



PLANNING COMMISSION MINUTES

May 20, 1999

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

1. CALL TO ORDER

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 Mark Montgomery

B. Roll Call

Commissioners Present:

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

Commissioners Absent:*

Thomas Jones

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Tinh Tran, Administrative Staff Assistant, Wesley Joe, Assistant Planner; Terry Blount, Assistant Planner; Tim Foy, Senior Planner; John Keho, Senior Planner; Erika Fleming, City Attorney's Office

C. Approval of Agenda

Action: To continue Item 6B to June 17, 1999, move Item 6E before Item 6D, and approve the Agenda, as amended.

Motion: Altschul

Second: Segal

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.

Commissioner Altschul, on behalf of the Commission, wished Joyce Hundal a speedy recovery.

2. PUBLIC COMMENT - None

3. CONSENT CALENDAR

A. April 15, 1999, Minutes

Action: To approve Resolution PC 99-217.
Motion: Crowe Second: DeLuccio
Votes: All Ayes* Motion carried.

6. PUBLIC HEARING

A. CUP 99-05: Construction, use and maintenance of wireless telecommunications facility.

Applicant: AT & T
Location: 9145 Sunset Boulevard
Planner: Terry Blount
Recommendation: To continue to June 3, 1999.

Action: To continue to June 3, 1999.

Motion: DeLuccio Second: Anderson
Votes: All Ayes* Motion carried.

B. MCUP 99-11: Minor Use Permit to allow the sale of beer, wine and distilled spirits for on-site consumption in conjunction with a full service sit-down restaurant.

Applicant: Alain Ball for Adolpho Suaya
Location: 8288 Santa Monica Boulevard
Planner: Elinor Aurthur
Recommendation: To continue to June 17, 1999

C. CUP 99-06: Construction, use and maintenance of wireless telecommunications facility.

Applicant: LA Cellular Telephone Co.
Location: 8721 Sunset Boulevard
Planner: Wesley Joe
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Commissioner Altschul recused himself from this Item because he lives within close proximity.

Mr. Joe presented the staff report.

- a. **Jeff Seymour**, Applicant's representative, presented the Applicant's report.
- b. **Mark Montgomery**, West Hollywood, expressed support of this item and commented on future of land-based phones versus cellular phones.

Action: To approve Resolution PC 99-225.

Motion: Anderson Second: DeLuccio
Votes: All Ayes* (Altschul abstained.) Motion carried.

Mr. Foy presented the staff report and introduced members of the consulting teams.

The Commission discussed housing contract with WHCHC.

Commissioner Crowe disclosed that he met with Earl Gross and walked the project area.

Commissioner Smith disclosed that he spread the word about this project and discussed with neighbors.

Commissioner Segal disclosed that she met with Earl Gross.

Commissioner Altschul disclosed that he met with Earl Gross and the developer.

The Commission discussed:

- Houses/units replacement by alternative recommendation
- National Register (historic designation)

- a. **Shimon Ben-Bassat**, Applicant, presented Applicant's report.
- b. **Robert Earl**, Applicant's Architect, commented on design, parking, and nearby project on Cynthia Street.

The Commission discussed:

- Costs of rehabilitation of building at 7214 Fountain Avenue
 - Costs of inclusionary housing to Applicant
 - In-lieu housing fee
 - Historic houses, structural viability, restrictions on where houses can be relocated
- c. **Paul Zimmerman**, WHCHC, commented on inclusionary housing program and answered questions regarding agreement with Applicant.
 - d. **Robert Earl (given time by Gyula Bogner Vr.)**, Los Angeles, commented on design.
 - e. **Helen McDowell**, West Hollywood, expressed concern regarding density and parking, and expressed opposition.
 - f. **Todd Bianco (given time by G.G. Veron)**, West Hollywood, commented on zoning law, heights, and setbacks, and expressed opposition .
 - g. **Dawn Sandor (given time by Kate Salvino)**, West Hollywood, commented on height and size, read portion of letter from LA Conservancy, and expressed opposition.
 - h. **Michael Pobar**, West Hollywood, commented that he lives adjacent to the project and, that parking is a problem, and expressed opposition.
 - i. **John O'Conner**, West Hollywood, inquired who is the applicant, and expressed opposition.
 - j. **Tim Sulka**, Los Angeles, expressed support for the project because it will provide housing.
 - k. **Franklin Vermillion**, West Hollywood, commented that he currently lives in a low-income housing unit, and expressed concern regarding his residency, parking, and opposition to the project.
 - l. **Sheri Lin**, West Hollywood, expressed that she wants the bungalows preserved and relocated.

- m. **Earl Gross (given time by Laurent Bouzeran)**, West Hollywood, commented on density, variance, height, courtyard building requirements, and expressed opposition to this project but if this were scaled down would be supportive.
- n. **Wayne Blankenship**, West Hollywood, commented that he is against removal/demotion of historic houses and expressed opposition.
- o. **Dan Gunther**, West Hollywood, stated that he lives in the courtyard building built by this project's architect but that this project does not have same qualities and expressed opposition.
- p. **Norma Sandler**, West Hollywood, commented that she has complained to the City regarding the lack of upkeep of these bungalow properties, the large tree on property, and expressed concern regarding construction and opposition to the project.
- q. **Steve Bryan**, West Hollywood, commented that there is lack of housing in West Hollywood and that this project will help raise property values, and expressed support for the project.
- r. **Frances Diaz (given time by Steve Erdman)**, West Hollywood, co-captain of Norma Triangle neighborhood group, delivered petition of 34 residents supporting the project.
- s. **Ken Savage**, West Hollywood, expressed support for the project.
- t. **Amy Anderson**, West Hollywood, former Cultural Heritage Commission member, commented that she is supportive but is against the demolition/removal of the five historic bungalows.
- u. **James Larson**, Applicant's Landscape Architect, commented on design, tree canopy effect and waterproofing.
- v. **Kate Bartolo (given time by Bruce Levine)**, commented on the securing of San Vicente block as a residential stretch and that 11th-hour attempt to save bungalows is too late, and expressed support for the project.
- w. **Jeanne Dobrin (given time by Richard Mahan)**, West Hollywood, commented that this is a win-win situation, that market-rate housing is created and that the City has decided in the past not to designate these bungalows historic.
- x. **Marci Miller**, West Hollywood, commented that she has gone through a similar permitting process, petition of opposition (lack of candor) and expressed support for the project.
- y. **Jim Ballard**, West Hollywood, expressed opposition to the project because of the large scale and height.
- z. **Dan Kovatch**, expressed opposition to the project because of adverse effect on property values and variance requests.

Mr. Ben-Bassat and Mr. Erdman rebutted.

The Commission discussed:

- Hilldale-side mitigation of condo-like appearance
- Variance
- Number of versions of design plans submitted
- Heights/visibility from Mr. Gross property
- Balcony proximity adjacent to 880 Hilldale Avenue
- Agreement between WHCHC and Applicant

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

The Commission discussed:

- 20-unit inclusionary housing at Fountain property
- balconies
- height
- set-back variance on San Vicente Blvd.
- Bungalows

Action: To call to question.
Motion: Smith Second: Segal
Votes: All Ayes*(Anderson absent) Motion carried.

Action: To approve Resolution PC 99-221.
Motion: Smith Second: Segal
Votes: All Ayes* (Anderson absent) Motion carried.

7. PUBLIC COMMENT – None

8. ITEMS FROM COMMISSIONERS - None

9. ITEMS FROM STAFF

A. Director's Report: Mr. Reynolds presented the Report.

Ms. Heep stated that two members of the Commission are requested to be on a subcommittee to attend Transportation Commission meetings to discuss some upcoming projects. *The Commission selected Commissioners Anderson and Jones, by consensus.*

11. ADJOURNMENT

Action: To adjourn to a regular meeting on June 3, 1999, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Segal Second: Crowe
Votes: All Ayes* (Anderson absent.) Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 3, 1999.

CHAIRPERSON: _____

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: _____