



PLANNING COMMISSION MINUTES

April 19, 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 6:30 PM.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Jeanne Dobrin.

B. Roll Call

Commissioners Present:

David Behr, Brad Crowe, Donald DeLuccio, Barbara Hewitt, and Brad Torgan

Commissioners Absent:

John Altschul

Staff Present:

Hassan Haghani, Acting Planning Manager; Christi Hogin, Assistant City Attorney; Tim Foy Senior Planner; Liz BarEl, Associate Planner; and Bruce Robertson, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda

Motion: Crowe Second: Hewitt

Vote: All Ayes, noting the absence of Commissioner Altschul

Motion passes

D. Posting of Agenda

This 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. Jeanne Dobrin, West Hollywood, congratulated Chair DeLuccio on his four year re-appointment to the Planning Commission.

3. ITEMS FROM COMMISSIONERS

DeLuccio - Thanked Liz Bar-El, other staff, and Planning Commissioners for all their hard work on the Zoning Ordinance.

4. CONSENT CALENDAR

A. Minutes – April 5, 2001

Action: Approve Minutes of April 5, 2001 as amended to include more detail of commissioner comments on Item 7.A.

Motion: Behr Second: Crowe

Votes: All Ayes, noting the absence of Commissioner Altschul.

Motion passes

5. EXCLUDED CONSENT CALENDAR

None.

6. COMMISSION CONSIDERATION

None.

7. PUBLIC HEARINGS

A. Conditional Use Permit 00-21, Development Permits 00-61 and 00-19, and Variance 00-61 (Amend approved permits): Reduce approved parking for new building including auditorium and classrooms to provide 50 additional spaces rather than 100 spaces.

Applicant: Center for Early Education

Location: 563 N. Alfred Street

Planner: Liz Bar-El

Recommendation: Deny without prejudice.

Liz Bar-El presented the staff report.

Terri Slimmer, Department of Transportation Manager, presented a report on the traffic and parking requirements and shared her experience of monitoring traffic in the Rosewood/Alfred Street area.

Dale Goldsmith and Jim Ostrom presented the applicant's report.

Public Comment:

1. **Reveta Bowers**, Los Angeles, spoke on behalf of the Center and described the function of the proposed auditorium and asked the commission not to place restrictions on the auditorium use.
2. **Alicia de Soto Foley**, West Hollywood, spoke as a parent whose child attends the school and stated that the parents would be happy to abide by conditions placed on the school by the Commission so that the new building can be built.
3. **Jeanne Dobrin**, West Hollywood, supports the approval of this project and commended the Center for its efforts to mitigate parking and traffic impacts on the community.

4. **Dave Sykora**, Tustin, consultant for the City's Seismic Safety Element, spoke as an expert on geo-groundwater and stated that the ground water in this area is very shallow. Artesian conditions probably occur randomly throughout the area are is not necessarily unique to this site.

Dale Goldsmith presented the applicant's rebuttal.

Action: Close the public hearing

Motion: Torgan Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioner Altschul.

Motion passes

Discussion:

- Artesian water on the site has been substantiated as being unique and therefore qualifies the applicant for a variance.
- Dissention from some commissioners who stated that there are not special circumstances at this property to meet the variance requirement.
- Add condition to limit number of new students to twelve per year.
- Add condition to be included into parents enrollment agreement with the school.
- A through E to be conditions for mitigated negative declaration.
- The City will not be able to enforce the additional conditions imposed by the Commission.
- Review of a traffic analysis is necessary to determine if parking requirement is adequate.

Action: To reject staff's recommendation and approve Variance 00-16 and the related entitlements with some amendments and adopt a mitigated negative declaration.

Motion: Torgan Second: Hewitt

Votes: Ayes - DeLuccio, Hewitt, Torgan

Noes - Crowe, Behr

Motion passes, noting the absence of Commissioner Altschul

8. STUDY SESSION

A. General Plan Amendment 99-05 and 01-01: Amend Seismic Element of General Plan.

Applicant: City of West Hollywood

Location: City-wide

Planner: Tim Foy

Recommendation: Discuss and provide input to staff and agendize a public hearing for General Plan Amendment 99-05.

Tim Foy outlined the discussion to take place.

Dave Sykora spoke about the Fault Precaution Zones location to include:

- Fourteen fault location studies have been conducted.
- In the FP1 precaution zone, a fault location study should be conducted.
- In the FP2 precaution zone, a fault location study should be conducted or the engineering improved to handle displacement since 1000 feet thick alluvium over bedrock will not cause any substantial damage should the fault rupture.
- Currently not recommending Santa Monica fault as a fault precaution zone.
- Single family home should be exempted from fault location studies.

Action: Agendize to May 17, 2001.

Approved by a consensus of the Planning Commission.

9. PUBLIC COMMENT

A. **Ruth Mau**, West Hollywood, spoke on the traffic problems on Holloway and requested that a temporary stop light be put somewhere.

10. ITEMS FROM COMMISSIONERS

Behr - Commented on the construction on Santa Monica Boulevard.

11. ITEMS FROM STAFF

12. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, May 3, 2001, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe Second: Behr
Motion carried by consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF 7-5, 2001.

CHAIRPERSON: Donald M. De Succio

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: John Falli