



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**July 6, 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 6:32 P.M.

**2. PLEDGE OF ALLEGIANCE:** Gus D'Amico led the Pledge of Allegiance.

**3. ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Terry Blount, Associate Planner, Adrian Gallo, Assistant Planner, Rachel Heiligman, Associate Planner, John Chase, Urban Designer, John Keho, Planning Manager, Gregg Kovacevich, Acting Assistant City Attorney, and David Gillig, Commission Secretary.

**4. SPECIAL ORDER OF BUSINESS**

**A. ELECTION OF CHAIR.**

**ACTION:** 1) Elect John D'Amico as Chair of the Planning Commission for a term ending June 30, 2007. **Motion by Chair Thompson, seconded by Commissioner Altschul and unanimously carried.**

**B. ELECTION OF VICE-CHAIR.**

**ACTION:** 1) Elect Joseph Guardarrama as Vice-Chair of the Planning Commission for a term ending June 30, 2007. **Motion by Commissioner Bartolo, seconded by Commissioner Altschul and unanimously carried.**

**5. APPROVAL OF AGENDA:**

Move and hear Agenda Item 10.C. (1401 N. Crescent Heights Boulevard) to the beginning of Public Hearings.

**ACTION:** Approve the Planning Commission Agenda of Thursday, July 6, 2006 as amended. **Moved by Chair D'Amico and unanimously carried.**

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 6:40 P.M. AND RECONVENED AT 6:45 P.M.**

**6. APPROVAL OF MINUTES.**

**A. June 15, 2006**

**ACTION:** Approve the Planning Commission Minutes of Thursday, June 15, 2006 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**7. PUBLIC COMMENT.** None.

**8. ITEMS FROM COMMISSIONERS.**

Commissioner Thompson expressed his appreciation for the opportunity to serve as Chair of the Planning Commission over the last year and thanked the public for their invaluable input.

Commissioner DeLuccio congratulated incoming Chair D'Amico and Vice-Chair Guardarrama. He thanked outgoing Chair Thompson for his leadership over the past year and wished him Happy Birthday.

Commissioner Bartolo congratulated incoming Chair D'Amico and Vice-Chair Guardarrama. She thanked outgoing Chair Thompson for his leadership over the past year and wished him Happy Birthday.

Commissioner Altschul congratulated incoming Chair D'Amico and Vice-Chair Guardarrama. He thanked outgoing Chair Thompson for his leadership over the last year and wished him Happy Birthday.

Commissioner Hamaker congratulated incoming Chair D'Amico and Vice-Chair Guardarrama. She thanked outgoing Chair Thompson for his leadership over the last year and wished him Happy Birthday.

Commissioner Thompson congratulated incoming Chair D'Amico and Vice-Chair Guardarrama.

Vice-Chair Guardarrama thanked Commissioner Bartolo for the nomination and thanked outgoing Chair Thompson for his leadership over the past year.

Chair D'Amico thanked outgoing Chair Thompson for his leadership over the past year and wished him Happy Birthday.

## 9. CONSENT CALENDAR.

### A. 8759 Santa Monica Boulevard. General Plan Consistency 2006-002

Acknowledging the proposed vacation of public right-of-way, located at 8759 Santa Monica Boulevard, West Hollywood, California, is consistent with the General Plan of the City of West Hollywood, California.

**ACTION:** 1) Adopt Resolution No. PC 06-687 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING GENERAL PLAN CONSISTENCY 2006-002 AND ACKNOWLEDGING THAT THE PROPOSED VACATION OF SANTA MONICA BOULEVARD AT 8759 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF WEST HOLLYWOOD, CALIFORNIA." **Motion by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

## 10. PUBLIC HEARINGS.

*The following was heard out of order as part of the amended agenda:*

### C. 1401 N. Crescent Heights Boulevard. Conditional Use Permit 2006-006, Development Permit 2006-007:

Terry Blount, Associate Planner, presented the staff report. He stated the applicant is requesting the addition of a second story over the Sunday school building at an existing temple (Nichiren Shoshu Buddhist Temple) to serve as a priests' residence.

He provided a history of the property, stating the religious facility has occupied this site since 1949. The current occupant has been located here since 1996. Traditionally with the Nichiren Shoshu Buddhist religion, the priest resides on-site. The Temple has operated at this site for ten years without incident.

Both the Planning Commission's Design Review Subcommittee and the City's Urban Designer have reviewed the project design and are satisfied with the final version.

Staff recommends approval.

Commissioner DeLuccio disclosed for the record he met with the applicant's representative's Gene Smith and James Litz, made a site-visit and had a conversation with apartment owner Julie Sommers.

Commissioner Hamaker disclosed for the record she met with the applicant's representative's Gene Smith and James Litz, made a site-visit and had a conversation with apartment owner Julie Sommers.

Commissioner Altschul disclosed for the record he had a conversation with James Litz and Julie Sommers.

Commissioner Thompson disclosed for the record he had a conversation with James Litz.

Vice-Chair Guardarrama disclosed for the record he had a conversation with James Litz.

Vice-Chair Guardarrama presented the Design Review Subcommittee report. He commented on the unanimous approval of the design.

Chair D'Amico opened public testimony for Item 10.C.:

GENE SMITH, WEST HOLLYWOOD, representing the applicant, presented the applicant's report. He detailed the history of the property and commented on height limits, zoning, front setback, hours and described the priests' quarters.

VINCENT CHANG, PINOLE, spoke in support of staff's recommendation.

DAMIEN LE MASTER, LOS ANGELES, spoke in support of staff's recommendation.

JULIE SOMMERS, WEST HOLLYWOOD, spoke in support of staff's recommendation.

DONNA CARSON, PASADENA, spoke in support of staff's recommendation.

RUTH AYLSWORTH, NORWALK, spoke in support of staff's recommendation.

JEFF SILVER, BEVERLY HILLS, spoke in support of staff's recommendation.

OSIRIS MUNIR, LOS ANGELES, spoke in support of staff's recommendation.

DONALD MENTZER, LOS ANGELES, spoke in support of staff's recommendation.

CHARLES FIORINA, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MATT MC GOWAN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JACINTA MC GOWAN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

GENE SMITH, WEST HOLLYWOOD, representing the applicant, presented the applicant's rebuttal. He provided additional details on the Temple and urged the Commission to approve the request.

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

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

**Seconded by Commissioner Hamaker.**

Commissioner Hamaker acknowledged she enjoyed the tour of the Temple and stated this is a very welcome addition to the City of West Hollywood.

Commissioner Altschul thanked the community for their support and stated his approval of this addition in the City of West Hollywood.

Commissioner Thompson commented on the support of the neighboring apartment owners and stated his support for this project.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No PC 06-686 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING CONDITIONAL USE PERMIT 2006-006 AND DEVELOPMENT PERMIT 2006-007, ON AN APPLICATION OF GENE SMITH FOR NICHIREN SHOSHU TEMPLE, TO BRING A NON-CONFORMING RELIGIOUS FACILITY INTO CONFORMANCE AND TO ADD A PRIESTS' RESIDENCE TO THE EXISTING TEMPLE, LOCATED AT 1401 N. CRESCENT HEIGHTS BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 10.C. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

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

**NOES:** None.

**ABSENT:** None.

**A. 8401 Santa Monica Boulevard (Hugo's Restaurant).  
Administrative Permit 2006-009, Minor Conditional Use Permit 2006-001:**

John Keho, Planning Manager, introduced Adrian Gallo, who is currently an Assistant Planner with the City of West Hollywood.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:05 P.M. AND RECONVENED AT 7:10 P.M.**

Adrian Gallo, Assistant Planner, presented the staff report. He detailed the history of the property and stated the Commission is to consider the appeal of Jeanne Dobrin, on an application to expand from beer and wine service to full alcoholic beverage service, extend the closing time from 11:00 P.M. to midnight (daily), and increase the outdoor dining area by 185 square-feet.

He stated the proposed project will be compatible with adjacent land uses. All foreseeable negative impacts, including parking related issues and hours of operation, have been mitigated to the extent possible. Outdoor dining at this location would introduce an active, pedestrian-oriented use at a visible intersection that is compatible with other businesses on the boulevard. The proposed outdoor dining would be consistent with the standards and conditions of the West Hollywood Zoning Ordinance and the General Plan, and would enhance the quality of a successful and popular West Hollywood business, by allowing for a pleasant outdoor dining experience.

He stated and detailed the appellant's points and rebutted with staff's recommendation on each of these factors.

Staff believes no additional information has been provided by the appellant that would warrant amending or overturning the Director's decision.

Staff recommends denial of the appeal, and approve the Administrative Permit and Minor Conditional Use Permit as presented.

Chair D'Amico opened public testimony for Item 10.A:

JEANNE DOBRIN, WEST HOLLYWOOD, appellant, presented the appellant's report. She requested the Commission to oppose the appeal with prejudice regarding the entitlement and expansion which was granted on Tuesday, April 11, 2006, or to refer the case for six months to allow for monitoring by Code Compliance.

She stated any permit holder should be in compliance with previous permits for a significant period of time. She detailed the history of Hugo's Restaurant and voiced her concerns regarding past violations, current conditions, parking provisions and signage, outdoor dining, deliveries, landscaping plan, alcoholic beverage service, live entertainment and business hours.

MARK LEHMAN, WEST HOLLYWOOD, representing the applicant, presented the applicant's report. He detailed the history of Hugo's Restaurant and denoted the positive addition this establishment has been to the community. He commented on the requested alcohol service and full alcohol liquor license (which was awarded via a Lottery last year), the requested extension of hours to 12:00 midnight, elaborated on the outdoor dining area and parking provisions. The applicant supports staff's recommendation.

TOM KAPLAN, VALLEY VILLAGE, co-owner of Hugo's Restaurant, continued the applicant's report. He requested Hugo's request granted, so it can continue to be a viable business within the City of West Hollywood.

RICHARD BRUNNER, VAN NUYS, co-owner of Hugo's Restaurant, continued the applicants report. He assured the Commission the operation of Hugo's Restaurant will not change and it will not be turned into a bar with dancing.

Commissioner Bartolo questioned if there is a service plan, floor plan, and/or a potential business plan to turn Hugo's Restaurant into a nightclub.

RICHARD BRUNNER, VAN NUYS, co-owner of Hugo's Restaurant, stated for the record there is no plan to turn Hugo's Restaurant into a bar and/or nightclub. There will be no entertainment. They only want to turn one small area into a service bar only.

DAN SCHOTT, WEST HOLLYWOOD, spoke in support of staff's recommendation.

TERRI DUNCAN, WEST HOLLYWOOD, opposes staff's recommendation.

Commissioner Altschul confirmed Terri Duncan, West Hollywood, would like to see the outdoor service of alcohol cease at 11:00 P.M.

TERRI DUNCAN, WEST HOLLYWOOD, confirmed that is correct.

PHILLIP GITTELMAN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

CAROL COHEN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

VICTOR OMELCZENKO, WEST HOLLYWOOD, opposes staff's recommendation.

DENNIS STRATTON, WEST HOLLYWOOD, has concerns regarding this item. He commented on extended hours on the outside patio.

Commissioner Altschul confirmed Dennis Stratton, West Hollywood, would like to see the outdoor service of alcohol cease no later than 11:30 P.M.

DENNIS STRATTON, WEST HOLLYWOOD, confirmed that is correct.

WILLIAM NEISH, WEST HOLLYWOOD, opposes staff's recommendation.

HAROLD BRAY, WEST HOLLYWOOD, spoke in support of staff's recommendation.

KEITH WOISZWILLO, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MINDY BRADISH, WEST HOLLYWOOD, Executive Director of the West Hollywood Chamber of Commerce, spoke in support of staff's recommendation.

ALLEGRA ALLISON, WEST HOLLYWOOD, has concerns regarding this item. She commented on the occupancy load and alcohol serving hours.

ED BUCK, WEST HOLLYWOOD, opposes staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, appellant, presented the appellant's rebuttal. She commented and rebutted on parking issues, city codes, code violations and outdoor alcohol service.

MARK LEHMAN, WEST HOLLYWOOD, representing the applicant, presented the applicant's rebuttal. He reaffirmed Hugo's Restaurant is an exemplary, long-term business in the City of West Hollywood. He commented on and rebuffed past entertainment issues, parking issues, outdoor dining expansion and the proposed service bar.

Commissioner Altschul questioned the shared parking situation and the occupancy load of the restaurant.

Commissioner Thompson questioned if the restrooms are currently ADA compliant.

John Keho, Planning Manager, stated ADA requirements become applicable based on the dollar amount of construction. This project does not contain significant construction.

Commissioner DeLuccio questioned if some of the parking was satisfied by the King's Road public parking structure.

Vice-Chair Guardarrama questioned if the alcohol license (received via a Lottery) allows the sale of alcohol on the outside patio.

Commissioner Hamaker questioned the parking situation between Hugo's Restaurant and I.D.T.

Commissioner Altschul questioned the verbiage regarding the parking signs.

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

**THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:35 P.M. AND RECONVENED AT 8:45 P.M.**

Commissioner Altschul commented on the written appeal and staff's recommendation in respect to it. He spoke on the Municipal Code violations, the objections of neighbors and stated this business is a wonderful addition to the City of West Hollywood.

**Commissioner Altschul moved to: 1) grant the appeal in part: a) with the sales, service and consumption of alcoholic beverages on the outdoor patio area shall cease at 11:30 P.M.; and 2) deny the rest of the appeal.**

**Seconded by Commissioner Hamaker.**

Commissioner Thompson commented on the customer base Hugo's Restaurant is trying to attract. He had concerns regarding the occupancy load of the restaurant.

Commissioner Thompson added the following condition to the motion: **1) Hugo's Restaurant has to be consistent with the maximum occupancy load of the Los Angeles County Fire Department.**

**Commissioner Altschul agreed to this added condition to the original motion.**

**Commissioner Hamaker agreed to this added condition to the original motion.**

Vice-Chair Guardarrama agreed with the current motion. He added the following conditions: **1) the owner of Hugo's Restaurant shall demonstrate a properly approved plan by the Alcoholic Beverage Control (ABC) to serve alcohol on the outside patio; and 2) a six (6) month review by the Director of Community Development shall take place to ensure all conditions are in compliance.**

**Commissioner Altschul agreed to this added condition to the amended motion.**

**Commissioner Hamaker agreed to this added condition to the amended motion.**

Vice-Chair Guardarrama supports restricting liquor sales on the outside patio until 11:30 P.M. He requested staff to ensure the Federal Americans with Disabilities Act (ADA) has been complied with. He voiced his concerns regarding their pattern of past violations is of concern.

Commissioner Hamaker voiced her concerns regarding noise on the outside patio.

Commissioner Bartolo suggested the applicant hire a noise abatement consultant regarding the outside patio. She commented on the compliance issues and added the following conditions to the amended motion: **1) the Conditional Use Permit must be in conformity with the Alcoholic Beverage Control (ABC) License; 2) there shall be regular, increased visitations by Code compliance Officers during the six month review period; 3) new parking signage shall be erected with new parking hours; and 4) patrons shall be advised of the King's Road public parking structure.**

Commissioner Altschul agreed to all added conditions except Condition No: 2) *“there shall be regular, increased visitation by Code Compliance Officers”*. He stated this places a burden on the City of West Hollywood and staff, not a condition on the business. Direction to staff would be acceptable.

Commissioner Bartolo stated that it should be part of the directive that's part of the six month review process by the Director of Community Development.

John Keho, Planning Manager, reiterated the motion on the floor is to direct staff to bring back a draft Resolution with the following amendments: **1) all sales, service and consumption of alcoholic beverages on the outdoor patio area shall cease at 11:30 P.M; 2) Hugo's Restaurant shall be consistent with the maximum occupancy load of the Los Angeles County Fire Department; 3) the owner of Hugo's Restaurant shall demonstrate a properly approved plan by the Alcoholic Beverage Control (ABC) to serve alcohol on the outside patio; 4) a six (6) month review by the Director of Community Development shall take place to ensure all conditions are in compliance (including noise issues); 5) the Conditional Use Permit must be in conformity with the Alcoholic Beverage Control (ABC) License; 6) new parking signage shall be erected with new parking hours; 7) patrons shall be advised of the King's Road public parking structure; and 8) deny the rest of the appeal.**

**ACTION:** 1) Approve the appeal in part with the following amendments: a) all sales, service and consumption of alcoholic beverages on the outdoor patio area shall cease at 11:30 P.M; b) Hugo's Restaurant shall be consistent with the maximum occupancy load of the Los Angeles County Fire Department; c) the owner of Hugo's Restaurant shall demonstrate a properly approved plan by the Alcoholic Beverage Control (ABC) to serve alcohol on the outside patio; d) a six (6) month review by the Director of Community Development shall take place to ensure all conditions are in compliance (including noise issues); e) the Conditional Use Permit must be in conformity with the Alcoholic Beverage Control (ABC) License; f) new parking signage shall be erected with new parking hours; g) patrons shall be advised of the King's Road public parking structure; 2) deny the rest of the appeal; and 3) bring back draft Resolution No PC 06-685 as amended **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING IN PART THE APPEAL OF JEANNE DOBRIN AND CONDITIONALLY APPROVING MINOR CONDITIONAL USE PERMIT 2006-001 AND ADMINISTRATIVE PERMIT 2006-009 ON AN APPLICATION BY MARK LEHMAN FOR PASTA MAMA, INC., TO ALLOW THE ON-SITE SALE, SERVICE AND CONSUMPTION OF FULL ALCOHOLIC BEVERAGES, EXTEND THE CLOSING TIME AND**

INCREASE THE OUTDOOR DINING AREA AT AN EXISTING RESTAURANT KNOWN AS Hugo's, LOCATED AT 8401 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 10.A. **Motion by Commissioner Altschul, seconded by Commissioner Hamaker 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. 7702 Santa Monica Boulevard (Bar Lubitsch).  
(7617 Santa Monica Boulevard; Off-Site Parking)  
Administrative Permit 2006-016, Conditional Use Permit 2006-004,  
Parking Use Permit 2006-004:**

Rachel Heiligman, Associate Planner, presented the staff report. She detailed the subject property and stated the applicant is requesting a conditional use permit for an existing, legal non-conforming bar to operate as a nightclub with live entertainment, a 232 square-foot addition, a new outdoor smoking area, a façade remodel, and three required parking spaces at 7617 Santa Monica Boulevard (Madison Car Wash). She stated the Department of Transportation has reviewed this proposal for off-site parking and does not support a pick-up and drop-off location in front of the nightclub.

She detailed the parking arrangements for the proposed off-site parking recommended by the Department of Transportation. Staff does not support the off-site parking. Staff is requesting a parking reduction for the three required parking spaces at a public parking lot located at the southeast corner of Spaulding Avenue and Santa Monica Boulevard.

She detailed the entertainment, outdoor smoking area and nightclub hours. She stated draft Resolution No. PC 06-682 shall be amended regarding Section 4; Subsections a) and c) shall be revised to remove any mention of the off-site parking lot 7617 Santa Monica Boulevard.

Staff recommends the modified approval of the applicant's request.

Commissioner Altschul questioned if the applicant has agreed to use the City-owner public parking lot for off-site parking.

Rachel Heiligman, Associate Planner, stated the applicant has agreed to this amendment.

Rachel Heiligman, Associate Planner, noted that staff received a letter signed by four Los Angeles County Fire Department personnel (from the fire station across the street), which supports the use of the outdoor patio until 2:00 A.M. This would keep the smokers off of the public sidewalks and in the patio area.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He commented on the façade, planters, design of the bar and signage.

Commissioner DeLuccio questioned if there would be a full-time doorman.

Rachel Heiligman, Associate Planner, stated there would be a full-time doorman in front of the establishment.

Chair D'Amico opened public testimony for Item 10.B.:

SEAN MACPHERSON, LOS ANGELES, owner, presented the applicant's report. He gave a detailed history of the club, including a history of Jones' Café. He spoke on neighborhood communications and involvement, indoor (controlled) smoking area and the interior design.

SHIRLEY RAY, LOS ANGELES, has concerns regarding this item. She commented on the (prior recommendation) of off-site parking at 7617 Santa Monica Boulevard (Madison Car Wash).

KIM GREGORY, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JAREN MEISLER, LOS ANGELES, spoke in support of staff's recommendation.

STACY COBB, SANTA MONICA, spoke in support of staff's recommendation.

VANCE DUFFY, MONTEREY PARK, spoke in support of staff's recommendation.

ERIC TECOSKY, LOS ANGELES, spoke in support of staff's recommendation.

CHAD MILLER, WEST HOLLYWOOD, spoke in support of staff's recommendation.

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns regarding this item. He commented on parking, traffic and live entertainment.

JEFF ZARNON, WEST HOLLYWOOD, spoke in support of staff's recommendation.

TODD BARNES, WEST HOLLYWOOD, spoke in support of staff's recommendation.

BARBARA, MC GUIRE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

DONNY CACY, LOS ANGELES, spoke in support of staff's recommendation.

RICHARD REETZ, WEST HOLLYWOOD, spoke in support of staff's recommendation.

SALLIE ROGERS, WEST HOLLYWOOD, spoke in support of staff's recommendation.

ZENA GINSBERG, WEST HOLLYWOOD, has concerns regarding this item. She commented on noise issues.

YOLA DORE, WEST HOLLYWOOD, has concerns regarding this item. She commented on land use and closing times.

JOHN FORD, WEST HOLLYWOOD, has concerns regarding this item. He commented on the (prior recommendation) of off-site parking at 7617 Santa Monica Boulevard (Madison Car Wash).

NINA SPENSLEY, WEST HOLLYWOOD, has concerns regarding this item. She commented on the (prior recommendation) of off-site parking at 7617 Santa Monica Boulevard (Madison Car Wash).

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on land use.

SEAN MACPHERSON, LOS ANGELES, owner, presented the applicant's rebuttal. He commented on the parking issue, neighborhood revitalization, pro-activity in the neighborhood, noise concerns and requested the Commission to approve the hours running concurrently.

Commissioner Hamaker questioned the hours of operation.

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

**Vice-Chair Guardarrama moved to: 1) approve the staff report; with staff's amendment to withdraw the required parking at 7617 Santa Monica Boulevard and use the city owned parking lot for off-site parking, located on the corner of Santa Monica Boulevard and Spaulding Avenue; and the following clarified condition: a) smoking patio shall remain open concurrent with the bar.**

**Seconded by Commissioner Thompson.**

Commissioner Altschul commented on the parking issues.

John Keho, Planning Manager, clarified and amended sub-section 7.3) of Resolution No. PC 06-682 to read as follows: *"There shall be no dancing on the property unless otherwise permitted under Special Events permits and shall not be advertised as a dance venue"*; and sub-section 9.1) *"The nightclub is permitted one (1) live D.J. seven nights a week"*.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No PC 06-682 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING CONDITIONAL USE PERMIT 2006-004 AND ADMINISTRATIVE PERMIT 2006-016 ON AN APPLICATION OF ALFREDO QUESADA (OUTSIDE THE LINES DESIGN) ON BEHALF OF SEAN MACPHERSON (BAR LUBITSCH, LLC), FOR A NIGHTCLUB WITH LIVE ENTERTAINMENT, A 232 SQUARE-FOOT ADDITION, A NEW OUTDOOR SMOKING AREA, A FAÇADE REMODEL, A PARKING REDUCTION, AND DENIAL OF PARKING USE PERMIT 2006-004 FOR THREE (3) REQUIRED PARKING SPACES AND THIRTY-TWO (32) EXCESS PARKING SPACES TO BE LOCATED AT AN OFF-SITE LOCATION (7617 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA). THE SUBJECT SITE IS LOCATED AT 7702 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.B. **Motion by Vice-Chair Guardarrama, seconded by Commissioner Thompson and passes on a Roll Call Vote:**

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

**NOES:** None.

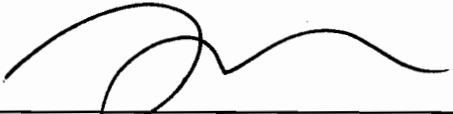
**ABSENT:** None.

- C. 1401 N. Crescent Heights Boulevard.**  
**Conditional Use Permit 2006-006, Development Permit 2006-007:**  
Applicant is requesting the addition of a second story over the Sunday school building at an existing temple (Nichiren Shoshu Buddhist Temple) to serve as a priests' residence.

**ACTION:** This item was moved to the beginning of Public Hearings as part of the amended agenda. **Motion carried by consensus of the Commission.**

11. **NEW BUSINESS.** None.
12. **UNFINISHED BUSINESS.** None.
13. **EXCLUDED CONSENT CALENDAR.** None.
14. **ITEMS FROM STAFF.**  
John Keho, Planning Manager, announced he will be absent from the next Planning Commission meeting on Thursday, July 20, 2006 and David DeGrazia, Senior Planner, will be Acting Planning Manager at that meeting.
15. **PUBLIC COMMENT.** None.
16. **ITEMS FROM COMMISSIONERS.**  
Commissioner Thompson congratulated Chair D'Amico on the excellent leadership proceedings for his first meeting.
17. **ADJOURNMENT:** The Planning Commission adjourned at 10:05 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, July 20, 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 20<sup>TH</sup> DAY OF JULY, 2006.

  
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CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR