



## PLANNING COMMISSION MINUTES

*February 5, 1998*

West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, CA 90069

### 1. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chair John Altschul.

#### A. Pledge of Allegiance

The Pledge of Allegiance was led by Sue Burnside.

#### B. Roll Call

Commissioners Present:

John Altschul, Liz Anderson, David Behr, Brad Crowe, Donald DeLuccio, Thomas Jones, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Amanda Susskind, City Attorney's Office; Thinkh Tran, Administrative Staff Assistant; Hassan Haghani, Associate Planner; Teresa Kozlowski, Assistant Planner; Liz Bar-EI, Assistant Planner

#### D. Approval of Agenda

**Action: To approve the Agenda.**

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

#### E. Posting of Agenda

This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's station.

### 2. PUBLIC COMMENT

Ms. Susskind clarified procedure regarding public comments on a closed public hearing.

- a. **Midge Barnett**, West Hollywood, requested that the Bodega hearing be re-opened to the public.
- b. **Sally Shore**, West Hollywood, requested that the Bodega hearing be re-opened to the public.
- c. **Julie Pop**, West Hollywood, requested that the Bodega hearing be re-opened to the public.
- d. **Chris Bogoian**, West Hollywood, requested that the Bodega hearing be re-opened to the public.
- e. **Robyn McGrail**, West Hollywood, requested that the Bodega hearing be re-opened to the public.
- f. **Jeanne Dobrin**, West Hollywood, requested that the Bodega hearing be re-opened to the public.
- g. **John Callari**, West Hollywood, requested that the Bodega hearing be re-opened to the public.

### 3. CONSENT CALENDAR

#### A. Minutes, January 15, 1998

Approved as part of the Consent Calendar.

### 4. EXCLUDED CONSENT CALENDAR - None

### 5. COMMISSION CONSIDERATION

#### A. Appointment of Planning Commissioner to Santa Monica Boulevard Steering Committee

Commissioner Smith was appointed; Commissioner DeLuccio was appointed alternate.

#### B. Appointment of Planning Commissioner to Plummer Park Community/Senior/Teen-Center Projects Design Review Committee

Commissioner DeLuccio was appointed.

### 6. PUBLIC HEARING

#### A. Appeal of Minor Conditional Use Permit 97-15: Appeal of Director's approval to expand restaurant and outdoor dining area, and extend hours of alcohol service to include lunch. This item was continued from January 15, 1998.

**Applicant:** Bodega Restaurant, LLC  
**Appellant:** Sally Shore and Julie Pop  
**Location:** 8800 Melrose Avenue, West Hollywood, CA  
**Case Planner:** Teresa Kozlowski  
**Recommendation:** To deny appeal and affirm Director's approval of MCUP 97-15.

Ms. Kozlowski presented the staff report.

The Commission discussed:

- CEQA issues
- Attorney fees/change schedule of fees
- Parking lease loss/revocation procedure
- Parking calculations
- Location of piano
- 665 Robertson parking lease
- re-opening public hearing/consideration for other non-appealed permits
- time frame for opening public hearing
- applicants penalization for 30-day cancellation clause

**Action: To continue the hearing to March 19, 1998 and appeal the other related permits.**

Motion: Behr

Second: Smith

Votes: Ayes – Behr, Crowe, DeLuccio, Smith

Noes - Altschul, Anderson, Jones

Motion carried.

**B. Conditional Use Permit 97-14: Convert single family home to child day care facility for up to 38 children.**

**Applicant:**

*Joulianna and Sofainna Baranova*

**Location:**

*1030 Vista Street, West Hollywood, CA*

**Case Planner:**

*Liz Bar-El*

**Recommendation:**

*To approve the request subject to the findings and conditions in the proposed resolution.*

Ms. Bar-El presented the staff report.

The Commission discussed:

- staggering play hours
- procedure for resolving noise problems
- number of children for day care use
- continuation of operation of facility across street
- traffic
- residential permitted uses
- rent control issues
- loading zones
- family day care

- a. **Joulianna Baranova**, Applicant, presented Applicant's report.
- b. **Robert Knee**, West Hollywood, expressed concern regarding parking, traffic, safety, structural integrity of building and opposition.
- c. **Gerald Denning**, West Hollywood, expressed concern regarding noise and traffic and opposition.
- d. **George Yang**, West Hollywood, commented that he is landlord of 1042 N. Vista Street, a 10-unit apartment building with bedroom windows facing the project site, and expressed opposition.
- e. **Umberto Capiro**, Architect for Applicant, commented on structure and interior changes and support.
- f. **Eugenia Vayner** (given four minutes for Russian translation), West Hollywood, commented that she is a manager of an adjacent apartment building and expressed support.
- g. **Luba Skibityansky**, Los Angeles, commented that she is supportive and that this is the best neighborhood daycare facility.
- h. **Daphne Dennis**, West Hollywood Social Services Administrator, commented that the program is exemplary and expressed support.
- i. **Virginia Genchikmakher**, West Hollywood, commented that this is a good service for the community and is a safe school.
- j. **Karen**, West Hollywood, commented that there will be minimal impact because most people walk their children to the school.
- k. **George Vayner** (given four minutes for Russian translation), West Hollywood, commented that the building has been in bad condition, parking and traffic impacts are minimal, and expressed support.
- l. **Maria Johnson**, West Hollywood, commented that she is president of her condo association and that there is noise and congestion in the area, and expressed opposition.
- m. **Helen Levin**, West Hollywood, Russian Community Center President, commented that she had made inquiries and that everyone was supportive of the project.
- n. **Jeanne Dobrin**, West Hollywood, expressed support.
- o. **Valentina Ryadina**, West Hollywood, commented that all cars from her building park in their garage and that there are no noise problems, and expressed support.

Ms. Baranova rebutted.

**Action: To close the public hearing.**

Motion: Crowe  
Votes: All Ayes

Second: Jones  
Motion carried.

**Action: To approve Resolution PC 98-158.**

Motion: Crowe  
Votes: All Ayes

Second: Jones  
Motion carried.

**C. Appeal of Minor Conditional Use Permit 97-10: Appeal of Director's approval beer and wine service in conjunction with food service in a new Chinese Restaurant at the old "Fleetwood's" Building.**

**Applicant:** Art Rodriguez  
**Appellant:** John Bacon and Sarah Horrell  
**Location:** 8290 Santa Monica Boulevard, West Hollywood, CA  
**Case Planner:** Hassan Haghani  
**Recommendation:** To uphold the Director's approval and deny the appeal.

Mr. Hahgani presented the staff report.

The Commission discussed:

- Future uses of site
- Neighborhood protection
- Occupancy rates

Commissioner Behr disclosed that he was an activist concerning the prior business at this location, Fleetwoods, and that some of his friends are petitioners regarding this project, but would not be recusing himself.

The Commission discussed:

- Compliance/penalties
- 6-month Director's review
- intensification to full alcohol permits
- crime in area
- ABC permits

- Sarah Howell**, Appellant, presented Appellant's report.
- John Bacon**, Appellant, presented Appellant's report.
- Art Rodriguez**, Applicant's Representative, presented Applicant's report.
- Jeanne Dobrin (given time by Valerie Blum)**, West Hollywood, commented that six-month Director's review is insufficient and expressed opposition.
- Kostas Augeropoulos**, West Hollywood, commented that there is insufficient parking spaces and requested specific hours of operation.

**Action: To close the public hearing.**

Motion: Crowe  
Votes: All Ayes

Second: Jones  
Motion carried.

The Commission discussed:

- History of previous property owner and operator
- Six-month review after ABC permit approval/notification for neighborhood meeting for speakers from Director's Hearing and Planning Commission meetings, and petitioners
- Preferential parking
- Urban environment
- Opening of restaurant unaffected by MCUP approval

**Action: To uphold the Director's decision, deny the appeal and approve Resolution PC 98-160 with the following amendments:**

- **Six-month review after ABC permit approval/notification for neighborhood meeting for speakers from Director's Hearing and Planning Commission meetings, and petitioners**

Motion: Altschul  
Votes: All Ayes

Second: Crowe  
Motion carried.

**D. Conditional Use Permit 97-12: Legalization of expansion of existing pawnshop and gun dealer to include 800 additional square feet.**

**Applicant:** Edward and Derrick White for Pacific Pawnbrokers  
**Location:** 7400-7402 Santa Monica Boulevard, West Hollywood, CA  
**Case Planner:** Hassan Haghani  
**Recommendation:** Approve Conditional Use Permit 97-12 subject to the findings and conditions contained in Draft Resolution PC 98-159.

Mr. Haghani presented the staff report.

- a. **Derrick White**, Applicant, presented Applicant's report.
- b. **Jeanne Dobrin**, West Hollywood, commented that there is too much signage.
- c. **Edward White**, Applicant, presented rebuttal.

**Action: To close the public hearing.**

Motion: Crowe  
Votes: All Ayes

Second: DeLuccio  
Motion carried.

**Action: To approve Resolution PC 98-159 with the following amendments:**

- **Additional language to remove illegal signage within 90 days**
- **Additional language to restore building with time to be set by Director**

Motion: Crowe  
Votes: All Ayes

Second: Behr  
Motion carried.

## **7. PUBLIC COMMENTS - None**

## **8. ITEMS FROM COMMISSIONERS**

- a. Commissioner Jones commented on an article rating West Hollywood as one of the lowest cost places to do business.
- b. Commissioner Jones stated that a Design Workshop for Kings Road Park will be held this Saturday.

**9. ITEMS FROM STAFF**

**a. Director's Report – Ray Reynolds**

Mr. Reynolds reported on the following items: Sunset Faults, Santa Monica Boulevard Visioning, Westside Urban Forum, Ramada, First Baptist Church, SMB/La Brea Redevelopment, Convention and Visitors Bureau.

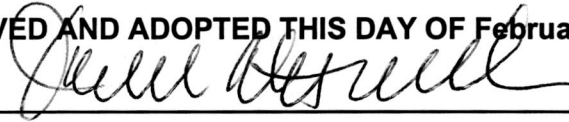
**10. ADJOURNMENT**

**Action:** To adjourn to the next regular Planning Commission on February 5, 1998 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Approved by consensus.

**PASSED, APPROVED AND ADOPTED THIS DAY OF February 19, 1998.**

**CHAIRPERSON:** \_\_\_\_\_



**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:** \_\_\_\_\_

