



PLANNING COMMISSION MINUTES

May 30, 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 6:35 PM.

A. Pledge of Allegiance The Pledge of Allegiance was led by Hillary Selvin.

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; John Keho, Senior Planner; Tim Foy, Senior Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda with the following amendments: move item 5.B to the Excluded Consent Calendar.

Motion: Behr Second: Hewitt

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

None.

3. ITEMS FROM COMMISSIONERS

None.

4. ITEMS FROM STAFF

Susan Healy Keene - Presented the staff report of the City Council regarding Commission By-Laws.

5. CONSENT CALENDAR

A. Minutes - May 2, 2002

Action: Approve the Minutes of May 2, 2002.
Motion: Torgan Second: Behr
Votes: All Ayes
Motion Passes

6. EXCLUDED CONSENT CALENDAR

A. Demolition Permit 2001-25: Request to demolish two vacant structures.

Applicant: Cedars-Sinai Medical Center
Location: 354-366 Sherbourne Drive
Planner: John Keho

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

Action: Adopt and Approve Resolution No. 2002-424 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEMOLITION PERMIT 2001-25 ON AN APPLICATION BY CEDARS-SINAI MEDICAL CENTER, LOCATED AT 354-366 SHERBOURNE DRIVE, WEST HOLLYWOOD, CALIFORNIA."

Votes: Ayes: Crowe, Altschul, Hamaker, Torgan, Hewitt, Behr
Nays: DeLuccio

Motion Passes

7. COMMISSION CONSIDERATION

None.

8. PUBLIC HEARINGS

A. Zoning Text Amendment 2002-01: Discussion of proposed Zoning Ordinance clean up items.

Applicant: City of West Hollywood
Location: City Wide
Planner: Tim Foy

Recommendation: Provide comments and directions to Staff.

Chair DeLuccio opened the public hearing.

Tim Foy presented a report on the Zoning Ordinance Amendments.

- Topics 27 (Tall Wall Signs) and 65 (Filing and Processing of Appeals) will be excluded from discussion for further corrections.
- Exhibit B of Topic 26 (Sign Standards) will include the State law which states that any parked vehicle may have a "For Sale" sign on it.
- Topic 6 (Commercial and Public District Land Uses and Permit Requirements) will include a change of the on-site loading.

Public Comment

1. Lauren Meister, West Hollywood, gave input on proposed changes.
2. Hillary Selvin, Los Angeles, commented on the process that staff has gone through to review the amendments and expressed support for 10,000 sq. ft. threshold for loading zone requirement.

Review of Topics

Topic 1 - Interpretation of Zoning Ordinance Provisions

Behr - Inquired about discrepancies in this section.

Hamaker - Corrected Chapter 19.14 from 19.34.

Topic 2 - Residential Zoning Districts

DeLuccio - Believes that residential side streets should not be opened up to temporary uses. Directed staff to return with more information on the vacant lots in the City.

Crowe - Inquired about what temporary uses would be allowed in vacant residential lots.

Behr - Stated the Zoning Ordinance should stay the way it is.

Torgan - Agrees that it should be left as it is also. Would like to know how many residentially zoned vacant lots are on collector and arterial streets.

Topic 3 - Residential Zoning District Land Uses and Permits Requirements

No recommended changes.

Topic 4 - Residential Zoning District General Development Standards

Torgan - Disagrees with the section in the staff report referring to Topic 4 and states that although there may be an overlap in the size of buildings that can be in those zones, the intent of each zone is different and a larger building may be in an R2 zone. Would not like to see any changes made to Topic 4 and would rather see open space requirements remain tied to the zone.

DeLuccio - Would like the table to stay and finds it helpful.

Topic 5 - Commercial and Public Zoning Districts

No recommended changes.

Topic 6 - Commercial and Public District Land Uses and Permit Requirements

Crowe - The accessory uses need to be reviewed and the public interest needs to be kept at the forefront. Would like to see commercial in-fill projects stop because of the loading zones in the public right of way.

Torgan - Hazardous use should not be a use on the property.

Altschul - Does not agree with the arbitrary 25% for the accessory use, some uses should be allowed a 50% accessory use.

Topic 7 - Commercial Building Façade Standards

Behr - Inquired what buildings this section was pertaining to.

Topic 8 - Commercial Building Façade Standards, Upper Story Design Features

No recommended changes.

Topic 9 - General Property Development and Use Standards

No recommended changes.

Topic 10 - Fences, Walls, and Hedges

Crowe - Recommended changing the language at the top of page 8 to read "for residential faces or abuts a commercial zone or use." The City needs to condition the commercial areas so that there are walls between residential and commercial uses.

Torgan - Disagrees with the word "faces" and would rather leave in the word "abuts".

Action: Include the word "faces"

Ayes: Altschul, Behr

Nays: Hamaker, Torgan, Hewitt, DeLuccio

Abstain: Crowe

Public Comment on Topics 11-20

1. Lauren Meister, West Hollywood, spoke on topic 13 and recommended "existing at the time of project submittal" be changed to "at the time of existing approved grade, it be measured from the lowest point grade."
2. Joel Praml, West Hollywood, stated interest in affordable housing at the Cedars site.

Topic 11 - Residential Zoning District Height Limits - Fences and Walls

Hamaker - Inquired if alleys are included in section C.3.

Torgan - There may be a justification for walls up to 10 feet adjacent to alley's of a certain width.

Topic 12 - Commercial Zoning Districts - Height Limits on Walls

DeLuccio - Change "except where the Director determines" to "except with review authority".

Topic 13 - Height Measurement and Exceptions

No recommended changes.

Topic 14 - Height Measurement and Exceptions

No recommended changes.

Topic 15 - Setback Measurement and Projections into Yards

No recommended changes.

Topic 16 - Sidewalks and Areas of Required Landscaping

Hamaker - To section D, change "or when determined" to "except when determined".

Behr - To section D, after the word infeasible, add the word "or undesirable".

Topic 17 - Affordable Housing Requirements and Incentives

No recommended changes.

Topic 18 - Affordable Housing Incentives

No recommended changes.

Topic 19 - Landscape Standards

No recommended changes.

Topic 20 - Landscape Design Standards

No recommended changes.

Continue Topics 21 through 77.

B. Zoning Text Amendments to be addressed in second round of proposed revisions.

Opportunity for Commissioners to discuss additional proposed amendments.

Public Comment

1. Hillary Selvin, Los Angeles, commented on topic 21 regarding parking for non-conforming uses and recommended that this item be set aside to be discussed by the Transportation Commission. Also commented on topic 28 and requested clarification regarding using the word "prohibited".
2. Lauren Meister, West Hollywood, stated that topic 5 will make conversions easier to exist without a conditional use permit.

Commission Comments

Crowe - Commented on the Desmond Project, the parking at 707 Huntley, and other projects throughout the City that are approved by the Commission and come back with changes because the original plans are too expensive. Other cities would not allow changes but it happens time and time again here in West Hollywood.

Altschul - The Desmond has built un-approved plans and staff needs to go through the entitlements and review what needs to be done prior to the Certificate of Occupancy.

Torgan - Compile the parking changes for review from the Transportation Commission and send certificate of occupancy items to the Cultural Heritage Commission.

Hamaker - Concerned with the Appeals process and would like clarification of the process.

DeLuccio - Would like to see the 15-signature requirement for appeals reinstated and an increase of the noticing requirement based on the size of the project. Other items to be looked at in the future: Electric vehicle parking/recharging, the appeal process, businesses with extended minor conditional use permits, and the impact of SUV's on compact parking spaces.

Behr - Agreed with the appeal issue, stated that Topic 30 has major changes and would like it pulled or an explanation of what is being approved; on Topic 34, there is an issue of front lawn parking; Topic 47 indicates a demolition permit but is a designation of historic district; and Topic 50, concerned with the waiting period for a wrongful designation. Would like staff to look into the time limits of grandfathering rights for failed businesses.

Torgan - Noted that a number of topics are policy changes and asked if they are purely staff generated based on hypothetical concern or if specific problems have arisen.

9. PUBLIC COMMENT

Neil Zaslavsky, West Hollywood, thanked the commission for bringing up the parking issues. The parking problems can be solved by building parking lots that have been discussed.

10. ITEMS FROM COMMISSIONERS

11. ITEMS FROM STAFF

None.

12. ADJOURNMENT

Action: Adjourn to the next meeting of the Planning Commission on Thursday, June 6, 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 10/13, 2002.

CHAIRPERSON: 

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: 