



PLANNING COMMISSION MINUTES

August 17, 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 Allyne Winderman.

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; Craig Steele, Assistant City Attorney; John Chase, Urban Designer; Tim Foy, Senior Planner; Hassan Haghani, Senior Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: To approve the Agenda as amended.

Motion: Altschul Second: Smith

Motion carried by a consensus of the Commission.

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

None.

3. ITEMS FROM COMMISSIONERS

A. Torgan – Commented on the successful Sunset Business Council reception at the House of Blues; Congratulated the other Commissioners on their actions on the Temple.

B. DeLuccio – Also stated that he attended the Sunset Business Council.

4. CONSENT CALENDAR

A. Minutes – July 6, 2000.

Action: To approve the minutes as amended.

Motion: Torgan Second: DeLuccio

Votes: All Ayes

B. Approve resolution modifying the conditions of Conditional Use Permits 93-07 and 96-10, Creative Sign Permit 95-54 (large screen video) for the Key Club located at 9035-9039 Sunset Boulevard.

Action: Approve the Resolution as presented.

Motion: Crowe Second: Altschul

Votes: All Ayes

5. EXCLUDED CONSENT CALENDAR

None

6. COMMISSION CONSIDERATION

None

7. PUBLIC HEARING

A. Sign Modification 2000-37: Erect four wall signs.

Applicant: Bristol Farms

Location: 9039 Beverly Boulevard

Planner: Tim Foy

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

Tim Foy presented the staff report.

Action: Approve the Resolution as presented.

Motion: Smith Second: Altschul

Votes: All Ayes

B. Sign Modification 2000-39: Erect three wall signs.

Applicant: Aaron Brothers

Location: 8383 Santa Monica Boulevard

Planner: John Chase

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

John Chase presented the staff report.

Action: Close the Public Hearing.

Motion: Behr Second: Torgan

Votes: All Ayes

Action: Approve the Resolution as amended.

Motion: Altschul Second: Crowe

Votes: All Ayes

C. Demolition Per 2000-10 and Temporary Use Permit 2000-12: *Continued hearing on a proposal to demolish an existing building in front of the Pacific Design Center and allow the property to be used in the interim as part of the plaza fronting the Pacific Design Center on Melrose.*

Applicant: *Pacific Design Center*

Location: *8661 Melrose Avenue (Hugo's Plating)*

Planner: *Hassan Haghani*

Recommendation: *Receive presentation of additional information.*

Hassan Haghani presented the staff report.

Cindy Starret presented the applicants report.

Jim Arnone answered questions regarding hazardous waste and soil testing.

Public Comment:

1. **Charles Cohen, New York**, stated the intentions with the PDC is to improve a landmark and gave a brief background of the project.
2. **Kevin Scott, Silver Lake**, commended Commissioner Crowe for pointing out the disclaimers of a report and stated that there are other trees that have survived root pruning and gave his opinion, as an arborist consultant, regarding the ficus trees.
3. **Angee Becket, West Hollywood**, stated the West Hollywood Tree Preservation Society would be willing to meet with the PDC and work out a solution about the trees.
4. **Ruth Williams, West Hollywood**, asked the Commission to consider any plan to help save the trees.
5. **Craig Ritchie, West Hollywood**, commented that the General Plan states that a decision to destroy trees must be made based on necessity due to the trees being sick or because of public safety.
6. **Larisa Guttyagina, West Hollywood**, stated that the trees provide shade for the pedestrians in the area and the plaza will be very hot without the trees.

Cindy Starret gave a rebuttal.

Bob Hansen, West Hills, Arborist gave a brief summary of his report on the Ficus trees.

Action: Close the Public Hearing.

Motion: Smith Second: Behr

Votes: All Ayes

Action: Approve the Resolution with amendments.

Motion: Smith Second: Crowe

Votes: All Ayes

D. Final Environmental Impact Report: Review the Final Environmental Impact Report for the Gateway Project site and make a recommendation to City Council.

Applicant: J.H. Snyder Company

Location: 7100 Santa Monica Boulevard

Planner: Hassan Haghani

Recommendation: Review the Final EIR on the Gateway Project, located at 7100 Santa Monica Boulevard and recommend that the City Council certify the Final EIR.

Hassan Haghani presented the staff report.

Milt Swimmer presented the applicants report.

Geoff Reilly presented the technical aspects of the report.

Public Comment:

1. **Carole Talaway, Los Angeles**, spoke on the traffic mitigation and is concerned with the current traffic; believes that the project will be good for the community.
2. **Ruth Williams, West Hollywood**, stated that she is angry about the discussions regarding the letter of record and asked that the Commission to pass the item on to the City Council with a recommendation to certify.
3. **Craig Ritchie, West Hollywood**, stated that the EIR should be passed on to the City Council with a recommendation to certify.
4. **Fred Vanacore, West Hollywood**, believes the EIR will bring good businesses the East Side and recommends the Planning Commission to recommend approval to the City Council.
5. **Ann Ehrental, Los Angeles**, spoke in support of the work of the developer and thinks it is a great project and is looking forward to it.
6. **Steve Rose, West Hollywood**, echoed the other urges to recommend to the City Council to approve. He also added that the mitigation needs to be extended to the Poinsetta's.
7. **Patrice Dally, Los Angeles**, concerned about the amount of parking that is allowed, the traffic patterns, and the distribution of the money for traffic mitigation. She also is in favor of the project.
8. **Rain McGrew, Los Angeles**, commented on the terrible traffic on her street, Willoughby, and hopes that the Commission will address the issue.
9. **Sherry Clifford, Los Angeles**, stated the issues she has which include traffic in the neighborhoods and the funds set aside for traffic mitigation.
10. **Barbara Hamaker, West Hollywood**, thanked Hassan Haghani for his professionalism and his dedication to the east side; also thanked Allyne

Winderman. Stated that she is very pleased and proud to have been a part of the process of the project.

Action: Close the public hearing.

Motion: Altschul Second: Smith

Vote: All Ayes

Action: Approve the Resolution, with corrections, to recommend to the City Council to certify the EIR.

Motion: Altschul Second: Crowe

Vote: All Ayes

9. PUBLIC COMMENT

None.

10. ITEMS FROM COMMISSIONERS

- A. **Behr** – Concerned about the staff report for item 7.C. The big box issue needs to be evaluated.
- B. **Smith** – Stated that the lack of staff analysis was unwise and shouldn't happen again.
- C. **Torgan** – Suggested an internal policy for a due date to review applicant submittal's for a staff report.
- D. **Crowe** – Stated the staff was put in a position to draft a staff report. Suggested a cost recovery system which the developer pays for their application to be reviewed, at the developers expense, by hiring outside persons.
- E. **DeLuccio** – The PDC has been a distraction because of the issue of not having the report ready.

11. ITEMS FROM STAFF

- A. **Lisa Heep** – Reminded the Commissioners to turn in their Library Surveys.

12. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, September 7, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

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

PASSED, APPROVED AND ADOPTED THIS DAY OF Sept. 21, 2000.

CHAIRPERSON: Donald M. DeLuccio

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR:

Ray Reynolds
