

**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION  
MINUTES**

MAY 16, 1996

**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 Commissioner Litz.

**A. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Litz.

**B. Roll Call**

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, Jeff Lambert, James Litz, Stephen Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Brent Mullins, Building and Safety Manager; Jennifer Davis, Associate Planner; Tim Foy, Associate Planner; John Chase, Contract Urban Designer; Nancy Greenstein, Public Safety Manager; Dennis Woods, Associate Transportation Planner; Think Tran, Administrative Staff Assistant

**C. Approval of Agenda**

**Action: To pull the Consent Calendar, move Item 5D to first Public Hearing item and approve the agenda as amended.**

Motion: Crowe

Second: Lambert

Votes: All Ayes (Jones absent)

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. ITEMS FROM CITIZENS**

- a. **David Frost**, West Hollywood, commented about City Councilmembers Heilman, Land and Martin statements at a recent Council meeting.

Commissioners Jones is present from this point forward.

- b. **G. Bruce Traub**, West Hollywood, commented about Spencer Consulting's preferential parking plan.

- c. **Jack Haitch**, Skid Row - Los Angeles, commented that he would like the Plummer Park library to be opened as such, rather than a meeting room.

### **3. CONSENT CALENDAR - None**

### **4. EXCLUDED CONSENT CALENDAR**

#### **A. May 2, 1996 Minutes**

The Commission directed staff to amend to page 6, fourth paragraph, the word "Parks" to "Burke."

**Action: To approve the Minutes as amended.**

Motion: Lambert Second: Behr

Votes: All Ayes Motion carried.

#### **B. Multi-Year Capital Improvements Program**

Request the Planning Commission to review the CIP for conformity with the General Plan.

**Applicant:** City of West Hollywood

**Location:** City-wide

**Case Planner:** Tim Foy

The Commission discussed the following:

- earthquake disaster/preparedness (emergency generator for the auditorium as Priority 2)
- theater
- time periods
- Log Cabin property
- priorities

**Action: To make the determination that the CIP conforms with the General Plan.**

Motion: Crowe Second: Lambert

Votes: Ayes - Behr, Crowe, Jones, Litz, Lambert  
Noes - Fischer, Smith

Motion carried.

### **5. PUBLIC HEARINGS**

#### **D. Conditional Use Permit 96-02 and Development Permit 96-06**

Request to allow 1,209 square foot cooking school in conjunction with Snaidero Kitchen Showroom, open between the hours of 9 am and 7 pm.

**Applicant:** Pacific Design Center/Andrew Wolf

**Location:** 8687 Melrose Avenue

**Case Planner:** Hassan Haghani

**Recommendation:** Approve CUP 96-02 and DVP 96-06 subject to the findings and conditions set forth in Resolution No. PC 96-68.

Mr. Haghani presented the staff report.

The Commission discussed:

- San Vicente median improvement plans
- CEQA compliance for occupancy load
- parking
- specific plan for review of PDC use plans

Commissioner Litz commented that he lives within the 500' foot radius noticing area but will not recuse himself because he does not have any financial or other interest in the project.

- a. **Andrew Wolf**, Applicant (President of PDC), presented the applicant's report.
- b. **Michael Yates**, West Hollywood, commented that he is concerned with access/use for special events in the area.
- c. **David Vasquez**, West Hollywood, commented that he is concerned with parking in his residential neighborhood.

Mr. Wolf rebutted.

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

Motion: Smith            Second: Lambert

Votes: All Ayes        Motion carried.

**Action: To approve Resolution PC 96-68.**

Motion: Smith            Second: Crowe

Votes: All Ayes        Motion carried.

#### **A. Creative Sign Permit 95-54**

Request permission to install creative sign on building under construction (Billboard Live!).

**Applicant:**            Mark Lehman  
**Location:**            9039 Sunset Boulevard  
**Case Planner:**        John Chase, Contract Urban Designer

**Recommendation:** Continued to the meeting of June 6, 1996.

#### **B. Conditional Use Permit 95-21 and Parking Use Permit 95-10**

Request to convert retail and office space to church with office space for church's international headquarters; to add 2,900 square feet of building space; and to provide off-site parking at the MTA lot, 8800 Santa Monica Boulevard.

**Applicant:**            Metropolitan Community Church  
**Location:**            8704-8714 Santa Monica Boulevard  
**Case Planner:**        Jennifer Davis

**Location:**            Approve Conditional Use Permit 95-21 and Parking Use Permit 95-10, subject to the findings and conditions set forth in Resolution Number PC 96-67.

Commissioner Behr recused himself.

Commissioner Litz stated his affiliations with this project and stated that he did not have any financial interest in the project; he would be participating in the Commission's vote.

Commissioner Jones stated that he had spoken with a member from the public regarding the design of the project.

Ms. Davis presented the staff report.

Mr. Woods responded to questions from Commissioners.

The Commission discussed the following:

- congestion management
  - impact on neighborhood
  - occupancy
- a. **Reverend Nancy Wilson**, Applicant, presented the Applicant's report.
  - b. **Reverend Donald Eastman**, Applicant, presented the Applicant's report.
  - c. **Cary Stevens**, Architect for Applicant, commented on design issues.
  - d. **Maria Antonieta Aquirre and Harold Hollis**, Metropolitan Transportation Authority, answered questions from the Commission regarding parking spaces at MTA lot.
  - e. **David Frost** (given time by Knut Pettersson), West Hollywood, commented that he is opposed to this project.
  - f. **Roslyn Krause** (given time by Steve Harmon), West Hollywood, commented that she is against project.
  - g. **Dr. Gayle Coutre**, West Hollywood, commented that she is in favor of the project.
  - h. **Kristy Finzer**, West Hollywood, commented that she is in favor of the project.
  - i. **G. Bruce Traub**, West Hollywood, commented that he is opposed to this project.
  - j. **Ralph Feely**, West Hollywood, commented that he is opposed to this project.
  - k. **Ann Crowell**, West Hollywood, commented that she is opposed to this project.
  - l. **Henrietta Swarksy**, West Hollywood, commented that she would like the applicant to apply for more parking spaces.
  - m. **Jeff Richmond**, West Hollywood, commented that he is in favor of the project.
  - n. **Brian Roskam**, West Hollywood, commented that he is in favor of the project.
  - o. **Melinda Bryan**, West Hollywood, commented that she is concerned about parking and construction.
  - p. **Robert F. Craig**, Studio City, commented that he is in favor of the project.
  - q. **Nadia Sutton**, West Hollywood, commented that she is in favor of the project.

- r. **Gwynn Guiburd**, Los Angeles, on behalf of David Mixner, commented that he is supportive of this project.
- s. **Nathan Mecklay**, Los Angeles, commented that, on behalf of Kol-Ami, he is supportive of the project.
- t. **Ivy Bottini**, Los Angeles, read letter of support from Steve Boltman.
- u. **Tom Anderson**, West Hollywood, commented that he is in favor of the project.
- v. **Rene J. Miranda**, West Hollywood, commented that she is in favor of the project.
- w. **Seety Mosley**, West Hollywood, commented that she is in favor of the project.
- x. **Mark Schulte**, West Hollywood, commented that he is in favor of the project.
- y. **Mark D. Talgo**, West Hollywood, commented that he is in favor of the project.
- z. **Garrett Klindt**, West Hollywood, commented that he is in favor of the project.
- aa. **Steve Wickson**, West Hollywood, commented that he is in favor of the project.
- bb. **Rod Sprott**, West Hollywood, commented that he is in favor of the project.
- cc. **Lawrence Brangero**, West Hollywood, commented that he is in favor of the project.
- dd. **Don Himpel**, West Hollywood, commented that he is in favor of the project.
- ee. **Stan Lothridge** (given time by Richard Banta), West Hollywood, commented that he is opposed to this project.
- ff. **Benjamin Clavan** (given time by Charlotte Banta), West Hollywood, expressed concerns about traffic and design.
- gg. **Frank Diernhammer**, West Hollywood, commented that obtaining more parking spaces would resolve problems.
- hh. **Richard Maggio**, West Hollywood, commented that he is opposed to the project.
- ii. **David Vasquez**, West Hollywood, expressed concerns about impact from special events at the church.
- jj. **Jeanne Dobrin** (given time by Kaz Bryan), West Hollywood, commented that she is opposed to this project.
- kk. **John D'Amico**, West Hollywood, commented that he is in favor of the project.
- ll. **Dr. Lo Sprague**, Los Angeles, commented that she is in favor of the project.

Reverend Eastman rebutted.

Ms. Aguirre and Mr. Hollis stated that the MTA will be willing to negotiate with MCC for the parking spaces.

The Commission discussed the following:

- hours of operation
- day care operation
- seating arrangements
- design/landscaping
- cellular phone facilities
- proposed conditions from staff
- alternative methods of transportation
- parking (Fiesta Hall at Plummer Park)
- Condition 4h of resolution
- artwork/requirements
- non-MCC special weekend events and operation in conjunction with MCC

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

Motion: Smith            Second: Crowe

Votes: All Ayes (Behr abstained)

Motion carried.

**Action: To approve Resolution PC 96-67 with the following amendments:**

- **delete Conditions 1.15 and 1.16**
- **add proposed Condition 1.25 with amended language**
- **add condition addressing construction management plan**
- **Conditions 5.1 and 5.2 regarding design subject to design review subcommittee**
- **amend to Condition 1.21 that there be signage indicating the dedicated spaces at the parking site**
- **correct Condition 3.6 regarding charging for parking**

Motion: Smith            Second: Crowe

Votes: All Ayes (Behr abstained)

Motion carried.

### **C. Conditional Use Permit 96-05**

Request to convert 4,544 square feet of office space in a commercial hotel to eight hotel rooms and an exercise room; and a facade remodel.

**Applicant:**                            Albert Mikaelian  
**Location:**                             8400 Sunset Boulevard  
**Case Planner:**                        Tim Foy

**Recommendation:**                Approve CUP 96-07 subject to the findings and conditions set forth in Resolution PC 96-70.

Mr. Foy presented the staff report.

- a. **Albert Mikaelian**, Architect for Applicant, commented about design.
- b. **Ed Brown**, Applicant, commented about design and willingness to cooperate with staff and recommendations.
- c. **Jeanne Dobrin** (given time by Stan Lothridge), West Hollywood, expressed concern regarding lack of parking plan and use of exercise room by non-guests.

- d. **Roslyn Krause**, West Hollywood, commented that the Commission should be fair about this project.

Mr. Brown rebutted.

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

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

**Action: To approve Resolution PC 96-70 with the following amendment - to add square footage amount to Condition 2.1.**

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

The Commission asked that they could receive from Applicant contextual drawings for the project.

**E. Amendments to Conditional Use Permit 93-07, Development Permit 93-23 and Parking Use Permit 93-08**

**Applicant:** Keith Pressman, Mark Strauss and Mark Lehman for Billboard Live  
**Location:** 9039 Sunset Boulevard  
**Case Planner:** Jennifer Davis

**Recommendation:** Continued to the meeting of June 6, 1996.

**6. COMMISSION CONSIDERATION - None**

**7. ITEMS FROM CITIZENS**

- a. **Roslyn Krause**, West Hollywood, commented that she is upset with the City's actions regarding the MCC.
- b. **Stan Lothridge**, West Hollywood, commented that he is upset with the City's actions regarding the MCC.
- c. **Jeanne Dobrin**, West Hollywood, commented about Club 8240.

**8. ITEMS FROM COMMISSIONERS**

**A. Planning Commission's Participation in the Christopher Street West Parade**

The Commission stated that they would like to participate.

- B.** Commissioner Jones stated that West Hollywood should consider itself as part of other non-West Hollywood communities when making planning decisions.
- C.** Commissioner Behr inquired about the Spencer Study. He stated that there is a conflict between occupancy loads and parking requirements and that the PC needs to address the parking requirements so that they comply with the General Plan's intent that they adequately serve the use.
- D.** Commissioner Fischer stated that Chabad may not have new lease agreement with car wash.

- E. Commissioner Smith stated his concurrence with Commissioner Jones and Commissioner Behr's points regarding occupancy and parking.
- F. Commissioner Litz presented the Sunset Specific Plan commendations to the Commissioners who had been absent at a recent reception.

**9. ITEMS FROM STAFF**

**A. Director's Update**

Mr. Reynolds stated that Ms. Heep had items for discussion.

Ms. Heep stated that the study session with Government Solutions will be held on June 13, 1996 at 6:30 pm; three items on the tentative June 6, 1996 Commission Agenda will be continued.

Mr. Reynolds stated that an architect has been chosen for the fire station project on Cynthia Avenue, and stated that Nancy Greenstein and Brent Mullins were present for comments and questions.

Ms. Greenstein presented Fire Station Number 7 handouts to the Commissioners and commented on the status of the project.

Mr. Reynolds stated that the project completion date is early 1998.

Mr. Reynolds stated that a Temporary Certificate of Occupancy was given to Moscow Restaurant.

**X. ADJOURNMENT**

**Action: To adjourn to the next meeting of the Planning Commission on Thursday, June 6, 1996 from 6:30 pm until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.**

Motion: Crowe  
Votes: All Ayes

Second: Behr  
Motion carried.

**PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 6, 1996.**

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



**ATTEST:**

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

