



PLANNING COMMISSION MINUTES

June 20, 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 Ruth Williams.

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 Hugin, Assistant City Attorney; John Keho, Senior Planner; Tim Foy, Senior Planner; Emmeline Elzin Harrigan, Associate Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda with the following amendments: Move Item 5.D to the Excluded Consent Calendar.

Motion: Crowe Second: Behr

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. Ruth Williams, West Hollywood, urged the Commission to approve the Gateway Project.
- B. Ken Kahan, Los Angeles, requested reconsideration of his application on the property located at 9231 Doheny Road.
- C. David Carlatt, West Hollywood, would like the amended application of 9231 Doheny Road taken into consideration.
- D. Clive Wilkinson, Los Angeles, commented on the different bond amounts placed on several projects and requested that the bond on his project be reduced.

E. Edward Garren, West Hollywood, urged the Commission to approve the Gateway Project.

3. ITEMS FROM COMMISSIONERS

DeLuccio - Thanked the Commission and Vice-Chair Behr for their support while Chair and Councilmember Prang for giving him the opportunity to be a part of the Planning Commission.

4. ITEMS FROM STAFF

None.

5. CONSENT CALENDAR

Action: Move items A and D to the Excluded Consent Calendar.

Motion: Altschul Second: DeLuccio

Motion carried by a consensus of the Commission.

B. Development Permit 2002-01: Construct a 5-unit apartment house.

Applicant: Andrew Sussman dba Siti Architects, for Accord, SIE, LLC

Location: 1051 Sierra Bonita Avenue

Planner: Tim Foy

Recommendation: Approve Resolution No. PC 02-0431 conditionally approving the request subject to the findings and conditions for the property located at 1051 Sierra Bonita Avenue, West Hollywood, California.

C. Development Permit 2002-04 and Tentative Tract Map 2001-10: Tentative Tract Map for the conversion of a 16-unit apartment building into a 16-unit condominium and a Development Permit to waive design standards for multi-unit buildings.

Applicant: CLG Investments, LLC

Location: 9231-9245 1/2 Doheny Road

Planner: John Keho

Recommendation: Adopt Resolution No. PC 02-425 Denying Development Permit 2002-04 and vesting Tentative Tract Map 2001-10 (Tentative Parcel Map 5373) for the property located at 9231-9245 1/2 Doheny Road, West Hollywood, California.

Action: Adopt and Approve Resolution No. PC 2002-431, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 2002-01 FOR THE PROPERTY LOCATED AT 1051 SIERRA BONITA AVENUE, WEST HOLLYWOOD, CALIFORNIA" as presented and Adopt and Approve Resolution No. PC 2002-425, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD DENYING DEVELOPMENT PERMIT 2002-04 AND TENTATIVE TRACT MAP 2001-10 (TENTATIVE PARCEL MAP 5373) FOR THE PROPERTY LOCATED AT 9231-9245 1/2 DOHENY ROAD, WEST HOLLYWOOD, CALIFORNIA" as presented.

Motion: Altschul Second: DeLuccio
Votes: All Ayes
Motion Passes

6. EXCLUDED CONSENT CALENDAR

A. Development Permit 2002-03, Demolition Permit 2002-05, Tentative Tract Map 2002-02, Variance 2002-01, Modifications 2002-01, 02 and 03: Request to demolish a single-family residence and construct a 3-unit condominium. Variance requested for the height and the habitable percentages of the façade. Modifications requested for a 10% reduction in yard setbacks for the front, rear, and side yard and for parking space width.

Applicant: Clive Wilkinson Architects

Location: 656 Huntley Drive

Planner: Emmeline Elzin Harrigan

Recommendation: Adopt Resolution No. PC 02-433 and Resolution No. PC 02-434 conditionally approving Development Permit 2002-03, Demolition Permit 2002-05 for demolition of a single-family residence and construction of a three (3) unit condominium for the property located at 656 Huntley Drive, West Hollywood, California. A Variance is granted the percentage of habitable space at the front façade and modifications for ten percent (10%) reductions for yard requirements and parking width. The Variance for the increase in height is Denied, and a Modification granted for a ten percent (10%) increase in height to 27 feet 6 inches (27'6").

Action: Adopt and Approve Resolution No. PC 2002-433, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2002-03, DEMOLITION PERMIT 2002-05 FOR DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A THREE (3) UNIT CONDOMINIUM FOR THE PROPERTY LOCATED AT 656 HUNTLEY DRIVE, WEST HOLLYWOOD. A VARIANCE IS GRANTED FOR THE PERCENTAGE OF HABITABLE SPACE AT THE FRONT FAÇADE AND MODIFICATIONS FOR TEN PERCENT (10%) REDUCTIONS FOR YARD REQUIREMENTS AND PARKING WIDTH. THE VARIANCE FOR THE INCREASE IN HEIGHT IS DENIED, AND MODIFICATION GRANTED FOR A 10% INCREASE IN HEIGHT TO 27 FEET 6 INCHES" with the following amendment:

Reduce the Bond to \$25,000.00.

Motion: Altschul Second: DeLuccio

Votes: All Ayes

Motion Passes

D. Conditional Use Permit 93-37 and Conditional Use Permit 91-10: Review of the Key Club's operations over the past six months in compliance with the terms of the Conditional Use Permit approved by the Planning Commission in March 2001.

Applicant: Key Club

Location: 9035-9039 Sunset Boulevard

Planner: John Keho

Recommendation: Receive and File.

Action: Approve Staff's recommendation.
Motion: Torgan Second: DeLuccio
Votes: All Ayes
Motion Passes

7. COMMISSION CONSIDERATION

A. Approval of Tenancy in Lloyd Wright House and interpretation of PC Resolution No. 2002-423.

Applicant: Oblivion Entertainment
Location: 858 N. Doheny Drive
Planner: Tim Foy

Recommendation: Approve the request subject to the findings and establish interpretation that permits movie production offices as a permitted use.

Tim Foy presented a report.

Judy Johnson was available for questions.

Action: Adopt and Approve Resolution No. PC 2002-439, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING THE TENANCY OF OBLIVION ENTERTAINMENT TO OPERATE A BUSINESS FROM THE LLOYD WRIGHT STUDIO AT 858 N. DOHENY DRIVE AND INTERPRETING RESOLUTION NO. 423 WHICH APPROVED CONDITIONAL USE PERMIT 87-07" with the following amendment: add to Section 5, to declare a movie production administrative office to be consistent with Section 8 paragraph J of City Council Resolution No. 423 and require a 10 day neighborhood notice.

Motion: Crowe Second: Altschul
Votes: All Ayes
Motion Passes

8. PUBLIC HEARINGS

A. Conditional Use Permit 2002-02, Minor Conditional Use Permit 2002-05 : To allow off-site sale and on-site consumption of beer and wine.

Applicant: Jean Claude Sakoun
Location: 321 N. Robertson Boulevard (Petrossian Paris)
Planner: George Buell

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

Chair DeLuccio opened the Public Hearing.

George Buell presented the Staff Report.

Jean Claude Sakoun presented the applicant's report.

Public Comment

1. Bill Doebler, West Hollywood, requested conditions be included in the resolution to protect neighboring residents.

Jean Claude Sakoun presented closing comments.

Action: Close the Public Hearing.

Motion: DeLuccio Second: Altschul

Motion carried by a consensus of the Commission.

Commission Comments/Deliberation

Crowe - Include a condition to prohibit the disposal of bottles before 7:00 AM and after 10:00 PM.

Behr - Amend or delete section 4.a which refers to the application not contributing to undue proliferation of alcoholic beverage sales. Would like to see the floor plan reflect where the alcohol will be displayed and stored.

Action: Adopt and Approve Resolution No. PC 2002-438, " A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT 2002-02 AND MINOR CONDITIONAL USE PERMIT 2002-05, ON AN APPLICATION BY JEAN CLAUDE SAKOUN, FOR THE OFF-SITE SALE AF ALCOHOLIC BEVERAGES, AND THE SERVICE OF ALCOHOLIC BEVERAGES AT A RESTAURANT KNOWN AS PETROSSIAN PARIS, LOCATED AT 321 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD" with the following amendments: Valet drop off and pick up must be confined to Robertson Boulevard; Trash pick up on a daily basis; Delivery trucks are Prohibited from using residential streets beyond the alley; No dumping of bottles before 7:00 AM and after 10:00 PM; to Section U, delete the following sentence "No refrigerated beer or wine may be sold for off-site consumption"; to Section K, change the hours of service on Saturday and Sunday to 10:30 AM to 11:00 PM; to Section U, allow cups to be given to customers in conjunction with food sales; and one six (6) month review and then annually thereafter by the Code Compliance Division.

Motion: Crowe Second: Torgan

Votes: Ayes: Crowe, Torgan, Altschul, Hamaker, Hewitt

Nayes: Behr, DeLuccio

Motion Passes

- B. *Amendments to permits granted for Phase I of the West Hollywood Gateway Project (Demolition Permit 1999-10, Development Permit 1999-37, Creative Sign Permit 99-16 and Creative Sign Permit 99-17) with an Addendum to the Certified, Final Environmental Impact Report: The current revisions remove the 80,000 square foot office component. The revised Phase I includes demolition of all existing buildings except the Formosa Café and the Gas Company facility, and construction of a new commercial complex. The revised Phase I proposal consists of 230,000 square feet of retail space, 23,000 square feet of restaurant space, and***

1,600 square foot community room, and two levels of subterranean parking with 1,117 parking spaces along Santa Monica Boulevard and La Brea Avenue

Applicant: J.H. Snyder Company

Location: 7100 Santa Monica Boulevard

Planner: Emmeline Elzin Harrigan

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

Chair DeLuccio opened the Public Hearing.

Emmeline Elzin Harrigan and John Chase presented the Staff Report.

Milt Swimmer presented the Applicant's Report.

Public Comment

1. Larry Fried, Granada Hills, spoke in support of the Gateway Project.
2. Joel Mark, West Hollywood, spoke in support of the Gateway Project.
3. Fred Vanacore, West Hollywood, spoke in support of the Gateway Project.
4. J.W. Moore IV, West Hollywood, spoke in support of the Gateway Project.
5. Norman Chramoff, West Hollywood, spoke in support of the Gateway Project.
6. Steve Smith, West Hollywood, spoke in support of the Gateway Project.

Milt Swimmer presented closing comments.

Action: Close the Public Hearing.

Motion: DeLuccio Second: Behr

Motion carried by a consensus of the Commission.

Action: Adopt and Approve Resolution No. PC 2002-440, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING AMENDMENTS TO DEVELOPMENT PERMIT 99-37, CREATIVE SIGN PERMIT 99-16, AND CREATIVE SIGN PERMIT 99-17 FOR THE WEST HOLLYWOOD GATEWAY PROPERTY LOCATED AT 7100 SANTA MONICA BOULEVARD BOUNDED BY SANTA MONICA BOULEVARD ON THE NORTH, LA BREA AVENUE ON THE EAST, ROMAINE STREET ON THE SOUTH, AND FORMOSA AVENUE ON THE WEST IN WEST HOLLYWOOD, CALIFORNIA."

Motion: DeLuccio Second: Altschul

Votes: All Ayes

Motion Passes

9. PUBLIC COMMENT

- A. Kathryn Michaud, West Hollywood, spoke on the 9231-9245 1/2 Doheny Road project.
- B. J.W. Moore, West Hollywood, Thanked the Planning Commission for holding their meeting on the East Side and for all their hard work.

10. ELECTION OF CHAIR AND VICE-CHAIR

A. Election of Chair

Action: Commissioner Behr is nominated for Chair of the Planning Commission.

Motion: DeLuccio Second: Hewitt

Votes: All Ayes

Motion Passes

B. Election of Vice-Chair

Action: Commissioner Altschul is nominated for Vice-Chair of the Planning Commission.

Motion: Behr Second: Hewitt

Votes: All Ayes

Motion Passes

11. ITEMS FROM COMMISSIONERS

Altschul - Requested staff to contact the Public Facilities Division and report the problems with the air conditioning system.

12. ITEMS FROM STAFF

None.

13. ADJOURNMENT

Action: Adjourn to the regular meeting of the Planning Commission on Thursday, July 18, 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 8/15, 2002.

CHAIRPERSON: Andy Behr

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: [Signature]