



PLANNING COMMISSION MINUTES

February 6, 2003

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

1. CALL TO ORDER

Chair Behr called the meeting of the Planning Commission to order at 6:30 PM.

The agenda was posted at City Hall, the Community Development Department counter, the West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's station.

2. ROLL CALL

Commissioners Present: John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Barbara Hamaker, Barbara Hewitt, and Brad Torgan.

Commissioners Absent: None.

Staff Present: Mark Persico, Community Development Director; Christi Hogin, City Attorney; C.J. Amstrup Senior Planner; Debby Linn, Contract Planner; and Jennifer Diaz, Administrative Staff Assistant.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Steve Smith.

4. APPROVAL OF AGENDA

Action: Approve the Agenda of February 6, 2003 with the following amendments: 1) Hear section 13, Items from Staff, before the public hearings and 2) Switch the order of items A and B under section 10 (Public Hearings).

Motion: Crowe Second: DeLuccio

Vote: All Ayes

Motion carries

5. APPROVAL OF MINUTES

A. Minutes – December 5, 2002

Action: Approve the Minutes of December 5, 2002

Motion: Crowe Second: DeLuccio

Votes: All Ayes

Motion Carries

6. PUBLIC COMMENT

- A. Steve Smith, West Hollywood, commended the Community Development Director and Planning Division staff for the General Plan Forums.
- B. Jeanne Dobrin, West Hollywood, spoke against any consideration on real estate directional signs.

7. ITEMS FROM COMMISSIONERS

DeLuccio – Commented on the public facilities zone and stated that there is usually an exhibit which states where the cite is in the zoning ordinance.

Crowe – Reported on the committee meeting which discussed the noticing issues and the procedures discussed for implementation that will help the noticing process.

Behr – Requested to adjourn the meeting in memory of the astronauts aboard the Space Shuttle.

8. CONSENT CALENDAR

None.

9. EXCLUDED CONSENT CALENDAR

None.

10. PUBLIC HEARINGS

- A. **Zoning Text Amendment 2002-05:** An amendment to Chapters 19.01, 19.02 and 19.36 of Title 19 of the West Hollywood Municipal Code (Zoning Ordinance to exempt City property, projects and facilities (including ancillary private facilities) from the provisions of the Zoning Ordinance.

Applicant: City of West Hollywood

Location: Citywide

Planner: C.J. Amstrup

Recommendation: Recommend approval of the Zoning Text Amendment to the City Council.

Chair Behr opened the public hearing.

C.J. Amstrup presented the staff report.

Public Comment

- 1. Hillary Selvin, Los Angeles, stated that although parking is of great need in the City that the public process is also important, and the zoning ordinance sub-committee should look into what the issues are and focus on the issues individually.

2. Jeanne Dobrin, West Hollywood, stated that the proposed zoning text amendment will destroy the community and urged the Commission not to recommend approval of the item to the City Council.

Commission Comment

Hamaker – Stated that public input is crucial to the City.

Torgan – Requested that a staff member from the Transportation department should be present to explain the report at the next hearing.

Action: Continue indefinitely

Motion: DeLuccio Second: Crowe

Votes: All Ayes

Motion Carries

- B. General Plan Amendment 2003-01 and Zoning Text Amendment 2002-06:** To eliminate General Plan Policies and Zoning Ordinance provisions allowing for development of hotels, hotel retail uses, bed and breakfast inns, and urban inns within the San Vicente-Sherbourne-Beverly Triangle site.

Applicant: City of West Hollywood

Location: Sherbourne Triangle and Citywide

Planner: Debby Linn

Recommendation: Recommend approval of the General Plan Amendment and Zoning Text Amendment to the City Council.

Commissioners Crowe and DeLuccio recused themselves from the hearing.

Chair Behr opened the public hearing.

Public Comment

1. Hillary Selvin, Los Angeles, thanked the Commission for following the noticing procedures. Believes that removing the hotel overlay zone will happen in the near future.
2. Aurthur Lawrence, West Hollywood, is a property owner in the Sherbourne Triangle area and stated that the City passed the General Plan which set forth the zoning for that area and would like to know why the zoning is being proposed to be changed.
3. Jeff Haber, Los Angeles, requested that a certified notice be mailed to Latham & Watkins regarding any Cedars hearings in the future.
4. Ann Marie Isleb, West Hollywood, spoke in opposition to a hotel being built in the Sherbourne Triangle.
5. Jeanne Dobrin, West Hollywood, believes that this issue is specific plan number 6 of the General Plan. Stated that one of the speakers at the General Plan Forum suggested that the City should expand its' greatest revenue source (hotels) and expand them by diversifying the locations away from the current Sunset and Santa Monica Boulevard area.

Action: Continue to March 20, 2003; allow public speakers to speak at the current hearing and at the continued hearing date; Post sites as the Director sees appropriate; and mail Certified Letters of the next public hearing to the four property owners.

Motion: Torgan Second: Altschul

Votes: All Ayes

Motion Carries

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

None.

13. ITEMS FROM STAFF

A. Sky Sushi

Mark Persico – Explained the process followed by staff regarding businesses that the Commission or community has concerns with. A public hearing will be noticed for March 6th to modify Sky Sushi's conditional use permit.

Altschul – Inquired why the Commission was no longer able to suspend, revoke or modify a permit by directing staff to hold a public hearing on a business in question. Suggested to have a sub-committee to meet with Mike Jenkins and the staff so that the Commission's view points are heard.

Christi Hogin – Stated that the options the Commission has during a public hearing are defined by the notice on the subject.

DeLuccio – Suggested a retreat with the Commission, City Attorney, and staff to discuss several issues that need to be addressed.

A sub-committee was created and the following Commissioners were appointed: Altschul, Torgan, and Crowe.

B. Discussion of process for second round of Zoning Ordinance Revisions

Mark Persico – Stated that there were several policy issues not included in the recommendation to the City Council regarding changes to the Zoning Ordinance. These items required further discussion and direction from the Commission is sought for resolution of the items.

Behr – The items will be discussed by the sub-committee that initially reviewed the initial Zoning Ordinance Changes.

Mark Persico – Provided information regarding the next two General Plan Update community meetings.

Action: Cancel the Meeting of February 20, 2003.

Motion carries by consensus of the Commission.

14. PUBLIC COMMENT

None.

15. ITEMS FROM COMMISSIONERS

Hamaker – Inquired about the noticing procedures.

Behr – Requested the City Attorney's to re-write the noticing procedures in the zoning ordinance.

16. ADJOURNMENT

Action: Adjourn to a regular meeting of the Planning Commission on Thursday, March 6, 2003, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard in Memory of the Astronauts who perished aboard the space shuttle.

Motion carried by a consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS 6th DAY OF MARCH, 2003.

CHAIRPERSON: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____