



## PLANNING COMMISSION MINUTES

**MARCH 20, 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, James Litz, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; John Chase, Urban Designer; Liz Bar-EI, Assistant Planner; John Keho, Associate Planner; Thinkh Tran, Administrative Staff Assistant

Others Present:

Amanda Susskind, City Attorney's Office, Captain Richard Odenthal, West Hollywood Sheriff's Department

#### **C. Approval of Agenda**

**Action: To approve the Agenda.**

Motion: Crowe

Second: Jones

Votes: All Ayes (Behr absent)

Motion carried.

Commissioner Smith asked to agendize item to discuss Roxbury Nightclub in approximately six weeks.

#### **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. PUBLIC COMMENT

a. **Jeanne Dobrin**, West Hollywood, commented on the City's budget forum.

Commissioner Behr present from this point forward.

Ms. Heep stated that at the mid-year budget, that the City Council approved for a City Attorney to be present at Planning Commission meetings; however, Ms. Susskind will be coming later on this evening due to a schedule conflict.



- seating capacity

Ms. Amanda Susskind, City Attorney's Office, present from this point forward.

The Commission directed staff to amend Resolution PC 97-114:

- 11.3 Hours of operation
- 12.1, 12.2, 12.3, 12.6 Outdoor beverage service area

- a. **Yaron Dahan**, Applicant, presented applicant's report.
- b. **Umberto Capiro**, Designer of project, commented that this project is a low-scale project, on seating area design, and no amplified music.
- c. **Ruth Williams**, West Hollywood, expressed her concern regarding parking impact and noticing, but stated that she is not opposed to project.
- d. **Craig Ritchie**, West Hollywood, commented that he is upset that there was no neighborhood meeting held and that a better parking plan is needed.
- e. **Eddie Pinchasi**, West Hollywood, commented that he owns the adjacent car wash and is concerned with parking impact.
- f. **Elizabeth Kolodziey**, West Hollywood, expressed concern regarding parking impact and against outdoor seating.
- g. **Joel Mark**, West Hollywood, West Hollywood, expressed concern regarding on-going construction at project site and loading in alley.
- h. **Jeanne Dobrin**, West Hollywood, commented that parks are not for parking use of private business and employees and that the staff report did not have sufficient information.
- i. **Todd Elliot**, West Hollywood, commented that he is in favor of project, but is concerned about hours of operation, and also on parking availability.

Mr. Dahan and Mr. Capiro rebutted.

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

Motion: Crowe

Votes: All Ayes (Smith absent)

Second: Litz

Motion carried.

The Commission discussed the following:

- misnomer regarding parking reduction request

The Commission directed staff to amend Resolution PC 97-114 as follows:

- 3a, 12.1, 12.2, 12.3, 12.6, outdoor dining area should include "beverage"
- hours of operation to be changed to "8 am to 7 pm"
- 12.1 maximum of 20 seats
- Section 8, lighting at all hours
- Section 10.4, add "commercial" to loading

**Action: To approve Resolution PC 97-114, as amended above.**

Motion: Altschul

Votes: All Ayes (Smith absent)

Second: Crowe

Motion carried.

**A. Conditional Use Permit 97-01** Request permission to sell alcohol for off-site consumption

**Applicant:** Andre Rafael  
**Location:** 8960 Santa Monica Boulevard  
**Case Planner:** John Keho

**Recommendation:** Deny the request and adopt the proposed resolution, subject to the findings therein.

Mr. Keho presented the staff report.

- a. **Andre Rafael**, Applicant, presented the applicant's report.
- b. **Jeanne Dobrin**, West Hollywood, complimented Mr. Keho for a good staff report and on liquor licenses.

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

Motion: Crowe  
Votes: All Ayes (Smith absent)

Second: Behr  
Motion carried.

**Action: To move the staff report, denying the request to sell alcohol for off-site consumption.**

Motion: Crowe  
Votes: All Ayes (Smith absent)

Second: Behr  
Motion carried.

**7. PUBLIC COMMENT - None**

**8. ITEMS FROM COMMISSIONERS**

- a. Commissioner Behr stated that the City of South Gate has suspensions on alcohol permits, similar to the Alcohol and Beverage Control. This should be a consideration for the zoning code rewrite.
- b. Commissioner Jones inquired about the recent occurrence at House of Blues and also that records are difficult to find in Planning and Building and Safety Divisions. Mr. Reynolds stated that with the next years budget a records management program will be implemented. Commissioner Behr stated that the City of Burbank has a good Records Department. Mr. Reynolds stated that there was a meeting with House of Blues, where it was decided that additional Sheriffs would patrol during event nights. Captain Odenthal stated that the City would pay these deputies overtime for their additional hours. The Planning Commission directed staff to agendize this item for the next meeting.

Commissioner Jones stated that the Project Area Committee for East Side Redevelopment has finalized a schedule of meeting dates for implementation plan.

Captain Odenthal presented Commissioner Altschul with a commendation from Sheriff Sherman Block for his service on the Public Safety Commission.

- c. Commissioner Litz commented on the California League of Cities Planner's Institute.
- d. Commissioner Altschul inquired about House of Blues parking structure plans. Mr. Reynolds stated that the Transportation and Public Works Department has asked for additional analysis to the traffic study. There will be a meeting on Monday to schedule the

project. House of Blues is highly anticipating this project and have started construction drawings.

Commissioner Altschul suggested a study session with staff and neighborhood watch leaders.

- e. Commissioner Fischer stated that she and Commissioner Jones at this morning's Design Review Subcommittee had given direction regarding the project plans.

Commissioner Fischer inquired about a card club on La Cienega. Ms. Heep stated that this was an existing card club and which had no complaints. The club is asking for new permits at a different site. Some tenants in new location are concerned.

Commissioner Fischer inquired about available funds for Planning Commissioners to attend the APA Conference. Ms. Heep stated that there is some available funds from mid-year budget review, and that there could be funds available for the registration, if not more.

## 9. ITEMS FROM STAFF

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

Mr. Reynolds presented an update on the following:

- Beverly West Square
- 24- Hour Fitness
- Sunset Plaza Hotel
- World Wrapps
- Eastside Redevelopment
- Fire Station 8
- Art and Design
- Oscars
- Replay

## 11. ADJOURNMENT

**Action:** To adjourn to a regular Planning Commission on Thursday, April 3, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

**Motion:** Litz

**Second:** Crowe

**PASSED, APPROVED AND ADOPTED THIS DAY OF APRIL 3, 1997.**

**CHAIRPERSON:** 

**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:** 