



PLANNING COMMISSION MINUTES

December 17, 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 Vice-Chair Steve Smith.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Jeanne Dobrin.

B. Roll Call

Commissioners Present:

Liz Anderson, Brad Crowe, Donald DeLuccio, Thomas Jones, Harriet Segal, Steve Smith

Commissioners Absent:

John Altschul

Staff Present:

Ray Reynolds, Community Development Director; Amanda Susskind, City Attorney's Office; Think Tran, Administrative Staff Assistant; Tim Foy, Associate Planner, Liz Bar-El, Acting Associate Planner; John Keho, Associate Planner.

C. Approval of Agenda

Action: To approve the Agenda .

Motion: Crowe

Second: DeLuccio

Votes: All Ayes (Altschul 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 – None

4. EXCLUDED CONSENT CALENDAR

A. November 19, 1998 Minutes

The Commission directed staff to amend the following:

- Add motion to close the public hearing in Item 6C,
- Add "...and security on West Knoll." To Item 7a,
- Amend Item 10a to read "...for those serving on boards and commissions."

Approve the Minutes, as amended.

Motion: Crowe

Second: Deluccio

Votes: All Ayes (Altschul absent)

Motion carried.

5. COMMISSION CONSIDERATION - none

6. PUBLIC HEARING

A. CUP 98-12: Amend nightclub floor plan approved for SCUP 93-11 to move dance floor to first floor; move lounge to 2nd floor, move bar location; no increase in gross floor area.

Applicant: Don Randall

Location: 8531 Santa Monica Boulevard

Planner: Liz Bar-El

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

Ms. Bar-El stated that the owner Sally Gilson wished to withdraw her application.

a. **Sally Gilson** answered questions regarding her withdrawal of application; she confirmed.

The application was withdrawn.

B. Sign Modification 98-49: Amend Sign Modification 97-28 to permit depiction of liquor container.

Applicant: Heath & Co.

Location: 8491 Santa Monica 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 Design Review Subcommittee decision.

a. **Jeanne Dobrin**, West Hollywood, commented on ban on liquor billboards being considered by City Council and expressed opposition.

Action: To close the public hearing.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes (Altschul absent)

Motion carried.

Action: To approve Resolution PC 98-202, with all conditions of Sign Modification 97-28 remain in effect.

Motion: Crowe

Second: Anderson

Votes: All Ayes (Altschul absent)

Motion carried.

C. Sign Modification 98-53: Permit directional signs bearing store name for parking structure.

Applicant: Heath & Co.

Location: 8491 Santa Monica 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.

a. **Tim Pitts**, Applicant, presented new drawings and concept.

The Commission and staff discussed the legality of the Applicant's bringing forth new concept.

Action: To continue to the next Planning Commission meeting.

Motion: DeLuccio

Second: Anderson

Votes: All Ayes (Altschul absent)

Motion carried

D. Sign Modification 98-48: Permit signage for bank branch in supermarket.

Applicant: Ralph's Market/Wells Fargo

Location: 1233 N. La Brea Avenue

Planner: Tim Foy

Recommendation: To approve the amendments subjct to the findings and conditions in the proposed resolution.

Mr. Foy presented the staff report.

Commissioner Jones recused himself stating that he has worked with Applicant within the last year.

The Commission discussed banners.

- a. **Joyce Sehi**, Applicant, stated that she was available for questions.
- b. **Jeanne Dobrin**, commented on co-habitation, graphics and banners.

Action: To close the public hearing.

Motion: DeLuccio

Second: Segal

Votes: All Ayes (Altschul absent)

Motion carried.

The Commission discussed:

- Clean-up of non-conforming signage
- Ordinance does not address larger buildings

Action: To approve Resolution PC 98-201, with the following amendment:

- **Add condition that all illegal hanging banners be removed.**

Motion: DeLuccio

Second: Anderson

Votes: All Ayes (Altschul absent)

Motion carried.

E. SSPA 98-03, ZTA 98-06: Amend the Sunset Specific Plan and Zoning Ordinance to permit the conversion of single-sided billboards into two-sided billboards.

Applicant: City of West Hollywood

Location: Sunset Specific Plan Zones

Planner: John Keho

Recommendation: To approve the amendments subjct to the findings and conditions in the proposed resolution.

Mr. Keho presented the staff report.

The Commission discussed:

- Definition of "generally perpendicular"
- Surveying
- Measurement of angle

- a. **Bonnie Kingry**, South Pasadena, expressed support for the ZTA; answered questions from Commission.

- b. **Jeanne Dobrin**, West Hollywood, commented on history of this ZTA, interpretation of SSP, and square footage.

The Commission discussed:

- Additional square footage
- Existing billboards/inventory

Action: To close the public hearing.

Motion: Crowe

Second: Jones

Votes: All Ayes (Altschul absent)

Motion carried.

The Commission discussed:

- Minimize impact to residents
- Standards for size
- Creative billboards
- Survey verification
- Over-the-counter/staff-level approval
- Appeal rights/process
- PC approval
- SSP prohibitions
- 10% adjustment

Action: To continue the hearing to the next Planning Commission meeting.

Motion: Crowe

Second: Anderson

Votes: All Ayes (Altschul absent)

Motion carried.

7. PUBLIC COMMENT

- a. **Jeanne Dobrin**, West Hollywood, commented on radius requirements for public notices.

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones stated that the PAC is down to three proposals for the La Brea Gateway project.
- b. Commissioner Smith stated that Costco/revenue generation for City is a big debate.
- c. Commissioner Smith directed staff to reflect Jeanne Dobrin's request to correct her testimony regarding square footage of billboards.

10. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following: Thinh Tran, Bed & Breakfasts, Jennifer Davis, San Vicente condo project, Hilldale project, Chasen's/Bristol Farms, SMB Trees, Code Enforcement, Maxfield's, MCUP's.

11. ADJOURNMENT

Action: To adjourn to a regular meeting on January 7, 1999, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

PASSED, APPROVED AND ADOPTED THIS DAY OF JANUARY 21, 1998.

Vice -

CHAIRPERSON: _____

Stephen H. [Signature]

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

[Signature]