



PLANNING COMMISSION MINUTES

August 1, 2002

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

1. CALL TO ORDER/ROLL CALL

Chair Behr called the meeting of the Planning Commission to order at 6:35 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.

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; and Jennifer Diaz, Administrative Staff Assistant.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by David Behr.

3. APPROVAL OF AGENDA

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

Motion: DeLuccio Second: Hewitt

Vote: All Ayes

Motion passes

4. APPROVAL OF MINUTES

A. Minutes - March 7, 2002

B. Minutes - June 6, 2002

Action: Approve the Minutes of March 7, 2002 and June 6, 2002.

Motion: Torgan Second: Hewitt

Votes: All Ayes

Motion passes by a consensus of the Commission.

ITEM 5.A

5. PUBLIC COMMENT

- A. Jeanne Dobrin, West Hollywood, suggested that staff check with the code compliance division on any complaints of businesses requesting additional permits.

6. ITEMS FROM COMMISSIONERS

Altschul - Inquired about 1420 Laurel Avenue scheduled for a Director's Hearing on August 13th and suggested that it be agendized to a Planning Commission meeting. Suggested that the Rent Stabilization Department be notified of the application and invited to the hearing.

Requested the project at 656 N. Robertson Boulevard be agendized for review of modification or suspension of their permits. Is also concerned with the significant change of use of the project from a pet hospital to a day spa and believes the change should have been approved by the Commission.

Torgan - Suggested that the Commission motion to have the application at 1420 Laurel Avenue agendized to the Planning Commission.

Christi Hogin - Recommended that the Director agree to continue the hearing until a resolution is worked out.

Behr - Inquired on the City's policy is on complaints and what process is followed.

7. CONSENT CALENDAR

Moved to the Excluded Consent Calendar.

8. EXCLUDED CONSENT CALENDAR

- A. **Conditional Use Permit 2001-22, Development Permit 2001-50, Parking Use Permit 2001-13 and Minor Conditional Use Permit 2001-11:** Enclosure of the back patio, provision of the additional required parking at an off-site location (7617 Santa Monica Boulevard), and operation of extended hours between 2:00 AM and 5:00 AM Friday mornings through Monday mornings, all for an existing bar.

Applicant: Gene Smith for Spike

Location: 7746 Santa Monica Boulevard

Planner: Terry Blount

Recommendation: Adopt Resolution No. PC 02-429 conditionally approving the requests subject to the findings and conditions in the proposed resolution.

The Commission agreed to hear Public Comment on the proposed Resolution.

Public Comment

1. John Cook, West Hollywood, spoke in opposition of the application.
2. Shirley Wright, West Hollywood, spoke in opposition to the Commission's approval of the application on July 17th.
3. Jeanne Dobrin, West Hollywood, spoke in support of the appeal.

Commission Comments/Deliberation

Torgan - Requested that Condition 2.1 be changed to reflect the hours of operation to read "Monday, Tuesday, Wednesday 5:00 PM to 2:00 AM and Thursday, Friday, Saturday, and Sunday 5:00 PM to 5:00 AM".

Recommended to include an additional condition to the operations section to state "The back bar may not be in operation without the provided parking in place to the satisfaction of the Community Development Director or his designee."

DeLuccio - Inquired about the secured parking and when the applicant's would need to comply with that particular condition.

Christi Hogin - Once the decision is final the applicant's would have to comply with all conditions or they would be shut down.

Action: Adopt and Approve Resolution No. PC 2002-429, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING CONDITIONAL USE PERMIT 2001-22, DEVELOPMENT PERMIT 2001-50, PARKING USE PERMIT 2001-13, AND MINOR CONDITIONAL USE PERMIT 2001-11, ON AN APPLICATION OF GENE SMITH, TO PERMIT THE ENCLOSURE OF THE BACK PATIO, PROVIDE THE REQUIRED PARKING AT AN OFF-SITE LOCATION, AND OPERATE EXTENDED HOURS (2:00 AM TO 5:00 AM FRIDAY MORNING THROUGH MONDAY MORNING), FOR AN EXISTING BAR LOCATED AT 7746 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA," with the following amendment: The back bar may not be in operation without the provided parking in place to the satisfaction of the Community Development Director or his designee.

Motion: Altschul Second: Crowe

Votes: Ayes: Altschul, Crowe, Hewitt, Torgan

Nays: DeLuccio, Hamaker, Behr

Motion Passes

9. PUBLIC HEARINGS

A. Development Permit 2002-09, Tentative Tract Map 2002-03, and Variance 2002-04: Construct a five-unit townhouse condominium with a tentative tract map development. A variance is requested to allow a reduction of the front yard.

Applicant: Chris Debolt

Location: 1011 North Orange Grove

Planner: C.J. Amstrup

Recommendation: Continue to August 15, 2002.

Continued to August 15, 2002.

10. NEW BUSINESS

None.

11. UNFINISHED BUSINESS

None.

12. ITEMS FROM STAFF

Susan Healy Keene - Presented the Commission with a report of applications for future Planning Commission meetings. Requested the Commission to cancel the meeting of September 5, 2002.

Mark Persico - Stated that the Department of Transportation is aware of the obstructing landscape and is looking into the issue.

13. PUBLIC COMMENT

- A. Lyndia Lowy, West Hollywood, recommended that forms be available during non-working hours.
- B. Shirley Ray, West Hollywood, commented on the illegal operations of Spike.

14. ITEMS FROM COMMISSIONERS

DeLuccio - Stated that residents need to be proactive for their interests.

Hamaker - Wished all neighborhoods a successful National Night Out.

Behr - Asked staff to provide a status report that will identify new projects.

- A. Election of the Design Review Sub-committee**
Commissioners Hamaker and Crowe were elected to the Design Review Sub-Committee. Commissioner DeLuccio was elected as a back up appointee.
- B. Election of the Zoning Ordinance Revision Sub-committee**
Commissioner DeLuccio and Chair Behr were elected to the Zoning Ordinance Sub-Committee. Commissioner Torgan was elected as a back up appointee.

15. ADJOURNMENT

Action: Adjourn to a regular meeting of the Planning Commission on Thursday, August 15, 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 19 September, 2002.

CHAIRPERSON: 

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: 