

1. Inclusionary Housing/Condo Conversions.

Action: To continue to the June 16, 1994 meeting with direction to staff to research the viability of the options presented and to determine if conflicts with the Ellis Act exist.

Motion: Litz

Second: Zaden

Vote: All Ayes

Motion carried.

2. Definition of a "bar area" of a restaurant.

Action: To continue to the June 16, 1994 meeting with direction to staff to research other approaches in dealing with this issue and the conformance of staff's recommendation with the City Council's position on the subject.

Motion: Behr

Second: Litz

Vote: All Ayes

Motion carried.

3. Distinguishing restaurants with entertainment uses and nightclubs.

Jeanne Dobrin, West Hollywood, commented on the amendment.

Action: Accept staff recommendation as long as restricted to indoor dining area and that entertainment not permitted in outdoor area unless specifically allowed by another permit; and revising the last sentence of staff's recommended definition of a nightclub by deleting the word "only".

Motion: Crowe

Second: Litz

Vote: All Ayes

Motion carried.

4. Correcting an error in Zoning Text Amendment 93-03 concerning parking standards for minor building additions.

Action: Accept staff recommendation.

Motion: Behr

Second: Litz

Vote: All Ayes

Motion carried.

A resolution incorporating all of the amendments will be presented to the Commission following the conclusion of discussion of the issues for which consensus was not reached.

VII. COMMISSION CONSIDERATION

A. Creative Sign Permit 94-21

Signage proposed for S & S Junior Market as a part of a facade renovation project under the City's Commercial Revitalization Program.

Applicant: S & S Junior Market

Owner: Morris Savitz

Location: 7602 Santa Monica Boulevard

Recommended Action: Approve subject to findings and conditions contained in Resolution No. PC 94-22.

John Chase, Los Angeles, Architect, spoke for the project.

Ruth Williams, West Hollywood, requested that this item be continued and indicated that problem businesses such as S & S Liquor should not be granted special dispensations from the City.

Donny Cacy, West Hollywood, commented on the project.

Action: To approve the Creative Sign Permit.

Motion: Brad Crowe No Second

Motion failed for lack of a Second.

Action: To deny the request.

Motion: Behr Second: Litz

Vote: All Ayes Motion carried.

VIII. ITEMS FROM CITIZENS

- A. Donny Cacy, West Hollywood, invited Commissioners to a reception for the recently elected Councilmembers at the Bel Age Hotel.
- B. Hylan Kunerth, West Hollywood, suggested building a Kings Road Theater at the Thrifty Oil site; he also spoke about microwave transmissions.
- C. Jeanne Dobrin, West Hollywood, reminded the Commission of a meeting with the Alcoholic Beverage Control Board on June 14, 1994, 6:45 p.m., at the Werle Building. Attendees are Commissioner Richmond, Captain Mangam, and Susan Duenas.

IX. ITEMS FROM COMMISSIONERS - None

X. ITEMS FROM STAFF

- A. Tim Foy, reminded the Planning Commission about the Livable Cities Conference on June 11, 1994, in Santa Monica.
- B. Tim Foy, informed the Commission that he expected to release the Negative Declaration for East Side Zoning Amendment soon; invited the Commissioners to appoint a Subcommittee to review the zoning changes prior to the public hearing and invited them to the neighborhood meeting on June 22, 1994, at Plummer Park Fiesta Hall.
- C. Gay Forbes spoke about outside Counsel for Sunset Specific Plan EIR - procedure would be to recirculate it for another 45 days for comment period and bring it to the Commission in September, 1994. It was suggested that another study session should be scheduled as there will be new Commissioners by then.

XI. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, June 16, 1994, 7:00 p.m., West Hollywood Park Auditorium, 647 San Vicente Boulevard, West Hollywood.

Motion: Litz

Second: Crowe

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT