



PLANNING COMMISSION MINUTES

November 5, 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, Brad Crowe, Donald DeLuccio, Thomas Jones, Harriet Segal, Steve Smith

Staff Present:

Lisa Heep, Planning Manager; Amanda Susskind, City Attorney's Office; Thinh Tran, Administrative Staff Assistant; Allyne Winderman, Economic Development and Housing Manager; Hassan Haghani, Associate Planner; Tim Foy, Associate Planner.

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes (Smith absent)

Motion carried.

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. CONSENT CALENDAR

a. November 5, 1998 Minutes

Action: To approve the Consent Calendar.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes (Smith absent)

Motion carried.

4. EXCLUDED CONSENT CALENDAR - none

5. PRESENTATION

A. Presentation by Developers Proposing Projects for the La Brea Gateway Site – Allyne Winderman

ITEM 3.A

Ms. Winderman introduced the following developers who gave individual presentations on their project plans:

- i. Olson Co. & Hopkins Co. – Todd Olson
- ii. Regent Properties – Jeff Dinkin, Steve Weinstock
- iii. Crown Realty – Robert Flaxman
- iv. JH Snyder – Milton Swimmer, Jerry Snyder

6. ITEMS FROM COMMISSIONERS

A. *Procedures Training for Commissioners – John Altschul*

The Commission discussed day in the office with Planning, and Commissioner trainings.

7. PUBLIC HEARING

A. *Conditional Use Permit 98-06 (Continued): Motorcycle repairs and sales use at a proposed new building.*

Applicant: Mark Sutter for Max Hushahn

Location: 7253-2755 Santa Monica Boulevard

Planner: Hassan Haghani

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

Commissioner Jones recused himself.

Mr. Haghani presented the staff report.

The Commission discussed the following:

- Oil recycling/disposal
- Hours of operation
- Storage

Commissioner DeLuccio disclosed that he attended the neighborhood meeting.

- a. **Jeanne Dobrin**, West Hollywood, commented that complaints should be filed with City, difficulty of enforcement, and conditions for CUP.
- b. **Max Hushahn**, Applicant, presented Applicant's report.
- c. **Pierre Long**, West Hollywood, expressed concern regarding noise.
- d. **Neeley Roberts**, West Hollywood, expressed concern regarding parking.
- e. **Iris Gould**, West Hollywood, expressed concern regarding enforcement and is against the project.
- f. **Marvin Greenhouse**, West Hollywood, expressed concern regarding noise and possibility of future application for liquor license.
- g. **Joan Sutter**, West Hollywood, commented on husband's application and is in favor of the project.
- h. **Mark Sutter**, Architect for Applicant, commented on working with staff to minimize noise.
- i. **Steve Rose**, West Hollywood, PAC, expressed support for the project.
- j. **Dmitri Khramov**, West Hollywood, commented that test drives are not allowed by insurers.
- k. **Barbara Hamaker**, West Hollywood, expressed support for the project.

Mr. Hushahn rebutted.

The Commission discussed storage and drop-off of motorcycles.

Action: To close the public hearing.

Motion: Crowe

Second: Smith

Votes: All Ayes (Jones abstained)

Motion carried.

Action: To approve Resolution PC 98-194, with the following changes:

- **Add 2nd hearing date to resolution**
- **Delete Condition 11.10**
- **Amend Condition 11.4 regarding alleys**

Motion: Smith

Second: Crowe

Votes: All Ayes (Jones abstained)

Motion carried.

B. DVP 98-45, CUP 98-13, DMP 98-11, MCUP 98-10: *Renovation of lobby and hotel; regulation of hotel operations, including sale of alcohol.*

Applicant: *Mark Koffler for Hyatt Hotel*

Location: *8401 Sunset Boulevard*

Planner: *Tim Foy*

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

Mr. Foy presented the staff report.

The Commission discussed the following:

- Usage by registered hotel guests
- Pool use/banquet facility
- Amplified sound
- Filed complaints

Commissioners Anderson, Altschul, DeLuccio, Crowe, Segal disclosed that they had discussion with the Applicant.

- a. **Rick Zbur**, Applicant's Representative, presented Applicant's report.
- b. **Michael Koffler**, Applicant, commented on proposed changes.

The Commission discussed the following:

- Pool deck/registered guests
 - 6-month review
 - amplified music/outdoor
- c. **Peter Maurice**, Los Angeles, expressed concern regarding pool/roof-top and noise.
 - d. **Marylin Krell**, Los Angeles, expressed concern regarding noise and pool/roof-top.
 - e. **Rose Ann Koffler**, West Hollywood, expressed support for the project.
 - f. **Jeanne Dobrin**, West Hollywood, expressed support for the project.
 - g. **Aaron Leider**, West Hollywood, expressed concern regarding noise, construction, and requested a continuance.

Mr. Zbur rebutted.

Action: To close the public hearing.

Motion: DeLuccio

Second: Anderson

Votes: All Ayes

Motion carried.

Action: To approve Resolution PC 98-195 with the following changes:

- **Amend Condition 10.12 regarding automatic door openers**
- **Amend Condition 10.7 (and other references) regarding pool deck**
- **Amend Condition 10.14 regarding pool deck hours to end by 10 pm**
- **Add condition regarding 1-year noticed review (from final building inspection date).**

Motion: Crowe
Votes: All Ayes

Second: Anderson
Motion carried

8. PUBLIC COMMENT

- a. **Jeanne Dobrin, West Hollywood, commented on process of filing complaints with City.**

9. ITEMS FROM COMMISSIONERS - none

10. ITEMS FROM STAFF

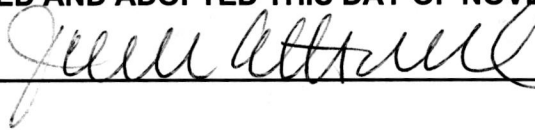
- a. **Director's Report – Ray Reynolds**
As submitted.

11. ADJOURNMENT

Action: To adjourn to a regular meeting on November 19, 1998, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

PASSED, APPROVED AND ADOPTED THIS DAY OF NOVEMBER 19, 1998.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

