



PLANNING COMMISSION MINUTES

April 5, 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 Ray Reynolds.

B. Roll Call

Commissioners Present:

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

Commissioners Absent:

None

Staff Present:

John Jalili, Interim Community Development Director; Hassan Haghani, Acting Planning Manager; Christi Hugin, Assistant City Attorney; John Keho, Senior Planner; Liz BarEl, Associate Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda
Motion: Altschul Second: Behr
Vote: All Ayes

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. Lauren Meister, West Hollywood, commented on the 500 foot radius noticing required for hearings and does not believe that the radius is sufficient and suggested a 2,000 foot radius.

B. Jeanne Dobrin, West Hollywood, commented that a former director of community development had a plan for the planning commission to have purview over alcohol permits.

ITEM 4.A

3. ITEMS FROM COMMISSIONERS

DeLuccio - Requested an update on the approved Zoning Ordinance.

Crowe - Thanked Liz Bar-El for her devoted time on the Zoning Ordinance.

4. CONSENT CALENDAR

A. Minutes – March 15, 2001

Action: Approve Minutes of March 15, 2001 as presented.

Motion: Crowe **Second:** Altschul

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

Motion passes

5. EXCLUDED CONSENT CALENDAR

None.

6. COMMISSION CONSIDERATION

A. Request by Allen Ravert for the Commission to withdraw it's appeal of Minor Conditional Use Permit 2000-25, Development Permit 2000-59 Amending Minor Conditional Use Permit 95-17.

Applicant: Allen Ravert

Location: 9040 Sunset Blvd. (Senoritas on Sunset)

Planner: Liz Bar-El

Recommendation: Direct staff to notice the appeal for May 3, 2001 hearing or withdraw the appeal.

Liz Bar-El presented a staff report.

David Eichman presented the applicant's report.

Public Speakers

- 1. Joann Doitch**, Los Angeles, Studio City Chamber of Commerce, spoke in support of Allen Ravert and stated that Mr. Ravert has worked very hard for the Studio City business community. He created the concept of a farmers market, business improvement district and a Fourth of July holiday event for business improvement district. Encouraged the Planning Commission to withdraw it's appeal.
- 2. James Fuhrman**, West Hollywood, read a letter from Harriet Segal stating that she lives within the 500 foot radius notice requirement for Senoritas and did not receive a notice of public hearing for this item.
- 3. Jeanne Dobrin**, West Hollywood, noted that another resident living in the building of Ms. Segal also did not received a notice of public hearing. Also stated that the Director of Community Development did not address a question regarding sale, service, and consumption of alcohol on the outdoor patio during Thursday through Saturday until 2:00 AM.

David Eichman presented a rebuttal.

Discussion

- The file and withdrawal of the appeal were made in a timely manner;
- The Planning Commission was within its rights to request to hear the appeal because the time was tolled due to the first appeal;
- Section 5.I of the resolution states that alcoholic beverage service must be accompanied by full meal service;
- Once an appeal is on a posted agenda, the applicant should be encouraged to attend hearings regardless of whether or not the appeal has been withdrawn.

Action: Withdraw the Planning Commission's appeal of the Director's approval.

Motion: Altschul Second: Crowe

Votes: All Ayes

Motion passes

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: *Deny the request subject to the findings in the proposed resolution.*

John Keho presented the staff report.

Boyd Willat withdrew the application.

Public Comment:

1. **Tim Lefevre**, Los Angeles, was trying to create an affordable housing project and thanked the commission for their time.
2. **Jeanne Dobrin**, West Hollywood, commented that the City, although it prides itself on it's supersity, has been very rigid about the housing situation and has not made paths for developers.

Action: Close the public hearing

Motion: Crowe Second: DeLuccio

Votes: All Ayes

Motion passes

8. PUBLIC COMMENT

A. Jeanne Dobrin, West Hollywood, hopes that a workable solution can be found for the project brought forth by Lefevre Corporation.

9. ITEMS FROM COMMISSIONERS

Torgan - Requested/suggested that staff consider a standard condition in MCUP's for outdoor alcohol and dining and give additional information on alcohol versus food sales based on the times of day. Directed staff to supply a report on alternative definition and by what means the definitions should be applied.

Behr - Agreed that the definitions of a bar and restaurant need to be worked on and if a restaurant becomes a bar then the requirements of a bar would apply. The noticing procedures needs to be looked in to.

Crowe - Suggested that the staff contact the Zoning Administration of Los Angeles to review their language regarding restaurants and bars.

DeLuccio - The CUP's will be looked at during the review of the Zoning Text Amendment.

10. ITEMS FROM STAFF

Hassan Haghani - Confirmed comments regarding restaurants and bars.
Torgan - Clarified his comments.

11. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, April 19, 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 April 19, 2001.

CHAIRPERSON: Donald M. De Luccio

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: John Fubler