



PLANNING COMMISSION MINUTES

October 19, 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 Esther Baum.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Barbara Hewitt, Steve Smith and Bradly Torgan

Commissioners Absent:

None.

Staff Present:

Lisa Heep, Planning Manager; Bob Pittman, Assistant City Attorney; Hassan Haghani, Senior Planner; Tim Foy, Senior, Senior Planner; John Chase, Urban Designer; Terry Blount, Assistant Planner; Liz Bar-El, Associate Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda as amended.

Motion: Crowe Second: Altschul

Vote: All Ayes, noting the absence of Commissioner Behr.

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

Altschul – Inquired about a party at the PDC which had amplified music and requested a report on the allowable activities at the PDC.

DeLuccio – Also commented on the noise of functions atop the PDC.

Torgan – Commented on the signage at Aaron Brothers.

4. CONSENT CALENDAR

A. Conditional Use Permit 2000-12, Development Permit 2000-29, Parking Use Permit 2000-08: *Remodel entire property; remove existing dance floor; replace existing parking next to the alley with an outdoor patio; and add second floor offices to an existing building with 24 additional off-site parking spaces.*

Applicant: Hillcrest Realty Services

Location: 696 N. Robertson Boulevard

Planner: Hassan Haghani

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

Lisa Heep gave an update regarding new conditions in the resolution.

Action: Move approval as amended

Motion: Altschul Second: Smith

Votes: All Ayes, noting the abstention of Commissioner Torgan and the absence of Commissioner Behr

B. Demolition Permit 99-18, Development Permit 99-58, Conditional Use Permit 99-37, and Variance 99-23: *Demolish former convent building and construct four story classroom building.*

Applicant: Christopher Ward

Location: 8628 Holloway Drive (Pacific Hills School)

Planner: Tim Foy

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

Action: Move approval of the staff report.

Motion: Altschul Second: Smith

Votes: Motion passed by a consensus of the Commission, noting the abstention of Commissioner Torgan and the absence of Commissioner Behr.

5. EXCLUDED CONSENT CALENDAR

None.

6. COMMISSION CONSIDERATION

A. Appeal of Director's Denial of Creative Billboard 2000-33: *To extend CBB 99-64 for a temporary "Cube" billboard.*

Applicant: Melven Genser Advertising

Location: 8300 Sunset Boulevard

Planner: Liz Bar-El

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

Liz Bar-El presented the staff report.

Byron Monson, Vice President of Melvin Genser, presented the applicant's report.

Public Comment:

1. **Patrick Kibby**, West Hollywood, stated the Board of Director's for the Chamber has voted to support the Guess Cube. The Board urges the Commission to approve the extension.
2. **Jim Gilden**, West Hollywood, spoke in support of the Cube.
3. **Jerrie Heslov**, West Hollywood, spoke in support of the Cube.
4. **Esther Baum**, West Hollywood, stated that neighbors of the Cube have stated their concerns to her and she was passing those concerns to the Commission.
5. **Pam Wishard**, Los Angeles, spoke in support of staff's recommendation and the sign should be removed immediately. She also informed the Commission of her letters to Guess and Melvin Genser. She also stated that the light adjustment did not decrease the light entering her home.
6. **Jack Wishard**, Los Angeles, wished that the Commission support staff's recommendation due to the intrusive light into his home from the Cube.
7. **Sid Smith**, Los Angeles, stated that the light from the cube is still intruding into his home and recommends the Commission uphold the Director's decision.
8. **Hillary Selvin**, Los Angeles, spoke on behalf of the Chamber of Commerce and requested the Commission extend the permit.
9. **Lynne Segal**, Los Angeles, spoke in support of the staff's recommendation and stated that the Cube is affecting the resident's and intruding into their homes.
10. **Jean Mathison**, West Hollywood, stated that there are too many signs on Sunset and the Cube's light is intruding into the homes of neighbors.
11. **Bob Knotek**, Los Angeles, spoke in favor of the denial of the appeal.
12. **GiGi Verone**, Los Angeles, stated that the cube is causing problems in people's home. She also spoke on the lights of other surrounding billboards.
13. **Jeffrey Smith**, West Hollywood, spoke in support of staff's recommendation and stated that the bright lights flash into his house and are a nuisance.
14. **Jeanne Dobrin**, West Hollywood, spoke in support of the staff's recommendation and urged the Commission to uphold the Director's decision.

Byron Monson presented a rebuttal.

Action: **Move to approve the staff report and uphold the Director's decision.**

Motion: Torgan Second: Crowe

Votes: All Ayes

7. PUBLIC HEARING

A. Sign Modifications 2000-34 & 35: *Display signage in excess of that permitted by the zoning code. Continued from August 3, 2000.*

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

Location: 7564 Santa Monica Boulevard and 8906 Sunset Boulevard

Planner: John Chase

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

John Chase presented the staff report.

Jose Gandera presented the applicants report.

Public Comment:

1. **Jeanne Dobrin**, West Hollywood, stated that the Arco station on Sunset is a mess and has not been taken care of very well; Requested that the Commission have the applicant clean up the landscaping.

Jose Gandera presented a rebuttal.

Action: Close the Public Hearing.

Motion: Altschul Second: Crowe

Votes: All Ayes

Discussion

- ◆ Add a condition that a landscape plan be submitted for approval.

Action: Approve the staff recommendation as amended.

Motion: Altschul Second: DeLuccio

Votes: All Ayes

- B. Conditional Use Permit 99-39, Tentative Tract Map 99-06: Demolition of existing single family residence and construction of two detached single family residences each for sale.**

Applicant: Steve McGee

Location: 837 Huntley Drive

Planner: Terry Blount

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

Terry Blount presented the staff report.

Public Comment:

1. **Jeanne Dobrin**, West Hollywood, concerned about the parking situation on the property, but thinks the construction of the project is a great idea.
2. **Steve McGee**, Venice, stated that he has complied with the City in regards to the turning radius for vehicular movement.

Action: Close the public hearing.

Motion: Crowe Second: Altschul

Votes: All Ayes

Action: Move approval of the staff report.

Motion: Crowe Second: Behr

Votes: All Ayes.

C. Extension Request 99-08: *Extend the current Conditional Use Permit for two years; Modify the parking conditions; and remove the conditions relating to air quality requirements.*

Applicant: Steve Orme for 24 Hour Fitness

Location: 8612 Santa Monica Boulevard

Planner: John Keho

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

John Keho presented the staff report.

Steve Orme presented the applicant's report.

Steve Piszkin presented additional information.

Public Comment:

1. **Todd Elliot**, West Hollywood, stated the importance of eliminating the condition regarding parking being at the cost of the street meters. He also said that the parking attendant would be able to have a key for the alarm system.
2. **Caren Morgan**, Fullerton, in support of the extended hours and urged the Commission to approve the request.
3. **Alberto Reyes**, West Hollywood, stated inquiries from patrons regarding extension of the hours and urged the Commission to approve the request.
4. **Eric Wilson**, Redondo Beach, in support of the request.
5. **Mitchell Grobeson**, West Hollywood, neighbor of the gym and is in support of the extension request.
6. **Randall Henderson**, West Hollywood, member of the gym and is in favor of the extension request.
7. **Paul Barchielli**, West Hollywood, in support of the request and can't understand why a health club is having so much trouble staying open but the surrounding bars are allowed to stay open and serve alcohol until 2:00 A.M.
8. **John D'Amico**, West Hollywood, in support of the request but is concerned with the alarm, landscaping, and the temporary banner.
9. **Jeanne Dobrin**, West Hollywood, suggested that the City stop using the gym for parties and does not believe the street parking should be used for gym patrons because it takes away parking from patrons of surrounding businesses.
10. **Ben Clavan**, West Hollywood, in support of the extended hours, but is concerned with the landscaping and the constant turnover of managers.

Steve Orme presented a rebuttal.

Action: Close the public hearing.

Motion: Altschul Second: Torgan

Votes: All Ayes

Discussion

- ◆ Include a condition requiring the alarm situation be handled in a manner satisfactory to the Planning Manager.
- ◆ Suitable hours for gyms should be 5:00 am to 12:00 am and should be considered in the future.
- ◆ Condition 15 will remain in the resolution.
- ◆ Continue sensitivity training for employees of the gym.
- ◆ Remove conditions 6.2, 6.3, and 6.6.

Action: Move staff recommendation as amended.

Motion: Torgan Second: Hewitt

Votes: All Ayes

Action: Reconsider the resolution as amended.

Motion: Torgan Second: Crowe

Votes: All Ayes

Action: Move staff recommendation with conditions previously made and to include all of 15, 6.2, 6.3, 6.6 and the alarm condition.

Motion: Torgan Second: Crowe

Votes: All Ayes

D. Parking Needs Assessment & Strategies: *Policy document with strategies to increase parking in West Hollywood.*

Applicant: *City of West Hollywood*

Location: *City-wide*

Planner: *Tim Foy*

Recommendation: *Continued from October 5, 2000. Receive, file, and provide comment to the City Council.*

Tim Foy presented the staff report.

Vit Vittatoe, Parking Manager, presented the staff report.

Discussion

- ◆ Intrusion of commercial parking in residential areas.
- ◆ Council should be aware of the cost of a more accurate study and what the benefits will be.
- ◆ City should not purchase any land for surface parking.
- ◆ City should not purchase private lots for conversion to public use.

Action: Receive and file report.

Motion: Crowe Second: Behr

Vote: All Ayes, noting the absence of Commissioner Altschul.

8. PUBLIC COMMENT

A. Jeanne Dobrin, West Hollywood, stated that the present make up of the Planning

Commission is one of the best; believes that 24 Hour Fitness is creeping it's way up to operate 24 hours.

9. ITEMS FROM COMMISSIONERS

- A. **Crowe** – Stated that he is very impressed with Commissioner Hewitts contributions thus far.
- B. **Torgan** – Informed the Commission of the ground breaking of Congregation Kol Ami on October 29th.
- C. **DeLuccio** – Echoed Commissioner Crowe's sentiments regarding Commissioner Hewitt.

10. ITEMS FROM STAFF

None.

11. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, November 2, 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 12-7, 2000.

CHAIRPERSON: Donald M. DeLuccio

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: _____