



PLANNING COMMISSION MINUTES

December 4, 1997

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 Tim Foy.

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; Amanda Susskind, City Attorney's Office; Thinkh Tran, Administrative Staff Assistant; Tim Foy, Associate Planner; Liz Bar-El, Assistant Planner

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Votes: All Ayes (Anderson absent)

Second: DeLuccio

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 - None

3. CONSENT CALENDAR

A. Minutes, November 20, 1997

Action: To approve the November 20, 1997, Minutes.

Motion: Crowe

Votes: All Ayes (Anderson absent)

Second: DeLuccio

Motion carried.

4. EXCLUDED CONSENT CALENDAR - None

ITEM 3.A

5. COMMISSION CONSIDERATION

- A. **Parking Use Permit 97-12 Amending Parking Use Permit 95-13:** Provide parking for additional floor area.

Applicant: Peter Garland for Dominick's Restaurant
Location: 8715 Beverly Boulevard, West Hollywood, CA
Case Planner: Liz Bar-El
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Ms. Bar-El presented the staff report.

The Commission discussed: parking spaces, development permit.

Action: To approve Resolution PC 97-152.

Motion: Crowe Second: DeLuccio
Votes: All Ayes (Anderson absent) Motion carried.

6. PUBLIC HEARING

- A. **Permit Extension Request 97-04 for Vesting Tentative Tract Map 33541:** Extend vesting tentative tract map for commercial – residential project.

Applicant: Hilldale Investment Group
Location: 825 San Vicente Boulevard/ 824-828 Hilldale Avenue, West Hollywood, CA
Case Planner: Tim Foy
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Mr. Foy presented the staff report.

Commissioner Anderson present from this point forward.

The Commission discussed:

- Los Angeles County CUP from 15 years ago
- Settlement agreement
- Compliance with Condition 20 from original CUP
- Deadline of tentative tract map
- In-lieu fees
- Meeting existing code requirements
- Separation of residential and commercial parking areas and its treatment in settlement agreement
- Insurance liability
- Control of design if apartments were built

- a. **Arlen Andelson**, Applicant, responded to questions from the Commission.
b. **Jeanne Dobrin (given time by Harriet Segal)**, West Hollywood, expressed that she is in favor of the extension request and that the City needs more market-rate housing.

Action: To close the public hearing.

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

The Commission discussed: in-lieu housing fees and other uses.

Action: To deny the extension request.

Motion: Altschul Second: Smith

Votes: Ayes: Altschul, Smith

Noes: Anderson, Behr, Crowe, DeLuccio, Jones

Motion failed.

Action: To approve Resolution PC 97-151 with the following amendments –

- **The design review shall apply to the building whether it is developed as apartments or condominiums**
- **The Planning Commission shall review the final building design; and**
- **That further extensions of tract map shall be reviewed by the Planning Commission.**

Motion: Jones Second: DeLuccio

Votes: Ayes: Altschul, Anderson, Behr, Crowe, DeLuccio, Jones

Noes: Smith

Motion carried.

A. Conditional Use Permit 97-11 Extend amortization period of non-conforming use for fifty years.

Applicant:

Madison Co., L.L.C.

Location:

510 West Knoll Drive, West Hollywood, CA

Case Planner:

Tim Foy

Recommendation:

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

Mr. Foy presented the staff report.

The Commission discussed the following:

- Residential adjacency
 - Time period of parking lot use
 - Lease of Yabu Restaurant
 - Uncleanliness of lot
- a. **Shahab Ghods**, Architect representing the Applicant, presented the Applicant's report.
 - b. **Jack Ravan**, co-owner of property, commented on lease requirements.
 - c. **Barbara Fincham**, West Hollywood, commented that she is worried with the 50-year extension and that this project could negatively impact the neighborhood.
 - d. **Setron Yekta**, West Hollywood, commented on problems of the neighborhood caused by the parking lot – car break-ins, homeless, and that residents do not use access because of safety concerns.
 - e. **Bill Doebler**, West Hollywood, commented that this use was never approved by the City, and if this project is approved, that the extension be much less than 50 years.
 - f. **Douglas Bernard**, West Hollywood, commented that the function of the Commission is to help change non-conforming uses to conforming uses.
 - g. **Barbara Night**, West Hollywood, commented that she is an adjacent neighbor, but that the lot has not been trouble; however, she is concerned with potential impacts.
 - h. **Jeanne Dobrin**, West Hollywood, commented that she against the parking lot use and that the property management is not concerned with its adverse conditions.

Mr. Ghods rebutted.

Action: To close the public hearing.

Motion: Crowe

Second: Jones

Votes: All Ayes

Motion carried.

Action: To deny the amortization period request.

Motion: Crowe
Votes: All Ayes

Second: Smith
Motion carried.

Ms. Heep stated that although the request has been denied, the resolution will not be signed until January 15, 1998; thus, the time period in which the Applicant can appeal does not expire until 10 days from that date.

7. PUBLIC COMMENTS

- a. **Jeanne Dobrin**, West Hollywood, commented that she is glad that change is occurring in West Hollywood, since the former City Manager is gone.
- b.

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Smith stated that he would like the City to study in-lieu housing fees. Ms. Susskind stated that she would research this issue and report back.
- b. Commissioner DeLuccio stated that the new elected officers of West Hollywood West Residents Association for the new year are Marty Strudler (president) and Richard Kaleh (vice-president). He also commended Councilmembers Koretz and Prang on their urging for a temporary housing shelter. Lastly, he commended John Altschul on being selected as an Angel Amidst.
- c. Commissioner Behr stated that he would like fees to be looked at as well.

9. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following items: Roxbury, MCUP's, 9000 Sunset, Golden Crest, Westmount, Housing Study, The Foundation House, Residential Rehabilitation, Homes and Gardens, Fine Arts Advisory Board, Avenues of Art & Design, Convention and Visitors Bureau, WHCHC, First-Time Home Buyers; CALED, Inclusionary Housing, Redevelopment and Planning Commission meetings.

10. ADJOURNMENT

Action: To adjourn to the next regular Planning Commission on January 15, 1998 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe

Second: DeLuccio

PASSED, APPROVED AND ADOPTED THIS DAY OF January 15, 1998.

CHAIRPERSON: _____ 

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____ 