



PLANNING COMMISSION MINUTES
Regular Meeting
June 21, 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 6:32 P.M.

2. PLEDGE OF ALLEGIANCE: Susan Healy Keene led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: Bartolo.

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

**Commissioner Hamaker arrived after official roll call at 6:40 P.M.*

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, June 21, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**

5. APPROVAL OF MINUTES.

A. May 31, 2007

Commissioner Yeber requested the following amendment: a) page 4 of 14, last paragraph, should reference a site-visit.

ACTION: Approve the Planning Commission Minutes of Thursday, May 31, 2007 as amended. **Moved by Commissioner Altschul, seconded by Commissioner Yeber and unanimously carried; notating the abstention of Commissioner Bartolo and Commissioner DeLuccio.**

B. June 7, 2007

Commissioner Yeber requested the following amendment: a) page 4 of 11, fourth paragraph from the bottom, should be rephrased as follows: “...*the layout from a plan standpoint is problematic, and the courtyard in general. He questioned how effective the landscaping would be in the courtyard as a result of its height*”; and

b) page 9 of 11, fourth paragraph from the bottom, the word “feel” should be replaced with the word “*field*”.

ACTION: Approve the Planning Commission Minutes of Thursday, June 7, 2007 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried; notating the abstention of Commissioner Bartolo.**

6. PUBLIC COMMENT.

ROZ HELFAND, CULVER CITY, commented and encouraged attendance regarding the upcoming annual West Hollywood Book Fair, to be held Sunday, October 30, 2007, 10:00 A.M. – 6:00 P.M. at West Hollywood Park.

NICK SHAFFER, WEST HOLLYWOOD, commented on the Bel Age Hotel.

7. ITEMS FROM COMMISSIONERS.

Commissioner Altschul encouraged the public to attend the public meetings and voice their concerns.

8. CONSENT CALENDAR.

A. 841-851 $\frac{3}{4}$ Westmount Drive.

On December 1, 2003, the City Council approved the construction of a sixteen-unit condominium building. Condition 7.6 of the approval required that two Magnolias in the public right-of-way be retained. The developer has been working with the City’s Landscaping Division regarding the preservation of the trees. However, it has been determined the trees will not survive the transplant. The City’s arborist confirms that the site conditions make it unlikely that the magnolia trees will survive. Consequently, the Facilities and Landscaping Division is requiring the developer to comply with the following conditions in lieu of retaining the trees.

The developer will: 1) plant a 48-inch boxed magnolia in-lieu of transplanting the existing magnolia; and 2) donate to the City a 48-inch boxed magnolia; and 3) pay into the street tree planning account the amount of \$17,000.00, for the property located at 841-851 $\frac{3}{4}$ Westmount Drive, West Hollywood, California.

ACTION: 1) Receive and file. **Moved by Commissioner Altschul, seconded by Vice-Chair Guardarrama and unanimously carried; notating the abstention of Commissioner Bartolo and Commissioner Yeber.**

**B. 1020 N. San Vicente Boulevard.
(Bel Age Hotel - London West Hollywood)**

On May 31, 2007, the Planning Commission voted to approve an amended version of draft Resolution No. PC 07-734 approving for renovations to an existing hotel, for the property located at 1020 N. San Vicente Boulevard, West Hollywood, California.

Commissioner Yeber requested this item pulled and moved to Excluded Consent Calendar.

ACTION: 1) Move to Excluded Consent Calendar (Item 12). **Moved by Commissioner Altschul, seconded by Vice-Chair Guardarrama and unanimously carried; notating the abstention of Commissioner Bartolo and Commissioner DeLuccio.**

9. PUBLIC HEARINGS.

**A. 8401 Sunset Boulevard. (Hyatt West Hollywood)
Development Permit 2006-054, Conditional Use Permit 2006-017,
Minor Conditional Use Permit 2006-009:**

Robert Dostalek, Associate Contract Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, June 21, 2007.

He spoke on the history of the property and detailed the requested proposals, including the exterior and interior of the ground floor restaurant, bar/lounge area, restaurant operating hours, floor plan, parking capacity, neighborhood impacts, alcohol license and service.

He stated the following amendments:

- 1) Resolution No. PC 07-739; Condition 7.3) should read as follows:
"Prior to issuance of building permits final glass selection shall be subject to the review and approval of the Director of Community Development. Glass on the façade at and near the street level shall be transparent to allow visibility into and out of the hotel. Mirrored or highly reflective glass shall not be used, other glass may be used as an architectural or decorative element or to reduce the effects of southern exposure in the hotel."

- 2) Resolution No. PC 07-739; Condition 9.2) should reflect the following correction: *"2:00 A.M. to 6:00 A.M."*
- 3) Resolution No. PC 07-739; Conditions 1.7) and 1.8) *shall be deleted*. (These are duplicated of Conditions 1.5) and 1.6).
- 4) Resolution No. PC 07-739; Condition 2.2) should reflect the following correction: *"June 21, 2007"*.

Staff recommends approval.

Commissioner Altschul questioned if the restaurant facility on the street level would be totally enclosed.

Commissioner Yeber questioned the landscaping.

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

JAMES ARNONE, MALIBU, Latham and Watkins, representing the applicant, presented the applicants report. He detailed the history of the property regarding the renovation of the existing restaurant and bar area. He spoke on the intent, landscaping, outdoor dining, architectural style, mini-bars, alcohol service and transient occupancy tax. He agreed with staff's amendments and requested approval.

Commissioner Yeber requested clarification regarding the location of the trees.

DAVID THOMPSON, LONG BEACH, Latham and Watkins, representing the applicant, provided details regarding the landscaping and trees.

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

Commissioner Altschul disclosed for the record he recently attended two public events at the Hyatt West Hollywood.

Vice-Chair Guardarrama disclosed for the record he made a site-visit.

Commissioner Yeber disclosed for the record he made a site-visit.

Commissioner Altschul moved to: 1) approve staff's recommendation with the requested amendments notated by staff.

Seconded by Commissioner DeLuccio.

Commissioner Hamaker questioned the requested hours of alcohol service.

ACTION: 1) Approve the application, 2) Adopt Resolution No. PC 07-739 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING DEVELOPMENT PERMIT 2006-054, CONDITIONAL USE PERMIT 2006-017 AND MINOR CONDITIONAL USE PERMIT 2006-009, ON AN APPLICATION OF DAVID THOMPSON OF LATHAM AND WATKINS, LLP ON BEHALF OF SULYNN JEW/HYATT CORPORATION FOR THE EXPANSION OF THE GROUND FLOOR BY APPROXIMATELY 1,225 SQUARE-FEET TO ACCOMMODATE A NEW LOUNGING AREA, TO ALLOW THE RENOVATION OF THE RESTAURANT AND TO ALLOW ALCOHOL SALES THROUGH ROOM SERVICE AND MINI-BARS AT AN EXISTING HOTEL KNOWN AS HYATT WEST HOLLYWOOD, LOCATED AT 8401 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.A. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

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

NOES: Hamaker.

ABSENT: Bartolo.

RECUSED: None.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:15 P.M. AND RECONVENED AT 7:20 P.M.

B. 1211 N. Vista Street.

Conditional Use Permit 2006-015:

Robert Dostalek, Associate Contract Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, June 21, 2007.

He detailed the history of the day care center, and spoke regarding the number of children in attendance, neighborhood input, off-street parking, and loading and unloading issues.

Staff recommends denial of the application.

Commissioner Altschul questioned the feasibility of the conversion of the original use of the garage.

Commissioner Hamaker questioned the feasibility of a shuttle bus service.

Commissioner Yeber questioned the feasibility of loading and unloading street signage.

Terri Slimmer, Transportation Manager, detailed the consistency of loading and unloading street signage, passenger loading zones, enforcement and towing issues.

Commissioner DeLuccio questioned the site posting.

Commissioner Altschul questioned the feasibility of a semi-circular driveway in the front yard for loading and unloading.

Terri Slimmer, Transportation Manager, detailed traffic mitigation and circulation issues surrounding the property, and in-lieu fees.

Commissioner Yeber questioned if every possible transportation strategy has been explored. He questioned the feasibility of parking at Plummer Park.

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

SHAWN BAYLISS, LOS ANGELES, representing the applicant, presented the applicants report. He detailed the history and usage of the property, applicant's background, neighborhood compatibility, neighborhood support, similar projects (child care facilities), parking, street measurements, public parking, residential uses, and provided various options for loading and unloading. He verified the site posting.

Commissioner Altschul questioned staff on the use of parking lots located in public parks.

LEV VOLOVIK, WEST HOLLYWOOD, member of the Russian Advisory Board, opposes staff's recommendation of denial. He requested approval of the child day care center.

SHARON JOHNSON, SANTA MONICA, opposes staff's recommendation of denial. She requested approval of the child day care center.

ALEX KRIS, LOS ANGELES, opposes staff's recommendation of denial. He requested approval of the child day care center.

ALEXANDER KLEYMAN, LOS ANGELES, opposes staff's recommendation of denial. He requested approval of the child day care center.

STEVE VERNIKOV, WEST HOLLYWOOD, opposes staff's recommendation of denial. He requested approval of the child day care center.

JASON DUDEY, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

JOHN MC NAMARA, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

JULIA GOLDBERG, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

JORGE RATCOVIA, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

OLGA DAVIDOFF, WEST HOLLYWOOD, opposes staff's recommendation of denial. She requested approval of the child day care center.

SVETLANA ABUZAROVA, WEST HOLLYWOOD, opposes staff's recommendation of denial. She requested approval of the child day care center.

BORIS VILK, LOS ANGELES, opposes staff's recommendation of denial. He requested approval of the child day care center.

YAKOV FLEYDEROVICH, LOS ANGELES, opposes staff's recommendation of denial. He requested approval of the child day care center.

TANYA KRUGLYAK, WEST HOLLYWOOD, opposes staff's recommendation of denial. She requested approval of the child day care center.

JOSEPH M. ACCARDO, LOS ANGELES, opposes staff's recommendation of denial. He requested approval of the child day care center.

YOLA DORAY, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

NATALYE KOREN, LOS ANGELES, has concerns regarding this item. She spoke regarding traffic drop-off times.

ALLA PORTER, WEST HOLLYWOOD, opposes staff's recommendation of denial. She requested approval of the child day care center.

MARK BINDER, WEST HOLLYWOOD, opposes staff's recommendation of denial. He requested approval of the child day care center.

RAISA POLEN, LOS ANGELES, opposes staff's recommendation of denial. She requested approval of the child day care center.

ALLA, LOS ANGELES, opposes staff's recommendation of denial. She requested approval of the child day care center.

RAYA KARELIN, LOS ANGELES, opposes staff's recommendation of denial. She requested approval of the child day care center.

INNA SHUSHELOVSKY, LOS ANGELES, opposes staff's recommendation of denial. She requested approval of the child day care center.

JOEL H. MARK, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

ELEANOR ZEE, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

VICTOR BOROVSKY, WEST HOLLYWOOD, opposes staff's recommendation of denial. He requested approval of the child day care center.

CATHY BLAIVAS, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

ANNA BEZMAN, VALLEY VILLAGE, opposes staff's recommendation of denial. She requested approval of the child day care center.

ANIKA WARDEN, WEST HOLLYWOOD, opposes staff's recommendation of denial. She requested approval of the child day care center.

RENA KEYNISHOYA, LOS ANGELES, opposes staff's recommendation of denial. She requested approval of the child day care center.

MARINA ONIKUL, WEST HOLLYWOOD, opposes staff's recommendation of denial. She requested approval of the child day care center.

STEPHANIE HAWKER, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

SOFIA REMSKAYA, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding traffic issues.

IVAN GUZEV, LOS ANGELES, opposes staff's recommendation of denial. He requested approval of the child day care center.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on zoning, code violations, and parking issues.

SHAWN BAYLISS, LOS ANGELES, representing the applicant, presented the applicants rebuttal. He spoke on code violations, parking issues, parking spaces, loading and unloading issues and the number of additional children requested. He stated for the record they are not requesting any type of parking, loading or unloading on Vista Street. All activity should take place on Lexington Avenue.

Chair D'Amico questioned the calculation of the additional number of students requested. He questioned the garage conversion.

Commissioner Altschul questioned the turnover of children throughout the day.

SHAWN BAYLISS, LOS ANGELES, representing the applicant, stated for the record there is a total of thirty (30) roundtrips in a day. He requested a condition specifying this.

Commissioner DeLuccioi questioned where the additional parking space(s) would be acquired and the square footage of the property.

Commissioner Yeber questioned the percentage of children walked to school and the impact(s) of the possible increase.

Commissioner Hamaker questioned the off-site parking proposal and requirements located within the city boundaries of Los Angeles.

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

Commissioner Yeber disclosed for the record he made a site-visit.

Commissioner Altschul applauded the civil proceedings of this hearing. He suggested: 1) *a conditional use permit shall be granted for twenty-five students; 2) allow only one "turn" a day; 3) provide three parking spaces, which shall be worked out with staff, and conditioned upon providing parking for three employees, either on-site or off-site; 4) approval for drop-off and pick-up shall be made by the Director of Transportation; 5) a semi-circular driveway in the front shall be constructed, which would accommodate two and a-half to three vehicles with the following conditions: a) specific time schedules shall be in effect; b) a monitor for regulating the discharge of children from the vehicle(s) and parents (shall not) personally leave the vehicle(s); c) a schedule of staggered drop-offs and pick-ups; d) parents must adhere to the conditions, penalties (to be determined) will be imposed; 6) if there is a second curb-cut or semi-circular driveway, it shall be chained off at 7:00 P.M. to 7:00 A.M. (so a parking space on Vista can be reclaimed); 7) no school on Saturdays; 8) no special events for parents and families without first obtaining a permit and parking arrangements with the City of West Hollywood prior to the event(s); 9) legalize the garage in its present state; and 10) if the current use of the property is ever converted from a day care center to a normal residential use, the curb-cut shall be restored.*

Christi Hogin, Assistant City Attorney explained staff has recommended denial, therefore, no Environmental Impact Report has been done in accordance with this request. She briefed the commission on land use and the potential adverse environmental impacts this would have on the final decision.

Commissioner Altschul moved: 1) conduct an environmental study; 2) if the study is found to be consistent to accommodate the project under the above mentioned terms, a resolution shall be brought forth with those conditions incorporated; and 3) continued to Thursday, September 20, 2007.

Seconded by Commissioner DeLuccio.

Commissioner DeLuccio recommended: *1) no drop-off or pick-up on the street.*

Commissioner Hamaker stated there should not be any type of traffic circulation on Vista Street.

Commissioner Hamaker recommended: *1) further investigation of utilizing a couple of parking spaces within Plummer Park or the private parking alternative.*

ACTION: 1) Conduct an environmental study; 2) if the study is found to be consistent to accommodate the project under the following terms, a resolution shall be brought forth with the following conditions incorporated; a) *a conditional use permit shall be granted for twenty-five students; b) allow only one "turn" a day; c) provide three parking spaces, which shall be worked out with staff, and conditioned upon providing parking for three employees, either on-site or off-site; d) approval for drop-off and pick-up shall be made by the Director of Transportation; e) a semi-circular driveway in the front shall be constructed, which would accommodate two and a-half to three vehicles with the following conditions: i.) specific time schedules shall be in effect; ii.) a monitor for regulating the discharge of children from the vehicle(s), parents shall not personally leave their vehicle(s); iii.) a schedule of staggered drop-offs and pick-ups; d) parents must adhere to the conditions, penalties (to be determined) will be imposed; f) if there is a second curb-cut or semi-circular driveway, it shall be chained off from 7:00 P.M. to 7:00 A.M. (so a parking space on Vista can be reclaimed); g) no school on Saturdays; h) no special events for parents and families without first obtaining a permit and parking arrangements with the City of West Hollywood prior to the event(s); i) legalize the garage in its present state; j) if the current use of the property is ever converted from a day care center to a normal residential use, the curb-cut shall be restored; k) no drop-off or pick-up on the street; l) further investigation of utilizing a couple of parking spaces within Plummer Park or the private parking alternative; and 3) continued to Thursday, September 20, 2007. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:***

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

NOES: None.

ABSENT: Bartolo.

RECUSED: None.

Commissioner Altschul questioned the possibility of a future zone text amendment regarding the regulation of distance(s) between day care centers.

Staff stated this would be looked into.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 9:35 P.M. AND RECONVENED AT 9:40 P.M.

**C. 7700 Santa Monica Boulevard (Voda Spa).
Minor Conditional Use Permit 2007-003:**

Francisco Contreras, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, June 21, 2007.

He detailed the history of the project and spoke on the surrounding neighborhood, restaurant area, common areas and bar area. He stated the proposed use will not create any significant adverse impacts to adjacent businesses or residents. Alcohol service will only be permitted in the two designated restaurant dining areas and only during 10:00 A.M. to 10:00 P.M. No outdoor seating is proposed; the restaurant will not have a separate entrance from the street or be open at hours that the spa is not in operation.

Staff recommends approval of the requested application.

Commissioner Altschul disclosed for the record he attended a gathering and made a site-visit.

Vice-Chair Guardarrama disclosed for the record he made a site-visit.

Commissioner Yeber disclosed for the record he made a site-visit.

Chair D'Amico disclosed for the record he made a site-visit while the site was under construction.

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

SCOTT SVONKIN, SAN GABRIEL, representing the applicant, presented the applicant's report. He detailed the history of the project and would like the following amendments made to Resolution No. PC 07-746: a) Section 4.3) *"The property and areas adjacent to the facility shall be free of any waste, litter generated by the facility by 7:00 A.M. following each night of operation"*; b) eliminate Section 4.18); c) Section 4.22) *"The management shall install at the inside of all exists where alcohol is served signs advising customers that alcoholic beverages may not be removed from the premises; d) alcoholic beverage cannot be removed from the area they were served"*; e) Section 4.23) change the wording from *"patrons"* to *"members"*; and f) eliminate Section 4.26) – stating this condition violates Condition 4.25) specifically the Business and Professions Code Section 23038.

Commissioner Altschul requested clarification regarding *"members only"* and *"day passes"*.

Commissioner Hamaker requested clarification of the elimination of Section 4.26) and questioned the type of alcohol license requested.

Clarification was given on the legalities on the different types of licenses regarding food and alcohol; and city and state regulations.

{due to objections in the original contextual statement of the draft minutes, the following is a verbatim transcript of Commissioner Yeber's statement:}

Commissioner Yeber: *"..uhm, just a quick question, uhm, there are two areas uhm, uh, that food and beverage would be served, those are the two front areas closest to the street, correct? One clearly has one, uh, the way I noticed it when I was there today, one clearly is a restaurant with kitchen, uh, away from the street, uhm, the other area was more of a lounge meeting area uhm, with just a bar, so my question is, how do you stipulate in the area where it looks like food service would have to be brought over to that area, other area, in order for them to serve uh, alcohol, even though the only facility that's in that other room is just a bar... do you see what I'm saying?"*

{verbatim transcription ends}

JARED MEISLER, LOS ANGELES, partner in Bar Lubitsch, spoke in support of staff's recommendation of approval.

JASON PORTER, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ILYA GELMAN, BEVERLY HILLS, spoke in support of staff's recommendation of approval.

MARINA MONTANA, WEST HOLLYWOOD, Voda Spa Director, spoke in support of staff's recommendation of approval.

YURY FURMAN, MD, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

IAN GORDON, STUDIO CITY, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on alcohol service and crime statistics.

GENE SMITH, WEST HOLLYWOOD, representing the West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

SCOTT SVONKIN, SAN GABRIEL, representing the applicant, presented the applicant's rebuttal. He commented on alcohol, food and spa services.

DAVID CARLOT, HOLYWOOD, representing the applicant, presented the applicant's rebuttal. He detailed alcohol licensing requirements.

Commissioner Altschul questioned if the applicants would agree to the following conditions: 1) patrons sitting at the bar shall not have food service; 2) designate the "west-side" (of the door) as a bar; and 3) no patron(s) may bring any alcohol onto the premises.

DAVID CARLOT, HOLYWOOD, representing the applicant, agreed to these added conditions.

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

Francisco Contreras, Associate Planner, clarified for the record alcoholic license No. 57 and stated staff would be amiable to eliminating Section 4.18).

Commissioner Altschul moved to: 1) adopt staff's recommendation of approval with the following conditions: a) delete Section 4.18) of Resolution No. PC 07-746; b) no patron(s) may bring any alcohol onto the premises; and c) patrons actually seated at the bar in the "west eating area" not be required to have food service, so long as they are actually seated.

Seconded by Commissioner DeLuccio.

Vice-Chair Guardarrama stated his support of the business.

Commissioner Yeber stated his support of the applicant's request.

Commissioner Hamaker reiterated the use runs with the land.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 07-746 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING MINOR CONDITIONAL USE PERMIT 2007-003 TO PERMIT GENERAL ALCOHOLIC BEVERAGE SALES AND SERVICE FOR ON-SITE CONSUMPTION AS ACCESSORY TO A RESTAURANT WITHIN A HEALTH CLUB/DAY SPA, FOR THE PROPERTY LOCATED AT 7700 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.C. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: Bartolo.

RECUSED: None.

D. 1201-1209 La Brea Avenue.

Demolition Permit 2006-049, Development Permit 2006-065:

Request to demolish two commercial structures on three lots and construct a three-story, mixed-use structure with eight apartment units and 8,833 square-feet of ground level retail.

ACTION: 1) Continue to Thursday, July 26, 2007. **Motion carried by consensus of the Commission.**

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR.

Commissioner Yeber pulled this item.

C. 1020 N. San Vicente Boulevard.

(Bel Age Hotel - London West Hollywood)

John Keho, Planning Manager, stated for the record on May 31, 2007, the Planning Commission voted to approve an amended version of draft Resolution No. PC 07-734 approving renovations to an existing hotel, for the property located at 1020 N. San Vicente Boulevard, West Hollywood, California.

He stated for the record no other actions or discussion can be taken on this item. It is strictly to inform staff of any errors, omissions or additions which were not identified in the current resolution, of which those changes would be made accordingly.

Commissioner Yeber stated he pulled this item due to concerns regarding the two-way driveway feasibility analyses, neighbors concerns, and he wanted to make sure everything possible is being done to mitigate those impacts.

Commissioner Altschul requested confirmation from legal counsel the process of the Excluded Consent Calendar. He queried it is not to have a discussion, but to only make sure the resolution accurately reflects the motion that was originally made.

Christi Hogin, Assistant City Attorney, reiterated the confirmation.

Commissioner Hamaker stated it does not reflect what she thought she originally voted for, thereby, will be voting no. She stated she has no issues with the resolution as brought forward.

Vice-Chair Guardarrama stated for the record Resolution No. PC 07-734 accurately reflects the original motion.

ACTION: 1) Adopt Resolution No. PC 07-734 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT 2006-012 AND DEVELOPMENT PERMIT 2006-031, ON AN APPLICATION OF BYRON BLOUNT OF BLACKSTONE REAL ESTATE ADVISORS ON BEHALF OF THE W-BEL AGE, LLC FOR THE ADDITION OF TWENTY-THREE HOTEL ROOMS TO AN EXISTING HOTEL, RECONFIGURATION OF THE GROUND FLOOR TO INCLUDE A 6,813 SQUARE-FOOT RESTAURANT, A 2,953 SQUARE-FOOT RESTAURANT / NIGHTCLUB, CONVERSION OF AN UNOCCUPIED AREA ON THE ROOF LEVEL TO A 6,631 SQUARE-FOOT SPA AND LANDSCAPE IMPROVEMENTS AT AN EXISTING HOTEL KNOWN AS THE BEL AGE, LOCATED AT 1020 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Moved by Commissioner Altschul, seconded by Vice-Chair Guardarrama and unanimously carried; notating the abstention of Commissioner Bartolo and Commissioner DeLuccio, and notating the no vote of Commissioner Hamaker.**

13. ITEMS FROM STAFF.

A. Director's Report.

Susan Healy Keene, Community Development Director, informed the commission Rachel Heiligman, Associate Planner, is leaving the City of West Hollywood to attend graduate school. She provided an update on the Pacific Design Center Red Building and the James Hotel.

B. Planning Manager's Update.

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission. He wished Rachel Heiligman all the best.

14. PUBLIC COMMENT.

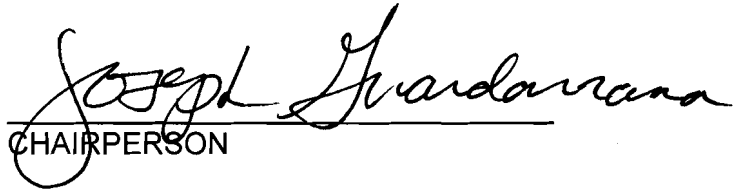
JEANNE DOBRIN, WEST HOLLYWOOD, commented on private parking on city property.

15. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker questioned the Tower Record site.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 11:00 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, July 19, 2007 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California; notating the cancellation of the Planning Commission meeting on Thursday, July 5, 2007. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 2ND DAY OF AUGUST, 2007.


CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR