



PLANNING COMMISSION MINUTES

July 16, 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 Mayor Steve Martin.

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; John Chase, Urban Designer; John Keho Associate Planner; Liz Bar-El, Acting Associate Planner

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: Behr

Votes: All Ayes

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. Mayor Steve Martin, West Hollywood, wished Commissioner Donald DeLuccio a happy birthday.

3. CONSENT CALENDAR

- a. June 18, 1998 Minutes
- b. Capital Improvement Program FY 1998-1998

Action: To approve the Consent Calendar.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

4. EXCLUDED CONSENT CALENDAR – none

5. COMMISSION CONSIDERATION

A. **CSP 98-15:** *Creative sign permit.*

Applicant:

Mario and Mikeal Maglieri

Location:

8901 Sunset Boulevard

Planner:

John Chase

Recommendation:

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

Mr. Chase presented the staff report.

The Commission discussed the following:

- Creative-type art
- 30-day restriction/enforcement/tracking
- 60-day current provision for art display
- electronic graphic signs (only on-site advertising)
- building enhancement
- amount of sign increase
- historical correspondence
- design

- a. **Mikeal Maglieri**, Applicant, presented Applicant's report.
- b. **Jeanne Dobrin**, West Hollywood, commented on enforcement of illegal signs.

Action: To deny the application for CSP 98-15.

Motion: Altschul

Second: Jones

Votes: Ayes (Altschul, Behr, Crowe, DeLuccio, Jones, Smith)

Noes (Anderson)

Motion carried.

6. PUBLIC HEARING

A. **ER 98-04:** *Extend tentative tract map and conditional use permit for converting apartment building to condominiums..*

Applicant:

Hratch Sarkis

Location:

1121 N. La Cienega Boulevard

Planner:

Tim Foy

Recommendation:

Permits were automatically extended by State law. Receive and file.

Action: To receive and file ER 98-04.

Motion: DeLuccio

Second: Anderson

Votes: All Ayes

Motion carried.

B. **DVP 98-28, DMP 98-07:** *Remodel of a duplex into one dwelling; demolish the existing one-car garage and construct a new three-car garage with a studio unit on the second floor. The number of dwelling units remains the same.*

Applicant:

Lawrence Lazar

Location:

547 Huntley Drive

Planner:

John Keho

Recommendation:

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

Commissioner DeLuccio recused himself.

Mr. Keho presented the staff report.

The Commission discussed the following:

- Layout/distance to property line
- Neighborhood notices
- New rental values
- Privacy via landscaping/fencing

- a. **Lawrence Lazar**, Applicant, presented Applicant's report.
- b. **Jeanne Dobrin (given time by Elizabeth Wanger)**, West Hollywood, commented for Ms. Wanger's regarding her concerns.
- c. **Dixon Chang**, Architect for Applicant, stated that he was available to answer questions.

The Commission discussed the following:

- Screening of balcony
 - Right-to-privacy requirements
- d. **Luis Marquez**, West Hollywood< commented that he would like to have a neighborhood meeting with Applicant and continue the hearing.
 - e. **Larry Kirkwood (given time by Harriet Segal)**, West Hollywood, expressed concern regarding privacy and loss of light.

Mr. Lazar rebutted.

Action: To close the public hearing.

Motion: Crowe

Second: Jones

Votes: All Ayes (DeLuccio abstained.)

Motion carried.

The Commission discussed the following:

- Screening/planter boxes/fencing
- Open space requirement

Action: To approve Resolution PC 98-178, with the following amendment:

- **Add item regarding landscaping plan to be acceptable to staff.**

Motion: Behr

Second: Crowe

Votes: All Ayes (DeLuccio abstained.)

Motion carried.

C. ZTA 98-02, SPA 98-01: Change Zoning Ordinance to allow use of up to 15% window area in calculating minimum 5,000 square feet of area required to allow wall billboards.

Applicant:

Jeff Seymour for Outdoor Systems Advertising

Location:

Sunset Specific Plan Zoning District

Planner:

Liz Bar-El

Recommendation:

To deny the request.

Ms. Bar-El presented the staff report.

Commissioner Altschul stated that he has visited the site and met with the Applicant.
Commissioner Anderson stated that she met with the applicant.

The Commission discussed the following:

- Establishing that the proposal is not in the public interest, general welfare, etc. for the constituents
- Enforcement of illegal signs

- Square footage of walls
 - Process for enforcement/citation
 - Blank walls
 - Clarification in zoning rewrite
 - Scrimming
- a. **Jeff Seymour**, Applicant, presented Applicant's report. The Commission engaged in discussion with Mr. Seymour.
 - b. **Michael Koffler**, General Manager of Hyatt, resident of West Hollywood, commented on the signage.
 - c. **Josh Rose**, Applicant/Outdoor Systems, commented on dimensions/calculations of the signage.
 - d. **Bud Kopps**, West Hollywood, commented on collection of fines and is in favor of denial.
 - e. **Harriet Segal**, West Hollywood, commented that she is in favor of denial.
 - f. **Jeanne Dobrin**, West Hollywood, commented that she is in favor of denial.
 - g. **Bettie Wagner**, Los Angeles, commented that she is in favor of denial.

Action: To close the public hearing.

Motion: Crowe
 Votes: All Ayes

Second: Jones
 Motion carried.

Action: To approve Resolution PC 98-180, denying the application.

Motion: Crowe
 Votes: All Ayes

Second: Jones
 Motion carried.

7. PUBLIC COMMENT

- a. **Jeanne Dobrin**, West Hollywood, complimented Liz Bar-El on her staff report and commented on enforcement and economic consideration for applications.

8. ITEMS FROM COMMISSIONERS

- a. Commissioners Crowe and Jones stated that they had a productive meeting of the Design Review Subcommittee earlier regarding the jumbotron at the Shooshani site.
- b. Commissioner Smith stated that SMBASC met to discuss bike paths; at the next City Council meeting on July 20, Council will vote on the options for design.
- c. Commissioner Smith stated that he would like the issue of enforcement of tall walls be placed on the next agenda.
- d. Commissioner DeLuccio inquired if Mr. Reynolds could discuss what the next steps are for Santa Monica Boulevard.
- e. Commissioner Behr stated that tall walls and billboards in the SSP zone will need to be discussed eventually. Commissioner Jones stated that he agrees with Mr. Behr's comments and that the definition of blank walls needs to be clarified. Commissioner Smith stated agreement.
- f. Commissioner Altschul stated at the Chairs meeting, it was reported that angled parking on San Vicente is being considered as well as photo intersections at various locations.

10. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following items: Housing Conversion Task Force on Bed and Breakfasts, SMB, and seismic report.

11. ADJOURNMENT

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

Motion: DeLuccio

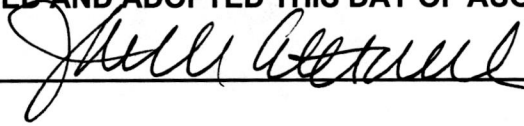
Second: Behr

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF AUGUST 6, 1998.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

