



PLANNING COMMISSION MINUTES

July 15, 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 Smith.

A. Pledge of Allegiance

A Pledge of Allegiance was led by Gene Smith.

B. Roll Call

Commissioners Present:

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

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Frank Martinez, Administrative Staff Assistant, Wesley Joe, Assistant Planner; John Keho, Senior Planner; Elinor Aurthur, Contract Planner; Liz Bar-El, Associate Planner; John Chase, Urban Designer; Tim Foy, Senior Planner; Erika Fleming, City Attorney's Office; Bruce Robertson, Staff Assistant.

Others Present:

Michael Meyer, Meyer, Mohaddes & Associates

C. Approval of Agenda

Action: To pull the Consent Calendar and approve the Agenda as amended.

Motion: Altschul

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.

2. PUBLIC COMMENT

3. CONSENT CALENDAR – Pulled.

ITEM 3A

Commission to limit hours of operation between 8:00 a.m. and 10:00 p.m.

Action: To close the public hearing.

Motion: Altschul

Second: Crowe

Votes: All Ayes

Motion carried.

Commission Discussion

DeLuccio

- concerned with spillback of traffic onto Doheny Drive
- how will residents address future concerns

Crowe

- studies show no significant impact of project
- negative impacts can be mitigated
- suggests Commission approve project

Altschul

- project has been made the best that could be hoped for through collective efforts
- future problems will likely be corrected by business for its own best interest

Commissioner Segal proposed an amendment to the resolution requiring a Chasen's commemorative plaque be placed, outside the proposed establishment by the developer.

Action: To amend Resolution PC 99-226 and to approve the Resolution as amended.

Motion: Crowe

Second: Altschul

Roll call vote

Crowe Aye

Altschul Aye

Segal Aye

Anderson Aye

DeLuccio Aye

Torgan Aye

Smith Aye

Motion carried.

B. MCUP 99-11: Minor Conditional 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 (continued from July 1, 1999).

Applicant:

Adolpho Suaya

Location:

8288 Santa Monica Boulevard

Planner:

Elinor Aurthur

Recommendation:

To continue to a date uncertain.

- C. **DVP 99-14; DMP 99-04:** To demolish a single story house and build a new two-story house in a residential R3C zone.

Applicant: Jerri Price
Location: 506 West Knoll Drive
Planner: Elinor Aurthur
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Ms. Aurthur presented the staff report.

Public Comment

- a. **Effie Reuveni, West Hollywood**, spoke in opposition to the project.
b. **Jeanne Dobrin, West Hollywood**, urged approval of the project, and admonished Mr. Chase to take the heavy look away from the project.

Commission Discussion

Crowe

- questioned Mr. Chase regarding design issues of the project in respect to the neighborhood
- applicant's amenability to changes in the project discussed

Altschul

- design is undistinguished architecture

Jerri Price, Los Angeles, Architect answered questions of the Commission and commented on the size of the lot, its potential use, the size and design of the proposed house and the needs of the owner's family.

Action: To amend Resolution PC 99-234, to make approval of the proposed project subject to the final design approval of the Urban Designer and to approve the Resolution as amended.

Motion: Altschul

Second: Smith

Votes: All Ayes

Motion carried.

- D. **TTM 99-02, VAR 99-13, SUBDIVISION MODIFICATION 99-01:** Divide property into two parcels; create a parcel with a density that exceeds the existing non-conforming density on the site; and create a parcel less than 5,000 square feet in area.

Applicant: Stephen Graham
Location: 818 Doheny Drive/9049 Elevado Avenue
Planner: Wesley Joe
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Commissioner Altschul rejoined the Commission.

7. PUBLIC COMMENT

- a. **Jeanne Dobrin, West Hollywood**, commented on the building at the North East corner of Doheny & Santa Monica Blvd., and ask Commission to request Community Development Director to do something about the looks of this building.

8. ITEMS FROM COMMISSIONERS

Segal - Request for Update on Status of House of Blues including issues of parking, earthquake, nuisance, and modifications to structure and consideration of future hearing on modification of conditions.

Ms. Heep commented that Staff is not prepared to give a complete report but commented on the following regarding the House of Blues:

- clarified recent rumors regarding seismic fault activity at House of Blues location
- parking structure delayed due to seismic – Meeting scheduled with seismic consultants for HOB on July 27, 1999
- HOB has applied for permit to do the following:
 - interior remodel
 - relocation of ticket booth
 - minor exterior changes
 - small addition to HOB in the range of approximately a couple of hundred square feet
- request received to change location of off-site parking

Full staff report to be given to the Commission on August 5, 1999, which will include:

- landscape
- parking structure
- water discharge
- nuisance complaints

Altschul – requests that staff reports contain lot square footage (especially on residential), and the calculation of the FAR.

DeLuccio – monthly status reports requested

9. ITEMS FROM STAFF

- A. City Council heard appeal of Villas de San Vicente.
- B. Transportation/Planning Commission joint session on Sunset Millennium, July 21, 1999
- C. Next Zoning hearing to be held on Monday, July 26, 1999.
- D. Thursday, September 30, 1999 tentative date for final zoning hearing, if necessary.

10. ADJOURNMENT

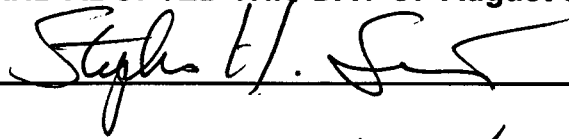
Action: To adjourn to a special joint session of the Transportation/Planning Commissions on July 21, 1999, from 7:00 PM until completion at the Santa Monica Boulevard Project Office at 8270 Santa Monica Boulevard. The next scheduled meeting of the full Planning Commission will be a special meeting regarding the Zoning Ordinance to be held on July 26, 1999, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Smith
Votes: All Ayes

Second: Altschul
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF August 5, 1999.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

