

**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION  
MINUTES**

**AUGUST 1, 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 Fischer.

**A. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Fischer.

**B. Roll Call**

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, James Litz, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep; Teresa Kozlowski, Assistant Planner; Planning Manager; Moonyeen Gatanela, Staff Assistant; Tom Trevor, Staff Assistant

**C. Approval of Agenda**

**Action: To approve the Agenda.**

Motion: Behr

Second: Crowe

Votes: All Ayes (Smith 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 - None**

**3. CONSENT CALENDAR**

**A. Minutes, July 18, 1996**

**B. Conditional Use Permit 96-07:** Request permission to open restaurant facilities to the general public.

**Applicant:** Sam Ebeid

**Location:** 733 West Knoll Drive

**Case Planner:** Tim Foy

**Approved as part of Agenda.**

**ITEM 3.A**

#### 4. EXCLUDED CONSENT CALENDAR - None

#### 5. PUBLIC HEARINGS

##### A. Conditional Use Permit 96-12

Request approval of indefinite extension of long-term veterinary hospital use.

**Applicant:** Mark Lehman for Dr. Miller  
**Location:** 8807 Melrose Avenue  
**Case Planner:** Hassan Haghani

**Recommendation:** Continue to the meeting of August 15, 1996.

#### 6. COMMISSION CONSIDERATION

##### A. Parking Use Permit 96-03

Request permission to use 600-602 La Cienega and 637 La Cienega as off-site parking for Moscow Restaurant.

**Applicant:** Arcady Kivman  
**Location:** 8490 Melrose Avenue  
**Case Planner:** Teresa Kozlowski

**Recommendation:** Continue to August 15, 1996.

##### B. Standardize Conditions of Approval

Request that the Planning Commission receive and review a standardized set of conditions of approval for land use permits.

**Applicant:** City of West Hollywood  
**Location:** City-wide  
**Case Planner:** Teresa Kozlowski

Ms. Kozlowski presented the staff report.

The Commission discussed:

- letter of credit/bonds
- trees (size requirements)
- secure trash enclosures or locking containers
- 10% employee parking
- alcohol conditions
- outdoor dining and noise
- crosswalk improvements
- approval date of projects
- construction equipment use in case of emergency
- condominium/apartment fees
- common areas of condominiums/liability
- sewer permits
- off-site parking requirements

Commissioner Smith is present from this point forward.

- a. **Jeanne Dobrin**, West Hollywood, commented on ABC regulations, advertisement of projects in West Hollywood as Los Angeles, number of restrooms for women/men, and extension of permits in writing.

This item is continued to August 15, 1996.

## 7. ITEMS FROM CITIZENS

- a. **Michael Harabin**, West Hollywood, presented an update on Bonner Drive -- conditions have generally improved, however, the parking lot on 8737 Beverly is often used more than the valet parking lots -- would like the Beverly lot to be secured.
- b. **Jeanne Dobrin**, West Hollywood, commented on Cobalt Cantina use of County parking lot on El Tovar.

## 8. ITEMS FROM COMMISSIONERS

- A. Commissioner Jones updated the Commission on the Nightclub Council -- currently trying to obtain two security vehicles for Sunset Boulevard, and hotlines for complaints.
- B. Commissioner Behr inquired whether the Beverly West Square hearing is the only one scheduled for that Planning Commission meeting. Ms. Heep stated that she would look into this.

Commissioner Behr suggested the idea that a hearing be continued to the next meeting when it is late in the evening. Ms. Heep stated that the rules of conduct would be agendized for the next meeting.

Commissioner Behr stated that the signs for "City Council Parking Only" had been placed to reserve parking spaces for the Commissioners at the request of Councilmember Guarriello.

Commissioner Behr inquired about 10% modification for parking (Zoning Ordinance, Section 9543a). He expressed concern staff granting this modification instead of requiring in-lieu fees. Ms. Heep stated that she encourages Commissioner Behr to present this as a zoning ordinance rewrite item; the in-lieu fees are a last-resort alternative that is presented to the applicants.

- C. Commissioner Litz inquired about posting of signs regarding alcohol permits at the Firehouse Club site. Ms. Heep stated that the City does not enforce ABC regulations.

Commissioner Litz inquired about the construction activity at the Rossmoor site on Doheny. Ms. Heep stated this site is being utilized for off-site construction. Mr. Reynolds stated that he would check on the status of any extensions for this site.

Commissioner Litz inquired about the status of the Government Solutions report. Mr. Reynolds stated that he would inquire about this.

Commissioner Litz stated that he would like proof that the West Hollywood Alcohol and Drug Center's has non-profit status.

- D. Commissioner Crowe stated that there are some uses that are non-conforming; and suggested that the zoning be changed to reflect such permitted uses so that developers would not need to go through a long process. Ms. Heep stated that these uses will be re-analyzed.
- E. Commissioner Jones inquired about the construction at Miller Drive and La Cienega. Ms. Heep stated that she would have staff contact him.

Commissioner Jones inquired about the status of Ben Franks Restaurant. The owners are interested in demolishing this site. Ms. Heep stated that approximately five years ago the application for Ben Franks to be given a historic landmark designation was denied by City Council; however, the 5-year time period for which this would be re-analyzed is up in October. She also stated that they have not yet applied for a demolition permit.

Commissioner Jones inquired about the status of the Golden Crest Hotel conversion. Ms. Heep stated that she has not had any recent contact with the their representatives and would answer him at a later time.

**9. ITEMS FROM STAFF**

**a. Director's Update - Ray Reynolds**

Mr. Reynolds commented that he is available to answer questions.

Commissioner Fischer stated that she cannot attend the Zoning Ordinance Re-write study session and requested that it be rescheduled.

Commissioner Behr complimented Ms. Heep on her staff report to City Council regarding the appeal on revocation of the Sunset Room.

**10. ADJOURNMENT**

**Action: To adjourn to the next meeting of the Planning Commission on Thursday, August 15, 1996 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.**

Motion: Crowe  
 Votes: All Ayes

Second: Behr  
 Motion carried.

**PASSED, APPROVED AND ADOPTED THIS DAY OF <sup>August</sup> ~~JUNE~~ 18, 1996.**

**CHAIRPERSON:** *D. Fischer*

**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:** *Ray Reynolds*