



PLANNING COMMISSION MINUTES

June 17, 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 Brent Mullins.

B. Roll Call

Commissioners Present:

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

Staff Present:

Lisa Heep, Planning Manager; Thinh 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; Dennis Woods, Acting Transportation Manager

Others Present:

Michael Meyer and Rena Lum, Consultant from Meyer, Mohaddes & Associates; Andy Pim, Christopher Joseph & Associates; Hans Giroux, Giroux & Associates.

C. Approval of Agenda

Action: To amend address of Item 6B to "8288 Santa Monica Boulevard" and approve the Agenda as amended.

Motion: Torgan Second: Crowe

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.

2. PUBLIC COMMENT

- a. **Carol Rodriguez**, West Hollywood, commented that the expiration date for the R1 residential parking permits have been extended to July 15.

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 Bally for Adolpho Suaya
Location: 8288 Santa Monica Boulevard
Planner: Elinor Aurthur
Recommendation: To continue to July 1, 1999.

C. DVP 99-05, CUP 99-02, VAR 99-02, MCUP 99-06: Remodel and intensify the use of Park Sunset Hotel by converting existing suites and 4th floor facilities to gain 22 new guest units; complete interior remodeling; add a new lounge on ground floor with alcohol service in conjunction with food and a 250 square foot sidewalk dining area; addition of mini-bar refrigerators to all rooms; open existing restaurant to public; add sidewalk dining; remodel swimming pool area; and parking reduction of 30 spaces.

Applicant: Gene Smith and James Litz for Park Sunset Hotel
Location: 8462 Sunset Boulevard
Planner: Hassan Haghani
Recommendation: To continue to a date uncertain.

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

Applicant: LA Cellular Telephone Co.
Location: 9145 Sunset Boulevard
Planner: Terry Blount
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Mr. Blount presented the staff report.

- a. **Jeff Seymour**, Applicant's Representative, presented Applicant's report.
- b. **Carol Rodriguez**, West Hollywood, commented on cell-phone use and cancer.
- c. **Effie Reuveni**, West Hollywood, commented on cell-phone use and cancer and expressed opposition to the project.
- d. **Scott Forbes**, Los Angeles, commented on cell-phone use and cancer and additional condition for the project to be reviewed if studies were proven true.
- e. **Sally Marr**, commented that the City should research cell phones.

Mr. Seymour rebutted.

Action: To close the public hearing.

Motion: Torgan
Votes: All Ayes
Second: DeLuccio
Motion carried.

Action: To approve Resolution PC 99-228.

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

Mr. Joe presented the staff report.

- a. **Pete Shubin**, Applicant, presented the Applicant's report.
- b. **Effie Reuveni**, West Hollywood, expressed opposition to the project.
- c. **Carol Rodriguez**, West Hollywood, expressed opposition and presented statistics on number of deaths in West Hollywood neighborhoods.
- d. **Michael Harabin**, West Hollywood, expressed opposition and commented that these facilities benefit everyone except those in the community.

Mr. Shubin rebutted.

Action: To close the public hearing.

Motion: Smith

Votes: All Ayes (Torgan abstained.)

Second: Segal

Motion carried.

Action: To approve Resolution PC 99-229.

Motion: Smith

Votes: All Ayes (Torgan abstained.)

Second: Crowe

Motion carried.

G. SIGN MODIFICATION 99-03: A second wall sign that exceeds the area permitted by the zoning code.

Applicant: Gene Long of Signage Solutions for Pacific Bell PCS Storage

Location: 8539 Sunset Boulevard

Planner: John Chase

Recommendation: To deny the request.

Mr. Chase presented the staff report.

a. **Gene Long**, Applicant, presented Applicant's report.

Action: To close the public hearing.

Motion: Torgan

Votes: All Ayes (Torgan abstained.)

Second: DeLuccio

Motion carried.

Action: To approve Resolution PC 99-218, denying the permit.

Motion: Smith

Votes: All Ayes (Torgan abstained.)

Second: Segal

Motion carried.

H. DVP 98-22, DMP 98-04, VAR 98-03, PUP 99-03, CUP 98-05, MCUP 98-05, FINAL EIR: Construct and operate Bristol Farms Market.

Applicant: Arba Group

Location: 9039 Beverly Boulevard (formerly Chasen's)

Planner: Tim Foy

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

Mr. Foy presented the staff report.

Mr. Meyer presented consultant's report on traffic.

The Commission discussed:

- Impact on Rosewood
- Signal at Wetherly/alignment to
- Traffic review and installation costs, \$80,000 reserve sufficient?
- Reduced size alternative, lessen impact on neighborhood?
- Noise and air impacts
- Size of other Bristol Farms
- Comparison of business with similar employee parking situations
- Reserved spaces for cars and van pools
- Stop sign at Rosewood/Almont
- Mike Feuer's letter
- Costs of traffic light installation and left-turn signals
- Cost of removal of parking meter
- Permits for residential parking prohibited
- Full-year review
- Hours of operation
- Outdoor dining area and its hours of operation.

Mr. Foy introduced consultant team.

- a. **Ira Smedra**, Applicant, presented Applicant's report.
- b. **Kevin Davis**, Applicant, presented Applicant's report and answered questions regarding square footage of stores, employee parking.

Commissioners Altschul, Anderson, DeLuccio and Segal disclosed that they met with the developer.

- c. **Jim Kazakos**, West Hollywood, expressed support for the project and commented that the upscale store is appropriate for the area.
- d. **Charlotte Banta**, West Hollywood, expressed support for the project and commented that the project has been downsized by the Applicant, and that the hours of operation should be flexible.
- e. **Tom Farrell**, Lomita, expressed support.
- f. **Roslyn Krause**, West Hollywood, commented that she visited Westlake's Bristol Farms and that it was one of the finest stores; and expressed support.
- g. **Polly Businger**, West Hollywood, expressed support and commented that one business locating here is better than several.
- h. **Dan Levy**, West Hollywood, expressed support.
- i. **Stan Lothridge**, West Hollywood, expressed support and commented that the architecture of Chasen's will be saved.
- j. **Martin Kristal**, Los Angeles, expressed support and commented that this is a great opportunity for historic preservation, and that a traffic signal should be installed at Wetherly.

- k. **Effie Reuveni**, West Hollywood, expressed concern regarding employee parking, but expressed support for the project and that a plaque be made to commemorate Chasen's.
- l. **Tom Wilson**, West Hollywood, commented that he is the husband of Anita Goswami, and read her comments which expressed concern regarding parking, intensification of use for future developments, and hours of operation.
- m. **Claude Monser**, West Hollywood, commented that a traffic light should be installed at Wetherly, the process has included positive negotiations, and expressed support.
- n. **Irwin Jaffe**, West Hollywood, commented that he is an adjacent business owner and expressed opposition to the project.
- o. **Debby Trutnik**, West Hollywood, expressed support.
- p. **Richard Banta**, West Hollywood, expressed support and commented that the architecture was nice.
- q. **Ralph Yanagawa**, Beverly Hills, expressed support and commented that it would be walking distance from his home.
- r. **Martin Strudler (given time by L.D. Sesanto)**, commented on traffic problems, employee parking, and expressed opposition.
- s. **Jeff Lamber**, West Hollywood, expressed support and commented that the Commission should act on this issue tonight.
- t. **Arthur Clark**, Los Angeles, commented that Doheny was once a residential street, property values would decrease, on traffic problems, and expressed opposition to the project.
- u. **Esther Baum**, West Hollywood, expressed concern regarding employee parking and at other grocery stores.
- v. **Earl Gross**, West Hollywood, commented on traffic problems and expressed opposition.
- w. **Michael Harabin**, West Hollywood, commented that he would like the alignment of signal at Wetherly if this project were to move forward, there is too much impact on neighborhood, and expressed opposition.
- x. **Todd Bianco**, West Hollywood, commented that employee parking should be on-site, this project sets negative precedent, and expressed opposition.
- y. **Jeanne Dobrin**, West Hollywood, commented that traffic is a problem on all commercial streets, on hours of operation, alcohol sales, and expressed support.
- z. **Loretta Smith**, West Hollywood, expressed support.
- aa. **Stephen Kanner**, Applicant's Architect, commented on design and architecture.
- bb. **Ingeborg Sesanto (given time by Sonia Berman)**, West Hollywood, commented on parking problems, that all issues should be address before approval, there is a supermarket across the street, and expressed opposition.
- cc. **Dan Kovatch**, West Hollywood, expressed support, and commented that the Applicant has bent over backwards to work with the neighbors, and that a plaque commemorating Chasen's should be displayed.

Mr. Smedra and Mr. Davis rebutted.

The Commission discussed:

- Café integral to market?
- Dorrington/Robertson impact

Action: To close the public hearing.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

Action: To accept public testimony for Item 6I tonight, and then continue the item to July 1, 1999.

Motion: Anderson

Second: DeLuccio

Votes: All Ayes

Motion carried.

The Commission discussed:

- 25,000 square feet (scaled-back) option
- no overriding considerations
- square footage where no negative impacts occur
- access on Doheny
- bus stop on Beverly Boulevard
- landscaping on Rosewood
- Item 1.10.8 of the General Plan

Action: To direct Applicant and staff to study alternatives, which reduce the square footage to the point where traffic impacts are insignificant.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

Action: To direct staff to study a condition that would allow for an increase in the hours of operation, that would occur for no more than four times per year, for a one-week period for each occurrence; and, allow Applicant to return after one year of operation to request a change in the hours of operation.

Motion: Anderson

Second: DeLuccio

Votes: All Ayes

Motion carried.

Action: To direct staff to study a condition that would required shuttle or taxicab service for employees to their off-site parking; after one year of operation the Applicant may return to amend the number of parking spaces required; and all other transportation issues can be approved by the Director.

Motion: Torgan

Second: DeLuccio

Votes: All Ayes

Motion carried.

Action: To continue to July 1, 1999.

Motioned and approved by consensus.

- I. **DMP 99-03, DVP 99-09, VAR 99-04, VAR 99-05, VAR 99-15:** Demolish the existing buildings (3 dwellings) and construct a 20-unit apartment building using the Courtyard Design Standards. Variances are requested to permit the building to be located closer to the front property line and the rear property line. A variance is also requested to permit uncovered guest parking. The applicant is also requesting waivers from the Courtyard Design Standards.

Applicant: The Lefevre Corporation
Location: 1404-1414 Harper Avenue
Planner: John Keho
Recommendation: To approved the request subject to the findings and conditions in the proposed resolution.

Commissioner Altschul stated to the audience that those wanting to express their opinions have the option of testifying tonight or at the next meeting, since this item will be continued to July 1, 1999.

Mr. Keho presented the staff report.

The Commission discussed:

- What the Zoning Code allows to be built at this site
- Condo conversions
- Registration of units

Commissioner Altschul disclosed that he met with the Applicant.

- a. **Boyd Willat**, Applicant, presented Applicant's report and Architect for project.
- b. **Stefanos Polyzoides**, Applicant's Architect, presented architectural plans.
- c. **Peter Dudar**, West Hollywood, commented on design for historic areas, past projects with similar circumstances, and preservation of historic areas.
- d. **Sally Marr**, West Hollywood, expressed concern regarding the removal of trees.
- e. **Laurie Taylor-Williams**, West Hollywood, commented that she works from home and is concerned regarding construction noise, and that applicant has spoken with her and agree to install double-paned windows for her apartment.
- f. **Mary Joan Trayne**, West Hollywood, expressed opposition to the variance for the rear setback and the project.
- g. **Shirley Roberts**, West Hollywood, commented that she manages the Sunset Lanai Apartments, on the noise, traffic and parking problems due to the construction of the Standard Hotel, and expressed opposition to the project.
- h. **Max Huffman**, West Hollywood, commented that he works at home, and the applicant has agreed to install double-pane windows for him, and that he is not opposed to the project.
- i. **Jerry Castro**, West Hollywood, expressed concern regarding the potential loss of tenants from noise, parking and tall walls, and opposition to the project.
- j. **Barbara Hamaker**, West Hollywood, expressed support for the project and commented on the great courtyard design.
- k. **Lynn Jones**, West Hollywood, expressed opposition to the project, particularly the variances.
- l. **Gilbert Bill**, West Hollywood, expressed support for the project and its variances.

Action: To continue to July 1, 1999.
Motioned and approved by consensus.

7. PUBLIC COMMENT – None

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Anderson stated that she will not be in attendance at the next Commission meeting, and requested not to be appointed to any subcommittees.

9. ITEMS FROM STAFF

- a. Director's Report – As submitted by Ray Reynolds.
b. Ms. Heep stated that the next meeting will be the Zoning Ordinance hearing on Monday, June 28, 1999, at 6:30 pm, here, at the West Hollywood Park Auditorium

10. ELECTION OF CHAIR AND VICE-CHAIR

a. Election of Chair

Action: To nominate Steve Smith for Chair.

Motion: DeLuccio

Second: Segal

Votes: All Ayes

Motion carried.

Action: To close nominations for Chair.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

b. Election of Vice-Chair

Action: To nominate Donald DeLuccio for Vice-Chair.

Motion: Segal

Second: Smith

Votes: All Ayes

Motion carried.

Action: To close nominations for Vice-Chair.

Motion: Torgan

Second: Segal

Votes: Ayes (Anderson, Crowe, DeLuccio, Segal, Smith, Torgan)
Abstained (Altschul)

Motion carried.

11. ADJOURNMENT

Action: To adjourn to a special meeting regarding the Zoning Ordinance on June 28, 1999, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion and carried by approved by consensus.

PASSED, APPROVED AND ADOPTED THIS DAY OF JULY 1, 1999.

CHAIRPERSON: _____

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: _____