



PLANNING COMMISSION MINUTES

March 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 Christi Hogin.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, and Barbara Hewitt

Commissioners Absent:

Brad Torgan

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Christi Hogin, Assistant City Attorney; Hassan Haghani, Senior Planner; John Keho, Senior Planner; Jack McGee, Contract Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda

Motion: Crowe Second: Altschul

Vote: All Ayes, noting the absence of Commissioner Torgan.

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, stated how devastating Lisa's departure will be and how disgusted she is with the City and the changes that are in place. Commented on lobbyist and real estate signs and how the city feels that they can not regulate the signs. Continued to state that Christi Hogin has a definition of this issue and would like her to clear up what Jeanne believes is a misunderstanding.

B. Hillary Selvin, Los Angeles, Executive Director of the Chamber of Commerce, bid farewell to Lisa Heep, wished her luck and thanked her for all of her work over the past years.

ITEM 4.A

3. ITEMS FROM COMMISSIONERS

Crowe – Welcomed Christi Hogin back to the Commission and wished Lisa Heep good luck in La Habra.

Altschul – Welcomed Christi to the Commission and Thanked Lisa Heep for working so well with the community, the staff, and the Commission.

Hewitt – Welcomed Christi and bid farewell to Lisa.

Behr - Welcomed Christi, inquired about the housing element, and gave his farewell to Lisa.

John Keho - Thanked Lisa Heep for allowing him the opportunity to work in West Hollywood and for creating a department that was comfortable to work in and wished her Luck.

Hassan Haghani - Emphasized the work environment that she created for the planning division and stated how her expertise, integrity and professionalism helped each individual grow in the department.

DeLuccio - Thanked Lisa for all of her work and help with the commission over the years and wished her the best of luck and welcomed Christi Hogin to the City.

4. CONSENT CALENDAR

A. Minutes – February 1, 2001

B. Minutes – February 15, 2001

Action: Approve Minutes of February 1, 2001 and February 15, 2001 as amended.

Motion: Altschul Second: Behr

Votes: All Ayes, noting the absence of Commissioner Torgan.

Motion passes

C. Conditional Use Permit 93-07 and Conditional Use Permit 96-10 and Creative Sign Permit 95-54 (Large screen video).

Applicant: Key Club

Location: 9035-9039 Sunset Blvd.

Planner: John Keho

Recommendation: Approve the resolution modifying existing permits to promote neighborhood compatibility by, among other condition, requiring a lighting analysis and regular neighborhood meetings.

Action: Approve the Resolution.

Motion: Crowe Altschul

Votes: All ayes, noting the absence of Commissioner Torgan.

Motion passes

D. Appeal of Billboard Permit 99-52: Appeal of staff approval of a creative billboard

Applicant: Eller Media

Appellant: Regency Outdoor and Montgomery Management

Location: 8730 Sunset Boulevard

Planner: Jack McGee

Recommendation: Adopt resolution Number PC 01-354, granting the appeal and denying the Creative Billboard Permit application.

Action: Approve the Resolution.

Motion: Crowe Altschul

Votes: All ayes, noting the absence of Commissioner Torgan

Motion passes

5. EXCLUDED CONSENT CALENDAR

None.

6. COMMISSION CONSIDERATION

None.

7. PUBLIC HEARINGS

A. Development Permits 00-15, 00-16, and 00-19, Variance 01-01, and

Modification 00-11: Modify development permits at the Harper project to permit the construction of off-site inclusionary housing at Sierra Bonita; Variance/modification required for design of off-site housing.

Applicant: Lefevre Corporation

Location: 1320 and 1414 Harper Ave. and 1051 Sierra Bonita Ave.

Planner: John Keho

Recommendation: Continue to April 5, 2001.

Action: Continued to April 5, 2001.

Motion passed without objection from the Commission.

B. Gateway Project: Proposal to Demolish all existing buildings, except Formosa Café, and build a new commercial complex in two phases. Phase 1 would consist of approximately 337,232 square feet of retail, office, and restaurant uses along Santa Monica Boulevard and La Brea Avenue. Phase 2 would consist of approximately 70,000 square feet of sound stages to replace the current gas company facility in the corner of Formosa and Romaine. The proposal includes changing the Zoning designation of the site from a mix of C2C and C3 to C4 and adjusts the General Plan designation to correspond with the proposed new zoning designation. It is also proposed to change the General Plan and Zoning texts to allow the inclusion of a large video screen (i.e. "electronic billboard") in the project. Currently, off-site advertising is only allowed on Sunset Boulevard and only four such video billboards are allowed on Sunset Boulevard, but none is allowed anywhere else in West Hollywood.

Applicant: J. H. Snyder
Location: 7100 Santa Monica Blvd.
Planner: Hassan Haghani
Recommendation: Continue to April 5, 2001.

Action: Continued to May 3, 2001.
Motion passes without objection from the Commission.

C. Conditional Use Permit 00-21, Development Permit 00-61, and Variance 00-61 (Amend approved permits): Reduce approved parking for new building including auditorium and classrooms to provide 40 additional spaces rather than 100.

Applicant: Center for Early Education
Location: 563 N. Alfred Street
Planner: Liz Bar-El
Recommendation: Continue to April 19, 2001, at request of the applicant.

Action: Continued to April 19, 2001.
Motion passes without objection from the Commission.

D. Appeal of Minor Conditional Use Permit 00-25 and Development Permit 00-59: Appeal of Director's decision to allow new outdoor dining area with alcoholic beverage service until 2:00 AM nightly in existing restaurant.

Applicant: Allen Ravert
Appellant: Paul Steinbaum
Location: 9040 Sunset Blvd. (Senoritas on Sunset)
Planner: Liz Bar-El
Recommendation: Uphold the Director's decision, deny the Appeal and adopt Resolution No. PC 01-353.

Commissioner Comments

- Terms of the agreement should be stated publicly and the public process needs to include the ability of the public to offer comments and testimony.
- Once an appeal is filed the Planning Commission is also part of the proceedings.
- Appeals that are withdrawn at the last moment mislead the public who show up for the hearings.
- Staff hours and public money are being wasted when appeals are withdrawn without being heard.
- Several provisions in the resolution need to be addressed by the Commission.
- Alternatives should be: 1) The Commission not accept the withdrawal of the appeal and re-notice and re-schedule the appeal for a future date, or 2) The Commission appeal the decision on its own and re-notice the hearing.

Comments from City Attorney

- The Commission adjudicates disputes between two parties. The right of appeal belongs to the appellant and if the appellant decides to withdraw the appeal then there is no longer a controversy to adjudicate. There is a provision in the code which allows the Commission to appeal a decision on its own motion. The appeal period is ten (10) days from the decision date.

- The fees that the appellant pays are intended to compensate the processing of the appeal.
- An administrative proxy or an addition to the zoning ordinance needs to be established which would set a time limit on when an appellant can withdraw an appeal.

Public Comment:

1. **Jeanne Dobrin**, West Hollywood, stated that the appellants came to her before filing their appeal for help. She also believes that the Director might not have stated what the appeal rights were at the Director's hearing and that the appeal process should be explained after each hearing.

Action: Add as urgency item to this agenda on the grounds that after the agenda was posted, it came to the attention of the Commission that the appeal had been withdrawn.

Motion: Altschul Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioner Torgan

Motion passes

Action: The Planning Commission institute, on it's own behalf, an appeal of this item incorporating the grounds as specified by the appellant's.

Motion: Altschul Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioner Torgan.

Motion passes

Notice should be given to residents within 500 feet and on the Key Club list.

8. PUBLIC COMMENT

- A. **Kulani Jackson**, West Hollywood, from the Lesbian and Gay Advisory Board, informed the Commission that the International Museum of Gay and Lesbian History is considering West Hollywood as it's place of business and asked for the Commissions support. He also informed the Commission about a City Council Annual Awards Ceremony which will honor same sex couples that have been together more than 10 years.
- B. **Grey LeCuyer**, West Hollywood, Commented on an ugly box on Hilldale, the orange sticks on San Vicente, and finally the Villas de San Vicente. He is concerned with the permits that are being approved for the construction crew.
- C. **Jeanne Dobrin**, West Hollywood, stated that she has been having discussion with the building and safety division and recommends that they distribute a memo regarding hours of construction for the various permits through out the City.

9. ITEMS FROM COMMISSIONERS

Behr - Bid farewell and good luck to Lisa.

10. ITEMS FROM STAFF

Lisa Heep thanked the Commission, staff, and speakers for all of their kind words.

11. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, April 5, 2001, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Altschul Second: Behr

Motion carried by consensus of the Commission, noting the absence of Commissioner Torgan.

PASSED, APPROVED AND ADOPTED THIS DAY OF 4-5, 2001.

CHAIRPERSON: Donald M. DeSucco

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: Job Jabili