



PLANNING COMMISSION MINUTES
Regular Meeting
March 20, 2008

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

1. CALL TO ORDER:

Chair Guardarrama called the meeting of the Planning Commission to order at 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: Jeanne Dobrin led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: D'Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Altschul, Chair Guardarrama.

Commissioners Absent: Bernstein.

Staff Present: Michael Barney, Assistant Planner, Christopher Corrao, Assistant Planner, David DeGrazia, Senior Planner, John Chase, Urban Designer, John Keho, Planning Manager, Michael Jenkins, City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

Move Agenda Item 10.A. (General Plan Community Fair Summary) to be heard before Agenda Item 9.A. (Public Hearings).

ACTION: Approve the Planning Commission Agenda of Thursday, March 20, 2008 as amended. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Altschul and unanimously carried; notating the abstention of Commissioner Bernstein.**

5. APPROVAL OF MINUTES.

A. March 6, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, February 21, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Bernstein and Vice-Chair Altschul.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR. None.

The following was pulled and heard out of order as part of the amended agenda:

10. NEW BUSINESS.

A. General Plan Community Fair Summary.

Francie Stefan, Senior Planner, provided background information as presented in the staff report dated Thursday, March 20, 2008.

She stated the City Council approved initiation of the General Plan Update process in October 2007. This is the City's first comprehensive update of the Plan, and it is scheduled to be complete by early 2010.

The General Plan Update is divided into three main phases: Curiosity/Clarity, Creativity, and Confidence. The project is currently in the Curiosity/Clarity phase, which focuses on identifying key topics and gathering community information.

The City hosted a General Plan Community Fair on Saturday, February 23, 2008, at the West Hollywood Park Auditorium. This event was a great success, with over 200 community members attending. It was also a key public participation opportunity in this first phase of the project. Members of the consultant team, lead by Hogle-Ireland, Inc., and members of City staff were there to discuss issues and listen to residents and stakeholders. Attachment A is a summary of the Fair that documents the event and all the community comments received.

The Fair was an open house event structured around three key themes:

- **Ideals:** The core values that define and make West Hollywood unique.
- **Dreams:** Visualize the West Hollywood of the future.
- **Facts:** Information about West Hollywood gathered from multiple sources, including the Census, other agencies, surveys, and public documents.

Activities in each theme solicited input on key topics such as housing, land use, circulation, urban design, sustainability and more. Finally, participants could record any other thoughts at the Marketplace of Ideas, an open forum for comment. An orientation for each participant was provided at the beginning to give context for the day's events.

Participants who provided contact information will be sent copies of the summary by March 17, 2008 (via email or standard mail). The summary, and all of the boards presented at the Fair, are available on the website: www.weho.org/generalplan.

Additional community events will be held in subsequent phases of the project. Other opportunities for community input right now include:

- Become a Visioneer, a person who gathers input from their friends, neighbors and interest groups through a simple exercise. Approximately 50 community members have volunteered as Visioneers. This activity will close on April 15.
- Participate in a stakeholder interview with the consultant. These interviews are 20 to 30 minutes long and are happening periodically through April. Contact Bianca Siegl, bsiegl@weho.org or (323) 848-6475.
- Participate in neighborhood watch meetings and other meetings that the General Plan team will be visiting; or, invite the team to come to your meeting.
- Submit comments through the General Plan website, and sign up for regular updates.
- Participate in the telephone survey or focus groups if contacted. The research firms Lucy & Company and True North Research will be making random calls to City residents asking for participation. If contacted, please agree to participate. They will be polling regarding community values as they relate to the General Plan.
- Participate in future community-wide events!

ACTION: Receive and file. **Motion carried by consensus of the Commission; notating the abstention of Commissioner Bernstein.**

9. PUBLIC HEARINGS.

A. 1150 N. Clark Street.

Demolition Permit 2005-045, Development Permit 2005-060, Tentative Tract Map 2005-019, Negative Declaration:

Continued from Thursday, February 21, 2008. Michael Barney, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, March 20, 2008.

He stated the applicant is requesting to demolish an existing single-family dwelling with two rental units and construct a four-story, five-unit condominium building over one level of subterranean parking.

He detailed the history of the project and spoke on massing, unit size, parking and circulation, spatial relationships, landscaping, permeable surfaces, neighborhood compatibility, and common open space.

Staff recommends approval.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He spoke and detailed massing, floor plans, materials, and roof lines.

Commissioner DeLuccio requested clarification regarding the Negative Declaration noticing.

Commissioner Yeber disclosed for the record he was a sitting commissioner when this item was brought before the Historic Preservation Commission. He spoke with a resident of the neighborhood.

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 Guardarrama opened public testimony for Item 9.A:

RIC ABRAMSON, WEST HOLLYWOOD, applicant, presented the applicant's report. He detailed the history of the project and spoke on unit mix, circulation, form and massing, materials, landscaping, parking, setbacks, neighborhood compatibility, green building incorporation and recycled content.

LISA WILCOX, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding parking issues, setbacks, and open space.

MYRA FRIEDMAN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding parking and traffic circulation issues.

ROB KLIPPER, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

BRIAN POTTER, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

KIP OBENHAUF, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

MATTHEW LAANCELOTTI, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

MARC FERNANDEZ, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

T.J. PERSIA, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

CEIL BORRELLI, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

PERSIA MIMI, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

BROOKS WACTEL, WEST HOLLYWOOD, opposes staff's recommendation of approval. He spoke regarding massing, light and shadow, parking issues, roof lines, and neighborhood compatibility.

LOUIS ESFALLA, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ELYSE EISENBERG, WEST HOLLYWOOD, opposes staff's recommendation of approval.

DANNY PECK, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding massing, height, density, and neighborhood compatibility.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding parking, massing and architectural style.

LANCE SKIDMORE, WEST HOLLYWOOD, opposes staff's recommendation of approval.

BJORN JOHNSON, WEST HOLLYWOOD, opposes staff's recommendation of approval.

PETER SACKER, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding unit size, density, parking, and neighborhood compatibility.

RIC ABRAMSON, WEST HOLLYWOOD, applicant, presented the applicant's rebuttal. He detailed neighborhood compatibility, massing, parking, open space, setbacks and the materials board. He stated there are no variances or modifications requested.

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

Vice-Chair Altschul commented on the original design previously submitted, neighborhood zoning, and parking.

Vice-Chair Altschul moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Hamaker.

Commissioner Yeber questioned the number of construction projects set to come on-line within 500' of this project, traffic outlets and emergency vehicle access. He stated his support of the project.

Chair Guardarrama commented on parking, neighborhood compatibility and height.

Commissioner DeLuccio commented on the height.

John Keho, Planning Manager stated for the record, the motion should include: 1) project shall be designed to comply with the Zoning Ordinance requirements for the front yard setbacks.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 07-764 as amended: a) project shall be designed to comply with the Zoning Ordinance requirements for the front yard setbacks, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION, AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2005-045 AND DEVELOPMENT PERMIT 2005-060, ON AN APPLICATION OF 1150 CLARK STREET, L.P., TO PERMIT THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND TO CONSTRUCT A FOUR-STORY, FIVE-UNIT CONDOMINIUM WITH TWO RENTAL UNITS WITH SUBTERRANEAN PARKING, FOR THE PROPERTY LOCATED AT 1150 N. CLARK STREET, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 07-765 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2005-019 (MAJOR LAND DIVISION NO. 065626), FOR THE PROPERTY LOCATED AT 1150 N. CLARK STREET, WEST HOLLYWOOD, CALIFORNIA."; and 4) Close Public Hearing Item 9.A. **Moved by Vice-Chair Altschul, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

AYES: D'Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Altschul, Chair Guardarrama.

NOES: None.

ABSENT: Commissioner Bernstein.

RECUSED: None.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:45 P.M. TO VIEW THE MASSING MODEL AND RECONVENED AT 7:50 P.M.

**B. 8350 Santa Monica Boulevard (Kings Road Mixed-Use Project).
Zone Text Amendment 2007-008, Demolition Permit 2007-015,
Development Permit 2007-021, Modification Permit 2007-009,
Tentative Tract Map 2007-013:**

Continued from Thursday, February 21, 2008. David DeGrazia, Senior Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, March 20, 2008.

He stated the applicant is requesting a zone text amendment for open space in mixed-use projects in all commercial zones, and a development proposal to demolish an existing commercial building and construct a twenty-unit mixed-use condominium development. One modification has been requested to allow for additional height of 4'-5".

He spoke and detailed common and private open space, mixed-use development incentives, massing, unit size(s), floor area ratio, additional building height, off-street parking requirements, setbacks, architectural quality, and neighborhood compatibility.

He stated for the record, there was a typographical error on page 7 of 11 of the staff report dated March 20, 2008, regarding side setbacks. It should read: "0' (ZERO) FEET SETBACK".

Staff recommends approval.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He spoke on open spaces and architectural character.

Commissioner Hamaker requested clarification regarding common open space and shared parking.

Commissioner Hamaker disclosed for the record she received a telephone call from Mr. Jeffrey Seymour, but was unable to return the call.

Chair Guardarrama disclosed for the record he spoke to Mr. Jeffrey Seymour and discussed items listed in the staff report.

Commissioner DeLuccio disclosed for the record, he received a phone call from Mr. Jeffrey Seymour, but was unable to return the call.

Chair Guardarrama opened public testimony for Item 9.B:

MARIANNE LOWENTHAL, LOS ANGELES, applicant, presented the applicants report. She detailed the history of the property and spoke on neighborhood compatibility and project design.

BRIAN LANE, LOS ANGELES, architect, continued the applicants report. He detailed the project site, project design, light and shadow, neighborhood compatibility, ground floor retail, signage, lighting, balconies, square-footage, commercial and residential parking, side-yard setback, residential units, massing, façade, height and elevations.

Commissioner Hamaker requested clarification regarding the ground floor materials.

KEITH COHN, WEST HOLLYWOOD, opposes staff's recommendation of approval.

SHARON SANDOW, LOS ANGELES, representing the West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

JOSEPH CLAPSADDLE, WEST HOLLYWOOD, Chairman, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

CHANNING HENRY, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

SHAHAB GHODS, LOS ANGELES, spoke in support of staff's recommendation of approval.

MATT MORENO, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She supports the project design. She opposes the zoning text amendment on common open space, and spoke regarding parking and the grade of the subterranean parking.

ALEX GOLDBERG, WEST HOLLYWOOD, opposes staff's recommendation of approval.

BRIAN LANE, LOS ANGELES, architect, presented the applicant's rebuttal. He detailed light and shadow, and height.

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

Zone Text Amendment 2007-008:

Vice-Chair Altschul requested clarification on the common open space and restaurant space.

Commissioner DeLuccio moved to: 1) approve Zone Text Amendment 2007-008.

Seconded by Chair Guardarrama. He requested an added amendment: a) the decision maker shall make a finding that any shift in common open space verses private open space, shall be likely to improve the quality of life of residents in those units (and or the building).

Commissioner DeLuccio stated his approval of this added amendment.

Michael Jenkins, City Attorney, stated his concerns with the wording of the requested amendment. He requested clarification of the language to be included in the motion.

Discussion was held regarding common open space and possible alternatives.

Chair Guardarrama withdrew the requested amendment.

ACTION: 1) Adopt Resolution No. PC 08-808 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE TEXT AMENDMENT 2007-008, REGARDING COMMON OPEN SPACE IN MIXED-USE PROJECTS, LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner DeLuccio, seconded by Chair Guardarrama and passes on a Roll Call Vote:**

AYES: D'Amico, DeLuccio, Yeber, Vice-Chair Altschul, Chair Guardarrama.

NOES: Commissioner Hamaker.

ABSENT: Commissioner Bernstein.

RECUSED: None.

Demolition Permit 2007-015, Development Permit 2007-021, Modification Permit 2007-009, Tentative Tract Map 2007-013:

Commissioner DeLuccio questioned the step-down in the higher height to the lower height, and questioned fire department regulations.

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

Seconded by Vice-Chair Altschul.

Commissioner Hamaker stated her opposition to the project. She commented on the architectural style and materials.

Commissioner Yeber had concerns with the design. He would have like to have seen the back staircase articulated a little more and the overall design refined.

Commissioner D'Amico stated his support of the project design.

Chair Guardarrama stated his support of the project design.

1) Approve the application; 2) Adopt Resolution No. PC 08-806 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THE CITY COUNCIL CONDITIONALLY APPROVE DEMOLITION PERMIT 2007-015, DEVELOPMENT PERMIT 2007-021 AND MODIFICATION PERMIT 2007-009, FOR THE CONSTRUCTION OF A TWENTY-UNIT MIXED-USE CONDOMINIUM DEVELOPMENT, FOR THE PROPERTY LOCATED AT 8350 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 08-807 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THE CITY COUNCIL CONDITIONALLY APPROVE TENTATIVE TRACT MAP 2007-013 (MAJOR LAND DIVISION NO. 61462), FOR THE PROPERTY LOCATED AT 8350 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."; and 4) Close Public Hearing Item 9.B. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Altschul and passes on a Roll Call Vote:**

AYES: D'Amico, DeLuccio, Yeber, Vice-Chair Altschul, Chair Guardarrama.

