



PLANNING COMMISSION MINUTES

August 15, 2002

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 6:35 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.

2. ROLL CALL

Commissioners Present: John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Barbara Hamaker, and Brad Torgan.

Commissioners Absent: Barbara Hewitt

Staff Present: Mark Persico, Community Development Director; Susan Healy Keene, Planning Manager; Mike Jenkins, City Attorney; John Keho, Senior Planner; C.J. Amstrup, Contract Planner and Jennifer Diaz, Administrative Staff Assistant.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Nancy Taylor.

4. APPROVAL OF AGENDA

Action: Approve the Agenda of August 1, 2002.

Motion: Crowe Second: DeLuccio

Vote: All Ayes

Motion passes

5. APPROVAL OF MINUTES

A. Minutes - June 20, 2002

B. Minutes - July 18, 2002

Action: Approve the Minutes of June 20, 2002 and July 18, 2002.

Motion: DeLuccio Second: Altschul

Votes: All Ayes

Motion passes

ITEM 5.B

6. PUBLIC COMMENT

None.

7. ITEMS FROM COMMISSIONERS

None.

8. CONSENT CALENDAR

A. Municipal Parking Structure #1: Report concerning late night operation of roof deck.

Applicant: City of West Hollywood
Location: 8383 Santa Monica Boulevard
Planner: Tim Foy
Recommendation: Receive and file.

Received and filed.

9. EXCLUDED CONSENT CALENDAR

None.

10. PUBLIC HEARINGS

A. Appeal of the Director's Denial of Development Permit 2001-45, Minor Conditional Use Permit 2001-22, Administrative Permit 2002-09: Appeal of denial of a change of use at an existing restaurant, the sale and service of alcoholic beverages as an accessory use and outdoor dining.

Applicant: Athena Novak
Appellant: Athena Novak for Gold Mountain Enterprises, LLC.
Location: 8426 Sunset Boulevard (House of Sushi)
Planner: John Keho, Senior Planner
Recommendation: Continue to a date certain of the Planning Commission on Thursday, September 19, 2002.

Continued to a date uncertain.

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

Chair Behr opened the Public Hearing.

C.J. Amstrup presented the Staff Report.

Larry Scarpa and Chris Debolt presented the applicant's report.

Public Comment

1. Jeanne Dobrin, West Hollywood, stated that the City should consider removing compact parking spaces due to the large SUV's.

Larry Scarpa presented closing comments.

Action: Adopt and Approve Resolution No. PC 2002-442, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2002-09, CONSTRUCTION OF A FIVE (5) UNIT CONDOMINIUM FOR THE PROPERTY LOCATED AT 1011 ORANGE GROVE AVENUE, WEST HOLLYWOOD. A VARIANCE IS GRANTED TO PERMIT A FRONT YARD SETBACK OF FIFTEEN (15) FEET WHERE 23'-4" (THE AVERAGE FRONT SETBACK OF ADJACENT EXISTING STRUCTURES) IS REQUIRED, AND TO PERMIT AN ARCHITECTURAL PROJECTION WHICH EXTENDS AN ADDITIONAL FIVE FEET." And Resolution No. PC 2002-443, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE PARCEL MAP 53825 (TENTATIVE TRACT MAP 200-03) FOR THE PROPERTY LOCATED AT 1011 ORANGE GROVE AVENUE, WEST HOLLYWOOD." With the following amendment: to section 3.1, delete the words "remove or".

Motion: Altschul Second: DeLuccio

Votes: All Ayes

Motion Passes by a consensus of the Commission.

- C. Zoning Text Amendment 2002-02:** Zoning Text Amendment to conditionally permit alternate use of institutional parking in the R-4 Zoning district.

Applicant: City of West Hollywood

Location: City-wide

Planner: Debby Linn, Contract Planner

Recommendation: Continue to Thursday, September 19, 2002.

Continued to September 19, 2002.

- D. Tentative Tract Map 2002-04:** Tentative tract map for a 19-unit condominium complex.

Applicant: Secured California Investment, Inc.

Location: 1420 Laurel Avenue

Planner: Elinor Aurthur, Assistant Planner

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

Chair Behr opened the Public Hearing.

John Keho presented the Staff Report.

Hayk Martirosian and Mark Paul presented the applicant's report.

Public Comment

1. Jeanne Dobrin, West Hollywood, concerned that developers might sell the least desirable units as low-income units.

Mark Paul presented closing remarks.

Commissioner Comments

Torgan - Ensure the affordable units stay affordable for a certain time.

Hamaker - Inquired if there is a condition which prohibits subletting the units.

Action: Approve and Adopt Resolution No. PC 2002-444, "A RESOLUTION OF THE PLANNING COMMISSION OF WEST HOLLYWOOD APPROVING TENTATIVE TRACT MAP 2002-04 ON AN APPLICATION BY SCI, SECURED CALIFORNIA INVESTMENT, INC. FOR A 19-UNIT CONDOMINIUM AT 1420 LAUREL AVENUE, WEST HOLLYWOOD" with the following amendments: Include additional language specifying that three inclusionary units be designated as affordable units, two as low income and one as a moderate unit; Include the stand Fire Department comments, changing the number of days to file an extension to 30 and changing the review authority for extensions to the Planning Commission.

Motion: Altschul Second: Crowe

Votes: Ayes: Altschul, Crowe, DeLuccio, Torgan, Behr

Nays: Hamaker

Motion Passes

11. NEW BUSINESS

None.

12. UNFINISHED BUSINESS

None.

13. ITEMS FROM STAFF

Susan Healy Keene - Presented the Commission with an update on the demolition of Kinara Spa and upcoming public hearing items.

14. PUBLIC COMMENT

- A. Jeanne Dobrin, West Hollywood, commented on the proposed operations of Kinara Spa.

15. ITEMS FROM COMMISSIONERS

Behr - Suggested that another method be tried to seal the public hearing notices.

16. ADJOURNMENT

Action: Adjourn to a regular meeting of the Planning Commission on Thursday, September 19, 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 9/19/02, 2002.

CHAIRPERSON: 

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: 