

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

October 20, 1994

West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

I. STUDY SESSION - 6:00 P.M.

- A. Transfer of Development Rights (TDR) as it relates to the Sunset Specific Plan.

The following commented on the Plan:

- A. Charles Loveman, West Hollywood
B. Councilmember Koretz
C. Mark Montgomery, West Hollywood
D. Mark Lehman, West Hollywood

II. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Commissioner Litz at 7:17 p.m.

- A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Litz.

- B. Commissioner Litz announced the resignation of Commissioner Loveman.

- C. Roll Call: Behr, Crowe, Fischer, Jones, Litz, Richmond

Others Present: Gay Forbes, Director Community Development, Bill Meeker, Acting Planning Manager; Timothy Foy, Acting Associate Planner, Teresa Kozlowski, Planning Consultant; Jody Hidey, Staff Assistant, Tom Trevor, Staff Assistant.

- D. Approval of Agenda:

Action: To pull entire Consent Calendar and approve Agenda as changed.

Motion: Crowe Second: Fischer

Vote: All Ayes Motion carried.

- D. This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on

San Vicente Boulevard and Plummer Park.

III. ITEMS FROM CITIZENS

- A. Mike Radcliffe President, West Hollywood Community Alliance announced that a Business Mixer would be held Tuesday, October 25, 1994 from 5:00PM to 7:00PM at Butterfield's honoring the West Hollywood Planning Commissioners.
- B. Jeanne Dobrin advised the Planning Commission that in the Minutes of October 6, 1994 she was listed as having commented on Variance 94-06 for Sydney Guilaroff, when in actuality she spoke in favor of the Variance citing legal reasons for it to be granted. Additionally, Ms. Dobrin commented on the signs at 8919 Santa Monica which are still there after the Commission denied their request for creative signage. Ms. Dobrin asked the Commission to direct staff to improve their follow up on code enforcement.

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. October 6, 1994

Commissioner Richmond requested that the motion for Item III B be amended to read "To approve the Resolution with the exception of Section A being amended to indicate that this Conditional Use Permit supplements and does not supersede the previous County Conditional Use Permit.

Commissioner Richmond requested staff to check the tape from the October 6, 1994 meeting, to check the language of the motion for Conditional Use Permit 94-13 (Ramada Inn) and/or his position on the Motion.

Commissioner Richmond asked that the comment on page 6, after the motion carried for Condition Use Permit 94-13 be changed to read: "After discussion, the Commission asked that the issue of the Westmount cul-de-sac be placed on the Commission's October 20th, 1994 agenda as a Commission Consideration Item."

Lastly, Commissioner Richmond asked that Jeanne Dobrin's remarks regarding the Sydney Guilaroff issue be placed in the section of citizens speaking "for" the request.

Action: To approve the Minutes of October 6, 1994 as amended.

Motion: Richmond **Second:** Crowe

Vote: All Ayes **Motion carried.**

V. CONTINUED PUBLIC HEARINGS

- A. Appeal of Minor Conditional Use Permit 94-06 and Development Permit 94-13 - Appeal of the Director of Community Development's denial of the request to permit the sale of alcoholic beverages for on-site consumption within an existing outdoor dining area.

Applicant: Tisa Mylar and Mario Maglieri
Owner: Mario Maglieri
Appellant: Tisa Mylar and Mario Maglieri
Location: 9015 Sunset Boulevard
Recommended Action: Deny the appeal and affirm the Director of Community Development's denial of Minor Conditional Use Permit 94-06 and Development Permit 94-13, subject to the findings in draft Resolution No. PC 94-41.

Teresa Kozlowski presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the appeal:

- A. Appellant, Olivia Bissell
- B. Tisa Mylar, West Hollywood
- C. Michael Mitchell, West Hollywood
- D. Francesca Vetrano, West Hollywood
- E. Mikeal Maglieri for Mario Maglieri
- F. Robert Badal, Hollywood
- G. Sibyl Zaden, West Hollywood

The following spoke against the appeal:

- A. Georgia Johnstone, West Hollywood
- B. David Bisno, West Hollywood
- C. Ann Bisno, West Hollywood
- D. Lester Hirsch, West Hollywood
- E. Harriet Segal, West Hollywood
- F. Jeanne Dobrin, West Hollywood
- G. Betty Wagner give her time to Jeanne Dobrin

Action: To continue Motion to first item on the Agenda for meeting of November 17, 1994.

Motion: Richmond Second: Behr

Vote: All Ayes Motion carried.

Commissioner Fischer asked staff to have existing development permit conditions available at the meeting of November 17, 1994 and Commissioner Behr is also interested in the parking.

VI. PUBLIC HEARINGS

- A. Conditional Use Permit 94-10 - Request for permission to install cellular telephone antennae upon an existing office building, and for the conversion of an existing storage room to mechanical uses.

Applicant: AirTouch Cellular
Owner: ICC Commercial
Location: 9000 Sunset Boulevard
Recommended Action: Approve Conditional Use Permit 94-10, subject to the findings and conditions contained in draft Resolution No. PC 94-43.

