

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

January 20, 1994

West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Commissioner Richmond at 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present: Behr, Crowe, Lambert, Litz, Loveman, Richmond, Zaden

Others Present: Anne Browning, Planning Manager; Gay Forbes, Director; Bill Meeker, Associate Planner; Jennifer Davis, Associate Planner; Timothy Foy, Assistant Planner; Liz Bar-El, Planning Technician; Moon Gatanela, Recording Secretary

Approval of Agenda:

Action: To pull Item III.A.1 (Minutes); continue V.D (Zoning Text Amendment) to the first meeting on February; continue VI.A (Transfer of Development Rights) to a date uncertain; take up Item V.C (980 Palm Avenue) before V.B (Luna Park, Ltd.) and approve the agenda as amended.

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

D. This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZEN

A. Jeanne Dobrin, West Hollywood, suggested that the public be provided more than just two packets and expressed concern over the zoning text amendment and public right-of-way.

B. (C) Development Permit 93-34 and Demolition Permit 93-07 - Request to demolish five residential units and construct 40 units of low-income housing for persons with AIDS.

Applicant: West Hollywood Community Housing Corporation
Owner: West Hollywood Community Housing Corporation
Location: 980 Palm Avenue
Recommendation: Approve the above permits subject to the conditions and findings in draft Resolution No. PC 94-08.

Being a Board Member of the West Hollywood Housing Corporation, Commissioner Loveman excused himself from this item.

Jennifer Davis and Anne Browning presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Paul Zimmerman, Los Angeles, WHCHC Director
Tom West, Los Angeles
Walter Hanna, West Hollywood
Kevin Notre, West Hollywood
James Dowling, West Hollywood
Mark Handley, West Hollywood
Wayne Zimmerman, West Hollywood
Christopher Kush, West Hollywood
Frank Bolger, West Hollywood
Derrick Washington, Lancaster
Michael Dolan, West Hollywood
Russell Brown, Los Angeles
Jeannie Brewer, Los Angeles
Peter Swenke, West Hollywood
David Etezadi, West Hollywood
Ramon Mendez, Jr., West Hollywood
John Wilson, West Hollywood

The following spoke against the project:

Craig Taylor, West Hollywood
David Kleinman, West Hollywood
Carol Riker, West Hollywood
Tony Alfano, West Hollywood
Rowena Balos, West Hollywood
Hylan Kunerth, West Hollywood
Virginia Aldridge, West Hollywood
Don Veta, West Hollywood
Martin Heselon, West Hollywood
Claude Denis, West Hollywood
Brad Hammond, West Hollywood
Matt Gatson, West Hollywood

Request to expand an existing nightclub as well as on-site tandem parking and off-site parking at several locations.

Applicant: Luna Park
(Jean-Pierre Boccara)
Owner: Nathan Goller
Location: 665 N. Robertson Blvd.
Recommended Action: Approve the above permits subject to the conditions and findings in draft Resolution No. PC 94-09.

Bill Meeker presented the staff report

Commissioner Richmond opened the public hearing.

Jean Pierre Bocarra spoke for the project:

Commissioner Richmond closed the public hearing.

Action: To approve Conditional Use Permit 93-13 and Parking Use Permit 93-13, subject to the findings and conditions contained in Resolution No. PC 94-09, with the following changes: 1) Add language to Condition 4.1 requiring the revised parking plan, and valet plan, that is approved by the Department of Transportation to be forwarded also to the Planning Commission for their information; 2) The business operator shall publicize the availability of off-site, valet parking in all print advertisement for the business; and 3) The off-site parking approved as part of these permits shall be used primarily as employee parking for businesses on the property.

Motion: Zaden Second: Lambert

Vote: All Ayes Motion carried.

D. Zoning Text Amendment 93-05 - Request to amend the Zoning Code to require electric vehicle re-charging capabilities in parking areas; revise outdoor display standards, revise transfer of development rights procedure; and define "bar area" of a restaurant for purposes of the Smoking Ordinance and other changes for internal consistency and clarification.

Applicant: City of West Hollywood
Location: Citywide
Recommendation: Continue to February 3, 1994.

VI. COMMISSION CONSIDERATION

A. Continue discussion of the creation of a "Transfer of Development Rights" Ordinance program to provide economic assistance for cultural resource property owners to a date uncertain.

VII. ITEMS FROM CITIZENS - NONE

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr asked how the City fared in the recent earthquake. Anne Browning provided an update.
- B. Commissioner Zaden informed the Commission that if you go to a permit parking district, put on your flashing lights while you go in to obtain a visitors permit.
- C. Commissioner Behr requested that Planning Commissioners be provided with updated zoning ordinances.
- D. Commissioner Litz suggested that if the Zoning Ordinance Subcommittee is interested in view protection, they should bring a proposal to the Commission.
- E. Commissioner Behr suggested that the Commission should also look at parking and occupancy requirements.
- F. Commission Litz asked about the Westbourne property appeal and Anne provided an update.

IX. ITEMS FROM STAFF

- A. Anne Browning mentioned that the Commissioners had been given new drafts of the Sunset Specific Plan and the EIR.
- B. Anne Browning reminded the Commissioners that there is a SCAG meeting on January 27th, a nightclub tour and retreat on the 28th, and a workshop on the 29th.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission retreat/study session on Friday, January 28, 1994 at 1211 N. Horn Avenue, West Hollywood.

Motion: Lambert

Second: Loveman

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT