

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

August 18, 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 Litz at 7:00 p.m.

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

B. Roll Call:

Commissioners Present: Behr, Crowe, Fischer, Jones
Litz, Richmond

Commissioner Loveman arrived at 7:05 P.M.

Others Present: Bill Meeker, Acting Planning
Manager, Jennifer Davis, Associate
Planner; Tim Foy, Acting Associate
Planner; Tom Trevor, Recording
Recording Secretary.

C. Approval of Agenda:

Action: To pull the Consent Calendar (Items III.A.1, Minutes; III.B, Alpha Beta Resolution; and III.C, Ramada Hotel Report) and approve the agenda as amended.

Motion: Crowe Second: Richmond.

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 CITIZENS

A. Martin Strudler, West Hollywood, spoke regarding his proposal for a Zoning Text Amendment which would permit the construction of additional dwelling units above accessory buildings on the West Hollywood West neighborhood.

should prohibit construction workers parking on any residential street; 3) Condition 8.4 should require parking for 3 vendor trucks in addition to two semi-loading spaces; In Condition 3.1 through 3.4, remove the word, "new"; and 5) In Condition 11.9, specify that the non-profits should be from the City of West Hollywood.

Action: To approve with the above-mentioned changes.

Motion: Behr Second: Fischer

Vote: Ayes - Behr, Crowe, Fischer, Jones, Litz, Richmond
Abstain - Loveman

Motion carried.

C. Periodic Review of Conditional Use Permit 86-07 for the Ramada Inn Hotel Mixed-Use Complex located at 8585 Santa Monica Boulevard.

Commissioner Litz requested a report from the Transportation Department regarding the Westmount cul-de-sac. He also asked staff to see what the City can do about the parking fees that have been illegally collected, refunds, etc.

Action: To receive and file the report as recommended by staff.

Motion: Loveman Second: Fischer

Vote: All Ayes Motion carried.

V. PUBLIC HEARINGS

A. Conditional Use Permit 94-09, Tentative Parcel Map 24036 - Request to create separate property descriptions for two detached dwelling units located on a single property to permit the individual sale of each unit.

Applicant: Leon Ozeran

Property Owner: Leon Ozeran

Location: 8753-8755 Rosewood Avenue

Recommended Action: To approve Conditional Use Permit 94-09, subject to the findings and conditions contained in Resolution 94-36 and to approve Tentative Parcel Map 24036, subject to the findings and conditions contained in Resolution No. PC 94-38.

Jennifer Davis presented the staff report.

Commissioner Litz opened the public hearing.

Joseph Cahn, Venice, spoke for the project as the applicant's representative.

Action: To close the public hearing.

Motion: Richmond Second: Behr

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 94-09 and Tentative Parcel Map 24036.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

VI. CONTINUED PUBLIC HEARINGS

- A. Conditional Use Permit 94-08 - Request to permit a bar and restaurant in an existing hotel facility to be opened to guests of hotel management and to extend the hours of operation of the restaurant.

Applicant: Raleigh Enterprises

Owner: Alta Loma Investments d.b.a.
Sunset Marquis Hotel and Villas

Location: 1200 N. Alta Loma Drive

Recommended Action: Approve Conditional Use Permit
94-08, subject to the findings and
conditions contained in Resolution
No. PC 94-35.

Jennifer Davis presented the staff report.

Commissioner Litz opened the public hearing.

Commissioner Crowe asked questions from Lt. Roberta Caples of the Sheriff's Department.

The following spoke for the project:

Rod Gruendyke, West Hollywood, representing the applicant
Alan Ellswig, West Hollywood
Steven Kerner, West Hollywood
Michael Kerner, West Hollywood

IX. ITEMS FROM COMMISSIONERS

- A. Commissioner Loveman brought to the attention of the Commission the presence of utility boxes on the street which ruin even well-executed building design.
- B. Commissioner Richmond requested staff to look into Martin Strudler's suggestion about code amendments and report back to the Commission on what is required and what the neighborhood really wants.

Commissioner Richmond also suggested that if people grant speaking time to another speaker, they should at least be at the meeting so the speaker can use their time.

- C. Commissioner Fischer reiterated Commissioner Richmond's request regarding Martin Strudler's remarks.
- D. Commissioner Litz asked staff for an update on the status of the rezoning brought about by the Alpha Beta development, and what is being done to make up for the loss of the residential area on Detroit.
- E. Commissioner Behr emphasized that parking for construction workers should be avoided on any residential street.
- F. Commissioner Crowe suggested that regarding Martin Strudler's comments, diversity and aesthetic nature of the neighborhood should be maintained.

X. ITEMS FROM STAFF

- A. Bill Meeker informed the Commission the following:
 - 1. Community Development is currently finalizing recruitment for the Associate Planner position.
 - 2. The Substitute Conditional Use Permit process for existing nightclubs in the City is being finalized;
 - 3. He will check on the Sunset Marquis mix-up regarding missing plans in the packet;
 - 4. He requested the Commissioners to contact the Community Development Department receptionist or clerical division of Commissioner's request for packets to be delivered at locations other than that on the Department's address list for Commissioners.
 - 5. He assumes the September 17th study session replaces the meeting on the 15th. The Commission concurred.

XI. ADJOURNMENT

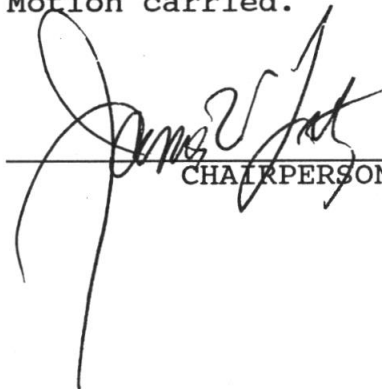
Action: To adjourn to the meeting of the Planning Commission on Thursday, September 1, 1994, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

Motion: Crowe

Second: Behr

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT