



PLANNING COMMISSION MINUTES

August 16, 2001

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 Steve Smith.

B. ROLL CALL:

Commissioners Present: Altschul, Behr, Crowe, DeLuccio, Hamaker and Hewitt.

Commissioners Absent: Torgan.

Staff Present:

John Keho, Senior Planner; Hassan Haghani, Senior Planner; Elinor Aurthur, Contract Planner; Christi Hogin, Assistant City Attorney; Tim Foy, Acting Planning Manager; David Gillig, Administrative Staff Assistant to the Planning Manager and Carlo Aceytuno, Assistant to Planning Staff.

C. APPROVAL OF AGENDA: Approve the Planning Commission Agenda of Thursday, August 16, 2001 as presented. **Motion Commissioner Crowe, seconded by Commissioner Altschul and unanimously carried.**

D. REPORT ON POSTING OF AGENDA:

Tim Foy, Acting Planning Manager stated the agenda was posted at City Hall, the Community Development Department public counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's station.

E. MICROPHONE AND WIRELESS REMINDER:

Tim Foy, Acting Planning Manager reminded all present to speak clearly into microphones and to turn off all cellular phones and pagers.

2. PUBLIC COMMENT:

KATHERINE THULIN, WEST HOLLYWOOD, spoke about and questioned the continued operation of the Jumbotron on Sunset Boulevard.

CATHERINE HAHN, WEST HOLLYWOOD, had concerns about the (supposed) illegal signs in the Tower Records parking lot located in the 8700 block of Sunset Boulevard and spoke about city trees being cut and trimmed in favor of these sign(s).

ITEM 5.B

KAREN OCAMB, WEST HOLLYWOOD, opposes the proposed project of a 19-unit apartment building and stated her concerns about the property located at 1420 Laurel Avenue.

COLLEEN CLOHERTY, WEST HOLLYWOOD, opposes the proposed project of a 19-unit apartment building and stated her concerns about the property located at 1420 Laurel Avenue.

DAN SIEGEL, WEST HOLLYWOOD, gave the Commission a brief update on his recent visit to Petco Animal Supplies, Inc.

ACTION: Close the Public Comment to public speakers. **Motion carried by consensus of the Commission.**

3. ITEMS FROM COMMISSIONERS:

Commissioner Altschul stated he would like to see the Conditional Use Permit reviewed and possibly modified, as well as all other issues that have been brought to the Planning Commissions' attention regarding Petco Animal Supplies, Inc.

Direction was given to staff to provide Notice of a Modification Hearing on the Conditional Use Permit conditions with Petco Animal Supplies, Inc. and consolidate that with the pending application for the Sign Permit by the next regularly scheduled Planning Commission meeting of Thursday, September 6, 2001. If the current requirements cannot be met before the next regularly scheduled meeting, it will be agendized for the following meeting of Thursday, September 20, 2001.

Chair DeLuccio questioned the signage at Tower Records.

Tim Foy, Acting Planning Manager gave an update on the signage for Tower Records. He stated that the Planning Commission did approve a Creative Sign Permit, both for the parking lot and the actual store location. He stated however, that the Creative Sign Permit for the parking lot was to legalize an existing sign. As part of that agreement they were to take down other existing sign(s), which, as of this date, has not been done.

Direction was given to staff to submit a report from the Code Enforcement Division regarding the illegal signage at Tower Records and would like enforcement activities to commence on the illegal signage that is currently not legally permitted.

Commissioner Behr submitted, for the record, a copy of the West Hollywood Independent newspaper, regarding a noticing of a proposal of a (possible) transfer of ownership of a liquor license. He directed staff to notify the Sate Department of Alcoholic Beverage Control that this business is currently under investigation. He also noted that the Jumbotron was still operating and questioned if this item was appealed.

John Keho, Senior Planner stated that the Shooshoni's did in fact file an appeal of the Planning Commission's decision regarding the Jumbotron. He assured the Commission that this item (appeal) will be heard before the City Council as soon as it can be scheduled for the City Council agenda.

Commissioner Behr stated his concerns on the appeal process and would like the City Council made aware of the problem(s) encountered with this process.

Chair DeLuccio informed and advised the general public to get involved with the General Plan re-write if they have concerns regarding the density and/or zoning issues within their community.

4. ITEMS FROM STAFF

None.

5. CONSENT CALENDAR

Chair DeLuccio moved Items 5.A., 5.B. and 5.C. to the Excluded Consent Calendar for separate discussion.

6. EXCLUDED CONSENT CALENDAR

A. APPROVAL OF MINUTES:

ACTION: Approve the Planning Commission Minutes of Thursday, July 19, 2001 as amended: 1) Item 3. Commissioner Comments; Page No. 2: change Felt nightclub to Felt restaurant. **Motion Commissioner Altshcul, seconded by Commissioner Behr and unanimously carried.**

B. General Plan Amendment 99-05 and Zoning Text Amendment 2001-03:

Tim Foy, Acting Planning Manager took questions and concerns from the Commission regarding the staff report on amending the seismic element and related zoning code section.

Commissioner Behr commented on Attachment B; page 5; sub-section 1.d. and questioned if this item would be going through the Design Review Committee. He also stated his concerns and would like a (possible) amendment added to the Zoning Code during the re-write regarding reconstruction.

Chair DeLuccio noted the error of Resolution No. PC 00-363; Page No. 2; Section No. 6; the following numbers should be corrected as follows: General Plan Amendment No. 99-05 and Zoning Text Amendment No. 01-03.

ACTION: 1) Approve the Resolution recommending to the City Council adoption of the Zoning Text Amendment and General Plan Amendment as amended.
Motion by Commissioner Altschul, seconded by Commissioner Behr and unanimously carried.

- C. General Plan Amendment 2001-02 and Zoning Text Amendment 2000-04:**
Chair DeLuccio noted the error in Resolution No. PC 00-374. The following number in the Title should be changed from General Plan Amendment 2001-03 to General Plan Amendment 2001-02.

ACTION: 1) Approve the Resolution recommending to the City Council adoption of the Zoning Text Amendment and General Plan Amendment as amended.
Motion by Commissioner Hewitt, seconded by Chair DeLuccio and unanimously carried.

7. COMMISSION CONSIDERATION

Chair DeLuccio stated the report on the Sunset Boulevard agenda item, originally going before the City Council on August 20, 2001, had been rescheduled for the City Council meeting of Tuesday, September 4, 2001. If any of the Commissioners had any comments, they should individually contact staff and/or City Councilmember(s) regarding their concerns.

8. PUBLIC HEARINGS

- A. Development Permit 2001-34, Minor Conditional Use Permit 2001-17, and Parking Use Permit 2001-05:**

Minor Conditional Use Permit and Development Permit to modify an existing restaurant facility, reduce the number of parking spaces, and a Parking Use Permit to allow off-site parking to be located at 8789 Sunset Boulevard, West Hollywood, California.

ACTION: 1) Continue this item and 2) bring back to the Planning Commission meeting of Thursday, September 6, 2001. **Unanimously carried.**

B. Development Permit 2000-67 and Demolition Permit 2000-19:

Demolition of an existing single-family house and the construction of a 19-unit apartment building with subterranean parking at 1420 Laurel Avenue, West Hollywood, California.

ACTION: 1) Continue this item to a date uncertain of the Planning Commission.
Unanimously carried.

C. Tentative Tract Map 2001-03:

Elinor Aurthur, Contract Planner presented the staff report regarding a Tentative Tract Map to subdivide a building under construction at 1426 - 1428 Laurel Avenue, West Hollywood, California, into nineteen (19) condominium units. Original expiration date was March 18, 2000.

Chair DeLuccio requested that an expiration date of the Tract Map be included in the Resolution.

Commissioner Behr questioned how the units will be sold and the price range(s) of these units. He also questioned how the residents of West Hollywood would be notified of the affordable housing units that will be available in this complex.

Tim Foy, Acting Planning Manager indicated the Department of Rent Stabilization and Housing is currently equipped to handle the noticing of the affordable housing units available in this complex.

Commissioner Hamaker questioned if the pine tree located in the front lot would be relocated as stated on the Tentative Tract Map.

Commissioner Altschul questioned the discrepancy of nineteen (19) units versus the twenty (20) units that are showing on the blueprints, and asked why Unit K is listed twice.

Chair DeLuccio opened the Public Hearings:

HAYK MARTIROSIAN, GLENDALE, Tract Engineer, representing the owner, gave the applicants report which answered the previous questions and issues brought up by the Commission, and pointed out the technical aspects why Unit K is defined in the blueprints as shown.

ACTION: Close the Public Comment to public speakers. **Motion carried by consensus of the Commission.**

It was brought to the Commissions' attention that the pine tree "shall be preserved" as indicated in the original signed Development Permit.

Commissioner Altschul motioned to add language to the Tentative Tract Map; that this project consists of nineteen (19) units. **Motion Commissioner Altschul, seconded by Chair DeLuccio.**

Staff requested an expiration date of 24 months from the date of approval be placed on the Tentative Tract Map.

Commissioner Altschul and Chair DeLuccio accepted the amendment to the motion.

ACTION: 1) Conditionally approve the request subject to the findings and conditions in the proposed Resolution as amended and 2) Adopt Resolution No. PC 2001-382 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 53503 (TTM 2001-03) AT THE REQUEST OF AVRAHAM HASSID, REPRESENTING THE PROPERTY OWNERS, SUNSET ON SUNSET, LLC, FOR PROPERTY LOCATED AT 1426 – 1428 LAUREL AVENUE, WEST HOLLYWOOD." **Motion by Commissioner Altschul, seconded by Chair DeLuccio and unanimously carried.**

Commissioner Altschul requested staff to agendaize for discussion, the Performance Bond for the property located at 1426 – 1428 Laurel Avenue, West Hollywood, California.

D. Parking Use Permit 2001-04, Development Permit 2001-25, and Conditional Use Permit 2001-06 (Amendment to permits)

Hassan Haghani, Senior Planner presented the staff report on the request to substitute off-site parking instead of paying an in-lieu fee to expand the Grafton Hotel by 22 guest rooms along with other changes to the hotel's plans and operations.

Commissioner Altschul recused himself from the meeting at this time.

Chair DeLuccio opened the Public Hearings:

JEFFREY S. HABER, LOS ANGELES, of Latham and Watkins, representing the owner and operator of the Grafton Hotel gave the applicants report. He also stated in detail, how and where the parking and access for the hotel will occur.

JEAN DOBRIN, WEST HOLLYWOOD, spoke in support of this item.

ACTION: Close the Public Comment to public speakers. **Motion carried by consensus of the Commission.**

Commissioner Behr stated his concern regarding future traffic on Olive Drive.

ACTION: 1) Approve the application and 2) Adopt Resolution No. PC 01-372 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT 2001-06, DEVELOPMENT PERMIT 2001-25 AND PARKING USE PERMIT 2001-04 TO AMEND CERTAIN CONDITIONS OF CONDITIONAL USE PERMIT 99-02 AND DEVELOPMENT PERMIT 99-05 AND TO ALLOW OFF-SITE PARKING AT 8474 - 8480 SUNSET BOULEVARD FOR THE GRAFTON HOTEL AT THE PROPERTY LOCATED AT 8462 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." **Motion by Commissioner Crowe, seconded by Chair DeLuccio and unanimously carried.**

Commissioner Altschul returned to the meeting at this time.

9. PUBLIC COMMENT

None.

10. ITEMS FROM COMMISSIONERS

Commissioner Crowe wished Jeanne Dobrin of West Hollywood a Happy Birthday.

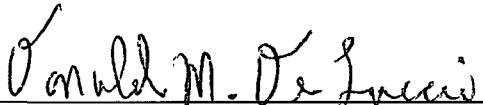
10. ITEMS FROM STAFF

None.

11. ADJOURNMENT

The Planning Commission adjourned at 7:55 P.M. to the next regularly scheduled meeting of the Planning Commission, which will be on Thursday, September 6, 2001, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 6TH DAY OF
SEPTEMBER, 2001.



CHAIRPERSON

ATTEST:



Community Development Director