



PLANNING COMMISSION MINUTES

January 20, 2000

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

1. CALL TO ORDER

The meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Smith.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Mitchell Dawson.

B. Roll Call

Commissioners Present:

Liz Anderson, Brad Crowe, Donald DeLuccio, Harriet Segal, Steve Smith, Bradly Torgan, John Altschul

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Erika Fleming, Assistant City Attorney; Tim Foy, Senior Planner; John Keho, Senior Planner; Jennifer Davis, Senior Planner; Elinor Aurthur, Contract Planner; Emmeline Elzin, Planning Intern; Bruce Robertson, Staff Assistant.

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: Altschul

Votes: All Ayes

Motion carried.

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. **Mitchell Dawson, Beverly Hills**, suggested having a joint (study) session of the West Hollywood and Beverly Hills Planning Commissions. Mr. Dawson also expressed interest in issues effecting both cities through the commission that might come through the court.
- b. **Jeanne Dobrin, West Hollywood**, commented that the Beverly Hill's courts have not been sympathetic to the zoning regulations of West Hollywood.

3. CONSENT CALENDAR

A.

Action: To approve the Minutes of January 6, 2000.

Motion: DeLuccio Second: Smith

Votes: All Ayes Motion carried.

Abstained: Altschul

B.

Action: To approve Creative Sign Permit 99-13: 2 Wall Signs.

Motion: DeLuccio Second: Altschul

Votes: All Ayes Motion carried.

4. COMMISSION CONSIDERATION

5. PUBLIC HEARING

A. Conditional Use Permit 99-24 and Parking Use Permit 99-07: To legalize an existing bar and for off-site parking at 7501 Santa Monica Boulevard.

Applicant: Hunter's Bar

Location: 7509-11 Santa Monica Boulevard

Planner: Timothy Foy

Recommendation: Continue the hearing to the meeting of February 3, 2000.

B. Conditional Use Permit 99-38 and Parking Use Permit 99-10: to expand the operation of Gold's Gym in the entire space of a previous health club.

Applicant: Gold's Gym.

Location: 8560 Santa Monica Boulevard

Planner: John Keho

Recommendation: Approve the request subject to the findings and conditions in the proposed resolution.

Mr. Keho presented the staff report.

DeLuccio

- Questioned Condition 6.2 of the Resolution and recommended that this condition be eliminated should the CUP be approved.

Applicant's report presented by Todd Elliot for Tower Development Corporation.

- a. **Howard Jacobs, West Hollywood**, speaking as deputy to Mayor Pro Tempore Jeff Prang, supports the approval of the expansion of Gold's Gym.

Action: To close the public hearing.

Motion: Altschul Second: DeLuccio

Votes: All Ayes Motion carried.

DeLuccio

- Recommended amending the approval of Resolution 00-279 to eliminate condition 6.2 of the Resolution.

Action: To approve Resolution 00-279 as amended.

Motion:	Altschul	Second:	Crowe
Roll Call:	Crowe	Aye	
	Altschul	Aye	
	Segal	Aye	
	DeLuccio	Aye	
	Anderson	Aye	
	Torgan	Aye	
	Smith	Aye	

Motion carried.

Action: To reconsider item 3B of the Consent Calendar.

Motion:	Crowe	Second:	Torgan
Vote:	All Ayes	Motion carried.	

Action: To postpone consideration of item 3B until January 31, 2000.

Motion:	Torgan	Second:	Altschul
Vote:	All Ayes	Motion carried.	

C. Zoning Text Amendment on Bed and Breakfast Establishments (ZTA 99-02)

Applicant: Department of Community Development

Location: Citywide

Planner: Jennifer Davis, Elinor Aurthur, Emmeline Elzin

Recommendation: Recommend that the City Council adopt language for inclusion in the Zoning Ordinance revision that permits and regulates bed and breakfast inns and urban inns in both historic and non-historic buildings.

Ms. Aurthur presented the staff report.

Crowe

- Questioned permitting hotel uses in the R2 zones but not Bed and Breakfasts or Urban Inns.

Altschul

- Commented on allowable distance between Inns.
- Suggested adding wording "operator/manager" to the existing wording of the code.

DeLuccio

- Also concerned with distance between Inns.
- Commented on number of special events to be permitted.

Smith

- Questioned staff regarding the owner occupied provision.

Anderson

- Feels the number of Urban Inns should be limited to one (1).

Segal

- Asked for clarification on unit conversions and the loss of residential housing.

Staff confirmed that allowing conversions would precipitate the loss of some housing units, and further noted that in an effort to limit the number of units lost Staff has attempted to restrict the proposed use.

Action: To amend the main motion to limit the number of Urban Inns to one (1), and to allow the Inn to be non-adjoining lots.

Motion:	Anderson	Second:	Smith
Roll Call:	Crowe	No	
	Altschul	No	
	Segal	Yes	
	DeLuccio	Yes	
	Anderson	Yes	
	Torgan	Yes	
	Smith	Yes	

Motion carried.

Main Motion Vote

Roll Call:	Torgan	No
	Anderson	Yes
	DeLuccio	Yes
	Segal	Yes
	Altschul	Yes
	Crowe	Yes
	Smith	No

Motion carried.

6. PUBLIC COMMENT

- a. **Jeanne Dobrin, West Hollywood**, commented on limitations that should have been placed on Bed & Breakfasts and Urban Inns.

7. ITEMS FROM COMMISSIONERS

Torgan – Recommended changing occupancy tax so that it applies to Urban Inns and B & B’s.

Anderson – Would like the Commission to consider doing a study session with the Planning Commission of the City of Beverly Hills.

