



## PLANNING COMMISSION MINUTES

**FEBRUARY 18, 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 Donny Cacy.

#### 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; Thinh Tran, Administrative Staff Assistant; Bruce Robertson, Staff Assistant; Tim Foy, Associate Planner; Liz Bar-El, Assistant Planner; Hassan Haghani, Associate Planner; Erika Fleming, City Attorney's Office

#### C. Approval of Agenda

**Action: To approve the Agenda.**

Motion: Crowe

Second: Anderson

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

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- a. Donny Cacy, West Hollywood, commented on distribution of negative campaign flyers.

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### 3. CONSENT CALENDAR - None

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### 4. EXCLUDED CONSENT CALENDAR - None

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**ITEM 3.B**

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## 5. COMMISSION CONSIDERATION

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### A. Recommending to the City Council to place a moratorium on the use of the "Qualified Project" provision.

Mr. Haghani presented staff report.

#### Commission Discussion

- plans to extend 45 day moratorium
- Staff to monitor extension
- maximum two year extension

#### Action: To adopt Resolution PC 99-207.

Motion: Deluccio

Second: Anderson

Votes: All Ayes

Motion carried.

### B. Planning process and Planning Commission involvement in the La Brea Gateway project.

Mr. Haghani presented staff report.

- Staff recommendation to give quarterly reports of La Brea Gateway Project progress to Planning Commission and Design Review Subcommittee.

#### Commission Discussion

Commissioner Smith recommended designating a special Design Review Subcommittee for this project.

- subcommittee to consist of three (3) commission members
- subcommittee may discuss whatever issues it deems necessary

#### Action: To adopt amendment which would allow Design Committee to create a Gateway subcommittee, consisting of up to three commission members, (Crowe, Smith and Jones) which may examine any and all matters concerning the Gateway project.

Motion: Smith

Second: Deluccio

Votes: All Ayes

Motion carried.

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## 6. PUBLIC HEARING

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### A. Conditional Use Permit 98-15: Amend CUP 96-04 to allow bar/coffeehouse to upgrade license from beer and wine service to full alcoholic beverage service, and to allow extended hours until 4:00 a.m.

#### Applicant:

Michael Everhart for "Shtick"

#### Location:

8911 Sunset Boulevard

#### Planner:

Liz Bar-El

#### Recommendation:

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

Ms. Bar-El presented staff report.

Commission Discussion

- other businesses on strip open after 2:00 a.m.
- current conditions are working
- valet parking must be continued

a. **Sean Tuttle**, Applicant presented applicant's report.

Commission Discussion

- parking and lease agreements
- applicant to provide parking lease
- lot lighting
- certain parking spaces not to be used
- use of extended hours permit
- operational hours of other area businesses
- food being served to patrons

**Action: To close public hearing.**

Motion: Crowe

Second: Anderson

Votes: All Ayes

Motion carried.

Commission Discussion

- worthy reputable business
- parking lease
- displace parking from wall
- lighting concerns

Ms. Heep clarified parking use requirement.

**Action: To approve Resolution PC 99-206 with the following conditions.**

- no parking against back wall after 2:00 a.m.
- add section changing 5C to reflect parking at 1114 & 1116 Hilldale
- change offsite parking requirement to 25 spaces
- add proper documentation of a parking lease; to be provided to the satisfaction the city attorney

Motion: Deluccio

Second: Segal

Votes: All Ayes

Motion carried.

**B. Draft Environmental Impact Report, Development Permit 98-35, Demolition Permit 98-06, Conditional Use Permit 98-10, Tentative Tract Map 98-06:** Public hearing to receive comments on the Draft Environmental Impact Report only.

**Applicant:**

Andre Kornelius

**Location:**

851-859 San Vicente Boulevard, 856-860 Hilldale Avenue

**Planner:**

Tim Foy

**Recommendation:**

Receive comments on Draft Environmental Impact Report.

Mr. Foy presented staff report.

- a. **Michael Stea**, West Hollywood, expressed concerns regarding traffic.
- b. **James Ballard**, West Hollywood, commented that he did not receive notice of public hearing nor did three of his four building tenants.
- c. **Laurence Zakson**, West Hollywood, commented on traffic, turns, shade and shadows, and suggested additional traffic studies.
- d. **Dr. Peter Kresysa**, West Hollywood, expressed concerns regarding EIR and shadows.
- e. **Ed Dinkfeld**, West Hollywood, expressed concern regarding lighting and wall, and suggested that the cumulative effects of this project be considered.
- f. **Todd Bianco**, West Hollywood, (given time by Craig Whitman) expressed concern regarding accuracy of trip count and intersections omitted from study.
- g. **Earl Gross**, West Hollywood, expressed concern regarding lighting.
- h. **Dawn Sandor**, West Hollywood, expressed concern regarding height of project resulting in reduced sunlight.
- i. **John O'Connor**, West Hollywood, (given time by Kate Salvino) expressed concern over limited street parking.
- j. **Helen McDowell**, West Hollywood, expressed personal safety concerns due to increased traffic.
- k. **Terry Snyman**, West Hollywood, expressed opposition to the project.
- l. **Rocky Farren**, West Hollywood, expressed concern that the project is too large and with increased traffic.

#### Commission Discussion

- impact of this project with other added projects
- traffic impact
- parking during construction
- parking density
- notices to all residents of Norma Triangle area
- trip counts questioned
- narrowness of streets
- density studies not adequate
- shadows impact
- reduction of project size
- analysis of Santa Monica Boulevard project and San Vicente storm drain construction to be included in study
- shade and shadows
- additional intersections impact to be added to study
- nighttime parking
- scaled down project should be considered
- integrity of area to be preserved

**Action: To close public hearing.**

Motion: Altschul

Votes: All Ayes

Second: None

Motion carried.

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**7. PUBLIC COMMENT**

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**8. ITEMS FROM COMMISSIONERS**

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**a. Deluccio,**

- CDC Community Center meeting at Plummer Park, February 25<sup>th</sup>
- candidates forum Saturday, February 20, 1999
- City election March 2<sup>nd</sup>

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**10. ITEMS FROM STAFF**

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**a. Director's Report – Ray Reynolds**

- Sunset Millennium and Sunset Grand Hotel applications submitted
- Arts and Design walk March 12<sup>th</sup>

**b. Lisa Heep**

- Zoning Workshop, Monday, March 1<sup>st</sup>

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**11. ADJOURNMENT**

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**Action: To adjourn to a meeting of the Zoning Workshop on February 22, 1999, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.**

**PASSED, APPROVED AND ADOPTED THIS DAY OF MARCH 4, 1999.**

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

*Devin Altschul*

**ATTEST:**

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

*Ray Reynolds*