



PLANNING COMMISSION MINUTES

December 2, 1999

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

1. CALL TO ORDER

The meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Smith.

A. Pledge of Allegiance

The Pledge of Allegiance was led by James Litz.

B. Roll Call

Commissioners Present:

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

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; John Keho, Senior Planner; John Chase, Urban Designer; Elinor Aurthur, Contract Planner; Emmeline Elzin, Planning Intern, Terry Blount, Assistant Planner; Contract Planner; Erika Fleming, City Attorney's Office; Think Tran, Administrative Assistant.

C. Approval of Agenda

Action: To approve the Agenda.

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 - none

ITEM 3.B

3. CONSENT CALENDAR

A. Minutes – November 4, 1999

B. Resolution PC 99-244 (Denying Conditional Use Permit 99-12 for Barfly)

Action: To pull Item 3B and approve November 4, 1999 Minutes.

Motion: Crowe Second: DeLuccio

Votes: All Ayes

Motion carried.

4. EXCLUDED CONSENT CALENDAR

A. Resolution PC 99-244 (Denying Conditional Use Permit 99-12 for Barfly)

The Commission discussed occupancy, cueing and Section 7A.

Motion: Crowe Second: Altschul

Votes: All Ayes. Motion carried.

5. COMMISSION CONSIDERATION

A. Creative Sign Permit 99-06: Creative Sign Permit 99-06 for Gil Turner's Fine Wine and Spirits located 9101 Sunset Boulevard.

Applicant: David Wynne (for L.N.I.)

Location: 9101 Sunset Boulevard

Planner: John Keho

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

Mr. Keho presented staff report.

a. Darren Weinstock, Applicant, presented Applicant's report.

Action: To approve Resolution No. 99-266.

Motion: DeLuccio Second: Altschul

Votes: All Ayes Motion carried.

B. Creative Sign Permit 99-12: For a sign consisting of one pole sign, two monument signs and fourteen wall signs.

Applicant: Mildred Ramos-Majoros

Location: 7853-7883 Santa Monica Boulevard

Planner: John Chase

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

Mr. Chase presented the staff report.

The Commission discussed: amount of new signage in comparison to existing signage.

a. Jeanne Dobrin, West Hollywood, commented that pole signs are illegal in the City.

Action: To approve Resolution No. 99-266.

Motion: DeLuccio

Second: Altschul

Votes: All Ayes

Motion carried.

C. Appeal of Director's Denial of Creative Billboard Permit (CBB) 99-38:

Placement of a creative billboard on the wall of a building.

Applicant: Regency Outdoor Advertising, Inc.

Location: 9229 Sunset Boulevard

Planner: Terry Blount

Recommendation: To deny the appeal and uphold Director's denial of Creative Billboard Permit 99-38.

Mr. Blount presented the staff report.

The Commission discussed: interpretation of calculations, image area/lettering within window area, Hyatt Hotel case, tall wall list, 15% of windows, image area definition.

- a. Gene Smith, Applicant, presented Applicant's report.
- b. James Litz, Applicant, presented Applicant's report.
- c. Steven Afriat, Applicant, presented Applicant's report.

The Commission discussed: rectangular shape, holes within perimeter, measurement standards.

Mr. Smith and Mr. Afriat rebutted.

The Commission discussed: methods and definitions used for analysis, illegal non-conformity, image area.

Action: To approve Resolution 99-267.

Motion: Altschul

Second: Crowe

Votes: Ayes – Altschul, Anderson, Crowe, Segal, Smith

Noes – DeLuccio, Torgan

Motion carried.

6. PUBLIC HEARING

A. CONTINUED HEARING: Appeal of Development Permit 99-10 (Amending DVP 96-12), Minor Conditional Use Permit 98-08 (Amending MCUP 96-03) and Parking Use Permit 99-02 for the expansion and change of floor plan at Lola's Restaurant with Sale and Service of Alcoholic Beverages at 945-947-949 Fairfax Avenue (off-site parking located at 840-842 Fairfax Avenue, Los Angeles)

Applicant: Loren Dunsworth

Location: 945-947-949 Fairfax Avenue (off-site parking at 840-842 Fairfax Avenue, Los Angeles)

Planner: Liz Bar-Ei

Recommendation: Consider the alternative of granting the appeal and adopting Resolution No. PC 99-247: "A Resolution Of The Planning Commission Of The City Of West Hollywood Conditionally Approving Development Permit 99-10 (Amending DVP 96-12), Minor Conditional Use Permit 98-08 (Amending MCUP 96-

03) And Parking Use Permit 99-02, On Appeal Of Loren Dunsworth For The Expansion Of A Restaurant Known As Lola's With Sale And Service Of Alcoholic Beverages At The Property Located At 945-947-949 Fairfax Avenue, West Hollywood, California And Off-Site Parking Located At 840-842 Fairfax Avenue, Los Angeles, CA."

Commissioner Anderson recused herself because she was not present at the last public hearing.

Commissioner Altschul disclosed that he visited the restaurant.

Commissioner DeLuccio disclosed that he visited the restaurant.

Ms. Bar-El presented the staff report.

The Commission discussed: service bar, incidental use, simultaneous food/bar service, 2-hour free parking, meal service definition, report to Planning Commission, valet service/security guard.

a. Michael Scott, Applicant, at Commission's invitation commented on proposed conditions.

Action: To close the public hearing.

Motion: Crowe

Second: Altschul

Votes: All Ayes (Anderson abstained) Motion carried.

The Commission amended Resolution PC 99-247 as follows:

- 1) removal of incidental food service condition
- 2) wall buffer to be maintained in parking lot in order to satisfy condition
- 3) hours of operation for alcohol service in back bar until midnight Sunday through Thursday, except party bookings
- 4) applicant to submit food and alcohol gross receipts information prior to Director review in 6 months
- 5) Security/valet operational for ½ past closing
- 6) Removal of free parking requirement

Action: To approve Resolution No. 99-247, as amended.

Motion: Crowe

Second: Altschul

Votes: All Ayes (Anderson abstained) Motion carried.

B. Variance 98-13 and Variance 99-15: To reduce the front yard setback and to eliminate private open space in order to legalize the enclosure of a balcony.

Applicant:

Richard Koppelle

Location:

915 Wetherly Drive

Planner:

John Keho

Recommendation:

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

Commissioner Anderson rejoined the Commission for the rest of the meeting.

Mr. Keho presented staff report.

10. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on December 16, 1999, at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe
Votes: All Ayes

Second: DeLuccio
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF _____, 2000.

CHAIRPERSON: _____

Stephen H. Smith

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

Ray Reynolds