



## PLANNING COMMISSION MINUTES

**October 16, 1997**

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 Harriet Segal.

#### **B. Roll Call**

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Thomas Jones, Steve Smith

Staff Present:

Tim Foy, Associate Planner; Amanda Susskind, City Attorney's Office; Thinkh Tran, Administrative Staff Assistant

#### **C. Approval of Agenda**

**Action: To approve the Agenda.**

Motion: Behr

Votes: All Ayes (Jones absent)

Second: DeLuccio

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

- a. **Jeanne Dobrin**, West Hollywood, commented that Billboard Live's site is a mess and murals at 9000 Sunset building.

### 3. CONSENT CALENDAR

Commissioner Jones present from this point forward.

#### **A. Minutes, September 4, 1997**

**Action: To approve the September 4, 1997, Minutes**

Motion: Crowe

Votes: All Ayes

Second: DeLuccio

Motion carried.

### 4. EXCLUDED CONSENT CALENDAR - none

## 5. COMMISSION CONSIDERATION

**A. Signs on Sunset - Report to the Planning Commission regarding off-site advertising and murals - Lisa Heep, Planning Manager**

Mr. Foy presented the staff report.

The Commission discussed:

- murals for residential areas
- time limits and size requirements for murals
- mural discussion in Sunset Specific Plan (SSP)?

- a. Catherine Dunnam**, Outdoor Systems Advertising, stated that she is looking forward to working with the City.
- b. Bud Kopps**, West Hollywood, commented on lack of safety precautions while putting-up murals, and applicants who come in for permits after they have placed murals up.
- c. Harriet Segal**, West Hollywood, suggested that a review process for murals should be established; the process needs tightening.
- d. Jeanne Dobrin (given time by David Frost)**, West Hollywood, commented about Nancy Davis' letter of support and Mike McNielly's character.
- e. Jacob Margolit**, 8335 Sunset Blvd, introduced himself to the Commission.

The Commission discussed the following:

- inconsistencies between Zoning Code and Sunset Specific Plan
- precedence of Sunset Specific Plan over Zoning Code
- What do other cities do to protect residential zones? How are they controlled? Time Limit? These should be considered at future discussion.
- When will Zoning Ordinance rewrite come before the Planning Commission? Include discussion regarding signs?
- Impact on residential areas and others
- Conflict on page 134, 135 and 137 in Sunset Specific Plan

**Action: To approve receive and file report.**

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

## 6. PUBLIC HEARING

**A. Conditional Use Permit 97-07, Parking Use Permit 97-07, Request for Parking Reduction, and Amendment to Parking Use Permit 95-10: Operate a two-room school for gay and lesbian teenagers, with off-site parking at 8800 Santa Monica Boulevard. Proposal is for daytime use of three of the twenty-five parking spaces leased by Metropolitan Community Church (MCC) at the MTA lot.**

**Applicant:**

Reverend Nancy Wilson for Metropolitan Community Church

**Location:**

809 Hilldale Avenue, with off-site parking at 8800 Santa Monica Boulevard. Amendment to PUP 95-10 concerns 8704-14 Santa Monica Boulevard, West Hollywood, CA

**Case 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:

- Use of chapel
- Land-use/ownership by LAUSD
- What occurs if school closes?
- Signage for parking
- MCC's compliance with their permits

- a. **Reverend Nancy Wilson**, Applicant, presented Applicant's report.
- b. **David Frost (given time by Stan Lothridge)**, West Hollywood, commented that MCC lot needs to be secured and back wall needs painting; expressed concern regarding school's proximity to bars.
- c. **Rozlyn Krause**, West Hollywood, expressed concern regarding potential parking problems when MCC gets more patrons, that there is lack of an attendant at parking lot, and that the school's location is bad.
- d. **Jeanne Dobrin**, West Hollywood, commented that bars are not allowed to be within 500 feet of bars (ABC rule), and expressed concern regarding hours of operation and parking spaces.
- e. **Joe Salvemini (given time by Dawn Wilder)**, West Hollywood, commented that he is the teacher for the school and about the program, and that students remain in constant adult supervision.

Reverend Wilson rebutted.

**Action: To close the public hearing.**

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

The Commission discussed the following:

- Consequence of approval of this project to applicants wishing to serve alcohol
- Supervision of students at all times
- Communication between school bus and school personnel
- Location of school drop-off/pick-up

**Action: To approve Resolutions PC 97-145 and PC 97-146, as amended above.**

Motion: DeLuccio

Second: Jones

Votes: Ayes - Altschul, Behr, Crowe, DeLuccio, Jones

Noes -Smith

Motion carried.

## 7. PUBLIC COMMENTS

- a. **David Frost**, West Hollywood, commented that school is in an inappropriate location.
- b. **Rozlyn Krause**, West Hollywood, commented that she is against parking being taken away from MCC.
- c. **Jeanne Dobrin**, West Hollywood, commented on ABC rule regarding 500 feet within bars, pool table in school building and hours of operation.

## 8. ITEMS FROM COMMISSIONERS

- a. Commissioner DeLuccio clarified the hours of operation for the school project.
- b. Commissioner DeLuccio stated that the problems at Jerry's Famous Deli are being heard at the Transportation Commission Meeting of November 5. At the same meeting, the Commission will discuss working together with Planning Commission regarding development projects.

- c. Commissioner Crowe stated that at the Design Review Subcommittee meeting they reviewed plans for Sav-On Drugs (use of windows, black velvet covering was rejected, preferred motion displays and neon lighting against a clear window) and House of Blues (trace of tin for parking structure). The Commission briefly discussed the inclusion of tin as part of the parking structure and that the Planning Commission agreed at a previous hearing that there be no tin. The Commission directed staff to return to next meeting with drawings for review.
- d. Commissioner Smith inquired if the current financial situation of the House of Blues has any effect on the parking structure plans.
- e. Commissioner Behr inquired what the status is for Billboard Live's construction for the sidewalk and its façade. Mr. Foy stated that staff would report back.
- f. Commissioner Behr stated that he would like to have a separate discussion regarding signs allowed in the Sunset Specific Plan during the Zoning Code rewrite, and hopes that the overall zoning discussion be broken down into smaller sections.
- g. Commissioner Jones agreed with Commissioner Behr regarding the Sunset Specific Plan. He also stated that at a SMB Visioning workshop, a blind woman's perspective was enlightening to him.

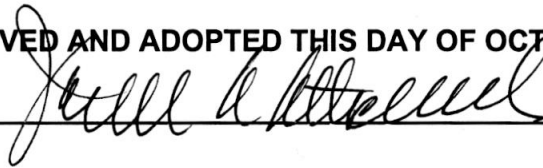
**9. ITEMS FROM STAFF - None**

**10. ADJOURNMENT**

**Action:** To adjourn to the next regular Planning Commission on November 6, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

**PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 16, 1997.**

**CHAIRPERSON:** \_\_\_\_\_



**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:** \_\_\_\_\_

