



PLANNING COMMISSION MINUTES

July 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 DeLuccio.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Steve Martin.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Liz Fitzgerald, Steve Smith, and Bradly Torgan.

Commissioners Absent:

None.

Staff Present:

Ray Reynolds, Community Development Director; Tim Foy, Acting Planning Manager; Bob Pittman, Assistant City Attorney; Hassan Haghani, Senior Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: To approve the Agenda as amended.

Motion: Behr Second: Smith

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. **Steve Martin, West Hollywood**, thanked Liz Fitzgerald for sitting on the Planning Commission for the past four years.
- b. **Liz Fitzgerald, West Hollywood**, thanked Steve Martin for having confidence in her and admired his knowledge and commitment to the City. Thanked the staff and members of the community for their input on the several projects within the City.
- c. **Jeanne Dobrin, West Hollywood**, stated that this was the best Planning Commission the City has had and they have brought knowledge and stability to the City. She also informed the Commission of the appeal she filed regarding Pink Dot and the protest she filed with the ABC against the application.

3. ITEMS FROM COMMISSIONERS

- a. **Altshcul** – Commented on a construction office at the Villas De San Vicente and the problem it is adding to the traffic. Mirabelle's expansion is equal to the amount of square footage that they had and is taking away from six to ten parking spaces. Inquired about the square footage of Club Monaco. Inquired about the Tempest Club and their requests' for after hours operation and which commission is the appealing body. Thanked Liz Fitzgerald for being a fellow Commissioner and a friend.
- b. **Smith** – Thanked Liz Fitzgerald for her contribution to the City while a member of the Planning Commission.
- c. **DeLuccio** - Thanked Liz Fitzgerald and stated she will be missed
- d. **Behr** – Stated that Commissioner Fitzgerald will be missed.

4. PRESENTATION

A. **Library Committee:**

Linda Demers, consultant for the Library Committee, gave a brief presentation on the Visioning Phase of their project and asked that all Commissioners fill out a survey to help the Committee gather information for services needed by the community.

5. CONSENT CALENDAR

A. **Creative Sign Permit: Creative Wall Sign.**

Applicant: Coffee Bean & Tea Leaf

Location: 8735 Santa Monica Boulevard

Planner: Tim Foy

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

B. **Conditional Use Permit 99-34 and Variances 99-22: Modification of service station design standards and CUP Amendment to allow a third driveway into the Mobil Service Station from Santa Monica Boulevard.**

Applicant: Mark Lehman

Location: 8380 Santa Monica Boulevard

Planner: John Keho

Recommendation: Approve the revised resolution.

C. **Rehabilitation Incentive 00-01 and Conditional Use Permit 00-07: Rehabilitation incentives for historic structures and CUP to legalize the existing San Vicente Inn and allow for the expansion of the Inn into an additional historic building.**

Applicant: Gene Smith for the San Vicente Inn

Location: 837, 845, 849, and 850 San Vicente Blvd.

Planner: John Keho

Recommendation: Approve the revised resolution

Action: To approve the Consent Calendar

Motion: Altschul Second: Crowe

Motion Carried by a consensus of the Commission

6. EXCLUDED CONSENT CALENDAR

None

7. COMMISSION CONSIDERATION

None

8. PUBLIC HEARING

A. Conditional Use Permit 2000-06: *Continued hearing to legalize expansion and modify floor plans and existing SCUP for nightclub.*

Applicant: *Don Randall for La Masia Nightclub*

Location: *9077 Santa Monica Boulevard*

Planner: *Hassan Haghani*

Recommendation: *Continued to a date uncertain.*

B. Appeal of Director's Decision regarding Development Permit 98-48 and related permits: *Use of roof-top pool deck at night.*

Applicant: *Hyatt West Hollywood*

Location: *8401 Sunset Boulevard*

Planner: *Tim Foy*

Recommendation: *Appeal withdrawn; Received and filed.*

Tim Foy presented a report on a neighborhood meeting between the Hyatt and surrounding neighbors.

C. Demolition Permit 2000-10 and Temporary Use Permit 2000-12: *Demolish the building located at 8861 Melrose Avenue and pave the property to be used temporarily a part of the public plaza in front of the Pacific Blue Building of the Pacific Design Center on Melrose Avenue.*

Applicant: *Mark Lehman for the Pacific Design Center*

Location: *8661 Melrose Avenue (Generally known as Hugo's Plating)*

Planner: *Hassan Haghani*

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

Hassan Haghani presented the staff report.

Mark Lehman presented the applicant's report.

Cindy Starrett provided additional information on the application.

Public Comment:

- A. **Hillary Selvin, Los Angeles**, Spoke on behalf of the Chamber of Commerce and is in support of the project.
- B. **John Paul Drayer, West Hollywood**, suggested to amend the specific plan and allow more green space in the City.
- C. **Larisa Sutyagiva, West Hollywood**, spoke in support of keeping the trees.
- D. **Ralph Feeley, West Hollywood**, is in opposition of the trees being removed and would like to see a plan to keep them for a while longer.
- E. **Isabella Artukovich, West Hollywood**, spoke in support of keeping the trees in front of the building.
- F. **Effie Renveni, West Hollywood**, spoke in support of keeping the trees because they provide shade and are green space. Also stated that the Master Plan states that only sick trees should be cut.
- G. **Maritza Idwura, West Hollywood**, spoke in support of the trees.
- H. **Maria Alcaran, West Hollywood**, spoke in support of saving the trees.
- I. **Craig Ritchie, West Hollywood**, stated that the trees should not be destroyed for a temporary plan, and potted plants will not give as much shade as the actual trees.
- J. **Jeanne Dobrin, West Hollywood**, referred to the property as a vast wasteland and believes the City should look into ways of saving the trees and use them as a garden park in the City.

Mark Lehman gave a rebuttal.

John Armstrong, Los Angeles, Architect for the Pacific Design Center, gave further information on the demolition of the building and stated that the retaining walls are intertwined with the roots of the Ficus trees.

Discussion

- There is a general consensus about finding other solutions for the trees;
- Continue the matter for further study and receive testimony on whether there is a solution to saving the trees;
- CEQA applicability cannot be determined with out a review by staff;
- Direction to Staff: 1) Feasibility Study by an Arborist, 2) Opinions from qualified individuals as to what can be done to demolish the building within the scope of the Specific Plan and specific environmental inquiries; and 3) Review of the Phase II Environmental Report.

Action: Continue to a date uncertain.

Motion: Altschul Second: Smith

Motion passes by a consensus of the Commission

D. *Parking Master Plan: Policy document with strategies to increase parking in West Hollywood.*

Applicant: City of West Hollywood

Locations: City Wide

Planner: Tim Foy

Recommendation: Receive, file, and provide comments to the City Council.

Tim Foy presented the staff report.

Vit Vittatoe, Parking Manager, presented additional information on the Parking Master Plan.

Public Comment:

- A. **Jeanne Dobrin, West Hollywood**, questioned the City imposing CEQA guidelines throughout the City but does not impose CEQA with their own projects.
- B. **Elaine Joyce, Beverly Hills**, suggested that the lots allocated for parking should be used for affordable housing.

Action: Table to a date uncertain

Motion: Altschul Second: DeLuccio
Motion passes by a consensus of the Commission

9. PUBLIC COMMENT

- a. **Elaine Joyce, Beverly Hills**, Thanked the Planning Commission for doing a great job. Suggested a parking lot much like one in Century City.
- b. **Jeanne Dobrin**, stated that she made the same suggestion years ago and thinks a parking area suggested is a great idea.

10. ITEMS FROM COMMISSIONERS

Torgan – Stated that he will miss Liz Fitzgerald and wished her luck.

11. ITEMS FROM STAFF

Ray Reynolds, Thanked Liz Fitzgerald and wished her luck.

12. ADJOURNMENT

Action: To adjourn to next regular meeting of the Planning Commission on Thursday, August 3, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Altschul Second: Behr
Motion carried by consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF August 17, 2000.

CHAIRPERSON: Donald M. DeLuccio

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: Ray Reynolds