



PLANNING COMMISSION MINUTES

July 6, 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 DeLuccio.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Todd Bianco.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Liz Fitzgerald, Steve Smith, and Bradly 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; John Keho, Senior Planner; Tim Foy, Senior 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. **Jeanne Dobrin, West Hollywood**, stated that she believes that her comments regarding the Key Club in previous minutes were incomplete.

3. ITEMS FROM COMMISSIONERS

- a. **Crowe** – Gave an update on the review of the Sunset View Project (Shoshoni project) by the Development Review Committee and stated the delay is due to an

earthquake fault that runs beneath the project and requires a major redesign of the building.

- b. **Altschul** – Inquired about the upcoming sexual harassment training and recommended that the commissioners should acquire MCLE credit.
- c. **Behr** – Reported on complaints being received on a project on Norton; Agendize housing element and create a subcommittee.
- d. **DeLuccio** - Stated that the Business License Commission closed the patio to the Argyle Hotel during the late evening hours due to noise complaints from residents; Thanked Steve Smith for doing a good job as Chair of the Planning Commission for the past year and all of the commissioners appreciated all his hard work.

4. CONSENT CALENDAR

A. Minutes – May 18, 2000

B. Minutes – June 15, 2000

Action: To approve Consent Items 4.A. and 4.B as amended

Motion: Behr Second: Altschul

Votes: All Ayes Motion Carried

5. EXCLUDED CONSENT CALENDAR

None

6. COMMISSION CONSIDERATION

None

6. PUBLIC HEARING

A. Conditional Use Permit 2000-06: Continued hearing to legalize expansion and modify floor plans and existing SCUP for nightclub.

Applicant: Don Randall for La Masia Nightclub

Location: 9077 Santa Monica Boulevard

Planner: Hassan Haghani

Recommendation: Continued to July 20, 2000.

B. Appeal of Zone Clearance: Change wood windows to aluminum windows.

Applicant: J. Candice Harding

Location: 1008 Harper Avenue

Planner: John Chase

Recommendation: Deny the appeal.

John Chase presented the staff report.

J. Candice Harding presented her report.

Public Comment:

A. Jeanne Dobrin, West Hollywood, pointed out that in number 3 of the appeal, Ms. Harding states that the windows are damaged by termites and the staff report states that only one window is damaged by termites.

Action: Close the public hearing.

Motion: Altschul Second: Torgan

Votes: All Ayes Motion carried

Action: Move approval of the appeal

Motion: Altschul Second for discussion: Behr

Commissioner Behr withdrew his second to move approval of the appeal after discussion.

Action: Deny the appeal

Motion: Crowe Second: Smith

Motion carried noting the "No" vote of Commissioner Altschul

C. Conditional Use Permit 99-34 and Variance 99-22: *Continued hearing on the modification of service station design standards and CUP Amendment to allow a third driveway into the Mobil Service Station from Santa Monica Boulevard.*

Applicant: *Mark Lehman for Kasey Kashani and the Mobil Station*

Location: *8380 Santa Monica Boulevard*

Planner: *John Keho*

Recommendation: *Deny the request.*

John Keho presented the staff report.

Mark Lehman presented the applicant's report.

Public Comment:

A. Kasey Kashani, Los Angeles, stated the problems that the customers have maneuvering in and out of the station and it has deterred customers from coming to the station. The revenues of the station have also dropped.

B. Jeff Griffin, Beverly Hills, commented on the driveway and the traffic light that used to be there and how difficult it is now for customers to enter and exit the station. He also stated that business has decreased since the driveway was blocked off.

C. Diane DeMarco, West Hollywood, stated that she has been a long time customer of the station because of it's great service, but has not been going due to the difficulty she encounters trying to get in and out of the station. She is in favor of the driveway being re-installed at the station.

D. Douglas Fortunato, West Hollywood, stated how difficult it has been to get into the station and creates a hazard for customers and pedestrians.

E. Jeanne Dobrin, West Hollywood, said she has not been in the driveway of the Mobil station but knows how difficult it is from her experience with similar

driveways. Suggested that the driveway be widened and to deny the appeal for the center driveway.

Mark Lehman gave a rebuttal.

Action: Close the Public Hearing.

Motion: Altschul Second: Torgan
Motion passes by a consensus of the Commission

Action: Approve the application.

Motion: Altschul Second: Smith
Motion passes noting the "No" vote of Commissioner Torgan

D. Rehabilitation Incentive 00-01 and Conditional Use Permit 00-07: Rehabilitation incentives for historic structures and conditional use permit to legalize the existing San Vicente Inn and allow for the expansion of the Inn into an additional historic building.

Applicant: Gene Smith for the San Vicente Inn

Location: 837, 845, 849 and 850 San Vicente Blvd.

Planner: John Keho

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

John Keho presented the staff report.

Gene Smith presented the applicant's report.

Public Comment:

- A. Todd Bianco, West Hollywood**, stated that he lives around the corner from the Inn and has not encountered a parking problem. He also stated that the Inn is a Unique place and should be preserved and spoke in support of the item.
- B. Greg LeCuyer, West Hollywood**, commented on the Inn and that parking has not been a problem.
- C. Neil Zaslavsky, West Hollywood**, gave economic statistics to the city by the guests' and urged the Commission to approve the item.
- D. Michael Pober, West Hollywood**, commented on the Inn's and how well they have been maintained and has not encountered any parking problems.
- E. Dawn Sandor, West Hollywood**, spoke in support of the Inn's, the terrific job the owner's have done to keep up the buildings and what good neighbors they have been.
- F. Ingve Sjolund, West Hollywood**, spoke in support of the Inn's and how well the owner's have kept the Inn's as a welcome center as well as provide jobs to residents.
- G. Jerome Cleary, West Hollywood**, spoke in support of the Inn's and how well they are operated and needed in the City. Urged the commission to approve the item.
- H. Jeff Samudio, Los Angeles**, informed the commission of the Historic American Building Survey Documentation for the San Vicente Inn's that he and his firm

documented. He stated that the incentives being sought are in line with other incentives through out the State. He is in support of the item and urges the Commission to approve the requests'.

- I. **Jeanne Dobrin, West Hollywood**, stated that the buildings should exist as one entity; Condition 11.13 in the CUP should be monitored by the Transportation Department; stated that she is in support of the Villa's.

Gene Smith presented a rebuttal statement.

Action: Close the Public Hearing

Motion: Crowe Second: Altschul

Motion passes by a consensus of the Commission

Commissioner Behr asked if parking vehicles in the front yard was appropriate.

John Keho indicated that the while this is not ideal it is the best solution because otherwise the parking would need to be placed at the rear of the structures and would result in the loss of the common pool space.

Commissioner Crowe suggested an amendment that would require the San Vicente Inn to submit a recordable covenant running with the land that:

- a) guaranteeing to continue the operation and maintenance of the project as a unified development;
- b) guaranteeing the continued maintenance of the unifying design elements; and
- c) specifying an individual or entity to be responsible for the operation and maintenance of the development.

Action: Approve the item as amended.

Motion: Crowe Second: Altschul

Votes: All Ayes Motion passes

- E. Extension Request 99-08:** *24 Hour Fitness is requesting a time extension of the CUP issued in 1997 that allowed for expanded hours of operation. The request also includes modifying the conditions of approval.*

Applicant: 24 Hour Fitness

Location: 8612 Santa Monica Boulevard

Planner: John Keho

Recommendation: *Continued to September 21, 2000.*

- F. Sign Modification:** *Blade sign on south wall; signage on awning on west wall.*

Applicant: Gelson's Market

Location: 8330 Santa Monica Boulevard

Planner: Tim Foy

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

Action: Approve the application

Motion: Crowe Second: Altschul

Votes: All Ayes Motion passes

G. Conditional Use Permit 2000-08: Sale of alcohol for off-site consumption in new convenience store.

Applicant: Alain Bally for Pink Dot

Location: 9000 Santa Monica Boulevard

Planner: Tim Foy

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

Tim Foy presented the staff report.

Alain Bally presented the applicant's report.

Public Comment:

A. Stephen Jamison, Los Angeles, spoke briefly about the operation of Pink Dot stores and stated he was available to answer questions.

B. Jeanne Dobrin, West Hollywood, spoke about alcohol being sold at Safeway supermarket and will protest the sale of alcohol at Pink Dot.

Action: Close the Public Hearing

Motion: Altschul Second: Behr

Action: Approve the application

Motion: Altschul Second: Crowe

Motion passes noting the "No" vote of Chair DeLuccio

7. PUBLIC COMMENT

8. ITEMS FROM COMMISSIONERS

Torgan – Questioned the permit status of the Guess cube.

Crowe – Complimented Chair DeLuccio for running a smooth meeting.

9. ITEMS FROM STAFF

10. ADJOURNMENT

Action: To adjourn to next regular meeting of the Planning Commission on Thursday, July 20, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: DeLuccio Second: Behr

Motion carried by consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF August 3rd, 2000.

CHAIRPERSON: Donald M. DeLucia

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: Ray Reynolds