



## PLANNING COMMISSION MINUTES

**October 1, 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 Sheldon Kort

#### B. Oath of Office

Harriet Segal was sworn into Office by Mr. Keho.

#### C. Roll Call

Commissioners Present:

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

Staff Present:

Ray Reynolds, Community Development Director; John Keho, Acting Planning Manager; Thinh Tran, Administrative Staff Assistant; Amanda Susskind, City Attorney's Office; Hassan Haghani, Associate Planner; Liz Bar-El, Acting Associate Planner

#### D. Approval of Agenda

**Action: To amend the Agenda to Adjourn to October 15, 1998 and approve the Agenda, as amended.**

Motion: Crowe

Second: DeLuccio

Votes: All Ayes (Segal abstained)

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. **Jeanne Dobrin**, West Hollywood, welcomed Harriet Segal to the Planning Commission and complimented Donald DeLuccio and Liz Anderson for their service on the Commission.

### 3. CONSENT CALENDAR

#### **a. September 17, 1998 Minutes**

**Action: To approve the Consent Calendar.**

Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.

#### 4. EXCLUDED CONSENT CALENDAR - none

#### 5. COMMISSION CONSIDERATION

- a. Proposal For Transportation Commission Input to the Planning Process - Lucy Dyke**  
*This is was placed on the agenda by mistake and was removed.*

#### 6. PUBLIC HEARING

- A. DVP 98-31:** *To change the use of 450,000 square feet of existing showroom space to office use at the Pacific Design Center.*

**Applicant:** Pacific Design Center

**Location:** 8687 Melrose Avenue

**Planner:** Hassan Haghani

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

Mr. Haghani presented the staff report and stated changes to the draft Resolution PC 98-189.

Commissioner Altschul disclosed that he has met with Applicant.

Commissioner Anderson disclosed that she has had tour of facility and met with Applicant.

Commissioner Segal disclosed that she has met with Applicant.

Commissioner Jones disclosed that he has met with Applicant and toured the facility.

Commissioner DeLuccio disclosed that he lives within 400' radius and will not affect property value greater than \$10,000 from this decision and met with the Applicant.

Commissioner Crowe stated that he has toured the facility and met with Applicant.

Commissioner Smith disclosed that he has toured the facility.

The Commission discussed:

- Shared parking spaces agreement
- Square footage calculations
- Uses of space
- 2-decimal adjustment/precedence
- meters at West Hollywood Park
- number of parking spaces

- a. Joel Polachek**, Applicant, presented Applicant's report.

The Commission discussed:

- Occupancy
- Reconfiguring/restriping of garage
- Theatre space
- Type of tenants
- Interior remodel
- Compact parking spaces

- b. Ira Yellin**, Applicant, co-owner of PDC, complimented staff and commented on survival of PDC.

- c. Martin Strudler**, West Hollywood, commented that PDC has been a good neighbor and is in favor of the project.

- d. James Litz**, West Hollywood, expressed that he is in favor of the project.

- e. Don Savoie**, West Hollywood, expressed that he is in favor of the project.

- f. **Bruce Traub**, West Hollywood, expressed that he is in favor of the project, but is concerned about commercial parking permits, and fan/noise during late hours.
- g. **Daniel Levy**, West Hollywood, expressed concern regarding his privacy.
- h. **Jeanne Dobrin**, West Hollywood, commented that the current management is a good team and is in favor of the project (basing the approval not on economic merit, but based on change in circumstances).

**Action: To close the public hearing.**

Motion: Crowe

Second: Jones

Votes: All Ayes

Motion carried.

The Commission made the following amendments to Resolution PC 98-189:

- Review period of 1-year regarding traffic and circulation
- Add condition that no commercial parking permits will be allowed for tenants
- Require parking ratio recommended by staff to be implemented within 12 months from the date of approval of this permit.

**Action: To approve Resolution PC 98-189, as amended.**

Motion: Jones

Second: Crowe

Votes: All Ayes

Motion carried.

**B. ZTA 98-03:** *To amend the Zoning Ordinance to allow wireless telecommunications facilities in buildings over 80 feet in height in R4 zone.*

**Applicant:** Mark Lehman/Sierra Towers

**Location:** R4 Zones City-wide

**Planner:** Liz Bar-El

**Recommendation:** *Approve the request subject to the findings and conditions in the proposed resolution.*

Ms. Bar-El presented the staff report.

The Commission discussed the following:

- First proposal of this nature
- Distance between facilities/encourage co-location
- Camouflage of antennas
- Removal of obsolete antennas
- Emergency evacuation plans

Commissioner Altschul disclosed that he lives in a building over 80 feet in an R4-Zone.

- a. **Mark Lehman**, West Hollywood, presented Applicant's report.
- b. **Sheldon Kort**, West Hollywood, Sierra Towers Boardmember, commented that he is favor of the project.
- c. **Francesca Daniels**, West Hollywood, Sierra Towers Boardmember, expressed that she is in favor of the project.
- d. **Jeanne Dobrin**, West Hollywood, commented that this service provider does not give access to City Channels.

Mr. Lehman rebutted.

**Action: To close the public hearing.**

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

**Action: To approve Resolution PC 98-192, with the following amendments:**

- **Add to 9334a, end of sentence “on a building that is over 80 feet in height.”**
- **Add to 9334d: “In order to encourage co-location, there shall be no less than 1000 feet measured from lot line to lot line between properties on which such facilities are located.”**

Motion: DeLuccio

Second: Anderson

Votes: All Ayes

Motion carried.

**C. DMP 98-06, DVP 98-26, CUP 98-07, VAR 98-09, VAR 98-10, MOD 98-19, VAR 98-11:**  
*Demolition of three buildings (four units) and construction of a six-unit condominium with a tentative tract map. The variances are from the side yard setback requirement, the requirement for a primary entrance into the façade on Hilldale Avenue, and from the front yard setback requirements. The modification is to reduce the size of the common open space by 45 square feet.*

**Applicant:** Greg Cullen of Sunset Hilldale LLC

**Location:** 1014-1020 Hilldale Avenue

**Planner:** John Keho

**Recommendation:** Approve the request subject to the findings and conditions in the proposed resolution.

Mr. Keho presented the staff report and identified new resolutions, distributed at the meeting.

Commissioner Segal recused herself because she lives within a 200 foot radius from the project. Commissioner Anderson stated that she lives near to the project.

The Commission discussed the following:

- Setbacks
  - Options to improve livability for prospective owners
- a. **Greg Cullen**, Applicant, presented Applicant's report.
  - b. **Tom Holzbog**, Architect, Los Angeles, commented on design.
  - c. **Greg LeGuyer**, West Hollywood, expressed opposition to the project.
  - d. **Timothy Lester Hirsch**, Thousand Oaks, expressed support for the project.
  - e. **Jeanne Dobrin**, West Hollywood, expressed support for the project and commented about in-lieu fees.
  - f. **Harriet Segal**, West Hollywood, expressed concern regarding rats and access to driveway for cueing cars.

Mr. McCullen rebutted.

**Action: To close the public hearing.**

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

**Action: To approve Resolutions PC 98-190 and PC 98-191 adding a condition requiring that an extermination be done before demolition as well as available during the demolition of the building.**

Motion: Altschul

Second: Crowe

Votes: All Ayes (Segal abstained)

Motion carried.

## **7. PUBLIC COMMENT - none**

**8. ITEMS FROM COMMISSIONERS**

- a. Commissioner Jones commented on the PAC meeting on Monday.
- b. Commissioner Segal expressed thanks to Sal Guarriello for her appointment and stated that she enjoyed this meeting.
- c. Commissioner DeLuccio welcomed Commissioner Segal and inquired about the PAC's decision on trees. Mr. Reynolds stated that the PAC decided for the London Plane Tree and that it is consistent with the rest of the boulevard.
- d. Commissioners Crowe and Altschul welcomed Commissioner Segal

**10. ITEMS FROM STAFF**

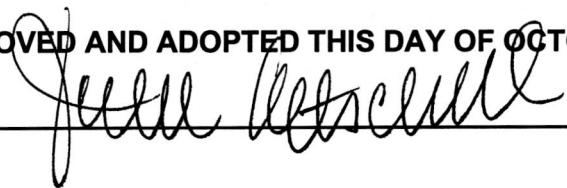
**a. Director's Report – Ray Reynolds**

Mr. Reynolds report on the following: Santa Monica Boulevard, Eastside Trees, San Vicente Condos, Tobacco Ads, Keyclub, Standard, Beverly West Square, Tempest, La Brea Gateway, Keith Haring.

**11. ADJOURNMENT**

**Action:** To adjourn to a regular meeting on October 15, 1998, from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

**PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 15, 1998.**

**CHAIRPERSON:** \_\_\_\_\_ 

**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:** \_\_\_\_\_ 