



PLANNING COMMISSION MINUTES

August 6, 1998

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 John Altschul.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Sal Guarriello

B. Roll Call

Commissioners Present:

John Altschul, Liz Anderson, David Behr, Brad Crowe, Donald DeLuccio, Thomas Jones, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Thinkh Tran, Administrative Staff Assistant; Amanda Susskind, City Attorney's Office; John Chase, Urban Designer; Liz Bar-El, Acting Associate Planner; John Keho Associate Planner

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: Behr

Votes: All Ayes (Jones/Smith absent)

Motion carried.

E. 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. John Stout, West Hollywood, commented that he is against the 613 West Knoll project.

3. CONSENT CALENDAR

- a. July 16, 1998 Minutes

Action: To approve the Consent Calendar.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes (Jones/Smith absent)

Motion carried.

4. EXCLUDED CONSENT CALENDAR – none

5. COMMISSION CONSIDERATION

A. CSP 98-15: Creative sign permit.

Applicant:

Mario and Mikeal Maglieri

Location:

8901 Sunset Boulevard

Planner:

John Chase

Recommendation:

To approve Resolution PC 98-181, denying the application, as voted on at the Commission meeting of July 16, 1998.

Mr. Chase presented the staff report. The Applicant has appealed this decision.

Action: To approve Resolution PC 98-181, denying the application.

Votes: All Ayes (Jones/Smith absent) Motion carried.

6. PUBLIC HEARING

A. MCUP 98-05, DVP 98-27: New restaurant with 250 square feet of outdoor dining in front; with sale and service of alcoholic beverages.

Applicant:

John Makhani

Location:

8279 Santa Monica Boulevard

Planner:

Liz Bar-El

Recommendation:

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

Commissioner Altschul stated that his temple had discussions to purchase this property, but has no financial interest in the property, and will not be recusing himself.

Ms. Bar-El presented the staff report. Commissioners Jones and Smith present from this point forward.

The Commission discussed the following:

- Rear outdoor patio
- Noise impacts
- Hours of operation
- Special events
- Parking availability at Kings Road Municipal Parking Structure

a. Alain Bally, Applicant's Representative, presented Applicant's report.

The Commission discussed: liquor license and rear patio.

- b. Michel LeChasseur**, West Hollywood, co-owner/manager, commented on type 47 liquor license.
- c. Florence DelBakian**, West Hollywood, expressed concerns regarding noise, especially from rear patio and is against this project.
- d. Sarah Horrell**, West Hollywood, expressed concerns regarding special events in the rear patio, and amplification of piano and noise travelling across Santa Monica Boulevard.
- e. Kostas Avgeropoulos (given time by Natalma Avgeropoulos)**, West Hollywood, expressed concerned regarding the French doors, fire designation of doors, that this be a restaurant and not a bar, hours of operation to end at midnight and 11 pm for patio.

Mr. Bally rebutted.

The Commission discussed the following:

- Fire exit doors
- Soundproofing

- French doors/windows
- Signage

Action: To close the public hearing.

Motion: Anderson
 Votes: All Ayes

Second: Behr
 Motion carried.

Action: To approve Resolution PC 98-182 with the following amendments:

- **Add condition regarding no music in outdoor areas**
- **Doors to be changed to sound-proof doors or windows, to be approved by the Director**
- **No use of the rear patio for special events, and**
- **Front French doors to be closed when patio area is closed.**

Motion: Jones
 Votes: All Ayes

Second: Behr
 Motion carried.

B. DMP 98-08, DVP 98-30, VAR 98-04, VAR 98-08: *Demolition of existing single family house and construct a three-unit apartment building with semi-subterranean parking. The variances would permit a zero (0) foot side yard setback for the semi-subterranean and allow the building to be built without an elevator.*

Applicant: *Marc Whipple, The Russell Group Architects*

Location: *613 West Knoll Drive*

Planner: *John Keho*

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

Mr. Keho presented the staff report.

The Commission discussed the following:

- Exhibit B/commercial zoning
- Excess parking (Condition 8.3)
- Variance required?
- Handicapped parking
- Maximum heights
- Wastewater mitigation fee

a. Marc Whipple, Applicant, presented Applicant's report.

The Commission discussed the following:

- art requirement
- gate
- lot-tie/easement

Mr. Mullins stated that staff would prefer a lot-tie in this situation, but would consider the City Attorney's recommendation.

b. Nancy Cahill, West Hollywood, commented that she likes the "small house" feeling of the neighborhood, is concerned about construction noise and pollution, and is opposed to the project.

c. Paula Jones, West Hollywood, expressed support for the project.

d. Francie Kelley, West Hollywood, expressed support for the project.

e. Kelly Reemsten, West Hollywood, expressed support for the project.

f. Kevin Conner, West Hollywood, expressed support for the project.

- g. **Janelle Paige**, West Hollywood, expressed concern regarding fence, pollution, and patio lighting.
- h. **Patricia Mulny**, West Hollywood, expressed concern regarding fencing during construction and light.
- i. **Peggy Roland**, Rolling Hills Estates, expressed concern regarding zoning and fencing, and is in favor of the project.

Mr. Whipple rebutted.

Action: To close the public hearing.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

The Commission discussed the following:

- Electric recharging stations
- Extra parking

Action: To approve Resolution PC 98-183.

Motion: Smith

Second: Crowe

Votes: All Ayes

Motion carried.

7. PUBLIC COMMENT - none

8. ITEMS FROM COMMISSIONERS

- a. Enforcement of Illegal Signs - Commissioner Smith stated that he would like to table this item to the next meeting.
- b. Commissioners Jones stated that at the DRC there were no concerns regarding the projects. The PAC has been touring sites of various developers. At the September 1 meeting, the developers will be making presentations.
- c. Commissioner Behr inquired about pest control requirements. Mr. Mullins stated that there were generally none. Commissioner Behr stated that the parking regulations for non-conforming uses are problematic and need to be addressed
- d. Commissioner Smith stated that Mr. Reynolds is doing a great job with SMBASC. Mr. Reynolds stated that the next meeting is on August 18.
- e. Commissioner DeLuccio inquired about Tempest and the CHC/CC joint meeting. He stated that the Plummer Park Senior Teen Center Committee will be having a joint meeting with the Public Facilities Commission on September 9. They also will be meeting on August 31 with the City Council.

10. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following items: Borelli, Openings, New Housing, Beverly West Square, Codewatch, Tempest, Santa Monica Boulevard, Redevelopment, Residential Rehabilitation, Homes and Gardens, Home Secure Project, Fine Arts Commission, Avenues of Art & Design, Convention & Visitors Bureau, WHCHC, WHEST, James "Jimbo" Carvahlo.

11. ADJOURNMENT

Action: To adjourn, in the memory of James "Jimbo" Carvahlo", to a study session with the City Council regarding the Historic Preservation Plan/General Plan Element on August 17, 1998, from 6 pm to 7:30 pm at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: DeLuccio

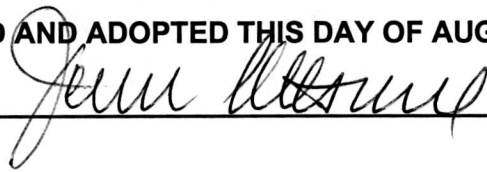
Second: Behr

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF AUGUST 17, 1998.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

