

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

JANUARY 16, 1992

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 7:10 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by G. Bruce Traub.

B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith, Zaden

Others Present: Gay Forbes, Director; Debbie Potter, Housing & Economic Development Manager; Anne Browning, Planning Manager; John Jakupcak and Bill Meeker, Associate Planners; Linda Miller, Traffic Engineer; Rhonda Sherman, Business Development Specialist; Chris Patrouch, Transportation Planner; David Amorena, Assistant Planner; Angie Reynolds, Planning Technician; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To take up Items from Commissioners (VII.) right after Items from Citizens (II.); pull out Items III.B.1 and III.B.4; pull out of the agenda III.B.2; continue V.C to February 6, 1992; continue V.D to February 20, 1992, and approve the agenda as amended.

Motion: Crowe Second: Smith

Vote: All Ayes Motion carried.

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

II. ITEMS FROM CITIZENS

- A. Bruce Traub, West Hollywood, spoke on approval of development permits, MCUPs, nightclubs, bars, etc.
- B. Mike Bygrave, West Hollywood, spoke on Sunset Boulevard developments.
- C. Frank Angel, Los Angeles, spoke on behalf of tenants living behind 8282 Sunset Boulevard, and requested that the public hearing on this project be reopened.
- D. Jeanne Dobrin, West Hollywood, spoke about 8741 Santa Monica Boulevard, the Planning Commission processes and warned against abuses from developers.
- E. Thomas Jones, West Hollywood, talked on Resolution 91-63 regarding 1320 N. Harper.

III. ITEMS FROM COMMISSIONERS

- A. Commissioner Clavan mentioned that during the last retreat, the Planning Commission talked on the issue of design and quality of design in West Hollywood. The Commission decided to publicly request staff to prepare a report that would include good design, how the PC could get better design in buildings that are being submitted to the Commission, and what steps the Commission can take to make it absolutely clear to the community, individuals, and developers that the Commission will be looking more strenuously now at design as an element of acceptance for an application for any kind of development in the City of West Hollywood.
- B. Commissioner Zaden suggested that items added to Resolutions be in bold print. She also remarked that she has not seen the West Hollywood Independent north of Sunset.

IV. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. December 19, 1991

B. Resolutions

1. Resolution No. PC 91-64, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING TENTATIVE TRACT MAP 50178, ON APPLICATION OF 1320 ASSOCIATES FOR APPROVAL TO DEMOLISH SEVEN (7) RESIDENTIAL RENTAL UNITS AND TO CONSTRUCT FOURTEEN (14) CONDOMINIUM UNITS, ON PROPERTY LOCATED AT 1320 N. HARPER AVENUE, WEST HOLLYWOOD, CALIFORNIA."

2. Resolution No. PC 91-24, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEMOLITION PERMIT 91-11, DEVELOPMENT PERMIT 91-22 AND THE MITIGATED NEGATIVE DECLARATION ON AN APPLICATION FILED BY CHARLIE MERCER TO DEMOLISH AN EXISTING COMMERCIAL STRUCTURE AND CONSTRUCT A MIXED-USE (COMMERCIAL/ RESIDENTIAL DEVELOPMENT AT 8282 SUNSET BOULEVARD, WEST HOLLYWOOD."

Action: To approve the Consent Calendar.

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

V. EXCLUDED CONSENT CALENDAR

A. Resolution

1. Resolution No. PC 91-63, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING DEMOLITION PERMIT 90-22, DEVELOPMENT PERMIT 90-26, CONDITIONAL USE PERMIT 90-16 AND NEGATIVE DECLARATION 90-17, ON APPLICATION OF 1320 ASSOCIATES FOR APPROVAL TO DEMOLISH SEVEN (7) RESIDENTIAL RENTAL UNITS AND TO CONSTRUCT FOURTEEN (14) CONDOMINIUM UNITS, ON PROPERTY LOCATED AT 1320 N. HARPER AVENUE, WEST HOLLYWOOD, CALIFORNIA."

Jamie Wolf, Los Angeles, commented on this Resolution.

Pulled by Commissioner Behr for the following changes:

- a) Condition 3.1, should be changed to list the inclusionary fee per square foot based on the new construction and the demolition, and that the greater of the two calculations should be paid; and
- b) Condition 7.1, second sentence should read, "The landscape plan shall incorporate as much of the existing plant materials on the development site as

determined by the Community Development Director in consultation with a professional Arborist (the fee for the Arborist shall be paid by the applicant).

Action: To approve Resolution No. PC 91-63 as amended.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

VI. PUBLIC HEARINGS

- A. Zoning Text Amendment - Proposed amendment to Chapter 9220 of the West Hollywood Zoning Ordinance, establishing a Sunset Boulevard Interim Entertainment Use Incentive Zone.

Applicant: City of West Hollywood

Location: Sunset Boulevard Corridor

Recommended Action: Adopt Resolution No. PC 91-59, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN AMENDMENT TO CHAPTER 9220 OF ARTICLE IX OF THE WEST HOLLYWOOD MUNICIPAL CODE AND THE WEST HOLLYWOOD ZONING MAP."

Rhonda Sherman presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the amendment:

Mark Lehman, West Hollywood
Charlie Mercer, West Hollywood
Mark Buchman, West Hollywood
Deborah Rosenthal, West Hollywood
Thomas Crail, West Hollywood
Bob Pohle, West Hollywood

Jeanne Dobrin, West Hollywood, commented on the amendment.

Action: To close the public hearing.

Motion: Richmond Second: Smith

Vote: All Ayes Motion carried.

Action: Accept recommendation and adopt Resolution No. PC 91-59.

Motion: Richmond Second: Crowe

Vote: Ayes - Clavan, Crowe, Litz, Richmond, Smith, Zaden

Noes - Behr

Motion carried.

- B. Conditional Use Permit 91-16, Conditional Use Permit 91-18, Minor Conditional Use Permit 91-13, Conditional Use Permit 91-20 - Requests for approval of a billiard parlor/restaurant, a bar with accessory food sales, on-site sale of alcoholic beverages and outdoor dining.

Applicants: Elias Shokrian, Jamie Rook, Vince Agura, and Panglossian Development

Owner: Panglossian Development

Location: 8741 Santa Monica Boulevard

Recommended Action: Deny CUP 91-16 for the billiards club based on the findings of fact in Resolution No. PC 91-65; approve CUP 91-18 for JJ DAQ cocktail lounge based on the findings of fact in Resolution No. 91-18. Deny without prejudice MCUP 91-13 for on-site sale of alcohol based on findings of fact in Resolution No. PC 91-65. Approve MCUP 91-16 for accessory on-site sale of alcohol based on findings of fact in Resolution No. PC 91-68. Approve MCUP 91-20 for outdoor dining based on findings of fact in Resolution No. PC 91-67 and approve tandem parking plan as submitted.

Angela Reynolds presented the staff report.

Commissioner Litz opened the public hearing.

The following representatives spoke for the project:

JJDAQ

Mark Lehman, West Hollywood, representing applicant
Jaime Rook, West Hollywood, applicant

Billiard Parlor

Mark Lehman, West Hollywood, representing owner

Cafe Creme

John Holtz, West Hollywood, spoke for applicant
Vince Agura, Arcadia, applicant

The following were in favor of the project(s):

Ralph Riebli, Los Angeles
Marc Glasser, West Hollywood
Thomas Crail, West Hollywood
Michael Maddox, West Hollywood
Ken Robinson, West Hollywood
John Foster, West Hollywood
Gary Gradinger, West Hollywood
Al Gaspar, Los Angeles
Emil Murad, West Hollywood
Kirk Von Spaeth, Los Angeles

The following were opposed to the project(s):

Roslyn Krause, West Hollywood
Bruce Traub, West Hollywood
Jeanne Dobrin, West Hollywood
Ralph Feeley, West Hollywood
Efraim Reuveni, West Hollywood
Stan Lothridge, West Hollywood
Gloria Vassy, West Hollywood
Ted Guefen, West Hollywood

Mark Lehman rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe

Second: Smith

Vote: All Ayes

Motion carried.

Action: To deny without prejudice CUP 91-16 for the billiards club; Deny without prejudice MCUP 91-13 for on-site sale of alcohol; Approve CUP 91-18 for JJ DAQ cocktail lounge provided that the establishment's operating hours are Monday through Friday from 3:00 p.m. until 2:00 a.m. and Saturdays, Sundays and holidays from 12:00 noon until 2:00 a.m.; Approve MCUP 91-16 for accessory on-site sale of alcohol based on findings of fact in Resolution No. PC 91-68; Approve MCUP 91-20 for outdoor dining based on findings of fact in Resolution No. PC 91-67 and approve tandem parking plan as submitted and

delegate authority to the Director of Community Development to limit to hours during which tandem parking would be required.

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

- C. Sign Modification/Sign Program 01-79 - Approval of a sign program and of sign modification to permit a pole sign for an existing shopping center (San Fair Shopping Center).

Applicant: Bruce Tucker

Owner: Aaron Kumetz

Location: 7853-7883 Santa Monica Boulevard

Recommended Action: Continue public hearing to February 6, 1992.

- D. Conditional Use Permit 91-10, Vesting Tentative Tract Map 50939 - Request for approval to convert fifty (50) apartment units into condominium units.

Applicant: David Oved Architects

Owner: Elyahu Dromy

Location: 724 N. West Knoll Drive

Recommended Action: Continue public hearing until February 20, 1992.

- E. Conditional Use Permit 91-21 - Consideration of the revocation of Conditional Use Permit 86-13, granted for the operation of a school, due to violations of the conditions of approval.

Applicant: City of West Hollywood

Owner: Sephardic Hebrew Academy

Location: 310 N. Huntley Drive/8511 Beverly Place

Commissioner Crowe excused himself from this hearing.

David Amorena presented the staff report.

Commissioner Litz opened the public hearing.

Motion carried.

VII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, spoke on liquor permits and informed the Commission that Ashkenazy Enterprises will receive alcohol license for 1000 Westmount.
- B. Stan Lothridge, West Hollywood, read two letters which he received from a messenger.

VIII. ITEMS FROM STAFF

None

X. ADJOURNMENT

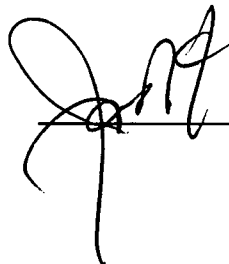
Action: To adjourn to the meeting of the Planning Commission on Thursday, February 6, 1992, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT