



PLANNING COMMISSION MINUTES

January 17, 2002

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

1. CALL TO ORDER

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

A. Pledge of Allegiance

The Pledge of Allegiance was led by.

B. 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; Susan Healy Keene, Planning Manager; Christi Hogin, Assistant City Attorney; Tim Foy, Senior Planner; Terry Blount, Associate Planner, Jack McGee, Contract Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda with the following amendments: move the Consent Calendar item to the Excluded Consent Calendar.

Motion: Crowe Second: Altschul

Vote: All Ayes

Motion passes

D. Posting of Agenda

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

2. PUBLIC COMMENT

A. Lauren Meister, West Hollywood, requested her comments in the minutes of November 15, 2001 be corrected. Also commented on the Cedars parking lot hearing proceedings.

B. Craig Ritchie, West Hollywood, spoke on the outdoor dining of restaurants on Sunset that have expanded into the sidewalks forcing pedestrians into the street.

3. ITEMS FROM COMMISSIONERS

4. ITEMS FROM STAFF

5. CONSENT CALENDAR

Move to Excluded Consent Calendar.

6. EXCLUDED CONSENT CALENDAR

A. Minutes - November 15, 2001**B. Conditional Use Permit 2001-20:** *Tall Wall Sign for the east-side of the building at 9201 Sunset Boulevard.*

Applicant: Regency Outdoor

Location: 9201 Sunset Boulevard

Planner: Jack McGee

Recommendation: : Approve the revised resolution as approved at the hearing held on January 3, 2002.

C. Minor Conditional Use Permit 2001-03 and Development Permit 2001-07:

Appeal of Director's approval of an expansion in the outdoor dining area and alcohol service and an existing restaurant.

Applicant: St. Trop for Sushiya Restaurant

Appellant: Planning Commission

Location: 8650 Sunset Boulevard

Planner: Jennifer Davis

Recommendation: Approve the revised resolution as approved at the hearing held on January 3, 2002.

D. Minor Conditional Use Permit 2001-06 and Development Permit 2001-11:

Appeal of Director's approval of an expansion in the outdoor dining area and alcohol service and an existing restaurant.

Applicant: Bram, LLC for Le Petit Four Restaurant

Appellant: Planning Commission

Location: 8654 Sunset Boulevard

Planner: John Keho

Recommendation: Approve the revised resolution as approved at the hearing held on January 3, 2002.

E. Minor Conditional Use Permit 2001-07 and Development Permit 2001-12:

Appeal of Director's approval of an expansion in the outdoor dining area and alcohol service and an existing restaurant.

Applicant: Daniel Benhamou for Clafoutis Restaurant

Appellant: Planning Commission

Location: 8630-8632 Sunset Boulevard

Planner: John Keho

Recommendation: Approve the revised resolution as approved at the hearing held

on January 3, 2002.

7. COMMISSION CONSIDERATION

None.

8. PUBLIC HEARINGS

A. Conditional Use Permit 2001-19: Tall Wall Sign for the west-side of the building at 8730 Sunset Boulevard.

Applicant: Clear Channel Outdoor

Location: 8730 Sunset Boulevard

Planner: Jack McGee

Recommendation: Conditionally approve the request subject to the findings and conditions in the proposed resolution.

B. Conditional Use Permit 2001-17: Tall Wall Sign for the east-side of the building at 8831 Sunset Boulevard.

Applicant: Viacom/Infinity Outdoor

Location: 8831 Sunset Boulevard

Planner: Jack McGee

Recommendation: Deny the request subject to the findings and conditions in the proposed Resolution.

C. Conditional Use Permit 2001-16: Modification of a condition for a previously approved Tall Wall Sign for the west-side of the building at 8590 Sunset Boulevard.

Applicant: Sunset Millennium Associates

Location: 8590 Sunset Boulevard

Planner: Jack McGee

Recommendation: Conditionally approve the request subject to the findings and conditions in the proposed resolution.

D. Modification of Environmental Mitigation Measures: Use of roof-top parking deck until 2:30 AM.

Applicant: City of West Hollywood

Location: 8383 Santa Monica Boulevard (Municipal Parking Structure No. 1)

Planner: Tim Foy

Recommendation: Conditionally approve the request subject to the findings and conditions in the proposed resolution.

E. Revocation or Modification of Development Permit 98-35, Conditional Use Permit 98-10, Tentative Tract Map 98-06, and Variance 99-10: Revocation or Modification of permits to construct a 63 unit condominium project.

Applicant: City of West Hollywood

Location: 851-59 San Vicente Boulevard and 856-60 Hilldale Avenue

Planner: Tim Foy

Recommendation: Conditionally approve the request subject to the findings and conditions in the proposed resolution.

Chair DeLuccio opened the Public Hearing.

Tim Foy presented the staff report.

Ronald Cooper, Cooper Commons LLC, was available for questions.

Action: Close the Public Hearing.

Motion: Crowe Second: Altschul

Motion passed by a consensus of the Commission.

Action: Approve and Adopt Resolution No. 2002-410, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD MODIFYING DEVELOPMENT PERMIT 98-35 AND CONDITIONAL USE PERMIT 98-10 FOR THE PROPERTIES LOCATED AT 851-89 SAN VICENTE BOULEVARD AND 856-60 HILLDALE AVENUE, WEST HOLLYWOOD, CALIFORNIA", with the following amendments: Add to section 4.a. (in the second sentence after the word 'households'), "at the time the final map is approved."; and add to section 4.a. (in the last sentence after the word 'housing'), the date "by September 1, 2002."

Motion: Altschul Second: Behr

Votes: All Ayes

Motion Passes

- F. Development Permit 2000-56, Variance 2001-08, and Tentative Tract Map:**
Construct a four-story, 16 unit condominium building over a subterranean garage.
Applicant: Bruno Bondanelli
Location: 8788 Shoreham Drive
Planner: Terry Blount
Recommendation: *Conditionally approve the request subject to the findings and conditions in the proposed resolution.*

Chair DeLuccio opened the public hearing.

Jack McGee presented the Staff Report.

Bonnie Kingry, Regency Outdoor, presented the applicant's report.

Action: Close the Public Hearing

Motion: Torgan Second: Behr

Motion passes by a consensus of the Commission

Action: Adopt Resolution No. PC 2002-402, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD DENYING CREATIVE BILLBOARD PERMIT 2001-54 TO ALLOW A CREATIVE BILLBOARD AT 8285-8295 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."

Motion: Behr Second: DeLuccio

Votes: All Ayes

Motion Passes

9. PUBLIC COMMENT

None.

10. ITEMS FROM COMMISSIONERS

None.

11. ITEMS FROM STAFF

None.

12. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, February 7, 2002, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion carried by a consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF _____, 2002.

CHAIRPERSON: _____

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: _____