



PLANNING COMMISSION MINUTES

May 21, 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 James Litz

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; Thinkh Tran, Administrative Staff Assistant; Mat Snyder, Planning Intern; John Keho, Associate Planner; Tim Foy, Associate Planner

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Votes: All Ayes (Jones absent)

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 - None

3. CONSENT CALENDAR

A. Minutes, May 7, 1998

Action: To approve the Consent Calendar.

Motion: Smith

Votes: All Ayes (Jones absent)

Second: DeLuccio

Motion carried.

4. EXCLUDED CONSENT CALENDAR - None

5. COMMISSION CONSIDERATION - None

6. PUBLIC HEARING

A. *Conditional Use Permit 97-15: Pet grooming facility.*

Applicant: Richard Edwards
Location: 8466 Santa Monica Boulevard
Case Planner: Mat Snyder
Recommendation: To approve the request subject to the findings and conditions in the proposed resolutions.

Commissioner Jones present from this point forward.

Mr. Snyder presented the staff report.

The Commission discussed the following items:

- Staff parking
- Annual review condition
- Why permit has taken so long to come before Planning Commission
- Intensification of use
- Boarding of animals

a. **Joel Mogul**, Applicant's Representative, presented Applicant's report.

Action: To close the public hearing.
Motion: Crowe Second: Behr
Votes: All Ayes Motion carried.

Action: To approve Resolution PC 98-175.
Motion: Crowe Second: Behr
Votes: All Ayes Motion carried.

B. *Extension Request 98-01: Extension request for 19-unit condominium.*

Applicant: Elleni Makris
Location: 1426-28 Laurel Avenue
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.

Commissioner Smith stated that he lives on Laurel Avenue, but has no economic interests in this project.

The Commission discussed the following:

- Congestion in area
- What types of projects could be applied for if this application were rejected
- Electric vehicle requirement
- Parking
- Traffic

a. **James Litz**, Applicant's Representative, presented Applicant's report.

The Commission discussed the following:

- Timeliness of project
- Condominiums/affordable housing

- Homeowners dues
 - Current rental situation
 - Period of extension request
 - Waiting/preference list for affordable housing
 - Setting prices of units
- b. **Gretchen Fine**, West Hollywood, expressed opposition to the project because of traffic conditions.
- c. **Carl Robison**, West Hollywood, expressed opposition because of concerns regarding parking availability, traffic and speeding.
- d. **Sophie Anast**, Laguna Hills, part owner of property, expressed support for the project.
- e. **Sean Moghadam**, Los Angeles, property manager of project, expressed support.
- f. **Al Secunda**, West Hollywood, expressed opposition because of parking concerns.
- g. **Sarah Sutkin**, West Hollywood, commented that she is resident of the building and inquired whether she would be able to obtain relocation funds.

Action: To close the public hearing.
 Motion: Crowe Second: DeLuccio
 Votes: All Ayes Motion carried.

The Commission discussed the following:

- Provision of General Plan to provide affordable housing
- First extension request
- Variances
- Specimen tree
- Additional extension requests
- Market rate condominiums

Action: To approve Resolution PC 98-172 with the following amendments:

- As requested by staff regarding Section 7(c) regarding the front setback
- Change Section 7(h) to require Planning Commission approval for any further extensions
- And change Section 7(b) to comply with revision made in ZTA 98-01.

Motion: Crowe Second: DeLuccio
 Votes: All Ayes Motion carried.

C. ZTA 98-01 and GPA 98-01: Revise Seismic Hazard requirements and revise electric vehicle charging requirements.

Applicant: City of West Hollywood
Location: City-wide
Case Planner: Tim Foy
Recommendation: To approve the request subject to the findings and conditions in the proposed resolutions.

Mr. Foy presented the staff report.

Pat Jenks and Dave Sykora from Bing Yen & Associates presented on seismic hazards issue.

The Commission discussed the following regarding seismic hazards:

- Fault precaution zones
- Past consultant projects
- Agreement by Bing Yen and staff's recommendations
- Setbacks
- Difference in opinions between various geotechnical professionals

- Quantifying safety based on age of building
- Liquefaction maps/study requirements
- Retrofit issue to be agendaized for future discussion
- Adoption of General Plan to current information
- General Plan Amendment to be changed in reference to dam inundation
- Soil study requirements for varying uses
- Sensitive facilities
- Critical facilities

The Commission discussed the following regarding electric vehicle charging stations:

- Commissioner DeLuccio opposed this section of the amendment
- Percentages in relation to number of units (Section 9333a)

Vote for consensus on raising the percentage requirement for EV charging stations from 2% to 4%.

Motion: DeLuccio

Votes: Ayes – DeLuccio, Smith

Noes – Altschul, Anderson, Behr, Crowe, Jones

No consensus achieved, percentage remains at 2%.

Action: To approve Resolution PC 98-161.

Motion: Altschul

Second: Jones

Votes: All Ayes

Motion carried.

Commissioner DeLuccio is opposed to the electric vehicle portion of the amendments.

7. PUBLIC COMMENTS - None

8. ITEMS FROM COMMISSIONERS

- Commissioner DeLuccio stated that he would like it in the record that he is opposed to the electric vehicle portion of the amendments.
- Commissioner Behr stated that he would like the Planning Commission and City Council to receive the seismic maps as discussed by Bing Yen.
- The Commission decided to cancel the July 3rd meeting, if there are no items.
- Commissioner Altschul inquired about participation at CWS Pride Parade. Mr. Tran stated that the City has arranged to get a convertible or two for the Commission's participation on June 28.

9. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following items: MCUP, Historic Preservation Month, and 828 Westbourne Drive appeal.

10. ADJOURNMENT

Action: To adjourn to the next regular Planning Commission on June 4, 1998 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe

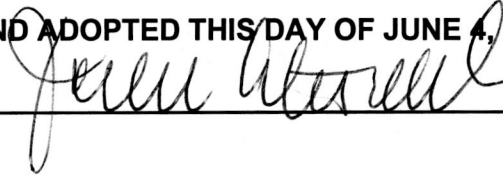
Second: Smith

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 4, 1998.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

