



PLANNING COMMISSION MINUTES
Regular Meeting
May 1, 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: Steve Martin led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: Vice-Chair Altschul.

Staff Present: Michael Barney, Assistant Planner, Christopher Corrao, Assistant Planner, Donn Uyeno, Project Manager, Department of Transportation, John Chase, Urban Designer, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, May 1, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried; notating the abstention of Vice-Chair Altschul.**

5. APPROVAL OF MINUTES.

A. April 17, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, April 17, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Vice-Chair Altschul.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS.

Commissioner Yeber thanked everyone for their condolences regarding his mother's passing and gave an update on the National American Planning Association.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. 507 N. Orlando Avenue.

Demolition Permit 2007-032, Development Permit 2007-051, Tentative Tract Map 2008-002:

Continued from Thursday, April 3, 2008 and Thursday, April 17, 2008. Michael Barney, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, May 1, 2008.

He stated the applicant is requesting to demolish two existing single-family dwellings and construct a new four-story, eight-unit condominium residential building, with subterranean parking.

He detailed the neighborhood dynamics, courtyard housing standards, parking, front and rear yard setbacks, private and common open space, green building ordinance, and landscaping.

John Chase, Urban Designer, presented the Design Review Subcommittee report and spoke regarding neighborhood compatibility and urban design.

Staff recommends approval.

Commissioner D'Amico questioned the front yard setbacks and projections.

Commissioner Yeber questioned if a sun study was prepared.

Chair Guardarrama opened public testimony for Item 9.A:

DEMITRI SAMAHA, WEST HOLLYWOOD, applicant, presented the applicant's report. He detailed the history of various projects he has worked on within the City of West Hollywood.

DAVID KELLEN, LOS ANGELES, architect, continued the applicant's report. He detailed the history of the project and spoke on internal design, unit size, courtyard standards, height limitations, density and public transportation.

SVEN TOORVALD, WEST HOLLYWOOD, opposes staff's recommendation of approval.

ANDREA TOBEY, SANTA MONICA, has concerns regarding this item. She spoke regarding design, massing, scaling, and neighborhood compatibility.

JESSIE DE SANTIAGO, WEST HOLLYWOOD, opposes staff's recommendation of approval.

WENDY BRAITMAN, LOS ANGELES, has concerns regarding this item. She spoke regarding the neighborhood petition against the project.

DAVID FRANCO, SANTA MONICA, opposes staff's recommendation of approval.

MARGARET KING, LOS ANGELES, opposes staff's recommendation of approval.

ZANE GERTZMAN, LOS ANGELES, has concerns regarding this item. He spoke regarding neighborhood compatibility, parking and traffic issues.

THOMAS THOMSON, WEST HOLLYWOOD, opposes staff's recommendation of approval.

ALEX LOMBARDO, WEST HOLLYWOOD, supports staff's recommendation of approval.

ANDREW GLASS, WEST HOLLYWOOD, opposes staff's recommendation of approval.

GABRIELLE TRACY, LOS ANGELES, opposes staff's recommendation of approval.

PHILIP BLOCK, WEST HOLLYWOOD, opposes staff's recommendation of approval.

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding courtyard standards, green standards, massing and landscaping.

DANI DAVE, AGOURA HILLS, opposes staff's recommendation of approval.

JEFFREY HORNADAY, WEST HOLLYWOOD, opposes staff's recommendation of approval.

MEG HORNADAY, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JOHN MENDEZ, WEST HOLLYWOOD, opposes staff's recommendation of approval.

LYNNE KIRSTE, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding courtyard housing standards, parking, square footage, and driveway sloping.

DEMETRI SAMAHA, WEST HOLLYWOOD, applicant, presented the applicant's rebuttal. He spoke and detailed neighborhood compatibility, parking, traffic and urban design.

JOSH WAYSOR, LOS ANGELES, applicant's representative, continued the applicant's rebuttal. He spoke on neighborhood compatibility, massing, and design.

Commissioner DeLuccio questioned if there was any interaction with the residents.

Commissioner D'Amico questioned the square-footage of the courtyard and the trash bin location.

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

Commissioner Bernstein disclosed for the record, he made a site-visit and met with the neighbor Mr. Sven Toorvald.

Commissioner D'Amico disclosed for the record, he made a site-visit and discussed matters contained within the staff report with the neighbor Mr. Sven Toorvald.

Commissioner Yeber disclosed for the record, he made a site-visit and discussed matters contained within the staff report with the neighbor Mr. Sven Toorvald.

Commissioner Hamaker disclosed for the record, she made a site-visit.

Chair Guardarrama disclosed for the record, he met and discussed matters contained within the staff report with the neighbor Mr. Sven Toorvald.

Chair Guardarrama stated his issues pertaining to the courtyard standards.

Chair Guardarrama moved to: 1) continue to a date certain of least ninety (90) days and re-noticed; and 2) redesign the project to comply with the courtyard standards in a way that both meets the spirit of the courtyard ordinance or technical aspects of it; or make it comply with the Zoning Code in general.

Seconded by Commissioner DeLuccio.

Discussion was held regarding timelines.

Commissioner DeLuccio questioned the square-footage of the units. He stated he would like the applicant to take a second look regarding the square-footage of the units.

Commissioner Hamaker commented on the design, neighborhood compatibility, and parking. She would like to see the building set back.

Commissioner Yeber had concerns with a four-story courtyard building, lack of sunlight, neighborhood compatibility, and design. He suggested a reduction in height; if that's not possible, bring the projections in the front up a second story, with the possibility of setting back the third or even fourth story. He had concerns the side yards are straight walls up. He would like to see it more compassionate to the neighbors.

Commissioner Hamaker requested an amendment to the motion: 1) a neighborhood meeting shall take place prior to the next Planning Commission hearing.

Chair Guardarrama agreed to this amendment.

Commissioner DeLuccio agreed to this amendment.

Commissioner D'Amico suggested adding the ninth unit back into the project, take the size of all units to 1,200 square-feet, and put the trash bin in the garage or inside the courtyard.

Commissioner Bernstein commented on the courtyard standards, design, neighborhood compatibility and traffic impacts regarding live/work units.

ACTION: 1) Continue to a date certain of at least ninety (90) days and legally re-notice; 2) redesign the project to comply with the courtyard standards in a way that both meets the spirit of the courtyard ordinance or technical aspects of it; or make it comply with the Zoning Code in general; 3) a neighborhood meeting shall take place before the next Planning Commissioner hearing date; for the property located at 507-509 N. Orlando Avenue, West Hollywood, California; and 4) Close Public Hearing Item 9.A. **Moved by Chair Guardarrama, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

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

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:10 P.M. AND RECONVENED AT 8:20 P.M.

**B. 8857 Santa Monica Boulevard (Mickey's).
Administrative Permit 2008-007, Conditional Use Permit 2008-003,
Development Permit 2008-003:**

Christopher Corrao, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, May 1, 2008.

He stated the applicant is requesting to convert second story office space to a lounge with bar with outdoor terrace, expand an existing outdoor dining area on the ground floor by recessing the façade of the structure, and also requesting the addition of two bars, one in the proposed outdoor dining area expansion and another in the proposed second story lounge area.

He provided a detailed history of the property and spoke on square-footage, hours of operation, parking, recent code compliance citations, and live entertainment.

Staff recommends approval.

Commissioner Bernstein questioned noise regulations.

Chair Guardarrama opened public testimony for Item 9.B:

MICHAEL NIEMEIR, LOS ANGELES, owner, presented the architectural firm.

DEAN LARKIN, LOS ANGELES, architect, presented the applicant's report. He detailed the history of the property and spoke regarding the façade and inside layout.

NADIA SUTTON, WEST HOLLYWOOD, spoke in support of 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.

TIMOTHY MEEPEGAMA, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

IVAN LUKICH, EL SEGUNDO, spoke in support of staff's recommendation of approval.

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

John Keho, Planning Manager, clarified the parking issues in relation to the Pacific Design Center.

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

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

Seconded by Commissioner Bernstein.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 08-817 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING ADMINISTRATIVE PERMIT 2008-007, CONDITIONAL USE PERMIT AMENDMENT 2008-003 AND DEVELOPMENT PERMIT 2008-003, FOR THE CONVERSION OF SECOND STORY OFFICE SPACE TO A LOUNGE WITH BAR AND EXPANSION OF AN EXISTING FIRST FLOOR OUTDOOR DINING AREA WITH A NEW OUTDOOR BAR, FOR THE PROPERTY LOCATED AT 8857 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."; and 3) Close Public Hearing Item 9.B. **Moved by Commissioner DeLuccio, seconded by Commissioner Bernstein and passes on a Roll Call Vote:**

AYES: Bernstein, D'Amico, DeLuccio, Hamaker, Yeber, Chair Guardarrama.

NOES: Vice-Chair Altschul.

ABSENT: None.

RECUSED: None.

C. 540 N. Huntley Drive.

Administrative Permit 2007-019:

Applicant is requesting to legalize one unpermitted dwelling unit in garage and remove one unpermitted dwelling unit attached to an existing duplex.

ACTION: 1) Continue to a date uncertain. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried as part of the approved agenda; notating the abstention of Vice-Chair Altschul.**

10. NEW BUSINESS.

A. Sunset Strip Beautification Project Update.

Donn Uyeno, Project Manager, Department of Transportation, provided a visual presentation and background information as presented in the staff report dated Thursday, May 1, 2008.

He stated the Sunset Strip Beautification Project is currently in the design phase. The scope of the project includes the following: 1) pavement resurfacing; 2) replacing damaged sidewalks; 3) implement greening opportunities on Sunset Boulevard; 4) improving roadway and crosswalk markings; and 5) upgrading traffic signal equipment.

Commissioner Hamaker questioned the time-frame, landscaping in relationship to the billboards, street trees and sidewalk width.

Commissioner Yeber questioned the street pavement options and proposed medians.

Chair Guardarrama opened public comment for Item 10.A:

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on pedestrian signals, street trees, and sidewalk width.

ACTION: Close public comment for Item 10.A. **Motion carried by consensus of the Commission.**

B. Permit Findings Update.

Christi Hogin, Assistant City Attorney, presented the general rules governing findings and the definitions of “substantial evidence.” She discussed the use of variances and the role of staff and commission in implementing the Zoning Ordinance.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Director’s Report.

Susan Healy Keene, Director of Community Development, provided an update on the Interim Zoning Ordinance, amendments to the Pacific Design Center Red Building, and the appeal of 1342 N. Hayworth Avenue, which will be going forward to the City Council on Monday, May 5, 2008.

She commented on the League of California Cities Planners Institute and highlighted the upcoming California Chapter of the American Planning Association Conference to be held September 9-24, 2008 in Hollywood, California. She encouraged participation.

B. Planning Manager’s Update.

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

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on progress and density.

15. ITEMS FROM COMMISSIONERS.

Commissioner D’Amico suggested on behalf of a constituent, future staff reports contain unit size and whether parking is compact or standard.

Commissioner Yeber provided an update on the League of California Cities Planners Institute. He encouraged participation in future conferences.

16. ADJOURNMENT: The Planning Commission adjourned at 9:40 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 15, 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 15TH DAY
OF MAY, 2008.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR