



PLANNING COMMISSION MINUTES

June 15, 2000

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

1. CALL TO ORDER

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

A. Pledge of Allegiance

The Pledge of Allegiance was led by Steve Weltman.

B. Roll Call

Commissioners Present:

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

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep Planning Manager; Erika Fleming, Assistant City Attorney; Liz Bar-El, Associate Planner; Tim Foy, Senior Planner; Wade Davenport, Interim Code Compliance Manager; Bruce Robertson, Administrative Staff Assistant

C. Approval of Agenda

Action: To combine items 7C and 7D to be heard as one item, and to hear a brief report from Chair Smith under Commission Consideration, and to approve the Agenda as amended.

Motion: Altschul

Second: DeLuccio

Motion carries by a consensus of the Commissioners.

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**, commented on requiring businesses to reimburse the City for legal fees incurred, by the City, for enforcement of a business's CUP.
- b. **John Paul Drayer, West Hollywood**, recommended a review of the Sunset Specific Plan that would include a building height limit of 10 stories.

- c. **Ruth Williams, West Hollywood**, spoke as founder and chairperson for the Alliance of Citizens for the Eastside in welcoming Kol Ami to the City's Eastside.

3. CONSENT CALENDAR

A. Minutes – June 1, 2000

Action: To amend the action under item 5A to reflect Commissioner Crowe as having made the second to the motion and to approve the minutes as amended.

Motion: DeLuccio Second: Altschul

Motion carries by a consensus of the Commissioners.

4. EXCLUDED CONSENT CALENDAR - None

5. PRESENTATION

A. Sunset Strip Business Council Update – Hillary Selvin, Director, Chamber of Commerce

Hillary Selvin presented a brief report on the Sunset Strip and commented on the Chamber's future goal to hold mixers with the Sunset Strip business community and residents. Ms. Selvin also commented on the recent mitigation plans presented by the City to reduce noise and nuisance impacts on the Sunset Strip.

6. COMMISSION CONSIDERATION

Smith

- Welcomed the Chamber's efforts with regards to mixers and other efforts on the Sunset Strip.
- Commented on this Commission's past record on protecting neighborhoods.
- Thanked the Commission for the opportunity to serve as its chair during the past year.

DeLuccio

- Congratulated Hillary on a job well done and welcomed the Chamber's efforts on the Sunset Strip.

7. PUBLIC HEARING

*A. **Development Permit 00-02, Conditional Use Permit 00-02, and Variances 00-04 & 00-06:** To construct a new 5,770 square-foot synagogue. Two floors and a rooftop deck. Variances requested to allow 5 foot sidewalk along Lexington Avenue, rather than 10 feet and for exemption from requirement to provide a loading zone. Twenty-one surface parking spaces provided.*

Appellant: *Marianne Lowenthal for Kol Ami*

Location: *1200-04 La Brea Avenue*

Planner: *Liz Bar-El*

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

Commissioners Altschul and Torgan recused themselves from this item.

Ms. Bar-El presented the staff report.

Crowe

- Expressed concerns over the sidewalk width requirements of the cities of West Hollywood and Los Angeles coming together at this location.

Behr

- Recommended changing the language in Resolution 00-305 to read that the crosswalk improvements at Lexington shall not to exceed \$3000.

Rabbi Denise L. Eger, Los Angeles, presented the applicant's report.

Josh Schweitzer, Los Angeles, architect for this project presented a brief overview of the project's architectural features.

Public Testimony

- Hillary Selvin, Los Angeles**, spoke on behalf of the Chamber and asked the Commission to support this project.
- Steve Weltman, West Hollywood**, this project will enhance the development of the Eastside and add cultural and architectural luster to the entire city.
- Peter Mackler, West Hollywood**, asked the Commission to support this project.
- Samuel Bernstein, West Hollywood**, supports the project.
- Marilyn Ader, Pasadena**, asked the Commission's support for this project.
- Earle Adams, Los Angeles**, expressed concern over the size of Kol Ami in relation to the neighborhood and voiced parking concerns.
- Norman S. Cherner, West Hollywood**, voiced support for the project and noted Kol Ami's supportive role as a community member.
- Richard Wortman, West Hollywood**, expressed a need for this project in the community.
- John Paul Drayer, West Hollywood**, supports this project as an improvement to the neighborhood.
- Esther Baum, West Hollywood**, Kol Ami will be an asset to the community and suggested that seniors who wish to attend this congregation will be able to do so via public transportation which is often seniors only mode of transportation.
- Paul Morgan Fredrix, West Hollywood**, supports this project.
- Nancy Cohen, West Hollywood**, supports Kol Ami and voiced that this congregation will benefit the community.
- Jeanne Dobrin, West Hollywood**, applauds Kol Ami being in the community.

Action: To close the public hearing.

Motion: Crowe Second: Behr

Motion carries by a consensus of the Commissioners.

Fitzgerald

- Suggested the wording be changed in the Resolution regarding the rooftop deck to read *no amplified sound* instead of "no music".
- *Recommended that a condition be added to the Resolution stipulating that High Holidays and fundraisers be held off-site.
- *Kol Ami to notify city staff once the congregation has reached 350 members in an effort to maintain sufficient parking for the project.

* These recommendations were not adopted as part of the final resolution.

Action: To amend Resolution 00-305 regarding crosswalk fees and "no amplified sound" on roofdeck after 10:00 p.m, and to approve the Resolution as amended.

Motion: Crowe Second: Behr

Motion carries by a consensus of the Commissioners.

Commissioners Altschul and Torgan rejoined the Commission.

- C. Conditional Use Permit 99-28, Development Permits 99-48 and 99-49, Creative Sign Permit 00-02:** Amend the existing Conditional Use Permit and Development Permits for the Key Club to permit the addition of a 1,000 square-foot outdoor dining area, entry vestibule, 150 square-foot storage building and two creative signs.

Applicant: Key Club

Location: 9035-39 Sunset Boulevard

Planner: John Keho

Recommendation: Continue to August 3, 2000.

- D. Modification/Revocation of existing permits for the Key Club:**

Applicant: City of West Hollywood

Location: 9035-39 Sunset Boulevard

Planner: John Keho

Recommendation: Take testimony and Continue to August 3, 2000.

Ms. Heep presented the staff report.

Steven Afriat presented the applicant's report.

Commissioner Altschul disclosed that he attended two (2) neighborhood meetings held by the Key Club.

Chair Smith disclosed that he recently spent time on the Sunset Strip around the area of the Key Club.

Commissioner DeLuccio disclosed that he attended one (1) neighborhood meeting held by the Key Club.

Commissioner Crowe questioned the applicant's report regarding a possible conflict of interest in contracting off duty LAPD police officers to act as security personnel, in West Hollywood, for the Key Club.

Staff responded that they will look into this issue and report back to the Commission at the August 3rd Commission meeting.

Public Testimony

- a. **Paul Brandon, West Hollywood**, expressed concerns over the mitigation measures being put into place and suggested that the problems are unmanageable at this point.
- b. **John Paul Drayer, West Hollywood**, questioned the Key Club's standing with various agencies, i.e., Fire Marshal, Code Enforcement, ABC, Sheriff's Dept.
- c. **Jeff Haul, Los Angeles**, trash problems and valet violations still exist although progress has been made since the last meeting that was held.
- d. **Maxine Sonnenburg, West Hollywood**, Key Club noise and other nuisances have led to the deterioration of the neighborhood.
- e. **Claire O'Connor, West Hollywood**, stated that conditions have improved since the last meeting but some noise issues still exist – possibly in relation to cars that have been valet parked.
- f. **Lance O'Connor, West Hollywood**, opposes the approval of the outdoor dining area.
- g. **Henry Sommerfield, West Hollywood**, commented on horn honking on Sunset Boulevard and other noise coming from cars on the Boulevard.
- h. **Andy Mauer, Los Angeles**, has concerns with the proposed outdoor dining area and feels the Key Club is being a good neighbor now only because they are being forced.
- i. **Jeanne Dobrin, West Hollywood**, expressed opposition to the outdoor dining area.

Mr. Afriat presented his rebuttal.

The Commission posed questions of Key Club personnel.

Commission Discussion

DeLuccio

- Asked staff to investigate current complaints with the ABC.
- Recommended that representatives from the ABC attend the August 3rd meeting.
- Requested that staff provide an occupancy load list for the clubs on Sunset.
- Requested a more complete log of the complaints that have been made against the Key Club.

10. ITEMS FROM STAFF

Ray Reynolds

- The Zoning Ordinance to be heard at the June 26th meeting of the City Council.
- Announced that the City recently filled two vacant positions for plans examiners in the Building & Safety division.
- Thanked Chair Smith for his service as the Commission's chair during the past year.

11. Election of Chair and Vice-Chair

A. Election of Chair

Chair Smith nominated Vice Chair DeLuccio as Chair.

Action: To elect Don DeLuccio as Chair.

Motion: Smith Second:
Motion carries by a consensus of the Commissioners.

Chair DeLuccio nominated Commission Behr as Vice-Chair

Action: To elect David Behr as Vice-Chair.

Motion: DeLuccio Second:
Motion carries by a consensus of the Commissioners.

12. ADJOURNMENT

Action: Adjourn to the Planning Commission meeting on Thursday July 6, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

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

PASSED, APPROVED AND ADOPTED THIS DAY OF 7-6, 2000.

CHAIRPERSON: Donald DeLuccio

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: Ray Reynolds