



PLANNING COMMISSION MINUTES
Regular Meeting
April 17, 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 6:36 P.M.

2. PLEDGE OF ALLEGIANCE: Jim Arnone 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: Francisco Contreras, Associate Planner, Jory Phillips, Senior Planner, John Chase, Urban Designer, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Michael Jenkins, City Attorney, and David Gillig, Commission Secretary.

**Commissioner Hamaker arrived after official Roll Call at 6:43 p.m.*

4. APPROVAL OF AGENDA:

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

5. APPROVAL OF MINUTES.

A. April 3, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, April 3, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Bernstein and unanimously carried; notating the abstention of Commission Hamaker.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS. None.

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:

Applicant is requesting to demolish two existing single-family dwellings and construct a nine-unit, four-story condominium building, above one level of subterranean parking.

ACTION: 1) Continue to Thursday, May 1, 2008. **Moved by Vice-Chair Altschul, seconded by Commissioner DeLuccio and unanimously carried as part of the approved agenda; notating the abstention of Commissioner Hamaker.**

B. 1200 N. Alta Loma Road (Sunset Marquis Hotel).

Amendment Permit 2007-031, Administrative Permit 2008-010:

Applicant is requesting to reconfigure hotel space, converting a previously approved banquet room to restaurant with outdoor dining, an exercise room to a health spa with treatment rooms and to discontinue an existing restaurant.

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

C. 8764 Melrose Avenue (Cecconi's).

Administrative Permit 2007-062, Minor Conditional Use Permit 2007-018:

Francisco Contreras, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, April 17, 2008.

He stated the applicant is requesting to remodel the existing restaurant, which would include the addition of an 876 square-foot outdoor dining patio and related site improvements. The property is non-conforming due to the lack of a minor conditional use permit for the sale, service, and consumption of alcohol, the concurrent approval of a new minor conditional use permit is required for the proposed remodel.

He detailed the history of the project site and spoke on the reorganization of the floor plan, outdoor dining, parking, ingress and egress, traffic impacts, valet operations, alcohol licensing, requested hours of operation, and interior color schemes.

Staff recommends approval.

Commissioner Bernstein disclosed for the record, he made a site visit and discussed matters contained within the staff report with the applicant's representative.

Commissioner DeLuccio disclosed for the record, he discussed matters contained within the staff report with the applicant's representative.

Commissioner Yeber disclosed for the record, he discussed matters contained within the staff report with the applicant's representative.

Commissioner Hamaker disclosed for the record, she discussed matters contained within the staff report with the applicant's architect.

Chair Guardarrama disclosed for the record, he discussed matters contained within the staff report with the applicant's representative.

Chair Guardarrama opened public testimony for Item 9.C:

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative, presented the applicant's report. He provided a detailed history of the project site and spoke on the outdoor dining area, square footage, landscaping, valet parking operations, and noise issues. He requested the outdoor dining hours be amended to close at 1:00 A.M. nightly.

ROBIN HUTSEN, WINCHESTER, ENGLAND, applicant, continued the applicant's report. He detailed the business operations, interior design, and materials. He requested the outdoor dining hours be amended to close at 1:00 A.M. nightly.

Commissioner Yeber requested clarification of the height limits regarding the surrounding outdoor dining walls and square-footage of storage.

EDWARD LEVIN, architect, clarified and detailed the height limits of the surrounding outdoor dining walls and the square-footage.

ARLEN H. ANDELSON, BEVERLY HILLS, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding hours of operation, alcohol sales and service, and noise.

LAUREN MEISTER, WEST HOLLYWOOD, President, West Hollywood West Residents Association, has concerns regarding this item. She spoke regarding hours of operation, delivery schedules and amplified sound.

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative, presented the applicant's rebuttal. He spoke on delivery hours and hours of operation.

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

Commissioner DeLuccio requested clarification regarding the hours of operation and alcohol service and garbage disposal.

Commissioner DeLuccio moved to: 1) approve staff's recommendation with the following amendment: a) outdoor dining hours shall be until 1:00 A.M. daily.

Seconded by Commissioner Hamaker with the following amendment: a) there shall be a six month review by the Community Development Director.

Commissioner DeLuccio agreed to this amendment.

Vice-Chair Altshul had concerns with the outdoor dining hours. He agreed with staff's recommendation regarding the outdoor dining hours until 12:00 A.M. (midnight) daily.

Commissioner Bernstein stated his support of the amended motion.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 08-813 as amended: a) outdoor dining hours shall be until 1:00 A.M. daily; and b) a six month review by the Community Development Director; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING ADMINISTRATIVE PERMIT 2007-062 AND MINOR CONDITIONAL USE PERMIT 2007-018, FOR THE REMODEL AND EXPANSION OF AN EXISTING RESTAURANT INCLUDING THE ADDITION OF 876 SQUARE-FEET OF OUTDOOR DINING AREA AND RELATED SITE IMPROVEMENTS WITH THE SALES, SERVICE, AND CONSUMPTION OF FULL ALCOHOL AS ACCESSORY TO THE RESTAURANT USE, FOR THE PROPERTY LOCATED AT 8764 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA."; and 3) Close Public Hearing Item 9.C. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker 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 7:10 P.M.
AND RECONVENED AT 7:25 P.M.**

Commissioner DeLuccio recused himself from the dais and left the meeting; stating his residence is within the 500' radius of the property.

**D. 750 San Vicente Boulevard (Pacific Design Center Red Building).
Specific Plan Amendment 2008-010, Development Agreement
Amendment 2008-011, Negative Declaration:**

Jory Phillips, Senior Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, April 17, 2008.

He stated the applicant is requesting amendments to the Pacific Design Center Specific Plan and Pacific Design Center Red Building Development Agreement height limits to accommodate architectural projection and mechanical equipment, and to increase the floor area of the Pacific Design Center Red Building.

He detailed the history of the project and spoke on current plan check, issued permits, proposed amendments, height limits, gross floor area, parking configuration, square-footage, setbacks, location of mechanical equipment, and the potential view for view, shadow and traffic impacts.

Staff recommends approval.

Commissioner Bernstein requested clarification regarding square-footage and parking requirements.

Commissioner Bernstein disclosed for the record, he spoke to the applicant's agents.

Chair Guardarrama disclosed for the record, he spoke to the applicant's agents.

Chair Guardarrama opened public testimony for Item 9.D:

JIM ARNONE, MALIBU, applicant's representative, presented the applicants report. He detailed the project history and spoke on height limits, mechanical space, setbacks, and square-footage.

GENEVIEVE MORRILL, LOS ANGELES, Vice-President, Pacific Design Center, spoke in support of staff recommendation. She detailed construction and noise mitigation issues that are currently ongoing with the neighborhood residents.

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke on noise mitigation regarding construction issues and stated his support of the building.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on retail usage, pedestrian usage, traffic and parking. She spoke in support of the building.

Commissioner Hamaker requested clarification regarding the glass façade.

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

Vice-Chair Altschul moved to: 1) approve staff's recommendation; including the legal addendums.

Seconded by Commissioner Bernstein.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 08-815 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION, AND APPROVE SPECIFIC PLAN AMENDMENT 2008-010 AND DEVELOPMENT AGREEMENT AMENDMENT 2008-011, TO AMEND THE PACIFIC DESIGN CENTER SPECIFIC PLAN AND THE PACIFIC DESIGN CENTER RED DEVELOPMENT AGREEMENT HEIGHT LIMITS AND FLOOR AREA FOR THE PACIFIC DESIGN CENTER RED BUILDING, FOR THE PROPERTY LOCATED AT 750 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.D. **Moved by Vice-Chair Altschul, seconded by Commissioner Bernstein and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

RECUSED: Commissioner DeLuccio.

10. **NEW BUSINESS.** None.

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 Palihouse and the General Plan.

B. Planning Manager's Update.

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

14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker questioned the status of the Sunset Millennium litigation issues.

Commissioner Bernstein stated he recently attended a Planning Commissioner training course.

16. ADJOURNMENT: The Planning Commission adjourned at 7:55 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 1, 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 1ST DAY OF MAY, 2008.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR