



PLANNING COMMISSION MINUTES
Regular Meeting
June 19, 2008

West Hollywood Plummer Park Community Center – Rooms 5 and 6
7377 Santa Monica Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Guardarrama called the meeting of the Planning Commission to order at 6:33 P.M.

2. PLEDGE OF ALLEGIANCE: Robert Kalonian led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: Jennifer Alkire, Associate Planner, Bianca Siegl, Associate Planner, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Michael Jenkins, City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, June 19, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Bernstein and unanimously carried.**

5. APPROVAL OF MINUTES.

A. June 5, 2008

ACTION: Continue to Thursday, July 17, 2008. **Motion carried by consensus of the Commission.**

6. PUBLIC COMMENT.

ROBERT KALONIAN, WEST HOLLYWOOD, commented on the Valadon Hotel and stated the application regarding the proposed new lobby fronting Larrabee Street has been officially withdrawn at this time.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on disability access regarding sidewalk depth.

7. ITEMS FROM COMMISSIONERS.

Commissioner Bernstein commented on disability accessibility on sidewalks.

Commissioner Yeber commented on disability accessibility on sidewalks.

8. CONSENT CALENDAR.

A. 8822 Cynthia Street. (Valadon Hotel)

Conditional Use Permit 2008-002:

On Thursday, June 5, 2008, the Planning Commission approved a request to use the roof deck area at the existing Valadon Hotel as a new bar/lounge for registered guests and invitees of registered guests. At that time, the Planning Commission directed staff to return with a resolution of approval for this project.

ACTION: 1) Move to Excluded Consent Calendar. **Moved by Commissioner Yeber and unanimously carried.**

9. PUBLIC HEARINGS.

A. Zone Text Amendment 2008-003:

Continued from Thursday, May 15, 2008. Bianca Siegl, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, June 19, 2008.

She detailed the history of the City Council request regarding amendment of the City of West Hollywood Zoning Ordinance for solar collection systems. She stated the proposed amendment would follow with State law requirements for approving solar collection systems by removing aesthetic restrictions and would encourage installation of solar collectors by allowing for greater flexibility in the location and orientation of the panels.

Staff recommends approval of these changes to the City Council.

Commissioner Hamaker requested clarification regarding the solar batteries. She had concerns regarding the aesthetics.

Commissioner Yeber requested clarification regarding net metering.

Commissioner Bernstein disclosed for the record his residence has a flat roof and solar panels were installed in 2005. He had conversations with Councilmember Duran's office regarding regulations.

Chair Guardarrama opened public testimony for Item 9.A:

JEANNE DOBRIN, WEST HOLLYWOOD, supports staff's recommendation of approval.

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

ACTION: 1) Adopt Resolution No. PC 08-820 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2008-003, RELATING TO SOLAR ACCESS AND SOLAR EQUIPMENT." **Moved by Vice-Chair Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

B. 9008 Keith Avenue.

Demolition Permit 2007-020, Development Permit 2007-027, Tentative Trace Map 2007-016:

Applicant is requesting to demolish an existing single-family dwelling and construct a two-story, three-unit condominium building with subterranean parking.

ACTION: Continue to Thursday, July 17, 2008. **Moved by Commissioner DeLuccio, seconded by Commissioner Bernstein and unanimously carried as part of the approved agenda.**

C. 8811 Santa Monica Boulevard. (Eleven)

Amendment Permit 2008-005:

Applicant is requesting to extend hours of operation of a nightclub with dancing: 8:00 A.M. to 2:00 A.M., Sunday through Thursday; and 8:00 A.M. to 4:00 A.M., Friday through Saturday.

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

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR.

A. 8822 Cynthia Street. (Valadon Hotel)

Conditional Use Permit 2008-002:

On Thursday, June 5, 2008, the Planning Commission approved a request to use the roof deck area at the existing Valadon Hotel as a new bar/lounge for registered guests and invitees of registered guests. At that time, the Planning Commission directed staff to return with a resolution of approval for this project.

Vice-Chair Altschul requested the following conditions be amended to read as follows: a) Condition 2.3) Planning Division staff shall present Conditional Use Permit 2008-002 to the Planning Commission Community Development Director for update and review annually beginning six (6) months following its approval by the Commission. The Commission Community Development Director may, at this review, vote opt, elect or choose to place the item on a future agenda for amendment, modification of conditions, or revocation; and b) Condition 4.8) Alcohol service on the roof top deck is restricted to seated registered hotel guests and invitees of such guests only.

Commissioner DeLuccio requested the following condition be amended to read as follows: a) Condition 2.3) Planning Division staff shall present Conditional Use Permit 2008-002 to the Community Development Director for update and review annually beginning six (6) months following its approval by the Commission. The Community Development Director may, at this review, vote opt, elect or choose to place the item on a future Planning Commission agenda for amendment, modification of conditions, or revocation.

Commissioner Bernstein stated the requested changes reflect his intentions of his original motion.

ACTION: 1) Adopt Resolution No. PC 08-818 as amended: a) Condition 2.3) *“Planning Division staff shall present Conditional Use Permit 2008-002 to the Community Development Director for update and review annually beginning six (6) months following its approval by the Planning Commission. The Community Development Director may, at this review, choose to place the item on a future Planning Commission agenda for amendment, modification of conditions, or revocation”*; and b) Condition 4.8) *“Alcohol service on the roof top deck is restricted to seated registered hotel guests and invitees of such guests only;”* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING CONDITIONAL USE PERMIT 2008-002, A REQUEST TO USE 304 SQUARE FOOT DINING ROOM ON THE TOP FLOOR AND 2,489 SQUARE FOOT OUTDOOR ROOF DECK AREA AS A BAR/LOUNGE FOR GUESTS AND INVITEES OF GUESTS OF THE EXISTING HOTEL KNOWN AS THE VALADON HOTEL, LOCATED AT 8822 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA.” **Moved by Commissioner DeLuccio, seconded by Vice-Chair Altschul and unanimously carried.**

13. ITEMS FROM STAFF.

A. Director's Report.

Susan Healy Keene, Director of Community Development, updated City Council actions from Monday, June 16, 2008. City Council denied the appeal of Planning Commission approval of 1246 N. Genesee Avenue, West Hollywood, California, City Council modified the West Hollywood Municipal Code regarding Bicycles on Sidewalks, and City Council directed staff to return with a Zone Text Amendment regarding potential cultural resource designations.

B. Planning Manager's Update.

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission.

He stated the Planning Commission meeting for Thursday, July 3, 2008 has been cancelled. The next regularly scheduled meeting will be on Thursday, July 17, 2008.

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on historical properties and the vacant property located at 1343 N. Laurel Avenue, West Hollywood, California.

PATRICK NAESSEN, WEST HOLLYWOOD, commented on the lack of notification regarding the alternate Planning Commission meeting location.

PAUL TAFFER, WEST HOLLYWOOD, commented on the lack of notification regarding the alternate Planning Commission meeting location.

MICHELLE FOSTER, WEST HOLLYWOOD, commented on the lack of notification regarding the alternate Planning Commission meeting location.

15. ITEMS FROM COMMISSIONERS.

Commissioner DeLuccio requested additional review time for the Draft Environmental Impact Report regarding 9040 - 9056 Sunset Boulevard, West Hollywood, California.

Commissioner D'Amico thanked Chair Guardarrama for his term of service as Chair of the Planning Commission.

Commissioner Hamaker thanked Chair Guardarrama for his term of service as Chair of the Planning Commission.

Vice-Chair Altschul thanked Chair Guardarrama for his term of service as Chair of the Planning Commission.

Chair Guardarrama thanked everyone for their support during his term of service as Chair of the Planning Commission.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:20 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, July 17, 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 17TH DAY OF JULY, 2008.


CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR