



**PLANNING COMMISSION MINUTES**  
**JANUARY 16, 1997**

West Hollywood Park Auditorium, 647 North 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 Fischer.

**A. Pledge of Allegiance**

The Pledge of Allegiance was led by Chair Fischer.

**B. Roll Call**

Commissioners Present:

John Altschul, David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Teresa Kozlowski, Assistant Planner; Allyne Winderman, Economic Development & Housing Manager; Thinh Tran, Administrative Staff Assistant

**C. Approval of Agenda**

Ms. Heep stated that Item 6B and 6C are Commission Consideration Items and that were accidentally placed under Public Hearings.

**Action: To move Items 6B and 6C to Commission Consideration and approve the Agenda as amended.**

Motion: Crowe

Second: Behr

Votes: All Ayes (Litz, Smith absent)

Motion carried.

**D. 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. ITEMS FROM CITIZENS**

- a. **Bill Griffin**, West Hollywood, Project Area Committee, expressed support of the Redevelopment Plan.

**3. CONSENT CALENDAR - None**

**4. EXCLUDED CONSENT CALENDAR - None**

**ITEM 3.C**

## **5. COMMISSION CONSIDERATION**

### **A. 417 Westmount Drive Detachment and Vacation**

**Applicant:** City of West Hollywood  
**Location:** 417 Westmount Drive, adjacent abandoned alleyway and portion of street  
**Case Planner:** Sharon Perlstein/Hassan Haghani

**Recommendation:** Approved as set forth in the proposed resolution.

Ms. Perlstein presented the staff report.

**Action: To approve Resolution PC 97-107.**

**Motion:** Crowe Second: Behr  
**Votes:** All Ayes (Litz, Smith absent) Motion carried.

### **B. Vacation of portions of Huntley Drive - Consistency with the General Plan**

**Applicant:** City of West Hollywood  
**Location:** 825 and 817 Huntley Drive  
**Case Planner:** Sharon Perlstein/Hassan Haghani

**Recommendation:** Approved as set forth in the proposed resolution.

Ms. Perlstein presented the staff report.

**Action: To approve Resolution PC 97-108.**

**Motion:** Crowe Second: Jones  
**Votes:** All Ayes (Litz, Smith absent) Motion carried.

## **6. PUBLIC HEARING**

### **A. Appeal of Denial of Temporary Use Permit 96-88**

**Applicant:** Michael Hajebnia  
**Location:** 600-602 La Cienega Boulevard (Swap Meet)  
**Case Planner:** Teresa Kozlowski

**Recommendation:** Deny the appeal and uphold the Director's decision not to approve the swap meet, subject to the findings set forth in the proposed resolution.

Ms. Kozlowski presented the staff report.

The Commission discussed the following:

- Temporary Use Permit requirements
- TUP as a zoning ordinance revision item
- similar circumstances of past projects

a. **Michael Hajebnia**, Applicant, presented Applicant's report.

b. **Jim Anderson**, Owner - Flea Market, commented that he would like to resolve the problems and understood that he was operating illegally.

- c. **Geraldine Everett**, West Hollywood, commented that she solicits the swap meet and has not seen any problems.
- d. **Julia Van Der Meer**, Co-Owner - Flea Market, commented that staff has presented conflicting information, does not understand reasoning for City's actions for closure, and that neighbors are supportive of project.

Mr. Hajebnia rebutted and presented pictures.

The Commission discussed:

- lease agreements
- parking lot permits
- non-conformance
- hours of operation of businesses using lot
- parking requirements for swap meets
- policy discussions
- appeal process

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

Motion: Behr	Second: Jones
Votes: All Ayes (Litz, Smith absent)	Motion carried.

**Action: To approve Resolution PC 97-108.**

Motion: Crowe	Second: Jones
Votes: All Ayes (Litz, Smith absent)	Motion carried.

**7. PUBLIC COMMENT**

- a. **Amy Anderson**, West Hollywood, Project Area Committee member, expressed support of the Redevelopment Plan and eminent domain as an important, yet optional tool.
- b. **Chad Blouin**, West Hollywood, Project Area Committee member, expressed support of the Redevelopment Plan and eminent domain.
- c. **Sharon O'Rourke**, Project Area Committee member, expressed support of the Redevelopment Plan and eminent domain.
- d. **Fred Vanacore**, Project Area Committee member, commented that the City has before it a tool to accomplish revitalizing the east side.

**8. ITEMS FROM COMMISSIONERS**

**A. Report from the Nightclub Council**

Commissioner Jones stated that they will be switching security companies.

**B. Report from the Eastside Redevelopment Committee**

None.

- C. Commissioner Behr inquired about creative signs and what occurs when the business goes out. Ms. Heep stated that it was a land use issue and that the decision would be on a case-by-case basis dependent on type of sign.

- D. Commissioner Behr stated that he would like the issue of swap meets to be discussed in the zoning revision process. Ms. Heep stated that this would be included in the discussions.
- E. Commissioner Jones inquired about Mondrian and permits for amplified music. Ms. Heep stated that staff will be meeting with Mondrian's management. Commissioner Altschul inquired about the Sky Bar of the Mondrian and if this would be discussed. Ms. Heep stated that the problem could be mitigated once the issue of amplified music was resolved; the Fire Department will be determining occupancy rates and this could also minimize the noise problems.
- F. Commissioner Crowe stated that there has been precedent for removal of creative signs when the City asked for removal of a Baskin-Robbins sign at the former CDD City Hall building.
- G. Commissioner Crowe stated that he would like to adjourn tonight's meeting to the memory of Rita Guarriello.

## 9. ITEMS FROM STAFF

### A. Director's Update - Ray Reynolds

Mr. Reynolds presented an update on the following:

- Beverly Square West
- Sunset Marquis
- Westside Urban Forum

### B. Draft Redevelopment Update - Allyne Winderman

Ms. Winderman presented the update and introduce consultant, Kathy Rosenow.

The Commission discussed the following:

- tax increments to benefit rest of City
- contentiousness regarding Hollywood's redevelopment plan
- primary purpose of plans/accumulate larger lots

## 11. ADJOURNMENT

**Action: To adjourn to the memory of Rita Guarriello to a special Planning Commission joint session with City Council on January 27, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.**

Motion: Crowe

Votes: All Ayes

Motion carried.

**PASSED, APPROVED AND ADOPTED THIS DAY OF FEBRUARY 20, 1997.**

**CHAIRPERSON:**

*D. Lynda Fischer*

**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:**

*Ray Reynolds*