

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES

JULY 18, 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, James Litz, Jeff Lambert

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Tim Foy, Associate Planner; John Chase, Urban Designer; Liz Bar-El, Planning Technician; Thinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To pull Items 3D, 3E, and 3F and approve the Agenda as amended.

Motion: Crowe

Second: Lambert

Votes: All Ayes (Jones absent)

Motion carried.

Commissioner Litz stated that he would like to adjourn tonight's meeting to the memory of those who perished on TWA Flight 800.

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

Commissioner Jones present from this point forward.

a. **Sophia Wallenstein**, West Hollywood, commented that she is in favor of the application by the West Hollywood Alcohol and Drug Center (WHADC).

b. **Roy Wallenstein**, West Hollywood, commented that he is in favor of the application of WHADC.

- b. **Ruth Williams**, West Hollywood, speaking on behalf of the Alliance of Citizens for the Eastside (ACE), commented that they are supportive of the boundaries extending west only to Fairfax Avenue and not beyond.
- c. **Craig Ritchie**, West Hollywood, Vice-Chair of ACES, commented that he is supportive of the west boundary extended only to Fairfax Avenue.
- d. **Jeanne Dobrin**, West Hollywood, commented about fire station on San Vicente Boulevard and its location in residential area.
- e. **Barbara Hamaker**, West Hollywood, commented that she and her neighborhood watch group are in favor of redevelopment but extended west to Fairfax only.
- f. **Norman Barnett**, West Hollywood, Vice-President of Warner Hollywood Studios, commented that they are supportive of redevelopment in the area.

3. CONSENT CALENDAR

- A. Minutes, June 6, 1996
- B. Minutes, June 20, 1996

Action: To approve Consent Calendar (Items 3A and 3B).

Motion: Crowe Second: Lambert
 Votes: All Ayes. Motion carried.

4. EXCLUDED CONSENT CALENDAR

D. Conditional Use Permit 96-04, Development Permit 96-04 & Parking Use Permit 96-01

Request permission to open a new coffeehouse/bar with extended hours and off-site parking.

Applicant: Sean Tuttle for Shtick Coffeehouse/Bar
Location: 8911 Sunset Boulevard; off-site parking at 1113-1115 Clark St.
Case Planner: Liz Bar-EI

Ms. Bar-EI presented the staff report.

- a. **Jeanne Dobrin**, West Hollywood, commented on standard alcoholic beverage phrases on resolutions.

Action: To approve Resolution PC 96-77

Motion: Crowe Second: Fischer
 Votes: All Ayes. (Litz abstained)
 Motion carried.

E. Vacation of Right-Of-Way at 8440 Sunset Boulevard

Applicant: City of West Hollywood
Location: 8440 Sunset Boulevard
Case Planner: Sharon Perlstein, City Engineer

Ms. Perlstein presented the staff reported.

- a. **Jeanne Dobrin**, West Hollywood, commented that the General Plan discourages the widening of streets and that the Mondrian should pay for this land.

The Commission directed staff to clarify findings.

Action: To approve Resolution PC 96-83.

Motion: Behr Second: Lambert
Votes: All Ayes Motion carried.

E. Creative Sign Permit 96-36

Request permission to install a pole sign.

Applicant: West Hollywood Sheriff's Station
Location: 720 N. San Vicente Boulevard
Case Planner: Tim Foy

Mr. Foy presented the staff report.

- a. **Jeanne Dobrin**, West Hollywood, commented that she is in favor of this project.

Action: To approve Resolution PC 96-81.

Motion: Crowe Second: Behr
Votes: All Ayes Motion carried.

5. PUBLIC HEARINGS

A. Conditional Use Permit 96-07

Request to allow access to the restaurant by the general public.

Applicant: Sam Ebeid for Le Parc Hotel
Location: 733 West Knoll Drive
Case Planner: Tim Foy

Mr. Foy presented the staff report.

The Commission discussed:

- attendance of applicant at neighborhood meetings
- parking/stacking cars

Commissioner Litz stated that he had discussed this with Donna Klein of Le Parc Hotel.

- a. **Sam Ebeid**, Applicant, presented the applicant's report.
- b. **Jeanne Dobrin** (given time by Thomas Burns), West Hollywood, commented that she has been opposed to hotels in residential areas and rights of residents to protest code violations.
- c. **Anne Carter**, West Hollywood, expressed concern regarding noise from rooftop, and stated that she is supportive of the restaurant.
- d. **Roslyn Krause**, West Hollywood, stated that she is in favor of the application.

- e. **Stan Lothridge**, West Hollywood, stated that she is in favor of the application.
- f. **Chris Patrouch**, West Hollywood, stated that he is in favor of the application.
- g. **Tiffany Younger**, West Hollywood, stated that he is in favor of the application.

Mr. Ebeid rebutted.

Action: To close the public hearing

Motion: Crowe Second: Behr
 Votes: All Ayes Motion carried.

The Commission directed staff to include in resolution the following:

- addition of trees as sound barrier
- access of emergency vehicles

Action: To approve Resolution PC 96-82.

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

B. Zoning Text Amendment 96-02

Request to remove inconsistencies in the Zoning Code and minor changes in permitted uses.

Applicant: City of West Hollywood
Location: City-wide
Case Planner: Tim Foy

Recommendation: Staff requests continuance to the meeting of August 15, 1996.

6. COMMISSION CONSIDERATION

A. Parking Use Permit 95-09 and Zone Clearance 95-194

Request legalization of the occupancy of 8206 and 8208 Santa Monica Boulevard by the West Hollywood Alcohol and Drug Center and approval of off-site parking and a reduction in required parking.

Applicant: West Hollywood Alcohol and Drug Center
Location: 8206-8208 Santa Monica Boulevard
Case Planner: Tim Foy

Mr. Foy presented the staff report.

- a. **Charles H. Jones**, Applicant, presented the applicant's report.

The following people spoke in favor of the project:

- b. **Ruben Garcia**, West Hollywood
- c. **Charles W. Carter**, Los Angeles
- d. **John Golay** (given time by Mark Hulford), Glendale
- e. **Juan McNary**, Hollywood
- f. **Michael Kopella**, Hollywood
- h. **George Baiza**, West Hollywood

- i. **Marilyn Psalms**, Santa Monica
- j. **Joseph Delorenzo**, Hollywood
- k. **Sherman Wilson, Jr.**, Los Angeles
- l. **Nancy Conn**, Santa Monica
- m. **Dr. Philip H. Lee**, Burbank
- n. **George Spink**, Los Angeles
- o. **Zetta Bedard**, Los Angeles
- p. **Samantha Ellis**, Los Angeles
- q. **Thom Pechak**, Malibu
- r. **Mike Horan**, Los Angeles
- s. **Michael Lee**, Los Angeles
- t. **Larry Gill**, Laguna Beach
- u. **Mike Ralke**, Los Angeles
- v. **Kim Romain**, West Hollywood
- w. **Domingo Reveron**, Hollywood
- x. **Kenneth Seeley** (given time by Patrik Carloke), Los Angeles
- y. **Melanie Commins**, Los Angeles
- z. **Lucy Campos**, Hollywood
- aa. **Susan Macksey**, Los Angeles
- bb. **Michael Hoornbeek**, West Hollywood
- cc. **Mark Sheppard** (given time by Lesley A. Morrison), West Hollywood
- dd. **Tim McRobert**, Van Nuys
- ee. **Michelle Romo**, Los Angeles
- ff. **Bob Anderson**, Venice
- gg. **James Allen**, West Hollywood
- hh. **Robert L. Wilson**, Los Angeles
- ii. **Lloyd Bordas**, West Hollywood
- jj. **William Tauber**, Los Angeles
- ll. **Dick Whitaker**, Los Angeles
- mm. **George Broo**, West Hollywood
- nn. **Lare Gomez** (given time by Hilda Weintraub), West Hollywood
- pp. **Tracy Ray**, Los Angeles
- qq. **Reed Jordan**, Santa Monica
- rr. **Kris Buckley**, West Hollywood
- ss. **David Cowles**, West Hollywood
- tt. **Dorin McGough**, West Hollywood
- uu. **Genevieve A. McGough**, West Hollywood
- ww. **Joe McChesney**, Santa Monica
- xx. **Alexandra Karova**, Los Angeles
- yy. **Jacquelyn Nicholle**, West Hollywood
- zz. **Erik LeMoss-Rettner**, Los Angeles
- aaa. **Ed Marx**, Santa Monica
- bbb. **Tino Santhon** (given time by Alan Ebercohn), Los Angeles
- ccc. **Ron Hudge**, West Hollywood
- ddd. **James Brown**, West Hollywood
- eee. **Kristen Vigard**, West Hollywood
- fff. **Christopher Patrouch**, West Hollywood
- ggg. **Alicia Anne Reyes**, West Hollywood
- hhh. **David Hernandez**, West Hollywood
- iii. **Colin Booker**, West Hollywood
- jjj. **Linda E. Lyon** (given time by Bradley), West Hollywood
- kkk. **Bill Coffey**, Los Angeles
- lll. **Mark Shedlin**, West Hollywood

- mmm. Calvin Rubend, West Hollywood
- ooo. Anson Snyder, West Hollywood
- ppp. Montgomery Roberts, Laguna Beach
- qqq. Susan Johnson, West Hollywood
- rrr. Joy Desimone, West Hollywood
- sss. Kurt Parisot, West Hollywood
- ttt. Neal Romanek, Los Angeles

The following people opposed the application and staff report:

- g. Suzanne Scherer, West Hollywood
- kk. Thomas Burrows (given time by Derek Allen)
- oo. Norma Kemper, West Hollywood

The following person spoke on the project:

- nnn. Jeanne Dobrin, West Hollywood, expressed concern regarding parking.

Mr. Jones rebutted.

The Commission directed the applicant to hold a neighborhood meeting and secure additional 44 parking spaces by September 5, 1996.

This meeting has been continued to October 3, 1996.

B. Approval of a Resolution of the West Hollywood Planning Commission Selecting the Boundaries of the East Side Project Area and Formulating and Approving a Preliminary Plan for the Redevelopment of the Project Area.

- Applicant:** City of West Hollywood
- Location:** Selected areas of the City
- Case Planner:** Allyne Winderman

Ms. Winderman presented the staff report and introduced Kathy Rosenow, the consultant for the project.

- a. James Norvold, West Hollywood, commented that he is in support of either of the boundary plans.
- b. Tim Olson, West Hollywood, commented that he would like to keep the boundaries east of Fairfax.
- c. Donna Saur, West Hollywood, commented that she is in favor of keeping the boundaries extended west only to Fairfax.
- d. Anson Snyder, West Hollywood, President of West Hollywood Community Housing Corporation, commented that he is in favor of the proposed boundaries.
- e. Dewey Jones, West Hollywood, commented that a larger area would be beneficial but prefers keeping the boundaries east of Fairfax.

Action: To change the western boundary to Hayworth Avenue for the East Side Project Area.

- Motion: Jones Second: Lambert
- Votes: All Ayes Motion carried.

Action: To approve a Preliminary Plan for the Redevelopment of the east Side Project Area.

Motion: Lambert Second: Jones

Votes: All Ayes Motion carried.

7. ITEMS FROM CITIZENS - None

8. ITEMS FROM COMMISSIONERS

- A. Commissioner Jones stated that he was glad that the City Council upheld the Planning Commission's revocation of Club 8240.
- B. Commissioner Litz stated that staff should anticipate a large audience and provide a sufficient amount of chairs and that staff reports should be numbered.

9. ITEMS FROM STAFF

A. Times Square Jumbotron Informational Report

Mr. Chase stated that he is available to answer questions from the Commission.

Action: To accept the Information Report.

Motion: Crowe Second: Lambert

Votes: All Ayes Motion carried.

B. Director's Update

Mr. Reynolds stated that the revocation hearing for Bar One/Sunset Room is scheduled to appear before City Council on August 5, 1996. Also, staff will ask to schedule a retreat for the City Council and Planning Commission. The August 19, 1996 City Council will likely be canceled.

10. ELECTION OF OFFICERS

A. Election of Chairperson

Action: To elect D'Lynda Fischer as Chairperson.

Motion: Litz Second: Crowe

Votes: All Ayes Motion carried.

Action: To elect James Litz as Vice-Chairperson.

Motion: Crowe

Votes: All Ayes Motion carried.

11. ADJOURNMENT

Action: To adjourn to the memory of the victims of TWA Flight 800 to the next meeting of the Planning Commission on Thursday, August 1, 1996 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Litz

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 18, 1996.

CHAIRPERSON:



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR:


