



PLANNING COMMISSION MINUTES

May 4, 2000

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

1. CALL TO ORDER

The meeting of the Planning Commission was called to order at 6:45 p.m. by Chair Smith.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Hillary Selvin.

B. Roll Call

Commissioners Present:

John Altschul, Liz Anderson, David Behr, Brad Crowe, Donald DeLuccio, Steve Smith, and Bradly Torgan.

Commissioners Absent:

None.

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Erika Fleming, Assistant City Attorney; Liz Bar-El, Associate Planner; John Keho, Senior Planner; Emmeline Elzin, Acting Assistant Planner; Elinor Aurthor, Contract Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: To approve the Agenda as amended.

Motion: Smith Second: Altschul

Votes: All Ayes Motion Carried

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. **Hillary Selvin**, Los Angeles, spoke on behalf of the Chamber of Commerce. The Chamber is in support of the parking overlay (item 6.A.) and urged the Planning Commission to approve the item.
- b. **Jeanne Dobrin**, West Hollywood, spoke on her support of the Commission's appeal of the Director's decision of the Creative Billboards 2000-12 and 200-15.

3. CONSENT CALENDAR - None

A. Minutes – April 6, 2000

Action: To bring the minutes back for clarification of action taken on item 6.C.
Motion carried with no objection from the members.

4. EXCLUDED CONSENT CALENDAR

5. COMMISSION CONSIDERATION

A. **Creative Billboard 00-12:** Planning Commission's appeal of Director's approval of an LCD screen (above sushi on Sunset).

Applicant: Eller Media

Location: 8264 Sunset Boulevard

Planner: Liz Bar-El

Recommendation: Review staff's decision and adopt one of two alternate resolutions presented.

Liz Bar-El presented the staff report.

The applicants report was presented by Layne Lawson.

Erika Fleming described a template for a voluntary agreement that was suggested at the City Council /Planning Commission Sign Study Session. The template will be applied to all creative billboards. The agreement reiterates the Sunset Specific Plan and the Municipal Code in that it punctuates the Sunset Strip in a way that is different from traditional billboards. The creative billboards would be allowed to implement different images, sizes, or parts for a limited duration. The agreement clearly states that the applicant understands and agrees that the permit is for a maximum six-month period with no continuing rights to maintain the billboard without an extension approved by the Director. Any other rights are waived by the applicant or would have to be agreed to by the Commission. It further states that any violation of the agreement or the municipal code would allow the City to remove the billboard.

Public Comment:

a. **Jeanne Dobrin**, West Hollywood, spoke on the proposed agreement and the conditions of the agreement.

Rebuttal of Mr. Lawson.

Public Hearing closed by a consensus of the commission.

Action: Approve six images per minute with 10% being public service announcements, change condition "g" to reflect near-by residents or commercial businesses complaining of the brightness, and the applicant must sign the agreement.

Motion: Crowe Second: Anderson
 Votes: Aye's No's Motion carried
 Crowe Altschul
 DeLuccio Behr
 Anderson Torgan
 Smith

B. Creative Billboard 00-15: Planning Commission's appeal of Director's approval of a Miller Beer bottle at the former Marlboro Man site.

Applicant: Infinity Outdoor Systems

Location: 8225 Sunset Boulevard

Planner: Terry Blount

Recommendation: Review staff's decision and adopt one of two alternate resolution's presented.

Terry Blount presented the staff report.

The applicants report was presented by George Muhlsten of Latham and Watkins.

Discussion of Item 5.B.

- ◆ Three separate permits have been issued.
- ◆ Bottle is made of clear plastic.
- ◆ Width of the cap has changed.
- ◆ Definition in zoning ordinance should read, under creative billboard, " except as described under the sunset specific plan".
- ◆ The bottle is three dimensional and 16 feet.
- ◆ Will project about 4,200 watts of light.
- ◆ No lighting in the back of the bottle
- ◆ Permit is valid for six (6) months
- ◆ Applicants will make a presentation to the commission in six (6) months.
- ◆ Existing frame of the Marlboro Man will be taken down except for the base.
- ◆ Slight mechanical noise will come from the bottle cap.

Public Comment:

- a. **Paul Jacobs**, Marina Del Rey, stated that Infinity understands that there is a sign ordinance and they are trying to comply with it. Infinity is also trying to create a sign that will enhance the city. He also stated that he is willing to negotiate language in an agreement with the city attorney.
- b. **Geoffrey Smith**, West Hollywood, spoke in opposition of the sign and stated that it sends a negative message for the City.
- c. **Jeanne Dobrin**, West Hollywood, asked about the chemicals that will be used to come out of the bottle cap and it has not been addressed.

Erika Fleming addressed the brief Mr. Jacobs gave to the City Council, which was whether or not the Planning Commission was required to have a basis to review the Director's approval. The Municipal Code states that an applicant has a procedure to follow in appealing to the City Council within 10 days of the Planning Commission's decision.

Rebuttal of Mr. Muhlsten. Mr. Muhlsten clarified that the steam from the bottle is nothing more than water and that he will be back in six months with a presentation of the bottle.

Action: Uphold the appeal.

Motion: Torgan Second: No second
Motion failed due to a lack of second

Continued Discussion of Item 5.B.:

- ◆ The proposed creative billboard violates the current code in that it does not follow the Sunset Specific Plan Amendment.
- ◆ The agreement should state that it will not be superceded by any subsequent amendment to the Municipal Code or Sunset Specific Plan that may be adopted during the effective dates of the agreement.
- ◆ Issues that have been raised include: Lighting, material, coverage of the backside, noise, date, traffic study, and agreement from the city attorneys office.

Action: Confirmation of approval of 2000-15 subject and conditioned upon an agreement of the applicant to remove the billboard within a fixed period of time and review the issues of lighting, material, backside, noise, and traffic impacts for the entire period of six months up until the review. The agreement will not be superceded by any subsequent amendment to the Municipal Code or Sunset Specific Plan that may be adopted during the effective dates of the agreement. The effects of the water should also be included. The effective date will be no later than July 1, 2000 with the Director to have the authority to extend the date up to 60 days if necessary.

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

6. PUBLIC HEARING

A. Development Permit 99-61, Demolition Permit 99-20, Modification Permit 2000-13 and 2000-14: Demolition of a duplex and expansion of parking lot in a parking overlay district.

Applicant: Naomi Jacobs

Location: 1113-1115 Poinsettia Drive

Planner: Elinor Aurthur

Recommendation: Deny all four requests.

Elinor Aurthur presented the staff report.

Discussion of Item 6.A:

- ◆ The building has not been brought up to code.
- ◆ The additional parking is for West Lake Audio.
- ◆ Applicant has not attempted to replace or augment housing stock.
- ◆ A building inspector's report stated that the property needs repair and does not require demolition.

Mr. Gene Smith presented the applicants report.

Mr. Smith also clarified questions from the Commissioners with the following statements:

- ◆ The subject site is suitable for the proposed expansion of the parking.
- ◆ The project is consistent and complies with the applicable provisions of the zoning code.
- ◆ The vacant lot has been determined that it is tied with commercial space on Santa Monica Boulevard.

Citizens Comments

- a. **Muriel Schoichet**, West Hollywood, spoke in support of the item due to the lack of parking in the area.
- b. **Corinne Kason**, West Hollywood, read letter from Peter Schwartz which stated the objection of the proposal.
- c. **Steve Wayland**, West Hollywood, urged the Commission to deny the request and the need for housing is more important than parking spaces.
- d. **Natalie Shivers**, West Hollywood, stated that the building should be preserved due to it's historical value and shortage of housing and should not be torn down.
- e. **Adrienne Vincent**, West Hollywood, opposed to the parking lot because it encroaches on the quality of the neighborhood.
- f. **Lenard Brooks**, West Hollywood, spoke in opposition of the parking lot.
- g. **Annick Wolf**, West Hollywood, spoke in opposition of the proposed parking lot and would like to preserve the cultural historic value of the neighborhood.
- h. **Amy Anderson**, West Hollywood, urged the commission to deny the request and stated her concern of the loss of housing for a parking lot.
- i. **Sam Vincent**, West Hollywood, spoke in opposition of the proposed parking lot. He also spoke on the value of the homes and the money the residents have invested to keep up their property.
- j. **Andrew Cattaneo**, West Hollywood, spoke in support of the parking lot and stated that the business has kept a good relation with himself as a neighbor.
- k. **Robert Brunell**, West Hollywood, spoke in support of the parking lot due to the shortage of parking on the street.
- l. **Richard Brunell**, West Hollywood, spoke in support of the parking lot and stated his encounter with parking problems.
- m. **Robert McCray**, West Hollywood, stated that the parking lot is encroaching into the neighborhood. He also stated that he has spoken to Ms. Jacobs about enhancing the entrance of the street and on some possible improvements of her building, the proposed parking lot, and possible speed bumps for the street. He urged the Commission to consider the application.
- n. **Don Bruhnke**, West Hollywood, stated that parking is a major problem on the east side. The parking will benefit the neighbors and other businesses.
- o. **Barbara Hamaker**, West Hollywood, spoke in opposition of the application at the expense of potential housing. She also spoke on the possible noise from the parking lot when the business is closed.

Rebuttal of Mr. Smith.

Action: Close the Public Hearing.

Motion: Crowe Second: DeLuccio
Votes: All Ayes Motion carried

Action: Move the Staff Report.

Motion: Altschul Second: Behr
Votes: All Ayes Motion carried

B. Demolition Permit 99-18, Development Permit 99-58, Conditional Use Permit 99-37, Request for Parking Reduction: Demolish two story classroom building and construct four story classroom building.

Applicant: Pacific Hills School

Location: 8628 Holloway Drive

Planner: Tim Foy

Recommendation: Continue to a date uncertain.

Action: Continue the public hearing.

Motion: Altschul Second: DeLuccio
Motion passes by a consensus of the Commissioners.

C. Extension Request 00-01: Renewal of one-year extension building permits.

Applicant: Varoojh Saroiah

Location: 1426-1428 Laurel

Planner: John Keho

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

Chair Smith recused himself from Item 6.C.

John Keho presented the staff report

Action: Move the Staff Report.

Motion: Crowe Second: Altschul
Votes: All Ayes Motion carries noting the abstention of Chair Smith

D. Conditional Use Permit 00-04: Wireless Telecommunications.

Applicant: Nextel Communications

Location: 8500 Melrose Avenue

Planner: Emmiline Elzin

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

Commissioner Torgan recused himself from Item 6.D.

Action: Approve the Staff Report.

Motion: Altschul Second: DeLuccio

Votes: All Ayes

Motion passes noting the abstention of Commission Torgan.

7. PUBLIC COMMENT

8. ITEMS FROM COMMISSIONERS

Chair Smith adjourned in memory of Betty Wagner.

9. ITEMS FROM STAFF

10. ADJOURNMENT

Action: Adjourn to the Joint Planning Commission meeting with the Beverly Hills Planning Commission on Thursday May 11, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Smith Second: Altschul
Motion carried by consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF _____, 2000.

CHAIRPERSON: Steph H. Fox

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: Randey...



PLANNING COMMISSION MINUTES

May 18, 2000

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

1. CALL TO ORDER

The meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Smith.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Craig Ritchie.

B. Roll Call

Commissioners Present:

John Altschul, Liz Fitzgerald, David Behr, Brad Crowe, Donald DeLuccio, Steve Smith, and Bradley Torgan.

Commissioners Absent:

None.

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Erika Fleming, Assistant City Attorney; Hassan Haghani, Senior Planner; John Chase, Urban Designer; Wade Davenport, Acting Code Compliance Manager; Jennifer Diaz, Administrative Staff Assistant; and David Gillig, Administrative Staff Assistant.

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe Second: DeLuccio

Votes: All Ayes Motion Carried

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. **John Paul Drayer, West Hollywood,** .
- b. **Craig Ritchie, West Hollywood,** spoke on the EIR Draft and stated how impressed he was with the report gave an invitation to attend the PAC meetings.
- c. **Jeanne Dobrin, West Hollywood,** commented on the parking spaces within the City and how the new SUV's are to large for the current parking spaces and the Planning Commission needs to look into this issue.

3. CONSENT CALENDAR - None

A. Minutes – April 6, 2000

Action: To approve Consent Item 3.A.

Motion: Smith Second: Torgan

Votes: All Ayes Motion Carried

4. EXCLUDED CONSENT CALENDAR

A. Creative Sign Permit 2000-01:

Applicant: Nita Casar

Location: 8912 Sunset Boulevard (West Hollywood Picture Framing)

Planner: John Chase

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

Action: To approve the recommendation.

Motion: Altschul Second: DeLuccio

Votes: All Ayes Motion Carried

5. COMMISSION CONSIDERATION

A. Extension Request 99-07: Permit hotel expansion permits for the Sunset Marquis.

Applicant: Raleigh Enterprises

Location: 1200 Alta Loma

Planner: Jennifer Davis

Recommendation: Approve an extension of permits until May 16, 2001 based on the findings of Draft Resolution PC No. 2000-298.

John Chase presented the staff report.

Lewis Angelikis presented the applicant's report.

Public Comment:

- a. **Jeanne Dobrin, West Hollywood**, commented on the excellence and quality of the architect, questioned why none of the applicants were in attendance to answer questions, and recommended the Planning Commission not grant an extension.
- b. **Lisa Campanero, Los Angeles**, stated that Raleigh Enterprises has always had permits and that they will do their best to finish construction if granted an extension.

Action: Grant an extension for 18 months from May 18, 2000 until November 16, 2001.

Motion: Altschul Second: Behr

Vote: All Ayes Motion Carried

B. Update and future activities of the joint Design Review and Gateway Committees. Related procedures for the Pacific Design Center.

Chair Smith commented on the Design Review and Gateway Committee meetings and suggested to structure future meetings on projects in the same manner.

C. Direction of staff on agendizing public hearing for possible modification/revocation or permits relating to 9035-9039 Sunset Boulevard (The Key Club).

Commissioner Comments:

Torgan – Stated that he briefly attended the Key Club Neighborhood meeting

DeLuccio – Informed the Commission that the Key Club has hired private security and the neighbors have seen a little improvement. It was also suggested to the Key Club that off-duty Sheriff's officers work there on the weekend.

Altschul – Stated that the Key Club has become aware of their responsibility to the neighbors and neighborhood streets around them.

Public Comment:

- a. **Jerry Pressman, Santa Monica**, stated that the Key Club has the same interest of the citizens of the community and have worked with the City about different arising problems. The Key Club has decided to clean the surrounding neighborhood because they believe this is part of their responsibility.
- b. **John Paul Drayer, West Hollywood**, spoke on the complaints and concerns of the neighbors.
- c. **Jeanne Dobrin, West Hollywood**, stated that the club attracts nuisances and should be closed if the patrons cannot be controlled.

Action: Agendize a public hearing for modification/revocation of the Key Club for June 15, 2000 and to have a short report of issues to include specific information regarding the bond for the meeting of June 1, 2000.

Motion: Altschul Second: Crowe

Vote: All Ayes Motion passes

D. Direction of staff on agendizing public hearing for possible modification/revocation or permits relating to 8401 Sunset Boulevard (The Hyatt).

Commissioner Altschul recused himself from Item 5.D.

Public Comment:

- A. **Rick Zbur, Long Beach**, stated that the Hyatt is committed to working with the community and some of the noise complaints are not just from the Hyatt but surrounding businesses as well.
- B. **Mark Bastis, West Hollywood**, stated that the Hyatt has been working with neighbors through neighborhood meetings.

Action: Direct staff to agendize a modification/revocation hearing on July 20th.

Motion: Smith Second: None

Motion dies for a lack of second.

E. Direction of staff on agendizing public hearing for possible modification/revocation or permits relating to 8371 Sunset Boulevard (Saddle Ranch).

Wade Davenport, Code Compliance Division, gave a report on issues surrounding the Saddle Ranch Chop House.

Public Comment:

A. Julia Hunter, West Hollywood, spoke on behalf of the Saddle Ranch and how the owner, Larry Pollack, works very well for and with the neighbors. She stated she and the surrounding neighbors do not have any complaints about the Saddle Ranch and do not have any problems to report regarding the establishment.

B. John Paul Drayer, West Hollywood, informed the commission that neighbors have a petition in the works.

C. Larry Pollack, Los Angeles, Owner of Saddle Ranch Chop House, stated that he is continuously working with the neighbors if they have any problems or complaints, tries to keep cars from parking on residential streets, keeps large crowds from gathering in front of the restaurant, and has employees picking up any trash around the streets six times a night and seven days a week. He also stated that the rear doors are kept closed to control noise.

D. Danny Bonaduce, Los Angeles, stated that he and his family enjoy the Saddle Ranch Chop House and has not had any problems while visiting the restaurant.

Action: Receive and file the report from Code Compliance.

Motion: Altschul Second: Fitzgerald

Motion passes by a consensus of the commissioners.

6. PUBLIC HEARING

A. Variance 99-21 and Development Permit 99-53: *To allow additional floor area ratio and height to structure, so the east wall will meet minimum requirements for a tall wall.*

Applicant: *Eller Media*

Location: *8730 Sunset Boulevard*

Planner: *Hassan Haghani*

Recommendation: *Continue to June 15, 2000.*

B. Development Permit 99-57, Conditional Use Permit 99-36 and Tentative Tract Map 99-05: *Enlarge single family residence and add two new residential units.*

Applicant: *Tonio and Ingrid Hipp*

Location: *927 Palm Avenue*

Planner: *Hassan Haghani*

Recommendation: *Conditionally approve the proposed project as set forth in the proposed draft resolutions.*

Hassan Haghani presented the staff report.

Public Comment:

- A. Steve Jones, Redondo Beach**, Architecture on the project, gave a brief history of the property.
- B. Jeanne Dobrin, West Hollywood**, stated her concerns with square footage of the lot, existing residence, and proposed residence. She also inquired about the parking and if the structure can withstand a second story.

Action: Close the public hearing.

Motion: DeLuccio Second: Torgan
Votes: All Ayes Motion carried

Action: Move the Item

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

C. Gateway Environmental Report: *Public hearing to receive comments on the Draft Environmental Impact Report only.*

Applicant: *J.H. Snyder Company*

Location: *7100 Santa Monica Boulevard*

Planner: *Hassan Haghani*

Recommendation: *Open the public hearing on the Draft EIR. After taking public comment, close the hearing at which time the Planning Commission may submit comments*

Hassan Haghani presented the staff report.

Milton Swimmer, J.H. Snyder Company, presented the applicant's report.

Jeff Riley and Michael Bates gave a brief presentation on the preparation of the EIR and a summary of the traffic study.

Public Comment:

- A. Patrice Dally, Los Angeles**, stated she thinks the amount of traffic that will be generated from the project has been underestimated. She said that speeding cars are already a problem and pose problems to two schools nearby.
- B. Rainey McGrew, Los Angeles**, stated that the traffic is terrible and hopes that the commission reconsiders the project.
- C. Bill Christopher, Los Angeles**, representing the Melrose Neighborhood Association, stated the concerns of the large project and the impacts that will affect the home owners and residents of all the surrounding neighborhoods.
- D. Anne McGynn, Los Angeles**, stated that she is impressed with the closeness of the surrounding communities coming together on this issue.
- E. Hilda Goldsmith, Los Angeles**, commented on the traffic on Willoughby brought on by the current construction on Santa Monica and feels that it will only gets worse. She stated that the residents would like a culdesac on Formosa before the traffic gets worse.

- F. **J.W. Moore IV, West Hollywood**, representing the Formosa/Detroit Neighborhood Watch and the Project Area Committee and highly recommends adoption of the proposed recommendation to rebuild the east side. He also stated his concern with the pipelines that are beneath the Southern California Gas property and doesn't believe that they are safe. His other concern was with the parking in the surrounding neighborhoods.
- G. **Barbara Hamaker, West Hollywood**, commented on the unity of the residents from West Hollywood and Los Angeles and the traffic issues and solutions being discussed.
- H. **Jeanne Dobrin, West Hollywood**, stated that she was impressed by the arguments given by the residents of Los Angeles.
- I. **Steve Rose, West Hollywood**, stated that the residents have hope that the east side will finally be redeveloped as the surrounding areas have been.
- J. **Innis Bruner, West Hollywood**, stated that he is excited about the redevelopment of the east side and his only concern is with the sound stages and is opposed to them.

7. PUBLIC COMMENT

- A. **Barbara Hamaker, West Hollywood**, spoke on a resident's concern about the inability to mitigate the traffic at Santa Monica and La Brea and would like staff to address the issue.

8. ITEMS FROM COMMISSIONERS

- Torgan** – Commented on the City Council upholding the appeal of Hunter's Bar at the May 18th council meeting.
- Fitzgerald** – Commented on the billboards and tall walls on Sunset strip and how much of an impression they make to the people who pass through the city.
- Altschul** – Commented on the testimony given by Steve Smith at the council meeting about Hunter's Bar and his work with the city and city attorney. He also spoke on a sign on Sunset that has fallen and a new sign which has taken its place.
- Crowe** – Complimented Chair Smith on his work that he has been doing in the past year.
- DeLuccio** – Commented on Hunter's and the testimony given at the council meeting.
- Smith** – Thanked Commissioner Altschul for his help in meeting with attorney's and council on the Miller beer bottle project.

9. ITEMS FROM STAFF

- Ray Reynolds** – Introduced David Gillig, the new Administrative Assistant for the Planning Division and also informed the commission on the reception at the Argyle to celebrate National Historic Preservation Month.

10. ADJOURNMENT

Action: To adjourn to next regular meeting of the Planning Commission on Thursday, June 1, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

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

PASSED, APPROVED AND ADOPTED THIS DAY OF July 20, 2000.

CHAIRPERSON: Donald M. De Zuccis

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: Randy Bergman