



## PLANNING COMMISSION MINUTES

**April 15, 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

A Pledge of Allegiance was led by Mayor Pro Tempore Jeff Prang

#### B. Roll Call

Commissioners Present:

John Altschul, Brad Crowe, Donald DeLuccio, Thomas Jones, Harriet Segal

Staff Present:

Lisa Heep, Planning Manager; Bruce Robertson, Staff Assistant; Tim Foy, Associate Planner; John Keho, Associate Planner; Erika Fleming, City Attorney's Office

Others Present

Jeffrey Prang, Mayor Pro Tempore; Sal Guarriello, Councilmember

Urgency Item presented to Commission by Ms. Fleming.

**Urgency Item: A Resolution of the Planning Commission of the City of West Hollywood opposing the Safer Sex and Parking Initiative sponsored by the AIDS Healthcare Foundation**

**Initiated By: Commissioner Donald DeLuccio  
Commissioner Harriet Segal**

**Action: To add the Urgency Item to tonight's agenda**

**Motion: DeLuccio Second: Segal**

#### **Roll Call Vote**

Segal, Aye

Jones, Aye

DeLuccio, Aye

Crowe, Aye

Altschul, Aye

Motion carried.

(Commissioners Smith and Anderson absent)

**ITEM 3.A**

### C. Approval of Agenda

**Action:** To continue items 6A and 6C to be renoticed at later time and to add an urgency item to the agenda, to be heard under section 5A, and to approve the agenda as amended.

**Motion:** Crowe Second: DeLuccio

**Votes:** All Ayes Motion carried.

(Commissioners Smith and Anderson absent)

### 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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### Speakers

- a. **Ruth Williams, West Hollywood**, commented on the necessity of the Urgency Item.
- b. **Jeanne Dobrin, West Hollywood**, commented on the impact of the Urgency Item.
- c. **Steven Greene, West Hollywood**, spoke about the double-sided billboards.
- d. **Bruce Traub, West Hollywood**, expressed opposition to the design development on the 8700 block of Rosewood.

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## 3. CONSENT CALENDAR

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### A. 18 March 1999, Minutes

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

**Motion:** Crowe Second: Jones

**Votes:** All Ayes Motion carried.

(Commissioners Smith and Anderson absent)

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## 4. EXCLUDED CONSENT CALENDAR

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## 5. COMMISSION CONSIDERATION

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- A. Urgency Item: A Resolution of the Planning Commission of the City of West Hollywood opposing the Safer Sex and Parking Initiative sponsored by the AIDS Healthcare Foundation**

Purpose of Urgency Item presented by Commissioner DeLuccio

Speakers

- a. **Mayor Pro Tempore Jeffrey Prang, West Hollywood**, commented that the Safer Sex initiative is irresponsible.
- b. **Norman Chramoff, West Hollywood**, expressed support of the Urgency Item and commented on the need for human services.

Commission Discussion

- **Jones**, initiative is vindictive and punishes City residents, also discussed parking requirements
- **Crowe**, initiative is outrageous
- **Segal**, education on initiative is needed immediately
- **DeLuccio**, spoke out against both initiatives, and commented on parking requirements
- **Altschul**, concurred with the other Commissioners, and suggested that the process of obtaining signatures should be examined

**Action: To amend Resolution 99-\_\_\_\_\_ and to adopt the Urgency Item Resolution as amended.**

Motion: DeLuccio Second: Segal

**Roll Call Vote**

Segal, Aye  
 Jones, Ayes  
 DeLuccio, Aye  
 Crowe, Aye  
 Altschul, Aye Motion carried.  
 (Commissioners Smith and Anderson absent)

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**6. PUBLIC HEARING**

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**A. CUP 97-13:** Operate existing residential care facility for mentally ill adults; request for reduction of required parking.

Item 6A to be continued and renoticed at a later time.

**B. DVP 99-11:** Renovate, construct new comprehensive community center. (Plummer Park)

**Applicant:** City of West Hollywood  
**Location:** 7377 Santa Monica Boulevard  
**Planner:** Tim Foy  
**Recommendation:** To approve the request subject to the findings and conditions in the proposed resolution.

Mr. Foy presented staff report.

Speaker

- a. **Jeanne Dobrin, West Hollywood**, expressed concern with decomposed granite (dg) being used as walking area surface.

**Action:** To close public hearing.  
**Motion:** Crowe Second: DeLuccio  
**Votes:** All Ayes Motion carried.  
(Commissioners Smith and Anderson absent)

**Action:** To approve Resolution PC 99-214 with the condition that the project will be reviewed after six months, for security issues.

**Motion:** DeLuccio Second: Crowe  
**Votes:** All Ayes Motion carried.  
(Commissioners Smith & Anderson absent)

- C. CUP 97-13:** Convert existing suites and 4<sup>th</sup> floor facilities to gain 22 new guest units; complete interior remodeling; add a new lounge on ground floor; open existing restaurant to public; add sidewalk dining; remodel swimming pool area; and approve with 78 onsite valet parking spaces.

Item 6C to be continued and renoticed at a later time.

- D. Demolition Permit 98-16, Development Permit 98-62, Variances 99-07, 99-06 and Modification Permits 99-04, 99-07 and 99-08:** Demolish the existing home and construct a duplex. Variances are requested to increase the percent of the façade devoted to garage openings and to increase the height of the building above the 25-foot height limit.

**Applicant:** Ali Bezhad  
**Location:** 704 Huntley Drive  
**Planner:** John Keho  
**Recommendation:** To approve the request subject to the findings and conditions in the proposed resolution and denial of one modification request.

Mr. Keho presented the staff report.

Commissioner Crowe disclosed that he discussed this project in general terms with a member of the public but does not believe that he is biased as a result of this conversation.

#### Speakers

- a. **Gene Smith, West Hollywood,** (representing applicant) gave applicant's report.
- b. **Ali Bezhad, Beverly Hills,** (owner) told Commission that he is building this project for himself and family, and not as a developer.
- c. **Ali Lankarani, Los Angeles,** read letters in support of project.
- d. **Dan Levy, West Hollywood,** voiced his support for the project.
- e. **Donald Elmlab, West Hollywood,** expressed concern over double garage, and over loss of one street parking space.
- f. **Jeanne Dobrin, West Hollywood,** expressed concern over possible dumpsters in view of passers by, and over greenspace.
- g. **Bruce Traub, West Hollywood,** commented on petition distributed to Commissioners and expressed opposition to the project.

**Action:** To close public hearing  
**Motion:** Crowe Second: DeLuccio  
**Votes:** All Ayes Motion carried.  
(Commissioners Smith and Anderson absent)

Commission Discussion

- **Jones** – expressed support for project – admirable design
- **Crowe** - commented on garage door in front of house, project has great merit
- **DeLuccio** – discussed variances and safety concerns over garage opening out
- **Segal** – expressed concern over guest parking in driveway and cars extending onto sidewalk
- **Altschul** – heavy burden of proof has been met with regard to variances, and mentioned that the design of this garage door does not look like a garage door

**Action:** To conditionally approve Demolition Permit 98-16; Development Permit 98-62; Variances 99-06 and 99-07; Modifications 99-04 and 99-07 and to deny Modification Permit 99-08, subject to Staff approving the garage door and the approval of the City Urban Designer.

**Motion:** Altschul Second: Crowe  
**Votes:** All Ayes Motion carried.  
(Commissioners Smith and Anderson absent)

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**7. PUBLIC COMMENT**

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- a. **Jeanne Dobrin, West Hollywood**, commented the City must look at things and attack problems on a regional basis.

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**8. ITEMS FROM COMMISSIONERS**

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- a. **Jones**, concurred with Ms. Dobrin’s public comments
- b. **Crowe**, commended John Keho on the presentation of his staff report
- c. **Altschul**, commented that the architecture on item 6D is sensational

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**10. ITEMS FROM STAFF**

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Lisa Heep

- schedule of Zoning hearings and Commission meetings
- public hearing dates for Sunset Millennium and Chasten’s projects discussed
- Commissioners to participate in CSW parade

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**11. ADJOURNMENT**

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**Action:** To adjourn to a regular meeting on May 20, 1999, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

**PASSED, APPROVED AND ADOPTED THIS DAY OF May 20, 1999.**

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

*Jill Herrick*

**ATTEST:**

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

*Randy Reynolds*