NOES: Commissioner Hamaker.

ABSENT: Commissioner Bernstein.

RECUSED: None.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 8:50 P.M.
AND RECONVENED AT 8:55 P.M.**

C. 8720 Sunset Boulevard (Double 7).

Conditional Use Permit 2008-001, Development Permit 2008-001:

Christopher Corrao, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, March 20, 2008.

He stated the applicant is requesting a conditional use permit and development permit for a new bar/lounge in an existing restaurant space in the lower level of the structure. The scope of work for the project includes the conversion of 2,137 square-feet of storage space to bar/lounge with a disc jockey and food service. The project would require thirteen additional parking spaces to be provided on-site at Sunset Plaza.

He spoke and detailed the menu, hours of operation, valet parking, crime statistics, and parking.

He stated for the record the following corrections:

1). The school noted in the staff report has hours that do not overlap with the proposed bar/lounge.

2). There is a typographical error in the staff report and resolution which indicated that Mr. Lehman filed the application on behalf on Montgomery Management, this is not correct. Montgomery Management is the property owner, the application was filed by Mr. Lehman on behalf of BLT Steak, LA.

3). The staff report indicated that a new ABC license would be required for the new bar/lounge – however the applicant decided to allow patrons to travel freely between the BLT Steak and Double 7 which only requires a duplicate license from ABC.

4). Finally, the staff report and resolution reads that the project requires 25 parking spaces, that is a typo, the project requires 13 additional parking spaces.

Staff recommends approval.

Commissioner Hamaker questioned the alcohol licensing.

Commissioner Hamaker disclosed for the record she made a site-visit over a year ago.

Vice-Chair Altschul disclosed for the record he made a site-visit over a year ago.

Chair Guardarrama disclosed for the record he met with the applicant and discussed the project in concept only.

Chair Guardarrama opened public testimony for Item 9.C:

MARK LEHMAN, WEST HOLLYWOOD, applicant, presented the applicant's report. He provided a history of the property and business. He detailed the usage of space, connectivity, management operations, menu, and parking.

DAVID RABIN, NEW YORK, applicant, continued the applicant's report. He provided a history of the business and overall ambiance.

BRAD JOHNSON, WEST HOLLYWOOD, applicant, continued the applicant's report. He detailed the current operations of the business.

Commissioner Hamaker questioned if the restrooms are ADA compatible.

MARK E. MONTGOMERY, LOS ANGELES, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding alcohol licensing.

MARK LEHMAN, WEST HOLLYWOOD, applicant, presented the applicant's rebuttal. He spoke regarding lease-hold, ownership, and alcohol licensing.

Commissioner DeLuccio requested clarification on the alcohol licensing.

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

Chair Guardarrama moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner DeLuccio.

John Keho, Planning Manager, stated for the record the following needs to be added to Condition 8.3) of draft Resolution No. PC 08-809: "...and all patrons must exit the bar by 2:00 A.M."

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 08-809 as amended: a) the following shall be added to Condition 8.3) of draft Resolution No. PC 08-809: "...and all patrons must exit the bar by 2:00 A.M.", "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING CONDITIONAL USE PERMIT 2007-008 AND DEVELOPMENT PERMIT 2008-001, FOR THE CONVERSION OF 2,137 SQUARE-FEET OF EXISTING RESTAURANT TO BAR/LOUNGE WITH DISC JOCKEY, FOR THE PROPERTY LOCATED AT 8720 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."; and 3) Close Public Hearing Item 9.C. **Moved by Chair Guardarrama, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: D'Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Altschul, Chair Guardarrama.

NOES: None.

ABSENT: Commissioner Bernstein.

RECUSED: None.

10. NEW BUSINESS.

A. General Plan Community Fair Summary.

ACTION: 1) Moved for discussion before Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Altschul and unanimously carried as part of the amended agenda.**

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Director's Report. None.

B. Planning Manager's Update.

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission. He commented on a possible update training seminar to be held on May 1, 2008, regarding commission policies and actions.

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the General Plan and subterranean parking garage grades.

MARK E. MONTGOMERY, LOS ANGELES, commented on traffic and parking.

15. ITEMS FROM COMMISSIONERS.

Commissioner Yeber announced there will be an MTA meeting to be held at Plummer Park Community Center on Wednesday, March 26, 2008 at 6:30 P.M. regarding long range planning for the entire region. He encouraged participation.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 9:25 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, April 3, 2008 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 APRIL, 2008.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR