

**MINUTES OF THE  
PLANNING COMMISSION**

January 21, 1988

**I. CALL TO ORDER**

The meeting of the Planning Commission, held on the above date at West Hollywood Park Auditorium, was called to order at 7:00 p.m. by Chairperson Richmond.

A. Pledge of Allegiance was led by Commissioner Liebowitz-Neglia.

B. Roll Call:

Commissioners Present: Krause, Lehman, Liebowitz-Neglia, Richmond, Siegel, Smith, Smith

Commissioners Absent: None

Staff Present: Howard Zelefsky, Planning Manager; Jeff Archuleta, Associate Planner; Tim Gawronski, Assistant Planner; Jeff Lambert, Assistant Planner; Moonyen Gatanela, Recording Secretary.

C. Approval of Agenda

**Action:** To pull agenda item III.A.1 & 2.  
Note item V.G continue to next meeting.  
To approve agenda as prepared by staff.

**Motion:** G. Smith                      **Second:** Lehman

**Vote:** All Ayes

Motion carried unanimously.

**II. ITEMS FROM CITIZENS:**

None.

**III. CONSENT CALENDAR**

A. See Excluded Consent Calendar

B. Approval of Minutes of the Planning Commission

1. November 10, 1987
2. November 24, 1987
3. December 3, 1987

C. Specific Plan 85-001 (Pacific Design Center)  
(Compliance with condition "38" of Resolution  
No. 152

Location: 8687 Melrose Avenue

**Action:** To approve items B. & C. of Consent Calendar.

**Motion:** Lehman      **Second:** Liebowitz-Neglia

**Vote:** All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Resolutions:

1. Resolution No. 88-01  
Denying Development Permit 87-77 on a request  
to construct a 4,062 square foot commercial  
addition to an existing commercial building  
at 8730 Santa Monica Boulevard.

**Action:** To pull item from agenda.

**Motion:** Krause      **Second:** G. Smith

**Vote:** Ayes: Krause, Lehman, Richmond, Siegel,  
Smith, Smith

Noes: None

Abstention: Liebowitz-Neglia

Motion carried.

2. Resolution No.88-08  
Approving Development Permit 87-84 Demolition  
Permit 87-31 on a request to demolish a  
single-family dwelling and construct a  
residential triplex at 824 Westmount Drive.

**Action:** To pull item from agenda.

**Motion:** Lehman      **Second:** Siegel

Vote: Ayes: Krause, Lehman, Richmond, Siegel,  
Smith, Smith

Noes: None

Abstention: Liebowitz-Neglia

Motion carried.

V. PUBLIC HEARING

A. Development Permit 86-76 (Cheers)

Hearing for the modification of conditions of approval for Development Permit 86-76.

Location: 8279 Santa Monica Boulevard.

1. Jeff Archuleta presented the staff report.
2. Applicant - City of West Hollywood  
(City is the applicant because staff is bringing the issue to the Commission's attention.)
3. Public Testimony
  - Barrett McInerney, West Hollywood
  - Arlen Andelson, West Hollywood

**Action:** To continue the public hearing on the modifications of conditions of approval for Development Permit 86-76 to February 18, 1988.

Motion: Lehman Second: Siegel

Vote: All Ayes

Motion carried unanimously.

B. Conditional Use Permit 86-03 (Sports Connection)  
Revocation/Modification Hearing

Location: 8612 Santa Monica Boulevard

1. Jeff Lambert presented the staff report and recommended modification of Conditional Use Permit 86-03 by either amending existing conditions or by adding a new condition for approval.
2. Applicant: City of West Hollywood

(City is the applicant because staff is bringing the issue to the Commission's attention.)

3. Public Testimony:

- Michael Talla, representative of Sports Connection

~~Persons in opposition:~~ *Paul Case*

- Paul Case, project manager of construction at Sports Connection.

~~Persons in favor:~~

- Ira Stein, West Hollywood
- Jeanne Dobrin, West Hollywood

Other:

- Frank Durnhammer, West Hollywood
- Budd Kops, West Hollywood
- John Baldwin, West Hollywood

The Planning Commission discussed the condition violations and options which included amendments to the existing conditions and new conditions for approval.

**Action:** To impose a new condition to limit the use of the temporary parking lot for patrons and employees and to post the schedule of the shuttle to run every 5 minutes within the operating hours of the club with valet and shuttle service free of charge. Flyers of the shuttle schedule shall be available at the club. Use of the lots shall be limited to the hours of the club with attendants at the parking lots. Lighting is to be provided as well as security during off hours on all three lots. Contact number shall be posted for residents to phone for complaints regarding the temporary use lots. In addition, the applicant shall provide a bond to the city to ensure that the actions will be taken in a timely manner, and the bond shall be posted within 3 days of approval. First bond to be \$10,000 for the temporary use of the parking lots. An additional \$50,000 bond ~~to~~ shall be posted to ensure that

all conditions of the entire development are kept in accordance for the next two two years until they come before the Commission to see if they have been adhering to the conditions. The bond may be held so that the City may secure any criminal or civil debts that are incurred and action regarding attorney's fees and all political debt including enforcement. In addition, money received as over charge by the Sports Connection shall be available to the patrons of the club.

Motion: Liebowitz-Neglia Second: Lehman

Vote: Ayes: Lehman, Liebowitz-Neglia,  
Richmond, Siegel, Smith, Smith

Noes: Krause

Motion carried.

Note: Commissioner Siegel left the meeting after the Sports Connection hearing, due to other commitments.

C. Conditional Use Permit 87-07 (Lloyd Wright House)  
Request to be allowed to continue a non-conforming use and substitution of similar uses.

Location: 858 N. Doheny Drive

1. Jeff Archuleta presented staff report and recommended the approval of C.U.P. 87-07 based on findings and conditions outlined in Resolution 88-07.
2. Applicant: Eric Wright, along with attorney Amy Forbes, presented background information and supported staff report recommendation.
3. Public Testimony:

Persons in-favor:

- Michael Deasy, West Hollywood
- Crosby Doe, West Hollywood

Persons in-opposition:

- Joyce Hundal, West Hollywood
- Jeanne Dobrin, West Hollywood
- Patrick Wall, West Hollywood

- Ira Stein, West Hollywood
- David WYSTALL, West Hollywood

Rebuttal: Amy Forbes, attorney for applicant.

**Action:** To amend one condition to require that future change of use shall be reviewed by the Planning Commission and to delete Condition K.

Motion: Krause            Second: G. Smith

Vote:    Ayes: Krause, Lehman, Richmond,  
               Smith, Smith

          Noes: Liebowitz-Neglia

Motion carried.

D.    Development Permit 87-63,  
      Demolition Permit 87-25.  
      Request to demolish two residential units  
      and construct a three-unit apartment building.

Location: 805 West Knoll Drive

1.    Staff report presented by Jeff Lambert and recommended approval of the permits based upon conditions outlined in Resolution 87-55.
2.    Applicant: Mike Nicholson, architect of the project representing the applicant.
3.    Public Testimony:    None

The Commission discussed the project elevations with suggested revisions for the side elevations and garage facade.

**Action:** To approve Demolition Permit 87-25 and Development Permit 87-63 with the addition that the final elevations specifically the two side facades be revised according to Commission suggestions with the plans brought back to the Commission for final approval. The fence shall be repaired immediately.

Motion: G. Smith    Second: Lehman

Vote: All Ayes

Motion carried.

E. Tentative Tract Map 45781  
Modification of Development Permit 86-135  
Request approval of a tentative tract map to  
subdivide one parcel for six condominium  
units rather than seven as previously approved  
and modify the conditions of approval  
of Development Permit 86-135.

Location: 959 N. Doheny Drive

1. Tim Gawronski presented the staff report  
and recommended approval of the  
modification of Development Permit 86-135  
and Tentative Tract Map 45681.
2. Applicant spoke and accepted all  
conditions for approval.
3. Public Testimony: None

Commission briefly discussed street dedication.

**Action:** To accept resolutions as proposed by  
staff with the amendments concerning  
curb and alley dedication.

Motion: Krause Second: G. Smith

Vote: All Ayes

Motion carried.

F. Development Permit 88-07  
Request to permit the facade remodel of an existing  
hotel and office building.

Location: 8400 Sunset Boulevard

1. Staff report presented by Tim Gawronski  
and recommended approval of Development  
Permit 88-07 based on findings and  
conditions outlined in Resolution 88-04.
2. Architect of the project spoke on behalf  
of the applicant and accepted the  
findings and conditions outlined in  
Resolution 88-04.

3. Public Testimony: None

**Action:** To approve Development Permit 88-07 based on the findings and conditions outlined in Resolution 88-04.

**Motion:** Liebowitz-Neglia      **Second:** Lehman

**Vote:** All Ayes

Motion carried.

G. Text Amendment - Fences and Walls

**Location:** Citywide

**Action:** To continue to February 4, 1988.

**Motion:** Liebowitz-Neglia      **Second:** Lehman

**Vote:** All Ayes

Motion Carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM COMMISSIONERS

Commissioner Lehman requested more information regarding the wall height limitation for the Sports Connection and requested discussion time on the subject at the next Commission meeting. Commissioner Lehman also requested in the future that staff highlight issues such as the the wall height limitation of the Sports Connection.

Commissioner Gene Smith suggested that the signature of owner or the officer of the corporation of the property be included as a standard condition of approval.

Commissioner Stephen Smith clarified that verbal notification to the applicant is sufficient and equitable in addition to the legal 10 day written notification.

Commissioner Lehman requested that Mike Jenkins' opinion concerning legal issues be included in the packet.

VIII. ITEMS FROM STAFF

None.

IX. ADJOURNMENT

**Action:** To adjourn the meeting to the next regular meeting of the Planning Commission on February 4, 1988.

**Motion:** Liebowitz-Neglia      **Second:** G. Smith

**Vote:** All Ayes

Motion carried.

  
\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Director of Community Development