



PLANNING COMMISSION MINUTES

December 7, 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 Jeanne Dobrin.

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:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Bob Pittman, Assistant City Attorney; John Keho, Senior Planner; Tim Foy, Senior Planner; John Chase, Urban Designer; Terry Blount, Assistant Planner; Jack McGee, Contract Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action:	Approve the Agenda		
Motion:	Crowe	Second:	Altschul
Vote:	All Ayes		

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 the “art” on the ICM building. Thanked Commissioner Smith

for his service on the Planning Commission.

Behr – Thanked staff on the report of the businesses on Beverly Boulevard.

DeLuccio – Acknowledged the absence of Commissioner Smith and wished him luck.

4. CONSENT CALENDAR

A. Minutes – October 19, 2000

B. Minutes – November 2, 2000

Action: Approve the Consent Calendar

Motion: Crowe Second: Behr

Votes: All Ayes

5. EXCLUDED CONSENT CALENDAR

None.

6. PRESENTATION

A. Presentation by Miller Brewing Company and applicant regarding May 4, 2000 approval of Creative Billboard 2000-15 at 8225 Sunset Boulevard.

Jack McGhee presented the staff report.

Jeff Haber presented the applicants report.

Public Comment:

- 1. Phillip Pavel**, Los Angeles, General Manager of the Chataeu Marmont, explained the reason for the complaint of noise from the billboard and was happy with the response he received from Infinity.
- 2. Jeanne Dobrin**, West Hollywood, stated that it appears that the billboard is an annoyance and the movements should stop if it continues to bother neighbors.

Discussion

- Infinity and the Miller Company have been approachable in resolving problems.

No action taken.

7. COMMISSION CONSIDERATION

A. Development Permit 2000-41: Appeal of staff denial of development permit for intensified parking use of a parking lot next to residential unit.

Applicant: David Kermani

Location: 1022 Palm

Planner: John Keho

Recommendation: Deny the appeal and uphold denial of Development Permit 2000-41.

John Keho presented the staff rept.

David Karmani presented his report.

Public Comment

1. **John Mesa**, West Hollywood, stated that the car alarms from the cars are very disruptive, especially on the weekends.
2. **Barbara Mesa**, West Hollywood, stated that the valets are very rude and inconsiderate to the neighbors and purposely makes noise when neighbors approach them to complain.
3. **Elizibaeth Hradsky**, West Hollywood, stated that there is not any noise from the day time parking, only from the valet's at night.
4. **Jeanne Dobrin**, West Hollywood, inquired how Mr. Karmani got permission to remove the trees; said she doesn't know why staff allows businesses to expand if there isn't ample parking; and believes the Commission should uphold the staff recommendation and deny the request.

David Karmani presented a rebuttal

Discussion

- This parking nuisance has heightened and attracted attention of concerned and annoyed neighbors.
- The valet's block traffic in both directions to get cars in and out the lot.
- The problem is the use for commercial activity.

Action: Uphold staff's recommendation.

Motion: Altschul Second: Crowe

Votes: All Ayes

B. Appeal of Zone Clearance 2000-225: Appeal of staff denial of a clearance for a fence permit.

Applicant: James Donahue

Location: 1011 Sierra Bonita

Planner: John Keho

Recommendation: Deny the appeal and uphold the denial of Zone Clearance 2000-225.

John Keho presented the staff report.

James Donahue presented the applicants report.

Public Comment

1. **Steven Penn**, West Hollywood, neighbor of the applicant and stated that the current status of the easement is due to the prior owners and is no fault of either of the current owners. He considers the new driveway to be over the allowable space.

2. **Jeanne Dobrin**, West Hollywood, stated that this situation is one of the problems of buying an adjoined property.

James Donahue presented a rebuttal.

Action: Move staff recommendation

Motion: Torgan Second: Altschul

Votes: All Ayes

8. PUBLIC HEARING

- A. Conditional Use Permit 2000-16:** Amend previously issued conditional use permit (CUP 92-17) for a wireless telecommunications facility.

Applicant: Verizon Wireless

Location: 8899 Beverly Boulevard

Planner: Terry Blount

Recommendation: Continued to January 18, 2001.

- B. Finding of consistency with approved plans for Development Permit 98-35:** Change architectural details of approved plans for a 63 unit condominium project.

Applicant: Cooper Commons Ltd.

Location: 851-89 San Vicente Boulevard and 856-60 Hilldale Avenue (Desmond, formerly Villas de San Vicente)

Planner: Tim Foy

Recommendation: Deny the request.

Tim Foy and John Chase presented the staff report.

Ronald Cooper presented the applicants report.

Public Comment

1. **Eric Battles**, Montrose, gave a brief description of the vinyl windows from his company and stated that the color of the vinyl windows is guaranteed not to fade or peel for 20 years.
2. **Lance Young**, Anaheim, gave a brief description of the windows from his company.
3. **Jeff Samudio**, Hollywood, stated how he came to recommend the proposed windows for the Desmond.
4. **Todd Bianco**, West Hollywood, stated that the vinyl windows do not belong on the building and are not appropriate.
5. **Jeanne Dobrin**, West Hollywood, does not approve of the cheapening of the property by applying vinyl windows and believes that Mr. Cooper is trying to save himself money by trying to apply vinyl windows.

Ronal Cooper presented a rebuttal.

Action: Close the public hearing

Motion: Crowe Second: Altschul

Votes: All Ayes

Action: Move staff recommendation as amended

Motion: Crowe Second: Altschul

Votes: All Ayes

9. PUBLIC COMMENT

A. Dan Silver, West Hollywood, urged the Commission to address businesses licensed as restaurants and operating as bars.

B. Jeanne Dobrin, West Hollywood, applauded Mr. Silver for bringing the problem of restaurants to the Commission. She also stated that it was disgraceful that Mr. Smith was forced off the Planning Commission.

10. ITEMS FROM COMMISSIONERS

None.

11. ITEMS FROM STAFF

- Monday, January 11, 2001 is the last Zoning meeting

12. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, January 4, 2001, 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 January 4, 2001.

CHAIRPERSON: Donald M. De Zucco

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: Ray Reynolds