

---

### 3. ITEMS FROM COMMISSIONERS

---

None.

---

### 4. CONSENT CALENDAR

---

Both Items pulled and moved to the Excluded Consent Calendar by Chair DeLuccio.

---

### 5. EXCLUDED CONSENT CALENDAR

---

**A. *Minor Conditional Use Permit 00-24 and Development Permit 00-58: Expand a six bed Senior Residential Care Facility to twelve beds and add two residential units.***

***Applicant:*** Simon Bassein

***Location:*** 1000 Sierra Bonita

***Planner:*** Emmeline Elzin

***Recommendation:*** Conditionally approve the request subject to the findings and conditions in the proposed resolution.

Chair DeLuccio stated that a letter was submitted by the applicant in which he reported cleaning up the property and that it would not be possible to obtain a bond due to the hardship it would cause.

**Action: Approve the resolution as presented**

Motion passes by a consensus of the Commission, noting the absence of commissioner Hewitt

**B. *Development Permit 97-20 and Creative Sign Permit 97-09: A six-month extension to allow the continued operation of the large screen video prior to the occupancy of the residential phase of the project.***

***Applicant:*** Joseph Shooshani

***Location:*** 8410 Sunset Boulevard

***Planner:*** John Keho

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

Chair DeLuccio inquired about section 6.a and the finding of fact in which the building inspector felt that the residential portion of the project will not be complete by October 15<sup>th</sup> therefore the jumbo-tron is ordered to be shut off until the residential section is complete.

**Action: Approve the resolution as presented.**

Motion passes by a consensus of the Commission, noting the absence of Commissioner Hewitt.

---

### 6. COMMISSION CONSIDERATION

---

**A. Election of Chair and Vice- Chair  
(Effective July 5, 2001 Planning Commission Meeting)**

**1. Election of Chair**

**Action:** Elect Donald DeLuccio as Chair of the Planning Commission  
**Motion:** Torgan Second: Behr  
Motion carried by a consensus of the commission, noting the absence of Commissioner Hewitt.

**2. Election of Vice-Chair**

**Action:** Elect David Behr as Vice-Chair of the Planning Commission  
**Motion:** Hamaker Second: DeLuccio  
Motion carried by a consensus of the commission, noting the absence of Commissioner Hewitt.

---

**7. PUBLIC HEARINGS**

---

**A. Development Permit 2001-14 and Demolition Permit 2001-03: Demolish a single-family home and construct new single family home.**

**Applicant:** Eduardo de la Torre

**Location:** 8735 Bonner Drive

**Planner:** Tim Foy

**Recommendation:** Deny the applications.

Tim Foy presented the staff report.

Eduardo de la Torre, applicant, presented his report.

**Public Comment**

- 1. Gabriel Fedida**, West Hollywood, owner of the property, requested approval to build a two-story home which will be large enough for his family.
- 2. Lauren Meister**, West Hollywood, stated that she is concerned about homes being bought by developers and requesting to demolish them to build larger homes that are not suitable for the neighborhood.
- 3. Dan Siegel**, West Hollywood, aware of developers trying to purchase homes in West Hollywood West because of the value of the investment and in turn are destroying the value of the neighborhoods. He agrees with staff's recommendation to deny the application.
- 4. Martin Strudler**, West Hollywood, stated that he spoke to the commission a few years ago about mansionization and is concerned about the application changing the neighborhood and encouraging other individuals to do the same.

Gabriel Fedida presented a rebuttal. Mr. Fedida agreed to waive the streamline

date for a ninety-day extension from July 25<sup>th</sup> for a decision from the Commission.

**Action:** Continue to July 19, 2001 with the condition that the applicant sign an affidavit stating he agrees to waive the streamline date. A neighborhood meeting must also take place, at no cost to the applicant, to include the signers of the petition, speakers at the hearing and those who have sent correspondence.

Motion: Altschul Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioner Hewitt

**Motion passes**

**B. Temporary Use Permit 2001-08:** A three month review of Cedars-Sinai temporary parking lot at 365 San Vicente Boulevard.

**Applicant:** Cedars Sinai

**Location:** 365 San Vicente Boulevard

**Planner:** John Keho

**Recommendation:** Receive and file the three-month review and landscaping update. Provide direction regarding the appropriate process for the long term planning of the site.

John Keho presented the staff report.

Jeff Haber presented the applicant's report.

### **Public Comment**

1. **Corin Kahn**, West Hollywood, Thanked Cedars for their efforts in cleaning up the problem areas and believes that it is important for staff to proceed in studying the problem and there is a way to increase the process of a charrette. He also stated that the Council directed Cedars and staff to develop a strategic plan
2. **Jeanne Dobrin**, West Hollywood, stated that the lot is residentially zoned property and Cedars has been allowed to use it as temporary parking for twelve years. Cedars has more than enough parking and does not need this lot for parking.

Jeff Haber presented a rebuttal.

**Action:** Close the public hearing.

Motion: Altschul Second: Torgan

Votes: All Ayes, noting the absence of Commissioner Hewitt

### **Commissioner Comments**

- Concur with staff's recommendation;
- Both the charrette and strategic plan presume an underlined development plan, which Cedars does not yet have;
- On-going discussion, with staff assistance, should take place for long term uses for the site.

**Action: Complete the General Plan process before making a decision on a long term plan for the Cedars lot.**

Motion: Altschul Second: Torgan

Votes: Ayes: Altschul, Torgan, Behr  
Nays: Crowe, Hamaker, DeLuccio  
Absent: Hewitt

**Motion Fails**

**Action: Proceed with a creative vision process with city staff, facilitators and neighbors within 90 days.**

Motion: Hamaker Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioner Hewitt

**Motion passes**

- C. Gateway Project (Phase I):** *Demolish all existing buildings, except Formosa Café, change the Zoning and General Plan designations to CR and C4, and build phase I of a two-phased commercial complex on the site. The proposal includes a large screen video sign, which is not currently allowed at this location. An Addendum to the Final EIR, a Statement of Overriding Considerations, the Finding of Facts, and a request to reduce or waive the Public Open Space Fee, the Transportation Facilities and Programs Fee, and the Loss of On-Street Parking In-Lieu Fee will also be considered.*

**Applicant:** J.H. Snyder Company

**Location:** 7100 Santa Monica Boulevard

**Planner:** Hassan Haghani

**Recommendation:** *Recommend adoption of all legislative actions and all permits; recommend adoption of the Addendum to the EIR, the Finding of Facts, and the Statement of Overriding Considerations; Recommend that the City Council consider the request to reduce or waive certain development fees only if the City Council adopts a policy to take such actions on redevelopment projects.*

Hassan Haghani presented the staff report.

Milt Swimmer, Tammy McKerrow, and Jeri Oka presented the applicant's report.

**Public Comment**

- 1. Craig Ritchie**, West Hollywood, stated that he believes the Gateway project is exciting and spoke in favor of the LED screen.
- 2. Esther Baum**, West Hollywood, inquired whether the art screen will be decorative design or just advertising.
- 3. Don Bruhnke**, West Hollywood, PAC member and has been involved with the input of the project and stated that he doesn't have a problem with the traffic on Formosa that will result from the project. He urged the Commission to approve the staff's recommendation because it will be a benefit to the east-side.

Milt Swimmer presented a rebuttal.

**Action: Close the public hearing.**

Motion: Crowe Second: Altschul

Votes: All Ayes, noting the absence of Commissioner Hewitt

**Commissioner comments**

- The proposed large screen video billboard will open a flood gate for billboards to go up along Santa Monica Boulevard;
- If the billboard is considered for approval, it should be parallel to La Brea Avenue and not on Santa Monica Boulevard;
- Although the sign has been integrated into the project, the wall should be an art wall;
- A number of conditions should be implemented to keep the video/art screen for this specific project and make it the exception along Santa Monica Boulevard.

**Action: Move the staff's recommendation with the following exceptions: deny creative sign permit 99-17, raise the court yard occupancy to 100, add language to restrict noise from the courtyard, require an on sight coordinator to implement the City's Transportation and Management Plan, recommend to the City Council to deny General Plan Amendment 99-03 and Zoning Text Amendment 99-04 and waive in lieu parking fees for the spaces lost on the street and all the other requests for waivers of exaction's be referred to council.**

Motion: Torgan Second: Altschul

Votes: Ayes: Torgan, Altschul, Behr

Nayes: Hamaker, Crowe, DeLuccio

Absent: Hewitt

**Motion fails**

**Action: Approval of staff's recommendation incorporating the above amendments, excluding Creative Sign Permit 99-17.**

Motion: DeLuccio Second: Altschul

Votes: All Ayes, noting the absence of Commissioner Hewitt

**Motion passes**

**Action: Creative Sign Permit 99-17 and it's legislative actions, to include that the sign be parallel to La Brea and add a condition that a gateway overlay zone zoning text amendment so that the approval of the video screen would be contingent upon the City Council's adoption of the zoning text amendment**

Motion withdrawn

**Action: Recommend to the City Council that the appropriate proposals are**

**adopted and approved contingent upon conditioning the amendments such that only this location will be allowed one video screen.**

Motion: Altschul      Second: Crowe  
Votes: Ayes: Crowe, Altschul, Hamaker, Behr, DeLuccio  
Nays: Torgan  
Absent: Hewitt

**Motion passes**

---

---

**8. PUBLIC COMMENT**

---

---

None.

---

---

**9. ITEMS FROM COMMISSIONERS**

---

---

**Hamaker** - Congratulated Mr. Swimmer on the project and wished Morris Kight well.

**Altschul** - Asked staff to look into the Desmond's encroachment permit and informed them that they close off a lane on San Vicente every day when there are not construction vehicles present.

---

---

**10. ITEMS FROM STAFF**

---

---

None.

---

---

**11. ADJOURNMENT**

---

---

**Action: To adjourn in memory of Carol O'conner to the next regular meeting of the Planning Commission on Thursday, July 5, 2001, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.**

Motion: Crowe      Second: DeLuccio  
Motion carried by consensus of the Commission.

**PASSED, APPROVED AND ADOPTED THIS DAY OF** 19-7, 2001.

**CHAIRPERSON:** Donald M. DeLuccio

**ATTEST:**  
**COMMUNITY DEVELOPMENT DIRECTOR:** John Jalabi