Teresa Kozlowski presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the project:

- A. Paul Novak, Glendale, representative of AirTouch Cellular asked for approval with the exception of Conditions H, I, and K.

The following commented on the project:

- A. Lester Hirsch, West Hollywood
B. Harriet Segal, West Hollywood

Paul Novak rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe Second: Fischer

Vote: All Ayes Motion carried.

Action: To approve conditional use permit 94-10 permitting the installation of cellular telephone antennae upon an existing office building and the conversion of an existing storage room to mechanical uses with the following changes:

1. Delete Item K.
2. Add the condition that noise from the mechanical room shall not be audible beyond any property line and
3. Signage shall be determined by applicant subject to approval by staff.

Motion: Crowe Second: Richmond

All ayes. Motion carried.

- B. Variance 94-07 - Request to allow the expansion of the interior living space of an existing single-family home

into a required front-yard setback, behind and existing wall.

Applicant: Ellen Christophe
Owner: Kate Bartolo
Location: 8990 Lloyd Place
Recommended Action: Approve Variance 94-07, subject to findings and conditions contained in draft Resolution No. PC 94-44.

Timothy Foy presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the request:

- A. Kate Bartolo, West Hollywood
- B. Mark Korval, West Hollywood
- C. Sydney Guilaroff, West Hollywood
- D. Jose Guilaroff, West Hollywood
- E. Jeanne Dobrin, West Hollywood

Action: To close the public hearing.

Motion: Richmond Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve Variance 94-07, subject to findings and conditions contained in draft Resolution No. PC 94-44.

Motion: Richmond Second: Behr

Vote: All ayes. Motion carried.

- C. Public Hearing on Draft Environmental Impact Report (DEIR) - Public hearing to elicit public comment with respect to the DEIR prepared for the proposed City-owned parking structure to be located at 8383 Santa Monica Boulevard, including 170 parking spaces and 8,000 square feet of commercial space facing Santa Monica Boulevard, on the ground floor.

Applicant: City of West Hollywood
Owner: City of West Hollywood
Location: 8383 Santa Monica Boulevard
Recommended Action: Accept written and oral comments from the general public, and Commission members, and direct the Department of Community Development and the Department of Transportation and Public Works to include responses to the comments received in the Response to Comments section of the Final EIR

for the project.
Bill Meeker presented the staff report, along with consultant representatives Joe Power and Steve Svete.

The following commented on the content of the DEIR:

- A. Victor Rogers, West Hollywood
- B. Candida McCollam, West Hollywood
Given Ruth Blake's (West Hollywood) time
- C. Sidney Green, West Hollywood
- D. Esther Montagner, West Hollywood
- E. Pat Marshall, West Hollywood
- F. Ron Newswander, West Hollywood
- G. Regina Burger, West Hollywood
- H. Michael Weber, West Hollywood
- I. Edward Gepfert, West Hollywood
- J. Budd Kops, West Hollywood
Given Dick Rosengarten's (West Hollywood), time
- K. Brian Marquez, West Hollywood
- L. Jeanne Dobrin, West Hollywood
- M. Ted Schweitzer, West Hollywood
- N. Chris Patrusch, West Hollywood

Action: To close the public hearing.

The Commission directed staff to include comments received during the hearing and responses thereto, in the Response to Comments section of the Final EIR.

Motion: Crowe Second: Behr

Vote: All ayes. Motion carried.

VII. COMMISSION CONSIDERATION

- A. Discussion by Commission regarding Formulation of a Recommendation to the City Council to remove the Temporary Cul-De-Sac located in the 900 block of Westmount Drive, adjacent to the Ramada Hotel Complex.

Bill Meeker reported that information had been received from Dick Rosengarten, Secretary of the West Knoll Triangle Residents Association and confirmed by Lucy Dyke, West Hollywood Transportation Department, that the cul-de-sac is, in fact, permanent as a result of a City Council decision on June 1, 1992.

The following spoke against the recommendation.

- A. Dick Rosengarten, West Hollywood
- B. Jeanne Dobrin, West Hollywood

The Commission determined there was no need for further consideration.

VIII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin paid tribute to Bill Meeker.

IX. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr requested that the height of the 9000 Sunset Boulevard building be corrected in the Sunset Specific Plan if the AirTouch Cellular Plans are correct and the building is higher than what is shown in the Sunset Specific Plan.
- B. Commissioner Litz reported that he advised staff by phone that the Clinton Street restaurant now has a mural on the side of the building for which they need a creative sign permit.
- C. Commissioner Litz announced he would like to have at least two study sessions on the Sunset Specific Plan before the end of the year. Possible dates were discussed. November 20, 1994 and December 3, 1994 seemed okay for most but these dates are to be confirmed by Gay Forbes.
- D. Commissioner Litz advised the the Transportation Commission had been invited to the Public Hearing on November 3rd, 1994.
- E. Commissioner Litz reported on the special meeting of the City Council to be held Saturday, October 22, 1994 9:30 AM to 1:00 PM at Plummer Park.

X. ITEMS FROM STAFF

- A. Gay Forbes paid tribute to Bill Meeker and wished him luck in Redondo Beach.

XI. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, November 3, 1994, at 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

Motion: Crowe

Second: Behr

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT