



PLANNING COMMISSION MINUTES

June 18, 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 Todd Elliott.

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; Amanda Susskind, City Attorney's Office; Hassan Haghani, 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 - Pulled

4. EXCLUDED CONSENT CALENDAR

A. Minutes, June 4, 1998

The Commission directed staff to amend the minutes as follows:

- Commissioner Jones was not present during the latter half of the study session on signs.
- Item 9b, that Commissioner DeLuccio stated that they looked at potential building locations, rather than plans.

Action: To approve June 4, 1998 Minutes, as amended above.

Motion: Crowe

Votes: All Ayes (Jones absent)

Second: Behr

Motion carried.

ITEM 3A

5. COMMISSION CONSIDERATION

A. Election of Chair

Action: To elect John Altschul as Chairperson.

Motion: Crowe

Second: Anderson

Votes: All Ayes (Jones absent)

Motion carried.

B. Election of Vice-Chair

Action: To elect Steve Smith as Vice-Chairperson.

Motion: DeLuccio

Second: Crowe

Votes: All Ayes (Jones absent)

Motion carried.

6. PUBLIC HEARING

A. DVP 97-69, PUP 97-13, VAR 97-31, VAR 97-30, CSP 98-02: Operation of a beauty establishment and parking provided off-site. Remodel an existing building, maintaining the existing height, which is 33 instead of 25 feet, in the front and back of property; and provide additional off-site parking at 529 La Cienega Boulevard and 8500 Melrose Avenue.

Applicant:

Norman Taver

Location:

533 N. La Cienega Boulevard

Planner:

Hassan Haghani

Recommendation:

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

Commissioner Altschul recused himself; Commissioner Smith chaired this hearing.
Commissioner Jones present from this point forward.

Mr. Haghani presented the staff report.

The Commission discussed the following:

- Additional square footage measurements
- Expansion over FAR
- Parking/handicapped space
- Tandem parking
- Lease/loss of parking leases
- Variance based on economic factors
- Less than 6 foot requirement for floor height
- Storage space
- Manufacturing on-site
- Camouflage/palm trees (payment for maintenance)
- Clearance for handicapped parking space
- In-lieu parking fee

a. **Todd Elliott**, West Hollywood, Applicant's Representative, presented Applicant's report.

The Commission discussed the following:

- Shipping
- Car provided to drive customers/shipping
- Number of employees
- Hours of operation/parking building
- Tandem parking at 8500 Melrose
- Bathroom requirement on 3rd floor

- Material of ceiling
- Tandem parking valet service

b. **Gary Tosounian**, Westlake Village, Architect, stated that he was available to answer questions.

Action: To close the public hearing.

Motion: Crowe Second: Jones

Votes: All Ayes (Altschul abstained) Motion carried.

Action: To approve Resolution PC 98-177, with the following amendments:

- Key findings to support variance based not on economic factors
- Add condition regarding customer shuttle vehicle, (with good faith effort)
- Add condition stating that there be no occupancy on 3rd floor
- Add condition regarding screening of rooftop, design to be worked out with Urban Designer
- Tandem/handicapped must be in compliance with ADA and City's regulations, and approved by City Attorney
- Lower requirement of evening parking spaces to 26 (daytime requirements remain same).

Motion: Crowe Second: Anderson

Votes: Ayes (Anderson, Crowe, DeLuccio, Jones, Smith)

Noes (Behr)

Abstain (Altschul)

Motion carried.

7. PUBLIC COMMENT - none

8. ITEMS FROM COMMISSIONERS

- Commissioner Behr inquired about status of Zoning Rewrite. Ms. Heep stated that she will have Liz Bar-El send a memo with the next Planning Commission agenda packet.
- Commissioner Behr inquired about bed and breakfasts (see Section 9.)
- Commissioner DeLuccio stated that there will be a meeting of the Senior/Teen Center subcommittee on June 23 at 7 pm.
- Commissioner Smith stated that there will be a meeting of the Santa Monica Boulevard Advisory Steering Committee on June 23.
- Commissioner Altschul stated that the City Council has approved off-site parking uses. This should be discussed as part of the Zoning Rewrite.
- Commissioner Behr stated that variances based on economic factors should disallowed.

10. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following items: MCUP, HOB, Bed & Breakfasts, 828 Westbourne, PDC, SMB. Mr. Reynolds stated that the City Council is scheduled to hold a study session on July 20 on B&B's.

Mr. Tran commented on logistics of CSW Parade on Sunday, June 28.

11. ADJOURNMENT

Action: To adjourn to the next regular Planning Commission on July 16, 1998 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe

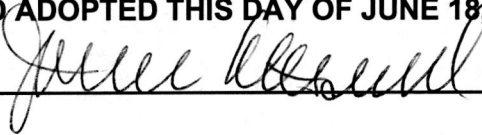
Second: Behr

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 18, 1998.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

