMENT: The Planning Commission adjourned 8:25 P.M. to a specially scheduled meeting of the Planning Commission, which will be on Thursday, January 29, 2009 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 29TH DAY
OF JANUARY, 2009.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR