

**MINUTES OF THE
PLANNING COMMISSION**

March 17, 1988

I. CALL TO ORDER

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

A. Pledge of Allegiance was led by Economic Development Manager Debbie Potter.

B. Roll Call:

Commissioners Present: Lehman, Richmond, Siegel, Smith, Smith

Commissioners Absent: Liebowitz-Neglia

Staff Present: Howard Zelefsky, Planning Manager; Debbie Potter, Economic Development Manager; Jeff Archuleta Associate Planner; Moonyen Gatanela, Recording Secretary.

C. Approval of Agenda

Action: To move public hearing agenda item on outdoor newsstands before the special workshop on redevelopment.

Motion: Siegel **Second:** Lehman

Vote: All Ayes

Motion carried.

Action: To approve agenda as prepared by staff.

Motion: Siegel **Second:** Lehman

Vote: All Ayes

Motion carried.

II. ITEMS FROM CITIZENS:

None.

III. CONSENT CALENDAR

A. Approval of Resolutions:

1. See Excluded Consent Calendar
2. Resolution No. PC 88-16 Denying Demolition Permit 88-03 for the demolition of a single residential unit at 825 N. Sweetzer Avenue.

Action: To approve Resolution No. PC 88-16 denying Demolition Permit 88-03 for the demolition of a single residential unit.

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

Motion carried.

3. See Excluded Consent Calendar

(Note: Commissioner Liebowitz-Neglia arrived late to the meeting)

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Resolutions:

1. Resolution No. PC 88-12 - Approving Development Permit 87-96 and Demolition Permit 87-36 for the construction of a 55,650-square foot commercial building at 8775 Sunset Boulevard.

Commission discussed sidewalk design on new development on Sunset. Recommendation that it be consistent with City's design standards.

Action: To adopt the condition that the sidewalk design be consistent with the City's design standards.

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

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

Noes: None

Abstention: Lehman

Motion carried.

3. Resolution No. PC 88-19 - Modifying conditions for Development Permit 86-76, Cheers Bar at 8279 Santa Monica Boulevard.

Commission clarified language of a condition of the Resolution and discussed condition concerning the bond.

Action: To enforce a bond for the duration of construction and sound proofing of outdoor patio area.

Motion: Liebowitz-Neglia **Second:** Siegel

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

Noes: None

Abstention: Lehman

Motion carried.

Action: To post the bond at twenty thousand dollars (\$20,000) during the construction period.

Motion: Siegel **Second:** Liebowitz-Neglia

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

Noes: None

Abstention: Lehman

Motion carried.

Action: To approve Resolution No. PC 88-19 which includes the provision of proper lighting and signage for the off-site parking lot.

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

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

Noes: None

Abstention: Lehman

VI. PUBLIC HEARINGS

- A. Zoning Ordinance Amendment - Outdoor Newsstands Amendment to establish design standards for outdoor newsstands (continued from February 4, 1988).

Location: Citywide

1. Jeff Archuleta presented the staff report and recommended adopting a resolution to the City Council recommending approval of the amendment.
2. Applicant - City of West Hollywood (City is the applicant because staff is bringing the issue to the Commission's attention.)
3. Public Testimony
 - Joe Gannon, West Hollywood
 - Jeanne Dobrin, West Hollywood

Commission discussed the issue of pornography and problems of parking. Other issues of concern included: location of newsstands, length of operating hours, design standards, width of sidewalks and length of newsstands.

Action: To continue the public hearing on the the amendment on design standards for outdoor newsstands to March 31, 1988.

Motion: Liebowitz-Neglia **Second:** Siegel

Vote: All Ayes

Motion carried.

V. SPECIAL WORKSHOP ON REDEVELOPMENT

- A. Economic Development Manager Debbie Potter presented a brief overview about redevelopment, where redevelopment falls into the City process and the role of the Planning Commission in the redevelopment process.

1. Staff report was presented by Economic Development Manager Debbie Potter.

VI. B. Zoning Ordinance Amendment - Transmittal of

Planning Commission Recommendations to the City Council.

Amendment to modify the time limit for transmittal of Commission recommendations related to zoning map or text amendments to the City Council.

Location: Citywide

1. Howard Zelefsky presented the subject and indicated that it is a "clean-up" item of a technicality in the Interim Zoning Ordinance.
2. Applicant: City of West Hollywood (City is the applicant because staff is bringing the issue to the Commission's attention.)
3. Public Testimony:
 - Jeanne Dobrin, West Hollywood

The Planning Commission discussed the the length of the time limit for the transmittal of Commission recommendations to the City Council.

Action: To approve Resolution 88-17 recommending approval of the draft ordinance to the City Council.

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

Vote: All Ayes

Motion carried.

VII. COMMISSION CONSIDERATION

A. Modification to Development Permit 87-60

Request to add approximately 4,000 square feet of space and a level of subterranean parking to a previously approved 14,000 square foot commercial retail center.

Location: 7901 Santa Monica Boulevard

1. Howard Zelefsky presented staff report and recommended approval as requested.

2. Applicant: Mehdi Lahijani
3. Request does not require public hearing. Public Testimony was provided.
 - Applicant spoke on behalf of his project.
 - Jack Hollander, architect for applicant.
 - Jeanne Dobrin, West Hollywood

Action: To amend the following conditions for grammatical corrections in PC Resolution 88-20; 1-K, 1-L, 1-M, 2-A, 2-E, and 2-I. To amend condition 2-M to include the provision that all sidewalks remain passable during construction. To amend condition 2-W to change the morning allowable starting time to be 8:00 A.M. instead of 7:00 A.M. To amend condition 2 A-A, B-B to screen the project from the adjacent residential area. Landscaping shall be provided on the second floor balcony on the north end to buffer the adjacent residential area. No outdoor dining is to be allowed facing the residential area. To amend condition 2 CC to specify that a maximum of five (5) one thousand (1,000) square foot restaurants be allowed. The remaining restaurant area shall not exceed three thousand two hundred and eighty-five (3,285) square feet. To add condition DD all commercial and retail parking have on-site employee parking. To add condition EE that free validated one hour parking be provided for all customers. To add condition FF that the applicant shall submit a parking management plan to the Director of Community Development for review and approval prior to issuance of building permit. To add condition GG that the appropriate address be placed on the front of the building and at the roof top level. To add condition HH for a bond of twenty-five thousand (25,000) dollars to be issued during the construction phase of the project. To add condition II to prohibit all retail uses on the upper northwest inner terrace area.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried

VIII. ITEMS FROM COMMISSIONERS

Commissioner Liebowitz-Neglia brought up the issue of occupancy load and square footage for parking requirements.

XI. ITEMS FROM STAFF

None.

X. ADJOURNMENT

Action: To adjourn the meeting to the next special meeting of the Planning Commission on March 31, 1988.

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

Vote: All Ayes

Motion carried.



Chairperson

ATTEST:

Director of Community Development