



## PLANNING COMMISSION MINUTES FEBRUARY 4, 1999

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

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### 1. CALL TO ORDER

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

#### A. Pledge of Allegiance

The Pledge of Allegiance was led by Bruce Robertson.

#### B. Roll Call

Commissioners Present:

John Altschul, Brad Crowe, Donald DeLuccio, Thomas Jones, Harriet Segal, Steve Smith, Liz Anderson

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Thinkh Tran, Administrative Staff Assistant; Bruce Robertson, Staff Assistant; Tim Foy, Associate Planner; Liz Bar-El, Assistant Planner, Hassan Haghani, Associate Planner; John Keho, Associate Planner; Elinor Aurthur, Temporary Assistant Planner; Amanda Susskind, City Attorney's Office; Erika Fleming, City Attorney's Office; Dennis Woods, Acting Transportation Manager

Others Present:

Andrew Pimm; Christopher Josephs & Associates, Rena Lum; Meyer Mohaddes Associates

#### C. Approval of Agenda

**Action: To approve the Agenda.**

Motion: Crowe

Second: DeLuccio

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.

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## 2. PUBLIC COMMENT - None

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## 3. CONSENT CALENDAR

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**Action:** To approve the Consent Calendar.

Motion: DeLuccio

Votes: All Ayes

Motion carried.

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## 4. EXCLUDED CONSENT CALENDAR

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## 5. COMMISSION CONSIDERATION

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a. Zoning rewrite presentation

Ms. Bar-El presented staff report.

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## 6. PUBLIC HEARING

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**A. Conditional Use Permit 98-18:** New rooftop wireless transmission facility on rooftop of Sierra Towers.

**Applicant:**

**Sierra Towers HOA**

**Location:**

**9255 Doheny Drive**

**Planner:**

**Elinor Aurthur**

**Recommendation:**

**To approve the request subject to the findings and conditions in the proposed resolution.**

Ms. Aurthur presented staff report.

Commission Discussion

- interpretation of code; roof verses balconies as edge of building
- sufficient helicopter space on roof in case of emergency
- requirements for additional applications
- hours for maintenance

a. **Mark Lehman**, Applicant, presented applicant's report.

Commission Discussion

- future reviews
- emergency rescue
- staircase accessibility

b. **Thomas B. White**, Los Angeles, expressed opposition and concern regarding reception and shadows.

c. **Stuart Costello**, Gardena, (representative of Optel Inc.) answered questions

regarding transmission facility.

d. **Irving Schoenfeld**, Los Angeles, expressed opposition and concern regarding sunlight.

d. **Ronald Binder**, West Hollywood, commented that CUP approval advantageous to association.

f. **Jeanne Dobrin**, West Hollywood, expressed concerned that residents in Sierra Towers will not have access to city channels.

Mr. Lehman rebutted.

**Action: Motion to close public hearing.**

Motion: DeLuccio

Second: Anderson

Votes: All Ayes

Motion carried.

Commission Discussion

- co-locations
- conditions F & K

**Action: Motion to approve Resolution PC 99-205, subject to changes in the conditions listed below.**

- 5-H times of construction and maintenance limited
- 5-K cooperation with other purveyors, and changes require Planning Commission approval
- 5-O subject to fire department's approval

Motion: DeLuccio

Second: Anderson

Votes: All Ayes

Motion Carried.

**B. Development Permit 98-58:** Designate Weho Lounge as a "qualified project," waive parking requirement, and legalize current uses in existing coffeehouse.

**Applicant:**

**Weho Lounge**

**Locations:**

**8861 Santa Monica Boulevard**

**Planner:**

**Hassan Haghani**

**Recommendation:**

**To approve the request subject to the finding and condition in the proposed resolution.**

Mr. Haghani presented staff report.

Commission Discussion

- provisions and review of use

a. **Terry Ford**; Applicant, presented applicant's report.

b. **Thomas Demers Demille**, West Hollywood, commented that the Planning Commission could have positive impact by passing this application.

c. **J.T. Anderson**, West Hollywood, commented on HIV testing and parking.

d. **Greg Simpson**, West Hollywood, commented on internet access to lounge patrons.



Mr. Foy presented staff report.

Commission Discussion

- parking requirements

Public comment attached and summarized below

- a. **Irvin Jaffe**, Los Angeles(business owner), expressed concern regarding street widths and traffic and opposition to project.
- b. **Martin Strudler**, West Hollywood (President West Hollywood West Organization), stated that residential enclave must be preserved.
- c. **Wayne Blankenship**, West Hollywood, commented that site capacity is overloaded, and expressed concern that proposal will cause serious traffic congestion.
- d. **Chris Whorf**, West Hollywood, commented that the environment must be protected.
- e. **Joyce Hundal**, West Hollywood, opposition to the project due to increased traffic and access to nearby businesses will also be restricted.
- f. **Richard Kaleh**, West Hollywood, requested trip counts in the a.m., mid-day, and p.m.
- g. **Dick Banta**, West Hollywood, expressed concern that the service alley will end up carrying overflow traffic.
- h. **Ina Bliss**, West Hollywood, expressed concern that lack of parking on Beverly Drive would negatively impact business owners in the area, and concern of offsetting the project entrance.
- i. **Mike Harabin**, West Hollywood, is concerned traffic will be impacted regardless of project entrance.
- j. **Charlotte Banta**, West Hollywood, commented on the impact of employee parking on the surrounding neighborhood.
- k. **Nina Parkinson**, West Hollywood, expressed concern with the hours of operation.
- l. **Alicia Hibbert**, West Hollywood, expressed concern with noise.
- m. **Carl Cronin**, West Hollywood, expressed concern over how parking will be affected as a result of this project.
- n. **John Callari**, West Hollywood, expressed concern that the draft study underestimates the project's impact and with a loss of property value.
- o. **Marielen Martin**, West Hollywood, expressed concern over increased traffic, circulation and transportation issues.
- p. **Dennis Powell**, West Hollywood, requested an amendment for this proposal.
- q. **Arthur Kassin**, Culver City, (project developer), commented on trip analysis and inaccuracy of numbers in the report.
- r. **Ingebor Sesanto**, West Hollywood, (given time by L.D. Sesanto), expressed concern regarding hazardous materials and expressed that the public would be negatively impacted.
- s. **Jerry Preston**, West Hollywood, expressed concern regarding traffic and suggested restrictions.
- t. **Jeanne Dobrin**, West Hollywood, commented on middle lane of Doheny and architecture.
- u. **Adam Gilbert**, West Hollywood, commented that the numbers in the EIR draft

are low and expressed concern over parking.

Commission Discussion

- comments to be accepted through and including February 23<sup>rd</sup>
- asked for more information about Bristol Farms (South Pasadena)

**Action: Motion to close public hearing.**

Motion: Smith

Second: DeLuccio

Votes: All Ayes

Motion carried.

**D. SSP 98-03 & ZTA 98-06:** Amend the Sunset Specific Plan and Zoning Ordinance to permit the conversion of single-sided billboards into two-sided billboards, under certain conditions. (Continued from December 17 1998.)

**Applicant:**

**City of West Hollywood**

**Location:**

**SSP**

**Planner:**

**John Keho**

**Recommendation:**

**To recommend the amendments subject to the finding and conditions in the proposed resolution.**

Mr. Keho presented staff report.

Commissioner Altschul stated that he was not at the commission meeting of December 17th, but had reviewed the videotape.

- Bonnie Kingry**, South. Pasadena, commented that Regency Outdoor Advertising is supportive of the amendment, but expressed opposition to restriction #5K requiring a public hearing.
- Layne Lawson**, Huntington Beach, expressed support for the proposal but opposed section 5C regarding reducing the height of billboards to the limit of the Sunset Specific Plan.
- Jeanne Dobrin**, West Hollywood, commented that the city of Beverly Hills would be a good model to follow in this regard.

**Action: To close public hearing.**

Motion: Crowe

Second: Jones

Vote: All Ayes

Motion carried.

The commission discussed the height requirements for billboards.

- zoning standards

Clarification of zoning standard given by Mr. Keho.

**Action: To approve Resolution PC 98-199, as presented and amended by staff.**

Motion: Jones

Second: Crowe

Vote: All Ayes

Motion carried.

Commission discussed billboard radius and directed staff to report at a later time.

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**7. PUBLIC COMMENT**

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- a. **Jeanne Dobrin**, West Hollywood, Jeanne expressed opposition to fur billboards.

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**8. ITEMS FROM COMMISSIONERS**

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- a. **Commissioner Jones** discussed the council vote vs. the PAC vote for the Eastside redevelopment project.
- b. **Commissioner DeLuccio**, stated that the San Vicente and Chasen's projects should be heard on separate hearing dates due the complexity of each issue. He also reminded those in attendance of the upcoming candidate's forum to be held on February 8<sup>th</sup> at 7:00 p.m. in the West Hollywood Park auditorium.
- c. **Commissioner Altschul** asked if there was sufficient money in the city budget to allow for the commissioners to attend an upcoming planning seminar. Staff will check into this and report back.
- d. **Commissioner Smith** commented that it has been a privilege working with Amanda Susskind.

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**10. ITEMS FROM STAFF**

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- a. Director's Report – Ray Reynolds
- Maefield Development
  - Villas de San Vicente draft EIR released today, schedule planning date
  - Wes Joe and Jeffrey Huffer
  - Amanda Susskind

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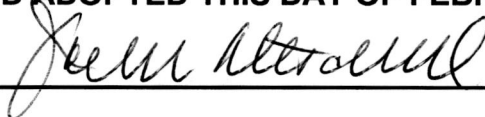
**11. ADJOURNMENT**

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**Action:** To adjourn to a regular meeting on March 4, 1999, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

**PASSED, APPROVED AND ADOPTED THIS DAY OF FEBRUARY 18, 1999.**

**CHAIRPERSON:** \_\_\_\_\_



**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:** \_\_\_\_\_

