



## **PLANNING COMMISSION MINUTES**

**August 3, 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 Ericka Fleming.

#### **B. Roll Call**

Commissioners Present:

John Altschul, 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; Bob Pittman, Assistant City Attorney; Ericka Fleming, Assistant City Attorney; John Chase, Urban Designer; Tim Foy, Senior Planner; John Keho, Senior Planner; Terry Blount, Assistant 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. **Todd Bianco, West Hollywood**, spoke on the Desmond and the trailer/office that has been blocking the public right of way. He also stated that there was a cement mixer parked in his driveway on one occasion damaging his property and his complaint to the project manager and Sheriff's Department was not dealt with.
- b. **Jeanne Dobrin, West Hollywood**, complimented Mr. Bianco for coming forth with his complaint. She also stated that she attended a National Night Out function and

there was a huge noisy machine operated by the Southern California Edison Company that was working after 7:00 pm.

---

### 3. ITEMS FROM COMMISSIONERS

---

- a. **DeLuccio** – Applauded Ray Reynolds for the Memo to the Commissioners regarding issues raised at the previous meeting. He also inquired about the Desmond and their Conditional Use Permit.
- b. **Altschul** – Commented on the Desmond site and a possible reason for the trailers location might be because of the hole at the site; Questioned if the owners are paying rent for occupying parking spaces; Inquired if Mirabelle's has exceeded in their expansion.
- c. **Behr** – Inquired about the City Council meeting on the Zoning Ordinance.

---

### 4. CONSENT CALENDAR

---

#### *A. Minutes – July 6, 2000.*

**Action:** To approve the minutes as amended.

Motion: DeLuccio                      Second: Altschul

Votes: All Ayes

---

### 5. EXCLUDED CONSENT CALENDAR

---

None

---

### 6. COMMISSION CONSIDERATION

---

None

---

### 7. PUBLIC HEARING

---

**A. Development Permit 99-60 and Demolition Permit 99-19: Demolition of existing single-family residence and construction of two detached single-family residences.**

**Applicant:** Steve McGee

**Location:** 837 Huntley Drive

**Planner:** Terry Blount

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

Terry Blount presented the staff report.

**Public Comment:**

- 1. **Amanda Goodwin, West Hollywood**, Neighbor concerned with the demolition of the home and the traffic congestion the project will bring.

**Action: Close the public hearing.**

Motion: Crowe            Second: Behr

Votes: All Ayes

**Action: Move the staff recommendation.**

Motion: Altschul        Second: Crowe

Votes: All Ayes

**B. Modification of Environmental Mitigation Measures:** *Extend hours of operation for roof-top parking area and allow parking for businesses on Sunset Boulevard.*

**Applicant:** *City of West Hollywood*

**Location:** *8383 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.

Vit Vittatoe, Parking Manager, Don Korotsky, Associate Transportation Planner, and Oscar Delgado, Parking Operations Officer presented reports on the parking structure.

**Public Comment:**

1. **Jeanne Dobrin, West Hollywood**, commented on the absence of the neighbors of the parking structure to protest this item; Stated the security system is not as excellent as it is being portrayed to be; If trouble was to arise at the structure would the Sheriff's department respond quickly enough.

**Action: Continue to a date uncertain to allow the Transportation Department to bring back a circulation plan for modification of 10.1 and to explore further options of 10.111 before expanding to Sunset Boulevard.**

Motion: Smith            Second: Crowe

Votes: All Ayes

Residents will also be re-noticed of the continued hearing.

**C. Creative Sign Permit 2000-02 and Modification/Revocation of existing permits for the Key Club:** *A continued hearing on a possible revocation/modification of the existing permits for the Key Club and a request for two creative signs on the east and west facades of the building.*

**Applicant:** *Steve Afrait for the Key Club*

**Location:** *9035-9039 Sunset Boulevard*

**Planner:** *John Keho*

**Recommendation:** *1) Provide direction to staff to either close the revocation/modification file or amend the existing Conditional Use Permit and 2) Partially approve the request for a creative sign permit subject to the findings and conditions in the proposed resolution.*

John Keho presented the staff report.

Steve Afriat presented the applicants report.

**Public Comment:**

1. **Malcolm Shore, West Hollywood**, spoke in support of the Key Club and the clubs on the Sunset Strip.
2. **David Jenison, Hollywood**, spoke in support of the Key Club.
3. **Clair O'Connor, Los Angeles**, stated that the situation with the Key Club has gotten much better and Eve White has done an excellent job to work with the neighbors.
4. **Jeanne Dobrin, West Hollywood**, commended Ms. White on the turnaround she has made with the situations of the Key Club. She also stated that Ms. White deserves to be rewarded and the threat of revocation should be dropped.
5. **Deidre Ives, Los Angeles**, commented on the traffic problems she has encountered around the Key Club area.
6. **Harvey Levin, Los Angeles**, stated that the Key Club has worked in good faith and kept their promise to address the several issues and complaints from neighbors. His only concern at this time is the security personnel and speeding cars. He suggested to use the word "effective enforcement" in the CUP. He also commended the Commission on the work it has done to help the neighbors.

Steve Afriat gave a rebuttal.

**Action: Close the Public Hearing.**

Motion: Altshcul      Second: Crowe

Votes: All Ayes

**Action: Modify to 1) Incorporate conditions of Mr. Afriats letter of July 13, 2000; 2) Replace number 2 with the condition that advance notice of upcoming events be given to city officials and the Sheriff's Department; 3) Strengthen number 1 to add one additional roaming security guard on Friday and Saturday nights and use the wording "effective enforcement"; 4) To number 7, add to reduce brightness of the large screen video display to 20% to sundown, and to turn it off at 2:00 A.M.; 5) To number 8, add that neighborhood meetings are to be held on a quarterly basis for the next year and a review at the second meeting in February by the Planning Commission with a 1,000 foot radius notice.**

Motion: DeLuccio      Second: Altschul

Votes: All Ayes

**Action: Move the staff recommendation of signage as amended.**

Motion: Altschul      Second: Crowe

Votes: All Ayes

**D. Zone Text Amendment:** *To Amend the Zoning Text to allow small additions to buildings that are non-conforming due to height and FAR in three specific situations.*

**Applicant:** Joe Campalong

**Location:** Citywide

**Planner:** Liz Bar-El

**Recommendation:** *Recommend City Council adoption of the Zoning Text Amendment.*

Liz Bar-El presented the staff report.

Joe Campalong presented the applicants report.

**Public Comment:**

1. **Jeanne Dobrin, West Hollywood**, stated that she agrees with the change in the amendment which would contain approval of the home owners association or board of directors.

**Action: Close the public hearing**

Motion: Altschul      Second: Smith

Vote: All Ayes

**Action: Move the staff recommendation as amended**

Motion: Altschul      Second: Crowe

Vote: All Ayes

**E. Conditional Use Permit 2000-10:** *To install three arrays of antennae mounted on side of rooftop penthouse. Equipment is inside penthouse.*

**Applicant:** Thomas Garham for Sprint PCS

**Location:** 8730 Sunset Boulevard

**Planner:** Liz Bar-El

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

Commissioners Torgan and Altschul recused themselves from the hearing.

**Action: Close the public hearing**

Motion: Smith      Second: DeLuccio

Vote: All Ayes

**Action: Move the staff report**

Motion: Smith      Second: Crowe

Vote: All Ayes

**F. Sign Modifications 2000-34 & 2000-35:** *Display signage in excess of that permitted by the zoning code.*

**Applicant:** Tait & Associates for Arco Products Co.

**Location:** 7564 Santa Monica Boulevard and 8906 Sunset Boulevard

**Planner:** John Chase

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

John Chase presented the staff report.

Jose Gandara presented the applicants report.

**Public Comment:**

1. **Jeanne Dobrin, West Hollywood**, stated the applicants already have ugly nonconforming signs at both sites and doesn't agree that they are under a hardship and believes the signs should be removed.

**Action:** Close the public hearing.

Motion: Crowe            Second: DeLuccio

Votes: All Ayes

**Action:** Move approval of the two sign requests'.

Motion: Crowe            Second: Altschul

Vote: Ayes: Crowe, Altschul

Nays: Smith, Behr, Torgan, DeLuccio

Motion fails

**Action:** Reconsider the requests' and continue to September 7, 2000.

Motion: Torgan            Second: Smith

Vote: All Ayes

---

**9. PUBLIC COMMENT**

---

---

**10. ITEMS FROM COMMISSIONERS**

---

**A. Altschul** - wished Commissioner Crowe a Happy Birthday.

**B. Behr** - wished Ericka Fleming luck on her move.

---

**11. ITEMS FROM STAFF**

---

**A. Ericka Fleming** – Thanked the Commissioners for working with her.

**B. Ray Reynolds** – Wished Ericka the best and thanked her for all of her hard work.

---

**12. ADJOURNMENT**

---

**Action:** To adjourn to the next regular meeting of the Planning Commission on Thursday, August 17, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Altschul            Second: Torgan

Motion carried by consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF August 17, 2000.

CHAIRPERSON: Donald M. DeLucio

ATTEST:  
COMMUNITY DEVELOPMENT DIRECTOR: Randy Reynolds