



**PLANNING COMMISSION MINUTES**

**November 2, 2000**

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

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**1. CALL TO ORDER**

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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 Terry Blount.

**B. Roll Call**

Commissioners Present:

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

Commissioners Absent:

None.

Staff Present:

Lisa Heep, Planning Manager; Bob Pittman, Assistant City Attorney; John Chase, Urban Designer; Hassan Haghani, Senior Planner; Tim Foy, Senior Planner; Liz Bar-El, Associate Planner; Terry Blount, Assistant Planner; Emmeline Elzin, Assistant Planner; and Jennifer Diaz, Administrative Staff Assistant.

**C. Approval of Agenda**

**Action: Approve the Agenda**

Motion: Crowe                      Second: Altschul

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.

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**2. PUBLIC COMMENT**

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None.

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**3. ITEMS FROM COMMISSIONERS**

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None.

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#### 4. CONSENT CALENDAR

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##### A. Minutes – October 5, 2000

**Action:** Approve the minutes as amended

Motion: Crowe                      Second: Altschul

Votes: All Ayes, noting the abstention of Commissioner Torgan

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#### 5. EXCLUDED CONSENT CALENDAR

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None.

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#### 6. COMMISSION CONSIDERATION

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**A. Temporary Use Permits 99-05 and 2000-08, Demolition Permits 2000-11 and 2000-12:** Demolish two residential structures and temporarily use as City Parking and extend temporary use permit for existing parking lot.

**Applicant:** Cedars-Sinai Medical Center

**Location:** 354-360 Sherbourne Drive and 365 San Vicente

**Planner:** Liz Bar-El

**Recommendation:** Continued to November 16, 2000.

**B. Creative Sign Permit 2000-06:** One pole sign.

**Applicant:** Wong Doody Ad Agency

**Location:** 9044 Melrose Avenue

**Planner:** John Chase

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

John Chase presented the staff report.

Dave Hargis presented the applicant's report.

**Action:** Move staff recommendation

Motion: Altschul                      Second: Hewitt

Votes: All Ayes

**C. Approval of new tenancy:** Motion picture production business

**Applicant:** Timothy Mesenhimer

**Location:** 858 N. Doheny Drive (Lloyd Wright Studio/Office)

**Planner:** Terry Blount

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

Terry Blount presented the staff report.

Judi Johnson presented the applicant's report.

**Public Comment**

1. **Jeanne Dobrin**, West Hollywood, stated that there is not enough known about the tenant except that they produce motion pictures. She also stated that the history of the property was not included in the staff report.

**Action: Move staff recommendation**

Motion: DeLuccio                      Second:      Crowe

Votes:      All Ayes

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**7. PUBLIC HEARING**

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- A. Conditional Use Permit 2000-16:** Amend previously issued conditional use permit (CUP 92-17) for a wireless telecommunications facility.

**Applicant:** Verizon Wireless

**Location:** 8899 Beverly Boulevard

**Planner:** Terry Blount

**Recommendation:** Continued to December 7, 2000.

- B. Variance 2000-11:** Increase in fence height limit to 12 feet, including retaining wall.

**Applicant:** Ryan Fitzgerald

**Location:** 8834 Rangely Avenue

**Planner:** Emmeline Elzin

**Recommendation:** Partially approve the request, up to nine feet, subject to the findings and conditions in the proposed resolution.

Emmeline Elzin presented the staff report.

Ryan Fitzgerald presented the applicant's report.

**Public Comment**

1. **Carl Scholze**, Los Angeles, in support of the applicant's request.
2. **Alison Colin**, Sherman Oaks, owner of property next to the applicant and is in support of the request.
3. **Michael Bolasna**, Los Angeles, spoke in support of the request.
4. **Jeanne Dobrin**, West Hollywood, stated that the dining and deck area next door are illegal.

Ryan Fitzgerald presented a rebuttal.

**Action: Close the public hearing**

Motion: Altschul                      Second:      Crowe

Votes:      All Ayes

**Action: Move staff recommendation as amended**

Motion: Altschul                      Second:      DeLuccio

Votes:      All Ayes

**C. Conditional Use Permit 2000-06, Development Permit 2000-26 and Parking Use Permit 2000-07:** *Legalize the unauthorized expansion of an existing nightclub, with interior and exterior alterations and additional off-site parking.*

**Applicant:** Don Randall for Latin Lounge Nightclub (Formerly Known as "La Masia")

**Location:** 9077 Santa Monica Boulevard

**Planner:** Hassan Haghani

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

Hassan Haghani presented the staff report.

Farhad Novian, Esq. presented the applicant's report.

**Public Comment:**

1. **Jeanne Dobrin**, West Hollywood, stated that the design is not so glorious but is beautiful compared to the Hollywood Stock Exchange. She also commented on the establishment escaping from having the required amount of restrooms for women.
2. **Steve Carson**, West Hollywood, spoke in support of the nightclub and believes it will enhance that part of the neighborhood.

**Action: Close the public hearing**

Motion: Smith            Second:    Altschul

Votes:    All Ayes

**Discussion**

- ◆ Removable sound proof window will be used if noise becomes an issue.
- ◆ 3 month review by the Director.
- ◆ Building will be sound proof.
- ◆ Annual review of parking.

**Action: Move staff recommendation as amended**

Motion: Smith            Second:    Crowe

Votes:    All Ayes

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**8. STUDY SESSION**

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**A. Zoning Text Amendment 2000-04:** *Legalizing illegal units*

**Applicant:** City of West Hollywood

**Location:** City wide

**Planner:** Tim Foy

**Recommendation:** *Discuss issues and give staff direction.*

Tim Foy presented the staff report

## **Public Comment**

1. **Jeanne Dobrin**, West Hollywood, stated that the State has mandated the City build 500 units ranging from affordable to medium to market rate housing only if the City wants to get grant funds from the State.

## **Discussion**

- ◆ Bring current units up to current codes
- ◆ Encourage owners of properties to legalize a unit by reporting a notice of non-conformancy with the County Recorders Office to the owners or tenants who do not legalize a unit
- ◆ Units should be inspected
- ◆ Three types of units that will be involved are single family units, separate apartments on a property, and guest houses
- ◆ When units are legalized, the City is obligated to provide the proper fire protection due to the occupancy change
- ◆ Issues to be resolved:
  - Parking
  - Noise
  - Privacy
  - Other zoning code standards
- ◆ Create a plan for properties with sheds or garages to demolish them to create additional parking spaces.
- ◆ Have different parking standards for different areas depending on the space impact.
- ◆ Set liberal standards and liberal use of waivers to legalize units.
- ◆ Sub-committee members will be Commissioners DeLuccio, Behr, and Torgan

Continued to a date uncertain.

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## **9. PUBLIC COMMENT**

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- A. **Jeanne Dobrin**, West Hollywood, agreed with Commissioner Torgan in issues citations after the amnesty period. She also stated that the City does not have enough code compliance officers.
- B. **Johnny Nicoloro**, West Hollywood, stated that he is bothered by the demolishing of surrounding houses for the building of larger units. He also commented on the loss of trees in the City.

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## **10. ITEMS FROM COMMISSIONERS**

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**Torgan** – Thanked fellow Commissioners for attending the groundbreaking of Congregation Kol Ami.

**DeLuccio** – Cancelled the December 21<sup>st</sup> meeting.

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## **11. ITEMS FROM STAFF**

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None.

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**12. ADJOURNMENT**

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**Action:** To adjourn to the next regular meeting of the Planning Commission on Thursday, November 16, 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:** \_\_\_\_\_