



PLANNING COMMISSION MINUTES
Regular Meeting
February 16, 2006

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

1. CALL TO ORDER:

Chair Thompson called the meeting of the Planning Commission to order at 6:34 P.M.

2. PLEDGE OF ALLEGIANCE: Sandy Hutchins led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: Altschul.

Staff Present: Melodie Bounds-Frisby, Associate Planner, Jennifer Noel, Associate Contract Planner, Francie Stefan, Senior Planner, 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, February 16, 2006 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Guardarrama and unanimously carried.**

5. APPROVAL OF MINUTES.

A. February 2, 2006.

ACTION: Approve the Planning Commission Minutes of Thursday, February 2, 2006 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Guardarrama and unanimously carried.**

6. PUBLIC COMMENT.

LAUREN MEISTER, WEST HOLLYWOOD, commented on Conditional Use Permit 2005-007 (Guy's Bar) regarding an appeal, approved hours of operation, parking, noise and security issues in the surrounding neighborhood. She also commented on the Westside Specific Plan and requested one person from each Westside Residents Association should be appointed to the Westside Specific Plan Advisory Panel.

COE HOLBROOK, WEST HOLLYWOOD, commented on Resolution No. PC 06-645 regarding 840 N. Larrabee Street, West Hollywood, California (Mediterranean Village Apartments).

CONSTANTINA VELLIOS, WEST HOLLYWOOD, commented on Resolution No. PC 06-645 regarding 840 N. Larrabee Street, West Hollywood, California (Mediterranean Village Apartments).

7. ITEMS FROM COMMISSIONERS.

Chair Thompson encouraged fellow Commissioner's to participate in the upcoming Historic Preservation Commission training sessions. He also brought forward issues and concerns the Public Safety Commission would like the Planning Commission to be attentive of in the future, regarding land use approvals, hours of operation, etc.

Chair Thompson stated for the record, that he and Vice-Chair D'Amico will be absent from the next Planning Commission meeting on Thursday, March 2, 2006.

APPOINT: 1) Joseph Guardarrama as Chair; and 2) Kate Bartolo as Vice-Chair for the Planning Commission on Thursday, March 2, 2006.

8. CONSENT CALENDAR.

A. 8713 Beverly Boulevard.

Conditional Use Permit 2005-007. On Thursday, December 13, 2005, the Planning Commission adopted Resolution No. PC 05-642, approving Conditional Use Permit 2005-007, this was to amend Conditional Use Permit 95-05.

An appeal of the Planning Commission action on Guy's Bar was received by the City. One of the assertions of the appeal is that the parking number in the approved resolution was incorrect. The staff report and resolution of approval referenced a total of twenty-eight (28) new parking spaces to be provided at the off-site parking lot, located at 8733 Beverly Boulevard, ten (10) of which are being relocated from the existing rear parking lot at Guy's Bar and eighteen (18) of which are required new spaces to serve the expanded, partially enclosed outdoor patio. Guy's Bar currently maintains seven (7) off-site parking spaces combined with the requirement to provide an additional twenty-eight (28) new off-site parking spaces, approved with Resolution No. PC 05-642 brings the total number of off-site parking spaces to be provided at 8733 Beverly Boulevard, West Hollywood, California, to thirty-five (35).

Resolution No. PC 05-642, as adopted, incorrectly states the total number of parking spaces provided at the off-site parking lot located at 8733 Beverly Boulevard, West Hollywood, California, to be twenty-eight (28).

The corrected Resolution No. PC 05-642, reflecting a total parking space requirement for Guy's Bar of thirty-five (35) spaces to be provided off-site at 8733 Beverly Boulevard, West Hollywood, California.

ACTION: Adopt amended Resolution No. 05-642 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING CONDITIONAL USE PERMIT 2005-007, AMENDING CONDITIONAL USE PERMIT 95-05, TO EXPAND THE EXISTING PERMIT FOR SALES, SERVICE, AND CONSUMPTION OF ALCOHOL TO ALLOW CONSUMPTION OF ALCOHOL WITHIN AN OUTDOOR BAR/SMOKING AREA AND TO ALLOW AN OUTDOOR BAR/SMOKING AREA AT AN EXISTING BAR LOCATED AT 8713 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND APPROVING PARKING USE PERMIT 2005-011, AMENDING PARKING USE PERMIT 85-02 TO RELOCATE TEN (10) REQUIRED PARKING SPACES LOCATED AT THE REAR OF GUY'S BAR AND TO PROVIDE EIGHTEEN (18) NEW PARKING SPACES AT AN OFF-SITE LOCATION AT 8733 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Vice-Chair D'Amico and unanimously carried.**

B. 840 N. Larrabee Street.

Administrative Permit 2003-045. On Thursday, February 2, 2006, the Planning Commission directed staff to revise the resolution to conditionally approve the amendment request, requiring the applicant and property owners of 840 N. Larrabee Street to hold a community meeting and submit revised landscape plans prepared by a licensed landscaped architect, to be submitted for review and approval by the Director of Community Development no later than ninety (90) days from the date of the Planning Commissions approval of the project.

ACTION: 1) Adopt Resolution No. PC 06-645 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING THE REQUEST TO AMEND THE LANDSCAPING PLAN FOR ADMINISTRATIVE PERMIT 2003-045, TO REMOVE AND REPLACE EIGHT MATURE TREES AT AN APARTMENT COMPLEX, LOCATED AT 840 N. LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner Hamaker, seconded by Vice-Chair D'Amico and passes on a Roll Call Vote:**

AYES: Commissioners Bartolo, Guardarrama, Hamaker, Vice Chair D'Amico.

NOES: DeLuccio, Chair Thompson.

ABSENT: Altschul.

9. PUBLIC HEARINGS.

A. 1048 N. Curson Street. Negative Declaration, Demolition Permit 2005-024, Development Permit 2005-036, Modification Permit 2005-021, Tentative Tract Map 2005-010.

Continued from Thursday, February 2, 2006. Jennifer Noel, Associate Contract Planner, presented the staff report. She gave a history of the property and stated the applicant is requesting permits to demolish an existing single-family structure and construct in its place a 9,750 square-foot, five-unit condominium structure. A modification is being requested to reduce the minimum dimension for the required common open space by ten (10%) percent. The CEQA analyses finds the building is not an historic structure.

She stated the residents have expressed concern with construction activities going on at the same time for 1040 N. Curson Street and 1048 N. Curson Street, due to their central location.

Staff recommends approval.

Vice-Chair D'Amico presented the Design Review Subcommittee report. He commented on the row of cantilevered units, the intimate interior courtyard space, and stated the subcommittee was very satisfied with the overall design.

Commissioner DeLuccio disclosed for the record he drove by the site.

Chair Thompson opened public testimony for Item 9.A.:

ALEKS ISTANBULLU, SANTA MONICA, project architect, presented the staff report. He spoke on the concerns the neighbors had regarding ongoing dual construction sites. He stated the owner is willing to complete all the "rough" work at 1040 N. Curson Street before construction is initiated at 1048 N. Curson Street. He commented on the Curson Street façade and indicated they changed some of the stucco articulation.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 6:55 P.M. AND RECONVENED AT 7:00 P.M.

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

Chair Thompson questioned staff if it is permissible to condition the project based on construction timelines with other projects.

Commissioner Guardarrama questioned if it is feasible to put a specific "start" date before construction commences.

Discussion was held regarding the legalities of conditioning the project's start date.

Christi Hogin, Assistant City Attorney, recommended the Commission may want to add a condition to Resolution No. PC 06-647 to the effect of: 1) this applicant owns another project on the same street that is currently under construction, and indicated it is projected to be completed by the end of the year, therefore, this project shall not begin construction until after the first of the year. She stated the Community Development Director should have the ability to waive the aforementioned if needed.

Commissioner DeLuccio motioned: 1) to approve the application; and 2) incorporate the recommendation of Christi Hogin, Assistant City Attorney into Resolution No. PC 06-647.

Seconded by Commissioner Bartolo.

Chair Thompson had concerns with the cumulative impact of projects on neighbors.

Commissioner Guardarrama agreed with the motion, but suggested a possible shorter "delay" (regarding major construction).

Vice-Chair D'Amico stated his concerns regarding the cumulative impact of projects on neighborhoods, and questioned the applicant regarding the current dialogue regarding the conditioning of major construction.

ALEKS ISTANBULLU, SANTA MONICA, project architect, stated it would be extremely onerous to hold up the building permit. He detailed the timelines regarding construction schedules and the impacts this would cause. He reiterated the owner, as a courtesy to the neighbors, is willing to delay construction, but to condition the building permit would be extremely detrimental.

Christi Hogin, Assistant City Attorney, changed the condition (based on the applicant's rebuttal): **1) the applicant has substantial influence over the project located 1040 N. Curson Street, West Hollywood, California; 2) the applicant indicates that major construction on the project will be completed by the end of the year; in order to regulate the amount of construction on the street at any one time, construction shall not commence until January, 2007; and 3) with good cause, the Community Development Director may waive this condition.**

Commissioner Guardarrama recommended the timeline be changed to six (6) months (August, 2006).

Commissioner DeLuccio agreed to all amendments.

Commissioner Bartolo agreed to all amendments.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 06-647 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ADOPTING NEGATIVE DECLARATION, AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2005-024, DEVELOPMENT PERMIT 2005-036, AND MODIFICATION PERMIT 2005-021, FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 9,750 SQUARE-FOOT, FIVE-UNIT CONDOMINIUM STRUCTURE, FOR THE PROPERTY LOCATED AT 1048 N. CURSON AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 06-648 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2005-010 (MINOR LAND DIVISION 64567), FOR THE PROPERTY LOCATED AT 1048 N. CURSON AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.A. **Motion by Commissioner DeLuccio, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: Altschul.

10. NEW BUSINESS.

A. Westside Specific Plan.

Melodie Bounds-Frisby, Associate Planner, presented the staff report. She gave a detailed history of the plan, which included: 1) background analyses; 2) detailed policies and regulations into a focused development scheme; 3) general plan policies; 4) land use in a defined geographic area; 5) draft goals and objectives; 6) proposed schedule and phases; 7) design ideas competition; 8) plan development, and 9) environmental analyses (California Environmental Quality Act (CEQA)).

She suggested the two (2) appointments to the Advisory Panel be delayed, until after further community meetings are held and analyzed.

Commissioner Hamaker questioned who the stakeholders may be, and suggested the West Hollywood Convention and Visitor's Bureau. She commented on public safety issues.

Commissioner Guardarrama commented on the Mixed Use Overlay Zone, and stated he hopes the two can evolve and work together.

Vice-Chair D'Amico questioned why residential parcels were not included.

Francie Stefan, Senior Planner, stated they were primarily looking at the business health of the destination areas. She commented they did not want to make significant changes to the residential areas, but wanted to protect them and make sure they work well with the commercial areas.

Vice-Chair D'Amico had concerns this would be skipping over the residential areas and neighborhoods. He expressed need for consideration of those areas.

Commissioner Bartolo would like to see an acknowledgment as a goal and objective to place massing and growth where it is most capable of being accommodated and where those opportunities exist; they should be looked at concurrently with a proposal to create protection for residential neighborhoods.

Commissioner Bartolo questioned if there is a way to achieve the objective aforementioned, without extending the Specific Plan area to the residential areas.

Commissioner DeLuccio questioned the geography.

Chair Thompson would like to see more input from the community and residents earlier in the process.

Discussion was held regarding the density and activity currently happening on Robertson Boulevard.

Commissioner Bartolo suggested there should be a re-examination or closer examination of Robertson Boulevard.

Commissioner Guardarrama agreed that Robertson Boulevard needs to be looked at.

Commissioner Hamaker suggested Sheriff Department involvement.

ACTION: 1) Receive and file. **Motion carried by consensus of the Commission.**

11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.** None.
14. **PUBLIC COMMENT.** None.
15. **ITEMS FROM COMMISSIONERS.**
Commissioner Bartolo stated she will be absent from the Planning Commission meeting on Thursday, March 16, 2006.
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, March 2, 2006 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 2ND DAY OF MARCH, 2006.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR