



PLANNING COMMISSION MINUTES

November 15, 2001

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

1. CALL TO ORDER

Chair DeLuccio called the meeting of the Planning Commission to order at 6:30 PM.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Fred Vanacore.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Barbara Hamaker, and Brad Torgan

Commissioners Absent:

Barbara Hewitt

Staff Present:

Mark Persico, Community Development Director; Hassan Haghani, Acting Planning Manager; Christi Hogin, Assistant City Attorney; John Keho, Senior Planner; Jack McGee, Contract Planner; and Jennifer Diaz, Administrative Staff Assistant

C. Approval of Agenda

Action: Approve the Agenda with the following amendment: Move Consent Calendar Item 5.A. to the Excluded Consent Calendar as 6.A.

Motion: Crowe Second: Altschul

Vote: All Ayes

Motion passes

D. Posting of Agenda

The 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. Richard Kaleh, West Hollywood, spoke on the height limits on Doheny and stated that residents who speak under public comment from the West Hollywood West area do not speak for the WeHo West Residents Association.

B. John Lebauf, West Hollywood, spoke on the proposed height resolution and asked the Commission to remove section C.

ITEM 5.A

- C. Kim Schneider, West Hollywood, asked the Commission to remove section C from the proposed height resolution from Item 6.C.

3. ITEMS FROM COMMISSIONERS

Altschul - Stated that he was contacted by businesses on Santa Monica Boulevard who are concerned with the left turn in front of the Ramada on Santa Monica Boulevard. The median used to allow a u-turn but now only allows vehicles to turn into the Ramada parking lot. Also spoke on the application filed for a project on Sunset and Olive and would like staff to calendar the time limit for deeming the application incomplete.

Behr - Inquired about the letter regarding the project on Sunset and Olive and stated that the project will affect residents that are more than 500 feet away.

4. ITEMS FROM STAFF

Mark Persico announced the new Planning Manager, Susan Healy Keene.

**Action: Cancel the Planning Commission meeting of December 20, 2001.
Motion passes by a consensus of the Commission, noting the neutral vote of Commissioner Hamaker.**

5. CONSENT CALENDAR

Moved to 6.A.

6. EXCLUDED CONSENT CALENDAR

A. Zoning Ordinance Clean Up on Hedges.

Applicant: N/A

Location: City-wide

Planner: Hassan Haghani

Recommendation: Approve the Resolution of the Planning Commission recommending that the City Council adopt Zoning Text Amendment 2001-07 recommending to remove hedge height limits.

Commissioner Comments

Behr - Stated that the old ordinance grandfathered fences that were currently in place from August 18, 1988 and is not in the new ordinance and questioned if residents will be cited for having fences over 6 feet.

Mark Persico - Stated that the section only deals with hedges and since there is no limit on hedges there would not be a need to grandfather in the hedges. There was language in the original recommendation from staff to allow higher fences in rear and interior side yards, the direction from the Planning Commission was not to change any fence provisions.

Altschul - Suggested including grandfathering language to the recommendation. The proposed language should be "Any fences that were in place on or before May 2, 2001 are grandfathered".

DeLuccio - Agreed to Commissioner Altschul's recommendation and to Commissioner Behr's recommendation to strike the language under section C, any language pertaining to the height of residential walls, fences and hedges.

Torgan - Believes that there should be hedge heights, but believes Commissioner Behr's recommendation more adequately reflect the prior vote of the Commission.

Action: Incorporate language to include grandfathering any fences that were in place on or before May 2, 2001 and striking Section C of the proposed resolution.

Motion: Altschul Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioner Hewitt

Motion passes

7. COMMISSION CONSIDERATION

A. Land use options for Cedars Sinai Parking Lot.

John Keho

Mark Persico presented the Staff Report.

Public Comment

1. Jeff Haber, Los Angeles, stated that there are not any development plans for this site and will continue to use the property as a parking lot.
2. Richard Kaleh, Los Angeles, stated that he believes the fifth option would work the best and addresses the issues and concerns of the residents.
3. Hillary Selvin, Los Angeles, believes that the second option provided by staff would be in everyone's best interest and hopes that it is kept in the General Plan.
4. Gayathri Narayanan, West Hollywood, stated that Cedars has been a good and responsible neighbor and hopes that there will be no zoning restrictions on the property.
5. William Giuertz, West Hollywood, is an employee of Cedars and encouraged the Commission not to put restrictions on the property but to allow the General Plan Update process to handle the issue of the zoning decision.
6. Gerald De Silva, West Hollywood, spoke in support of Cedars and asked the Commission to approve option one.
7. Sherie Stark, West Hollywood, is in favor of the option that will improve the traffic conditions.
8. Ann Marie Isleib, West Hollywood, spoke in opposition to a high density neighborhood and urged the Commission to down-zone the property.
9. Chris Isleib, West Hollywood, stated that he does not want the property to be an R4 zone and wants to be protected from the current zoning.
10. Anna Robin, West Hollywood, believes that if the density increases it will increase hazards to the neighborhood and it's residents.

11. Lauren Meister, West Hollywood, stated that rezoning the area is necessary because the current zoning will destroy the neighborhood.
12. Stuart Jenenberg, West Hollywood, spoke in support of the fifth option.
13. Greg Michaelson, West Hollywood, stated that the neighborhood has gotten worse over the past few years with the additional business.
14. Robert Rapport, West Hollywood, would like some kind of protection zoning.
15. Dan Siegel, West Hollywood, stated that he hopes the Commission recognizes the residents as patrons of West Hollywood businesses.
16. Corin Kahn, West Hollywood, spoke in opposition to the current zoning of the property.
17. Joel Becker, West Hollywood, spoke in opposition to an R4 zone.
18. Erik Lerner, West Hollywood, spoke in support of option 5 in the proposed resolution.
19. Eric d'Arbeloff, West Hollywood, encouraged approval of option five.

Commissioner Comments

Torgan - Stated that option 5 is legally inappropriate at the present time. The problem with the fifth option is the first set of criteria does not meet legal sufficiency and is contrary to state law. Believes that the overlay needs to be eliminated and the current General Plan and CUP process gives the City and the Commission discretion to prevent inappropriate development. Would like to see a sixth option that would provide a community or area wide plan initiated and paid for by the City that moves forward with the General Plan that includes West Hollywood West and the Sherbourne Triangle. The issues facing both of those areas include the neighborhood overlay district, the zoning and possible development of the Cedars lot. Would like to see the community plan to take no more than two years to complete.

Altschul - Agreed with the legal problems of the fifth option. The new General Plan will address the entire City with City-wide input and would not address Cedars on its own. It would also have an expert consultant who would give their input and expertise. Stated that the status quo is preserved by having the oversight of the staff, the Commission and the City Council on any project or development in the City with respect to land use.

Crowe - Stated that there is a perceived threat from having the neighborhood divided by the presence of the Cedars parking lot. The removal of the temporary definition from the zoning ordinance has brought about the current situation. Believes that the hotel overlay should be removed.

Behr - Stated that the first option should be eliminated because the General Plan process take too long and has concerns with the fifth option for legal reasons. Would like to do a specific plan for the site or address zoning map changes as soon as possible. Portions of the property should be zoned to R2 or R3 and north of the C2.1 designation a height limit not to exceed 35 feet in any particular area.

Hamaker - Recommended combining some of the options.

Action: Recommend City initiation of a specific plan that includes both the Sherbourne Triangle and the West Hollywood West neighborhood and eliminate the hotel overlay.

Motion: Torgan Second: DeLuccio

Motion withdrawn

Torgan - Would ask the City to initiate a specific plan immediately, however there is not a specific time line. Would not recommend a moratorium at the current time. Also stated that specific plans are legislative decisions and the City would not be required to act within a certain period of time. Recommends removing any overlays that are presently on the property.

Action: Initiate rezoning to eliminate all overlays on the property and direct staff to provide the Commission with a resolution of intent to eliminate all overlays on the site at the first meeting of December.

Motion: Torgan Second: DeLuccio

Votes: Ayes: Crowe, Behr, Hamaker, Torgan, DeLuccio

Nays: Altschul

Motion passes on a roll call vote, noting the absence of Commissioner Hewitt

Action: Recommend to the City Council that the City initiate a specific plan or a community wide plan to cover both the West Hollywood West neighborhood and the Sherbourne Triangle to be completed within 24 months.

Motion: Torgan Second: Hamaker

Votes: Ayes: Torgan

Nays: Crowe, Altschul, Behr, Hamaker, DeLuccio

Motion Fails

Action: Adopt staff's preference, option one, and roll it into the General Plan study.

Motion: Altschul Second: Torgan

Votes: Ayes: Altschul, Torgan

Nays: Crowe, Behr, Hamaker, DeLuccio

Motion dies

Action: Direct staff to present options for a Resolution of Intent to change the zoning of the residential portion of the property.

Motion: DeLuccio Second: Crowe

Votes: Ayes: Crowe, Behr, Hamaker, DeLuccio

Nays: Altschul, Torgan

Motion passes on a roll call vote, noting the absence of Commissioner Hewitt.

8. PUBLIC HEARINGS

A. Conditional Use Permit 2001-11: Tall Wall sign for the west side of the 9000 building.

Applicant: Infinity Outdoor

Location: 9000 Sunset Boulevard

Planner: Jack McGee

Recommendation: Continue to December 6, 2001.

Action: Continue to December 6, 2001.

Motion moved by a consensus of the Commission.

9. PUBLIC COMMENT

None.

10. ITEMS FROM COMMISSIONERS

None.

11. ITEMS FROM STAFF

None.

12. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, December 6, 2001, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion carried by consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF January 17, 2001.

CHAIRPERSON: Donald M. DeSuccis

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: [Signature]