



PLANNING COMMISSION MINUTES

October 5, 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 Councilmember Sal Guarriello.

B. Swearing In

1. Councilmember Steve Martin, swore in Barbara Hewitt as a Planning Commissioner.

C. Roll Call

Commissioners Present:

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

Commissioners Absent:

Bradly Torgan.

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Bob Pittman, Assistant City Attorney; Hassan Haghani, Senior Planner; Tim Foy, Senior, Senior Planner; Liz Bar-El, Associate Planner; and Jennifer Diaz, Administrative Staff Assistant.

D. Approval of Agenda

Action: Approve the Agenda as amended.

Motion: Smith Second: Altschul

Vote: All Ayes, noting the absence of Commissioners Behr and Torgan.

E. 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. Marty Strudler**, West Hollywood, welcomed Barbara Hewitt to the Planning Commission and on behalf of West Hollywood West Residents Association, spoke on the lack of parking on Bonner and Rosewood and the residents would like to

have the permits for the street removed if the Cedars project is approved.

- B. Jeanne Dobrin**, West Hollywood, stated that she was upset that at the last city council meeting people were speaking under citizen comments regarding items that had not been pulled from the consent calendar. She also stated that she was disgusted at the Business License Commission for taking four hours to discuss two items and that the commission was speaking to the respondents and to the public.

3. ITEMS FROM COMMISSIONERS

None.

4. CONSENT CALENDAR

A. Minutes – September 21, 2000.

Action: Approve the minutes of September 21, 2000.

Motion: Altschul Second: Crowe

Vote: All Ayes, noting the abstention of Commissioner Hewitt and absence of Commissioners Behr and Torgan

5. EXCLUDED CONSENT CALENDAR

None.

6. PUBLIC HEARING

- A. Conditional Use Permit 2000-11:** Extension of the hours, from 10 p.m. to midnight, and the expansion of the area devoted to the sale of alcoholic beverages.

Applicant: Sav-on Drugs

Location: 8491 Santa Monica Boulevard

Planner: Terry Blount

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

Terry Blount presented the staff report.

Roger Watson presented the applicant's report.

Public Comment

- 1. John Paul Drayer**, West Hollywood, concerned with the extended hours of alcohol sale and inquired about the current ABC status and the checking of ID's. Would like to see longer pharmacy hours.
- 2. Paul DeAngelis**, West Hollywood, stated he is against the application due to the excessive litter of beer bottles thrown around the neighborhoods. He also stated the unavailability of the Sheriff's Department when problems arise below Sunset Boulevard on the weekends. He believes 10:00 pm is sufficient to for Sav-on to sell alcohol.

3. **Charlotte Banta**, West Hollywood, does not see any reason to extend the hours of selling alcohol.
4. **Craig Ritchie**, West Hollywood, Opposed to the extended hours of alcohol sales and believes other stores will want to extend their hours to sell alcohol as well and urged the Commission to deny the request.
5. **Jean Mathison**, West Hollywood, Opposed to the Conditional Use Permit and believes that it will increase the crime and vandalism in the neighborhoods.
6. **Jeanne Dobrin**, West Hollywood, Opposed to the extended hours of alcohol sales due to alcohol being responsible for drunk driving and loitering of drunken people in the surrounding neighborhoods. She also gave dimensions of alcohol displays currently in Sav-on.

Roger Watson gave a rebuttal.

Action: Close the Public Hearing.

Motion: Altschul Second: Crowe

Vote: All Ayes, noting the absence of Commissioners Behr and Torgan

Discussion:

- ◆ The Sav-on has demonstrated to be a corporate citizen in West Hollywood and the Commission has not heard any complaints of the operation of the store thus far.
- ◆ The store has complied with all requests' since it's initial request of operation.
- ◆ The pharmacy is a necessity and the sale of alcohol is a convenience.
- ◆ Sav-on is an excellent neighbor and runs it's pharmacy very well.

Action: Approve the Staff Recommendation, to include Security on the top parking deck from 10:00 pm until 1 hour after closing and to have a Nine month review before the Planning Commission.

Motion: Altschul Second: Crowe

Vote: Ayes: Crowe, Altschul, Smith, Hewitt

No's: DeLuccio

Motion passes, noting the absence of Commissioners Behr and Torgan

B. Demolition Permit 99-18, Development Permit 99-58, Conditional Use Permit 99-37, and Variance 99-23: Demolish former convent building and construct four story classroom building.

Applicant: Christopher Ward

Location: 8628 Holloway Drive (Pacific Hills School)

Planner: Tim Foy

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

Tim Foy presented the staff report.

Chris Ward and Michael Morosco presented the applicant's report.

Public Comment

1. **Helen Goss**, Culver City, spoke about the values and policies of West Hollywood and the reasons she has placed her daughter in Pacific Hills Schools. Encouraged the Commission to approve the project.
2. **Dr. Henry Darshay**, West Hollywood, spoke in opposition of the project and stated that the school does not have enough parking spaces for it's staff.
3. **John Springman**, West Hollywood, Opposed to the item and voiced his concerns regarding traffic, noise from the kids and the landscape mitigation.
4. **Wendy Guidery**, West Hollywood, stated that the kids stand outside and play ghetto blasters and inquired about what neighborhoods the kids live in and believes that most come from other areas.
5. **Jim Rishel**, West Hollywood, concerned about the landscape mitigation, the kids jogging around the neighborhood, what areas the kids are coming from, and would like to see speed bumps put on the street as well as have the students get involved in neighborhood activities.
6. **Maria Oliveira**, West Hollywood, spoke in support of the project and has two children enrolled in the school.
7. **Danielle Eren**, West Hollywood, stated that she has not had any problems with the school and has no objection to the project. Her only concern is with the building of a four story structure and how it will affect the view of apartments she owns.
8. **Richard Maggio**, West Hollywood, asked the Commission not to allow the destruction of the convent. He is also concerned about the parking at the site and believes the proposed building is too large for the area.
9. **Jeanne Dobrin**, West Hollywood, stated that the parking reduction is not explained and requested that staff explain the parking request.

Chris Ward presented a rebuttal.

Action: Close the Public Hearing.

Motion: Crowe Second: Altschul

Votes: All Ayes, noting the absence of Commissioners Behr and Torgan

Discussion:

- ◆ Traffic not be restricted exiting from the Hancock gate to a right turn only

Action: Approve the staff recommendation.

Motion: Hewitt Second: DeLuccio

Votes: All Ayes, noting the absence of Commissioners Behr and Torgan

- C. Conditional Use Permit 2000-12, Development Permit 2000-29 and Parking Use Permit 2000-08:** *Remodel property, remove existing dance floor, replace existing parking next to the alley with an outdoor patio, and add second floor offices to an existing building with 24 additional off-site parking spaces.*

Applicant: Hillcrest Realty Services

Location: 696 N. Robertson Boulevard (Old "Firehouse" site)

Planner: Hassan Haghani

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

Hassan Haghani presented the staff report.

Bob Pittman, Assistant City Attorney, recommended the following language be included in the legal requirements in the resolution to ensure that elimination of the parking spaces does comply with the ADA. To include in condition 1.7 as follows: The project shall comply with all requirements of the Americans with Disabilities Act. Prior to the issuance of building permits for the project, the project plans shall be reviewed and approved by an appropriate agency or agencies to verify compliance with all applicable provisions of the ADA. The applicants shall submit verification of such approval to the Community Development Department in a form acceptable to the Director prior to removing any disabled parking spaces on site. In the event that the appropriate review agency does require incorporation of these plans on site, it is also recommended that condition 1.8 read: If the applicant is required to incorporate one or more disabled parking spaces on site to comply with ADA requirements, the project shall be redesigned subject to the satisfaction of the Design Review Subcommittee.

Todd Elliot presented the applicants report.

Public Comment:

1. **Hillary Selvin**, Los Angeles, spoke on behalf of the Chamber of Commerce. The Chamber is in support of the renovations of the Here Lounge and urges the Commission to approve the lounge.
2. **Ron Kates**, West Hollywood, believes the project will be an improvement for the City and hopes that the Commission will approve the application.
3. **Nathan Goller**, West Hollywood, that will improve the community and urges the Commission to approve the application.
4. **Richard Maggio**, West Hollywood, spoke in support of the Here Lounge. He also stated his concern with the alley from San Vicente and would like to see lights installed for the safety of pedestrians.
5. **Jeanne Dobrin**, West Hollywood, stated that she will be on the watch and if the Lounge has any entertainment other than what's allowed, she will inform the code compliance division. She believes the project looks beautiful.

Todd Elliot presented a rebuttal.

Action: Close the Public Hearing.

Motion: Crowe Second: Smith

Votes: All Ayes, noting the absence of Commissioner Torgan

Discussion

- ◆ Add conditions in section 10.6 to include the availability of a revocation hearing within 30 days if parking is lost.
- ◆ Include free valet parking for disabled with notice on the valet signs, no dancing, no video screens, and PDC parking reimbursement (and a notice stating such).

- ◆ Three or six month review with respect to the valet plan and circulation issues only with the Transportation and Planning staff and a memo to the Commission.
- ◆ The memo should include a report on any negative traffic impact.
- ◆ Soundproofing of the building shall be included.
- ◆ No amplified music on the outside patio.

Action: Approve the staff recommendation as amended.

Motion: Crowe Second: Altschul

Votes: All Ayes, noting the absence of Commissioner Torgan

D. Modification of Environmental mitigation measures: Extend hours of operation for roof-top parking area and allow parking for businesses on Sunset Boulevard.

Applicant: City of West Hollywood

Location: 8383 Santa Monica Boulevard (Kings Road Parking Structure)

Planner: Tim Foy

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

Tim Foy presented the staff report.

Vit Vittatoe, Parking Operations Manager, presented the parking report.

Public Comment:

1. **John Paul Drayer**, West Hollywood, spoke about the noise the parking structure will bring from the added valet parking and the current noise from.
2. **Mark Zecca**, West Hollywood, stated that he does not believe the valet persons will not obey traffic laws and the traffic will increase. He also stated that he has been threatened by patrons from the surrounding clubs and there has been a lot of vandalism on Kings Road.
3. **Dimitri Von Rathscheck**, West Hollywood, spoke on the violence and vandalism that has occurred since the parking structure has opened.
4. **Jeanne Dobrin**, West Hollywood, commented on a section in the zoning ordinance and inquired about how the valet's are going get from the parking lot back to the club's and back to the lot to retrieve the cars.

Action: Close the public hearing.

Motion: Smith Second: Altschul

Votes: All Ayes, noting the absence of Commissioner Torgan

Action: Table until 30 days after the Santa Monica Boulevard project is complete.

Motion: DeLuccio Second: Smith

Votes: All Ayes, noting the absence of Commissioner Torgan

7. COMMISSION CONSIDERATION

A. Temporary Use Permit 2000-08, Demolition Permits 2000-11 and 2000-12:

Demolish two residential structures and temporarily use as City Parking.

Applicant: Cedars-Sinai Medical Center

Location: 354-368 Sherbourne Drive

Planner: Liz Bar-El

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

Liz Bar-El presented the staff report.

Jeff Haber presented the applicant's report.

Public Comment:

1. **Doug Bernard**, West Hollywood, commented on issues with parking findings and challenged statements in the report.
2. **Bill Doebler**, West Hollywood, opposed to removal of residential structures because it is encroaching into residential neighborhoods.
3. **Richard Giesbret**, West Hollywood, spoke against the removal of the housing structures and believes that the property would benefit the City.
4. **Annette Vait**, West Hollywood, urged the commission to reject the application .
5. **Ernie Zayne**, West Hollywood, would like to see the structures taken care of and not torn down.
6. **Joel Becker**, West Hollywood, stated that the buildings built by Cedars are hideous and the buildings should not be torn down.
7. **Lauren Miester**, West Hollywood, opposed to the application.
8. **Effie Reuveni**, West Hollywood, opposed to the application and does not believe the buildings should be demolished.
9. **Richard Maggio**, West Hollywood, believes Cedars should be fined for not keeping up the buildings and is opposed to replacing housing with parking.
10. **Jourdan Freeman**, West Hollywood, opposed to the demolishing of the apartments.
11. **Jeanne Dobrin**, West Hollywood, opposed to the application and feels that Cedars has a hidden agenda and believes the property should stay as a residential property.

George Muhlstein presented a rebuttal.

Action: **Continue to November 2, 2000.**

Motion: DeLuccio Second: Smith

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

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

Applicant: City of West Hollywood

Location: City-wide

Planner: Tim Foy

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

Action: Continue to October 19, 2000.

Motion: Altschul Second: Smith

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

8. PUBLIC COMMENT

None.

9. ITEMS FROM COMMISSIONERS

Behr – Inquired about residential lots on the Cedars property.

Altschul – Welcomed Commissioner Hewitt

10. ITEMS FROM STAFF

A. Commissioners reception has been rescheduled to an uncertain date.

11. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, October 19, 2000, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

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

PASSED, APPROVED AND ADOPTED THIS DAY OF 12-7, 2000.

CHAIRPERSON: Donald M. DeLuccio

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: _____