



PLANNING COMMISSION MINUTES

April 3, 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: Susan Healy Keene, Planning Manager; Christi Hogin, City Attorney; and Jennifer Diaz, Administrative Staff Assistant.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by David Behr.

4. APPROVAL OF AGENDA

Action: Approve the Agenda of April 3, 2003, with public hearing item 10 A being withdrawn by the applicant.

Motion: Crowe Second: DeLuccio

Vote: All Ayes

Motion carries

5. APPROVAL OF MINUTES

A. Minutes – March 6, 2003

Action: Approve minutes with the following amendments: Delete the word "whether" from Chair Behr's comments on page 3; to item 10.A, change the CEQA exemption from a class 1 to a class 32; and to section 13.A, delete the phrase "Chair Behr opened the hearing".

Motion: Crowe Second: Hamaker

Votes: All Ayes

Motion carries noting the abstention of Commissioner Hewitt

6. PUBLIC COMMENT

- A. Ron McElhaney, West Hollywood, spoke in favor of a request made by 24 Hour Fitness a few years ago requesting 24 hour operation and submitted petitions supporting the fitness club.
- B. Dan Siegel, West Hollywood, reported on the current operations of Petco which include a dog obedience class conducted in parking lot adjacent to the store without authorization of the owner of the lot. They have previously conducted classes in other parking lots within the city without proper authorization.

7. ITEMS FROM COMMISSIONERS

None.

8. CONSENT CALENDAR

None.

9. EXCLUDED CONSENT CALENDAR

None.

10. PUBLIC HEARINGS

- A. **Development Permit 2002-22 and Demolition Permit 2002-10:** Request to demolish an existing parking lot and church and construct a new mixed use project with approximately 4,590 square feet of retail/office and four (4) 1-bedroom units. The applicant proposes payment of an in-lieu fee to be paid for six (6) parking spaces. A waiver is requested to allow for residential parking to be provided in triple-tandem.

Applicant: Don Randall & Gene Smith
Location: 8631 Santa Monica Boulevard
Planner: Emmeline Elzin Harrigan
Recommendation: Application withdrawn.

No action taken.

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

None.

13. ITEMS FROM STAFF

A. 24-Hour Fitness: Update on outstanding issues

Commissioner Torgan recused himself from the subject.

Francie Stefan presented a report on the outstanding issues that 24-Hour Fitness is complying with.

Public Comment:

1. Todd Elliot, West Hollywood, informed the Commission on the remedies that 24-Hour Fitness is taking to reduce noise from the air conditioning units, an issue regarding loading and storage spaces, and parking concerns of the neighbors.
2. James Litz, West Hollywood, reported on his tour of 24-Hour Fitness with Todd Elliot and stated that the club has resolved some issues and a permanent 24hour number will need to be provided for neighbors to call during non-operation hours. Also stated that there is more parking on the streets since the parking permits expired in March and isn't sure how the City will continue to monitor the parking situation.
3. Alexa Cantu, West Hollywood, gave a brief history of the air conditioning system and the club is taking steps to resolve the noise issue that includes installing timers on the units to shut them off during non-operating hours. Also reported that Gina Koon, District Operations Manager, will be the 24 hour contact person for the gym.

Commissioner Comments

DeLuccio – Thanked 24-Hour Fitness for providing an interim emergency number to the residents and to the City. Inquired as to who is responsible for the air conditioning units. Pleased that there is more communication between the gym and neighbors.

Hamaker – Inquired if the weight of the air conditioner is standard for the building.

14. PUBLIC COMMENT

None.

15. ITEMS FROM COMMISSIONERS

Deluccio – Thanked Francie Stefan for the report on 24 Hour Fitness. Requested that the hearing notice before the Planning Commission for Dublins be set at a 1,000 foot radius when agendized.

Hamaker – Requested that the meeting be adjourned in Memory of Ralph Winter.

16. ADJOURNMENT

Action: Adjourn in memory of Ralph Winter. Adjourn to a special meeting of the Planning Commission on Thursday, April 24, 2003, at Plummer Park, Rooms 5 & 6, 7377 Santa Monica Boulevard, West Hollywood.

Motion carried by a consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS 5th DAY OF JUNE, 2003.

CHAIRPERSON: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____