



PLANNING COMMISSION MINUTES
Regular Meeting
January 4, 2007

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

1. CALL TO ORDER:

Chair D'Amico called the meeting of the Planning Commission to order at 6:30 P.M.

2. PLEDGE OF ALLEGIANCE: Allegra Allison led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: Rachel Heiligman, Associate Planner, John Keho, Planning Manager, Susan Healy Keene, Community Development Director, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, January 4, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**

5. APPROVAL OF MINUTES.

A. December 7, 2006

ACTION: Approve the Planning Commission Minutes of Thursday, December 7, 2006 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**

6. PUBLIC COMMENT.

STEVE MARTIN, WEST HOLLYWOOD, commented on development, rental and affordable housing.

ED BUCK, WEST HOLLYWOOD, commented on housing and livability.

PATRICIA NELL WARREN, WEST HOLLYWOOD, commented on future goals and visions for the City of West Hollywood. She stated her candidacy for City Council of the City of West Hollywood.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the work accomplished by the Planning Commission over the last year.

STEVEN KOLLER, WEST HOLLYWOOD, commented on and stated his candidacy for City Council of the City of West Hollywood.

HEAVENLY WILSON, WEST HOLLYWOOD, commented on freedom of expression by members of the City of West Hollywood's commission's.

7. ITEMS FROM COMMISSIONERS.

Chair D'Amico detailed the objectives of the upcoming Housing Summit discussion on Thursday, January 18, 2007. He encouraged the public to participate.

Commissioner DeLuccio encouraged the public to participate in the upcoming Housing Summit discussion on Thursday, January 18, 2007.

8. CONSENT CALENDAR.

A. 846 N. Huntley Drive.

Tentative Tract Map 2006-023: On Thursday, December 7, 2006, the Planning Commission conditionally approved the request to subdivide a two-unit residential project into a common interest development, for the property located at 846 N. Huntley Drive, West Hollywood, California.

ACTION: 1) Adopt Resolution No. PC 06-705 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2006-023 (PRELIMINARY PARCEL MAP NO. 67808) FOR THE SUBDIVISION OF A TWO-UNIT RESIDNETIAL PROJECT INTO A COMMON INTEREST DEVELOPMENT, FOR THE PROPERTY LOCATED AT 846 N. HUNTLEY DRIVE, WEST HOLLYWOOD, CALIFORNIA". **Moved by Commissioner DeLuccio, seconded by Commissioner Bartolo and unanimously carried; noting the abstention of Commissioner Hamaker.**

9. PUBLIC HEARINGS.

A. 8590 Sunset Boulevard (Equinox).

Conditional Use Permit 2006-016, Development Permit 2006-046: Rachel Heiligman, Associate Planner, provided background information as presented in the staff report dated Thursday, January 4, 2007.

She stated the project proposal is to reconfigure an existing tenant space to expand an existing health/fitness facility known as "Equinox". The reconfiguration will also establish a separate personal service land use proposed to function as an independent spa business that maintains association with the health/fitness facility. In addition, the site ownership of the Plaza at Sunset Millennium has requested to convert several retail tenant spaces to office and storage. In total, the project proposal will convert 11,203 square-feet of restaurant and retail space to three land uses: expanded health/fitness facility, personal service, and office/storage.

She stated the business taxes (fees) have been paid and are currently up to date with the City of West Hollywood's Finance Department.

Staff recommends approval.

Commissioner Altschul questioned if the conversion area is street frontage.

Rachel Heiligman, Associate Planner, stated none of the tenant spaces are visible from Sunset Boulevard, or any of the major walkways. All are located on the first floor, located in the rear of the site.

Commissioner Bartolo disclosed for the record, the consultant representing Equinox (Jeffrey Seymour) is currently doing work for The Kor Group as a consultant. She has not spoken to him about this project and will not affect her decision.

Commissioner DeLuccio disclosed for the record, Jeffrey Seymour, consultant for Equinox, left a message on his answering machine.

Commissioner Altschul disclosed for the record, he had a discussion with Jeffrey Seymour, consultant for Equinox.

Vice-Chair Guardarra disclosed for the record, he is a regular dues paying member of Equinox.

Commissioner Hamaker disclosed for the record, Jeffrey Seymour, consultant for Equinox, left a message on her answering machine. She did have a conversation with John Chase, Urban Designer regarding the design of the project.

Commissioner Thompson, disclosed for the record, he had a discussion with Jeffrey Seymour, consultant for Equinox.

Chair D'Amico disclosed for the record, he made a site-visit with Jeffrey Seymour, consultant for Equinox.

Chair D'Amico opened public testimony for Item 9.A.:

JEFFREY SEYMOUR, consultant representing Equinox, presented the applicant's report. He provided background information on the project and detailed the addition of the new (enclosed) yoga/meditation space, which will accommodate 35-45 people. He also detailed the new spa area. This area will be open to the general public, a separate entrance and will be operated separately from Equinox. The hours of operation for the spa will be 9:00 A.M. to 9:00 P.M. weekdays; and 9:00 A.M. to 7:00 P.M. weekends.

He stated his concerns with Condition 6.2 of Resolution No. PC 06-709, regarding the double-glazed windows with a vacuum in between. He was amicable to having a condition permanently locking the windows. He spoke regarding noise impact.

Commissioner Bartolo questioned the visibility of the retail spaces, the square-footage ratio between office and storage space, and what additional spa services will be offered.

Commissioner Altschul questioned if they would agree to a condition in which the windows would remain shut, subject to a six month review by the Director of Community Development to determine if double-paning is necessary.

JEFFREY SEYMOUR, consultant representing Equinox, stated for the record this condition would be acceptable and they would also assure they would be locked and would not be opened. He agreed to the six-month review.

Commissioner DeLuccio questioned the hours of operation and the current occupancy load.

Commissioner Barolo questioned the existing seating area which is to be enclosed.

MURRAY D. FISCHER, BEVERLY HILLS, representing Equinox, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on business tax payment(s), the hours of operation and parking spaces.

G.G. VERONE, WEST HOLLYWOOD, has concerns regarding this item. She spoke and questioned the original development agreement.

JEFFREY SEYMOUR, consultant representing Equinox, presented the applicant's rebuttal. He clarified the spa hours and the hours for the yoga space.

Commissioner Altschul questioned if any changes are to be made to the requirements of the valet parking.

JEFFREY SEYMOUR, consultant representing Equinox, stated for the record there are to be no changes to the valet parking.

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

Commissioner DeLuccio moved to: 1) approve staff's recommendation, with the following amendment: a) windows shall remain sealed, (but not changed to double-paned glass at this time); subject to a six-month review by the Director of Community Development.

Seconded by Commissioner Bartolo.

Discussion was held regarding the windows and verbiage for the amended section.

Commissioner Thompson amended the motion to change the verbiage regarding the windows to "locked".

Commissioner DeLuccio agreed to this change.

Commissioner Bartolo agreed to this change.

Chair D'Amico reiterated the motion: 1) approve staff's recommendation with the following amendment to Section 6.2 of Resolution No. PC 07-709; a) windows shall remain locked with a six-month review by the Director of Community Development.

ACTION: 1) Approve the application, 2) Adopt Resolution No. PC 07-709 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT 2006-016 AND DEVELOPMENT PERMIT 2006-046 ON AN APPLICATION OF EQUINOX AND THE SUNSET MILLENNIUM ASSOCIATES, LLC, TO CONVERT 11,203 SQUARE-FEET OF RESTAURANT AND RETAIL SPACES TO AN EXPANDED HEALTH/FITNESS FACILITY (EQUINOX), PERSONAL SERVICE, AND OFFICE/STORAGE USES, FOR THE PROPERTY LOCATED AT 8590 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 2) Close Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, Bartolo, DeLuccio, Hamaker, Thompson, Vice-Chair Guardarrama, Chair D'Amico.

NOES: None.

ABSENT: None.

- B. 365 N. San Vicente Boulevard (Greenwich Place Project). Final Environmental Impact Report (EIR), Development Permit 2005-027, General Plan Amendment 2005-001, Zoning Map Amendment 2005-001, Zoning Text Amendment 2006-011, Tentative Tract Map 2005-008,:** This is an application to construct in one phase a large residential housing community known as Greenwich Place. The project will include 152 residential units in four separate structures, three of which provide market rate housing and one which is dedicated to low and very low income residents. Of the thirty-five affordable units, thirty would be reserved for very low income households with the remaining five units reserved for households with low and moderate incomes.

ACTION: 1) Continue to Thursday, January 18, 2007. **Motion carried by consensus of the Commission.**

10. NEW BUSINESS.

- A. Appointment to Long-Range Planning Projects Subcommittee.**

ACTION: Appoint: 1) Donald DeLuccio; 2) Joseph Guardarrama; and 3) John D'Amico to the Planning Commission's Long-Range Planning Projects Subcommittee. **Moved by Chair D'Amico and unanimously carried.**

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

- A. Director's Report.**

Susan Healy Keene, Community Development Director, presented an update on medical marijuana, Housing Summit, Green Building initiative, Sunset Beach, New Year's festivities, and the Planner's Institute to be held in San Diego, California.

- B. Planning Manager's Update.**

John Keho, Planning Manager, updated the commission on Walgreen's, the Luckman Plaza, One LA, Bar Lubitsch, and 9062 Nemo Street. He clarified a recent local newspaper article regarding 8729 Santa Monica Boulevard, and stated for the record the city has not issued any official permits for this location.

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the Wyndham Bel Age Hotel.

15. ITEMS FROM COMMISSIONERS. None.

16. ADJOURNMENT: The Planning Commission adjourned at 7:40 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, January 18, 2007 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 18TH DAY OF JANUARY, 2007.



CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR