

Owner: Houssa Hekmatravan
Location: 8205 Santa Monica Boulevard
Recommended Action: To approve Conditional Use Permit 92-14, subject to findings and conditions contained in draft Resolution No. PC 92-36.

Commissioner Behr excused himself from this hearing.

Angela Reynolds presented the staff report.

Commissioner Richmond opened the public hearing.

Action: To close the public hearing.

Motion: Zaden Second: Lambert

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 92-14 as recommended by staff, adding a condition that the waste be placed in plastic bags or other environmentally sound material before disposal.

Motion: Zaden Second: Lambert

Vote: Ayes - Crowe, Lambert, Richmond, Smith, Zaden
Abstain - Behr

Motion carried.

- B. Development Permit 92-02, Minor Conditional Use Permit 92-17, Variance 92-01 - Request to construct a 3-1/2 story parking structure containing 124 parking spaces. Variance from a 15 foot buffer required by Section 9225 (D) (2) of the Zoning Ordinance.

Applicant: Monighan & Associates

Owner: Tower Records

Location: 8801 Sunset Boulevard

Recommended Action: Approve Development Permit 92-092, Minor Conditional Use Permit 92-17, and Variance 92-01, subject to draft Resolution No. PC 92-29.

Jennifer Davis presented the staff report and Chris Patrouch spoke for the Department of Transportation and Engineering.

Commissioner Litz arrived at this time.

Commissioner Zaden excused herself on this issue.

Commissioner Richmond opened the public hearing.

Messrs. Ben Clavan, Gene Smith and Bruce Monighan represented the applicant. Ben Clavan spoke for the project.

The following spoke in favor of the project:

David Weissfeld, West Hollywood
John Altschul, West Hollywood
Bonnie Bickling, West Hollywood
Kyle Bradshaw, West Hollywood
Bob Feteri, West Hollywood
Glenn Goldman, West Hollywood
Charlie Mercer, West Hollywood
Norman Hammer, West Hollywood
Budd Kops, West Hollywood
Mike Radcliffe, West Hollywood
Michael Becker, West Hollywood
Joy Shollenbarger, West Hollywood

The following spoke against the project:

Jim Wright, West Hollywood
R. Van Nostrand, West Hollywood
Bobbie Kaminski, West Hollywood
Walter Bagot, West Hollywood
Tanya Bagot, West Hollywood
David Jeffers, Los Angeles
Paula Raymon, Los Angeles

The following commented on the project:

Marna Writer, West Hollywood
Sibyl Zaden, West Hollywood
Holly Engerman, West Hollywood
Jerome Zenga, West Hollywood
Jeanne Dobrin, West Hollywood

Bruce Monighan, Tower spokesman, rebutted public testimony.

Action: To close the public hearing.

Motion: Smith Second: Crowe

Vote: Ayes - Behr, Crowe, Litz, Richmond, Smith
Noes - Lambert
Abstain - Zaden

Motion carried.

Action: To approve Development Permit 92-02, Minor Conditional Use Permit 92-17, and Variance 92-01 subject to the following conditions: 1) The variance filed by the applicant should include findings requiring a fifteen foot buffer between residential and commercial buildings in commercial side and rear yards; 2) During construction, construction vehicles shall park on-site or at a designated private property off-site. The off-site location shall be designated in the Construction Mitigation Plan as outlined; 3) The landscaping plan shall show all existing trees and significant vegetation both on the Tower property and on the first twenty-five feet of all contiguous residential lots; 4) The applicant shall retain or replace all existing trees, and any significant vegetation whenever possible on both the Tower Records site and the contiguous residential properties to the north and west. In addition, if any residential fencing is demolished or damaged during construction, the applicant shall replace such fencing at Tower's expense; 5) Tower Records shall provide a two hour parking validation with any purchase; 6) The parking structure shall be closed at 1:30 A.M.; 7) Tower Records shall encourage employees to park on the uppermost level of the structure; 8) Any and all rooftop activities, excluding parking, are prohibited; 9) Tower Records shall inform residents with written notice whenever Horn Avenue or Sunset Boulevard are to be blocked due to construction. Written notice shall be given to all residents of Horn Avenue north of Sunset Boulevard. Tower shall provide a manual traffic control officer during peak hours when Horn or Sunset are blocked; 10) Tower Records shall pay for any restriping on Sunset that is determined necessary by the Department of Transportation. The DOT shall conduct a study of the eastbound left hand turn pocket to determine specific requirements of this turn pocket; and 11) There shall be a right turn out only onto Horn Avenue at the exist of the parking structure.

Motion: Crowe Second: Lambert

Vote: Ayes - Behr, Crowe, Lambert, Litz, Richmond,
Smith
Abstain - Zaden

Motion carried.

- B. Amendment to Development Permit 90-44, Conditional Use Permit 92-11, Tentative Tract Map 51221 - Request to permit construction of seventeen (17) condominium units and 1,800 square feet of commercial space.

Applicant: Gabbay Architects

Owner: Jerry Ullouljian

Location: 1114 N. Orange Grove

Recommended Action: To approve amendment to Development Permit 90-44 and Conditional Use Permit 92-11, subject to findings and conditions contained in draft Resolution No. PC 92-33 and approve Tentative Tract Map 51221, subject to findings and conditions contained in draft Resolution No. PC 92-34.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

Hamid Gabbay, representing the applicant, spoke for the project.

Action: To close the public hearing.

Motion: Litz Second: Smith

Vote: All Ayes Motion carried.

Action: To approve amendment to Development Permit 90-44, Conditional Use Permit 92-11, Tentative Tract Map 51221 with the following amendments to Resolution No. PC 92-33: 1) To revise condition 3.5 to correct the method of calculating the "School Fee" for the residential portion of the development; 2) To revise condition 8.2, eliminating the prohibition on the installation of grills, ovens, or similar equipment which must be vented to the exterior of the building, for uses involving the sale of food products for consumption on premises; 3) To add condition 8.5 requiring the guest parking spaces for the residential portion of the development to be relocated behind the security gate separating the residential parking spaces from the parking spaces for the development, and prohibiting their use by patrons of the commercial uses within the project. Also to add language which requires the installation of an intercom, or similar system, at the vehicular entry to the project, which may be used by visitors of residents to contact residents to gain access to the guest parking spaces.

Changes to the plans which will be made in response to this condition will be subject to approval of the Director of Community Development; 4) To add condition 8.6 requiring that handicapped parking spaces be located as close to the elevators for the development, as possible. Changes to the plans in response to this condition will be subject to approval of the Director of Community Development; and 5) To revise condition 2.4, eliminating the prohibition on the installation of grills, ovens, or similar equipment which must be vented to the exterior of the building, for uses involving the sale of food products for consumption on premises.

Motion: Litz Second: Behr

Vote: Ayes - Behr, Crowe, Lambert, Litz, Richmond, Smith

Noes - Zaden

Motion carried.

- C. Conditional Use Permit 92-12 - Request to amend City Council Resolution 614 to permit the on-site sale of alcohol in the restaurant and via room service.

Owner: Marin Operating, Inc.

Location: Richard Weissman

Recommended Action: 900 N. Hammond Street

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke in favor of the request:

J.L. Jackson, North Hollywood, applicant's representative
Alan Baer, West Hollywood, applicant's representative
John Douponce, General Manager of Le Montrose
Leonard Herring, Jr., West Hollywood
John Kaleel, West Hollywood
Barbara Van Noy, West Hollywood
Johnny King, West Hollywood, (also read wife's letter of support)
Scott Keesling, West Hollywood
David Mora, West Hollywood

The following spoke against the request:

Gary Salt, West Hollywood

Vote: Ayes - Behr, Crowe, Lambert, Litz, Richmond,
Smith
Noes - Zaden

Motion carried.

VIII. ITEMS FROM CITIZENS - None

IX. ITEMS FROM COMMISSIONERS

A. Commissioner Zaden asked if she could attend the Environmental luncheon, to be paid from Commission budget. The Planning Manager will get back to her.

X. ITEMS FROM STAFF

A. The Planning Manager announced that the following appeals will be coming up before the City Council on November 16, 1992: 1) Prey; 2) 6 Gallery; 3) Sephardic Hebrew Academy; and 4) Laurel/Norton project.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, December 3, 1992, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Zaden

Second: Crowe

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT