



PLANNING COMMISSION MINUTES

March 19, 1998

West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, CA 90069

1. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chair John Altschul.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Bruce Traub

B. Roll Call

Commissioners Present:

John Altschul, Liz Anderson, David Behr, Brad Crowe, Donald DeLuccio, Thomas Jones, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Amanda Susskind, City Attorney's Office; Thinh Tran, Administrative Staff Assistant; Teresa Kozlowski, Assistant Planner; John Keho, Associate Planner

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Votes: All Ayes

Second: Behr

Motion carried.

E. 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. **Bruce Traub**, West Hollywood, commented on housing fees associated with conversions and Commissioner Smith's comments regarding that at the previous meeting.

3. CONSENT CALENDAR

A. Minutes, March 5, 1998

Action: To approve the Consent Calendar.

Motion: Crowe

Votes: All Ayes

Second: Behr

Motion carried.

4. EXCLUDED CONSENT CALENDAR - None

5. COMMISSION CONSIDERATION - None

6. PUBLIC HEARING

- A. APPEAL OF MCUP 97-15, DVP 97-54 & PUP 97-10:** *Expansion of existing restaurant and outdoor dining area, alcoholic beverage service in expanded areas, service of alcohol during lunch, changes to off-site parking arrangements.*

Applicant: Bodega Restaurant, LLC

Location: 8800 Melrose Avenue, West Hollywood, CA

Case Planner: Teresa Kozlowski

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

Ms. Kozlowski presented the staff report and suggested amendments to Condition 8.4 and references to 9 am opening hours.

The Commission discussed:

- Valet business license
- Condition 14.6, food service
- Condition 13.9, grounds for termination
- Condition 14.3, neighborhood meeting (amend to additional neighborhood meeting if necessary)
- Annual review
- Condition 13.19, parking space requirement before and after expansion

- Sally Shore**, Appellant, West Hollywood, presented Appellant's report.
- Mark Lehman**, Applicant's Representative, Los Angeles, presented Applicant's report.
- Robin Pagani**, Applicant, Beverly Hills, expressed thanks to Sally Shore, neighbors and the City.
- George Pagani**, Applicant, Beverly Hills, commented on menu and that valet parking service during lunch will be fully serviced.
- Don Savoie**, West Hollywood Chamber of Commerce, welcomed the Pagani's to the City.

Action: To close the public hearing.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

Commissioners Altschul and DeLuccio stated that they had participated in neighborhood meeting(s).

Action: To approve Resolution PC 98-157.

Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.

- B. VP 97-63, VAR 98-01, MOD 98-01, CUP 98-01 and TTM 98-01:** *Construct two single family detached houses on a single lot with a Variance to reduce the side yard setback, a Modification Permit to reduce the front and rear yard setback, and a Conditional Use Permit and Tentative Tract Map to divide the air space for condominium purposes.*

Applicant: Manfred Schlosser

Location: 634 Westmount Drive, West Hollywood, CA

Case Planner: John Keho

Recommendation: *To approve the request subject to the findings and conditions in the proposed resolutions.*

Mr. Keho presented the staff report. The Vacation of Right-Of-Way applications was left out of the agenda; it will be agendized for the next meeting.

The Commission discussed:

- Side-yard requirements
- Distances between garages and main houses
- Affordable housing fee

- Mark Lehman**, Applicant's Representative, West Hollywood, presented Applicant's report.
- Bruce Traub**, West Hollywood, expressed support for the project.
- Stephen Sapunor**, West Hollywood, expressed support for the project but concerned about rear easement.
- John Pace**, Applicant, West Hollywood, commented on architecture and asked for support.
- Ralph Feeley**, West Hollywood, expressed support for the project.
- Leo Moore**, Applicant, West Hollywood, commented on design and asked for support.

Action: To close the public hearing.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

The Commission discussed:

- Design requirements for 2-unit condos
- Alternative 4
- Setbacks
- Garage variance effect on adjacent properties

Action: To approve Resolution PC 98-164.

Motion: Jones

Second: DeLuccio

Votes: Ayes – Anderson, Behr, Crowe, DeLuccio, Jones, Smith
Noes – Altschul

Motion carried.

- C. DVP 97-64, VAR 98-02, MOD 98-02, CUP 98-02 and TTM 98-02:** *Construct two single family detached houses on a single lot with a Variance to reduce the side yard setback, a Modification Permit to reduce the front and rear yard setback, and a Conditional Use Permit and Tentative Tract Map to divide the air space for condominium purposes.*

Applicant: Manfred Schlosser

Location: 828 Westbourne Drive, West Hollywood, CA

Case Planner: John Keho

Recommendation: *To deny the request subject to the findings in the proposed resolutions.*

Mr. Keho presented the staff report. The Vacation of Right-Of-Way applications was left out of the agenda; it will be agendaized for the next meeting.

The Commission discussed:

- R3A zoning/dwelling units
- Parking requirements
- Lot size

- Mark Lehman**, Applicant's Representative, West Hollywood, presented Applicant's report.
- Walter Okitsu**, Applicant's Traffic Engineer, Culver City, presented findings to demonstrate maneuverability of autos on lot.
- Bruce Traub**, West Hollywood, expressed support.
- John Pace**, Applicant, commented on current approved plans from the City for a condominium complex.
- Rick Beck**, Coldwell Banker New Housing, Glendale, commented that West Hollywood has

approved other plans where backing-out of driveways was allowable and expressed support.

- f. **Marvin Hoefler**, West Hollywood, expressed support.
- g. **Ralph Feeley**, West Hollywood, expressed support and commented that developer has been very cooperative.
- h. **Leo Moore**, Applicant, West Hollywood, commented that the already-approved project is dense and unattractive and that this design is much better.

Action: To close the public hearing.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

The Commission discussed:

- Fire safety
- Setbacks
- Best use for substandard lot size
- Alternative 3
- DOT concerns regarding backing-out of driveway
- 2-units on property/difficulty

Action: To approve Resolution PC 98-167, denying the Application.

Motion: Altschul

Second: Crowe

Votes: Ayes – Altschul, Anderson, Behr, Crowe, Jones, Smith

Noes – DeLuccio

Motion carried.

D. ZTA 98-01 and GPA 98-01: Revise Seismic Hazard requirements; revise electric vehicle charging requirements; establish regulations concerning extended hours businesses.

Applicant: City of West Hollywood

Location: City-Wide

Case Planner: Tim Foy

Recommendation: To continue the item to April 2, 1998.

Action: To continue the item to April 2, 1998.

Motion: DeLuccio

Second: Behr

Votes: All Ayes

Motion carried.

7. PUBLIC COMMENTS - None

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones stated that at Tuesday's PAC meeting they discussed street trees, kiosks, short-term planning for various areas.
- b. Commissioner Behr inquired about the zoning rewrite and which aspects of parking would be analyzed. Ms. Heep stated that DOT guidelines will be discussed among other issues. Commissioner Behr requested that the following issues be discussed as well: 1200 square foot parking requirements, three-bedroom apartment unit requirements, and parking densities in different zones (particularly R3) because of lot sizes.
- c. Commissioner DeLuccio requested that there be a neighborhood meeting for the MCUP application for 8684 Melrose Avenue.
- d. Commissioner Altschul requested staff to reposition lighting for future meetings.

9. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

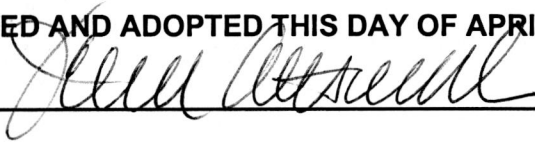
Mr. Reynolds reported on the following items: MCUP for The Abbey, Bodega, Numbers, BLC, 1145 Horn, Jerry's Famous Deli, Design Walk and HOB.

10. ADJOURNMENT

Action: To adjourn to the next regular Planning Commission on April 2, 1998 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

PASSED, APPROVED AND ADOPTED THIS DAY OF APRIL 2, 1998.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

