



PLANNING COMMISSION MINUTES

November 16, 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 Councilmember Sal Guarriello.

B. Roll Call

Commissioners Present:

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

Commissioners Absent:

Torgan

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Bob Pittman, Assistant City Attorney; Tim Foy, Senior Planner; Emmeline Elzin, Assistant Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda

Motion: Crowe Second: Altschul

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

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 – Announced West Hollywood's Orchestra first concert of the season at Fairfax High School.

4. CONSENT CALENDAR

A. Variance 2000-11: Increase in fence height limit to 12 feet, including retaining wall.

Applicant: Ryan Fitzgerald

Location: 8834 Rangely Avenue

Planner: Emmeline Elzin

Recommendation: Approve the request, up to nine feet, subject to the findings and conditions in the proposed resolution.

Action: Move approval as amended

Motion: Behr Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioner Torgan

5. EXCLUDED CONSENT CALENDAR

None.

6. COMMISSION CONSIDERATION

A. Temporary Use Permits 99-05 and 2000-08, Demolition Permits 2000-11 and 2000-12: Demolish two residential structures and temporarily use as City Parking and extend temporary use permit for existing parking lot.

Applicant: Cedars-Sinai Medical Center

Locations: 354-360 Sherbourne Drive and 365 San Vicente

Planner: Lisa Heep

Recommendation: Request withdrawal of Demolition Permits 2000-11 and 2000-12 and conditionally approve the request to extend TUP 99-05 subject to the findings and conditions in the proposed resolution.

Lisa Heep presented the staff report.

George Muhlstein presented the applicants report.

Public Comment:

1. **Effie Reuveni**, West Hollywood, stated that he was glad that the structures will not be demolished and inquired about the security on the lot and asked that the apartment building be fixed.
2. **Isabella Marie**, West Hollywood, stated that there is a lot of graffiti on the walls of the buildings and hopes it will be cleaned up.
3. **J Hobart**, West Hollywood, opposed to the demolition or re-zoning of the residential properties; stated that she is against the extension of the permits.
4. **Roberto Gorostieta**, West Hollywood, stated that the City should consider the residents and their interests'.
5. **Dan Siegel**, West Hollywood, asked the Commission not to extend the permits. The extension will only delay the return of the use of the property as housing.

6. **Jourdan Fremin**, West Hollywood, against the extension of the permits and believes that Cedars should be fined for keeping the property in such bad condition.
7. **Lauren Meister**, West Hollywood, concerned about the extension of the temporary use permits and would like to see residential properties built.
8. **Annette Vait**, West Hollywood, strongly suggests' to the Commission to deny the temporary use permit.
9. **Adam Green**, West Hollywood, encouraged Cedars to meet with West Hollywood West to discuss possible projects for the site.
10. **Karen Gorostieta**, West Hollywood, stated that as a property owner she has been affected by the decisions of Cedars.
11. **Helane Wilbourne**, West Hollywood, concerned about the scale, size, and type of project that might be built. She hopes that the project will be built with the surrounding environment in mind and not be disruptive to the neighbors.
12. **Jeanne Dobrin**, West Hollywood, questioned if Cedars is not in the housing business then why do they have approximately 22 housing lots off the market. Also commented on the recent Housing Element conducted by the City; Urged the Commission not to approve the temporary use permits.
13. **Bill Doebler**, West Hollywood, stated that the current and past state of the property and fence, the Commission should not grant an extension of the temporary use permit.
14. **Doug Bernard**, West Hollywood, believes that the state of the property is due to the decisions made by Cedars in the past. The Commission should wait to see how Cedars continues with the planning of the property.
15. **Joel Becker**, West Hollywood, against the extension of the permit and does not believe their plan should be a basis for an extension. He also believes the Commission to re-zone the property.
16. **Greg Coccaro**, Los Angeles, against the extension of the TUP and believes that Cedars should state what their plans are and that they should consider moving to a larger area that fits their needs.
17. **Richard Kaleh**, West Hollywood, against the removal of residential property and encourages the Commission to enforce laws on property owners to properly keep their property.

George Mihlsten presented a rebuttal.

Discussion:

- Cedars is proposing to step up to the table and reach out to the City.
- The City could possibly get grants for the housing at the site.
- The requested one year is not unreasonable amount of time to come up with a plan for the property.
- Expansion is possible with meetings including Cedars and residents to discuss possibilities.
- Cedars had knowledge of the disrepair of property and has not fixed any of them.

Action: Extend Temporary Use Permit for one year with a six-month review.

Motion: Altschul Second: Crowe

Action: Whether or not to call the question.

Votes: Ayes: Smith

No's: Crowe, Altschul, Behr, Hewitt, DeLuccio

The question is not called, noting the absence of Commissioner Torgan.

Action: Extend Temporary Use Permit 99-05, for service parking, for one year with no further extensions; a review of the landscaping and other item under discussion in three months before the Planning Commission; Cedars will meet with the community every 60 days to discuss operational and maintenance issues; Denial of Demolition Permits 00-11 and 00-12 without prejudice; and amended language as follows: to Condition 4.1, add language to state "the applicant shall bear the cost of any repairs to the existing wall or construction of the masonry wall to replace the existing wall not withstanding the \$50,000 cap on sight improvement contained in condition 3.1"; to condition 4.2 remove "as part of the \$50,000 sight improvements" and add "broken or damaged curb, gutter, and sidewalk along the property frontage on Sherbourne and San Vicente Boulevard", replace the word may with shall, and add the words "at the expense of the applicant not withstanding the \$50,000 cap on sight improvements in condition 3.1"; to condition 4.5 after the words "shall maintain their areas of the parking lot in a clean condition" add the words "in compliance with all applicable NPDES regulations"; and to change the preamble under section 1 to add "includes denying the temporary use permit and demolition permits without prejudice".

Motion: Altschul Second: Crowe

Votes: Ayes: Crowe, Altschul

No: Smith, Behr, DeLuccio, Hewitt

Motion fails, noting the absence of Commissioner Torgan.

Action: Extend Temporary Use Permit 99-05 for six months, with the ability to apply for one six-month extension and \$25,000 for improvements with each extension a review of the landscaping and other item under discussion in three months before the Planning Commission; Cedars will meet with the community every 60 days to discuss operational and maintenance issues; Denial of Demolition Permits 00-11 and 00-12 without prejudice; and amended language as follows: to Condition 4.1, add language to state "the applicant shall bear the cost of any repairs to the existing wall or construction of the masonry wall to replace the existing wall not withstanding the \$50,000 cap on sight improvement contained in condition 3.1"; to condition 4.2 remove "as part of the \$50,000 sight improvements" and add "broken or damaged curb, gutter, and sidewalk along the property frontage on Sherbourne and San Vicente Boulevard", replace the word may with shall, and add the words "at the expense of the applicant not withstanding the \$50,000 cap on sight improvements in condition 3.1"; to condition 4.5 after the words "shall maintain their areas of the parking lot in a clean condition" add the words "in compliance with all applicable NPDES regulations"; and to change the

preamble under section 1 to add “includes denying the temporary use permit and demolition permits without prejudice”.

Motion: Hewitt Second: Altschul

Votes: Ayes: Crowe, Altschul, Hewitt

No: Smith, Behr, DeLuccio

Motion fails, noting the absence of Commissioner Torgan.

Action: Extend Temporary Use Permit 99-05 for six months without any further extensions; \$25,000 for improvements; a review of the landscaping and other item under discussion in three months before the Planning Commission; Cedars will meet with the community every 60 days to discuss operational and maintenance issues; Denial of Demolition Permits 00-11 and 00-12 without prejudice; and amended language as follows: to Condition 4.1, add language to state “the applicant shall bear the cost of any repairs to the existing wall or construction of the masonry wall to replace the existing wall not withstanding the \$50,000 cap on sight improvement contained in condition 3.1”; to condition 4.2 remove “as part of the \$50,000 sight improvements” and add “broken or damaged curb, gutter, and sidewalk along the property frontage on Sherbourne and San Vicente Boulevard”, replace the word may with shall, and add the words “at the expense of the applicant not withstanding the \$50,000 cap on sight improvements in condition 3.1”; to condition 4.5 after the words “shall maintain their areas of the parking lot in a clean condition” add the words “in compliance with all applicable NPDES regulations”; and to change the preamble under section 1 to add “includes denying the temporary use permit and demolition permits without prejudice”.

Motion: DeLuccio Second: Smith

Votes: Ayes: Hewitt, Behr, Smith, DeLuccio

No: Altschul, Crowe

Motion passes, noting the absence of Commissioner Torgan.

7. PUBLIC HEARINGS

A. Development Permit 2000-35: *Second story addition to existing three-unit building with rear balcony addition. Laundry room addition in the rear yard.*

Applicant: Jacklin Joakim

Location: 7520-7522 Fountain Avenue

Planner: Emmeline Elzin

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

Emmeline Elzin presented the staff report.

Action: Close the Public Hearing.

Motion: Crowe Second: Altschul

Votes: All Ayes, noting the absence of Commissioner Torgan.

Action: Move approval of staff's recommendation.

Motion: Crowe Second: Altschul

Votes: All Ayes, noting the absence of Commissioner Torgan.

B. Minor Conditional Use Permit 2000-20: *Alcohol sales for on-site consumption in a restaurant and for off-site consumption.*

Applicant: Art Rodriguez for Uschi Von-Pilar

Location: 8457 Santa Monica Boulevard (Bistro West)

Planner: Tim Foy

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

Tim Foy presented the staff report.

Art Rodriguez presented the applicant's report.

Public Comment:

1. **Uschi Von Pilar**, West Hollywood, Introduced herself and stated that the food will be good.
2. **Dan Siegel**, West Hollywood, spoke on the problems of the patrons being able to buy liquor and take it off site and commented on the drunk patrons around his residence.
3. **Jeanne Dobrin**, West Hollywood, does not agree with the comment of the City becoming a 24 hour city; recommends that the sale of alcohol until 10pm for off-site consumption.

Action: Close the public hearing.

Motion: Crowe Second: Behr

Votes: All Ayes, noting the absence of Commissioner Torgan.

Action: Move approval of staff's recommendation as amended.

Motion: Behr Second: Crowe

Votes: All Ayes, noting the absence of Commissioner Torgan.

8. PUBLIC COMMENT

A. Jeanne Dobrin, West Hollywood, spoke on the Zoning Ordinance and the realty signs on the public right of way. She feels the realtors know better.

9. ITEMS FROM COMMISSIONERS

Behr - Commented on complaints on businesses and requests' updates

DeLuccio – Attended a PDC meeting and inquired about the appeal process of approved permits.

10. ITEMS FROM STAFF

None.

11. ADJOURNMENT

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

Motion: Altschul Second: Crowe

Motion carried by consensus of the Commission, noting the absence of Commissioner Torgan.

PASSED, APPROVED AND ADOPTED THIS DAY OF Feb. 1, 2000.¹

CHAIRPERSON: Donald M. DeLucia

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: Carol Bergman