



PLANNING COMMISSION MINUTES

APRIL 3, 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:

Lisa Heep, Planning Manager; John Chase, Urban Designer; Thinkh Tran, Administrative Staff Assistant

Others Present:

Amanda Susskind, City Attorney's Office

C. Approval of Agenda

Action: To continue items 9A and 9B, and approve the Agenda, as amended.

Motion: Behr

Second: Litz

Votes: All Ayes

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. PUBLIC COMMENT

3. CONSENT CALENDAR

Chair Fischer removed Item 3C, by consensus of the Planning Commission.

A. Minutes, March 6, 1997

B. Minutes, March 20, 1997

Action: To approve items 3A and 3B.

Motion: Behr

Second: Altschul

Votes: All Ayes

Motion carried.

4. EXCLUDED CONSENT CALENDAR

A. Development Permit 97-11, Minor Conditional Use Permit 97-01, Request for Clarification of Parking Requirements - Request permits to construct and operated plant nursery, with beverage sales and outdoor seating.

Applicant: Yaron Dahan
Location: 7411 Santa Monica Boulevard
Case Planner: Liz Bar-EI

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings and conditions therein.

The Commission discussed the following:

- establishment standard for parking ratios for nurseries
- changes to resolution

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

- delete the word "cafe" throughout resolution
- add the word "non-alcoholic" before "beverage service" throughout resolution
- and the second last sentence in Section 5 to read "The Commission determines that: 3.5 spaces/1000 square feet of gross indoor floor area and 1.75 spaces/1000 square feet of gross outdoor retail/display/storage area shall be sufficient parking for this project."

Action: To approve items 3A and 3B.

Motion: Litz
Votes: All Ayes

Second: Crowe
Motion carried.

5. COMMISSION CONSIDERATION

A. Creative Sign Permit 96-93 Request Creative Sign for Cajun Bistro

Applicant: Gary Silver
Location: 8301 Sunset Boulevard
Case Planner: John Chase

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

Mr. Chase presented the staff report.

Action: To approve the request for Creative Sign Permit 96-93.

Motion: Litz
Votes: All Ayes

Second: Jones
Motion carried.

B. Creative Sign Permit 97-05 Request Creative Sign for World Wrapps

Applicant: World Wrapps
Location: 8869 Santa Monica Boulevard
Case Planner: John Chase

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

Mr. Chase presented the staff report.

The Commission discussed the following items:

- blade sign
- signage for other business
- continuance until complete sign program includes both tenant's plans
- approval of portion of sign permit

a. **Keith Glassman**, Applicant, commented on design of signs and grand opening timeline.

Action: To continue to April 17, 1997.

Motion: Litz

Second: Behr

Votes: All Ayes

Motion carried.

C. Consideration of initiating an investigation into the operations of the Roxbury Club located at 8225 Sunset Boulevard

Commissioner Smith stated that he had agendized this based on continuing public outcry.

- a. **Alan Hajjar**, Roxbury Club manager, responded to questions from Commissioners. He stated that their plans to appeal ABC's decision has been put on hold and that there may be a change of owners or change of business type. He expressed understanding that the former City Manager, Paul Brotzman, testified at an ABC hearing in favor of the Roxbury Nightclub.
- b. **Julie Summers**, West Hollywood, commented on raucous activity in neighborhood and would like the Roxbury's license be revoked.
- c. **Bettie Wagner**, Los Angeles, commented on crime in neighborhood and would like this problem to be resolved.
- d. **Michelle Nikelson**, Venice, commented that she was interested in purchasing the business and had looked at the facility. She reported to Department of Health regarding citing of mice; the Health Department confirmed her findings.
- e. **Mike Maglieri**, Sunset Nightclub Council, commented on two offers to purchase club, remodeling and changing business, crimes have been reported in other nightclub areas as well, general improvements over last few years, and not in favor of revocation.
- f. **Clive Baillie**, Los Angeles, commented that there has not been a neighborhood meeting over the last two years, and supports a revocation of their CUP.
- g. **Julia Hunter**, Los Angeles, commented that Roxbury Road is not accessible, the security is not good at club and the facility is filthy.

- h. **Erich Hencel**, Los Angeles, commented that there are problems with parking, trash and violence.

The Commission discussed the following:

- investigation to be paid by business/club

Action: To direct staff to conduct investigation regarding the Roxbury Nightclub, providing all relevant information and options for modification of CUP, revocation and declaration of nuisance.

Motion: Smith

Second: Litz

Votes: All Ayes

Motion carried.

The Commission also directed staff to look into the following issues for their investigation: gambling, noise, ratio between food and liquor, traffic flow of surrounding area, director's review process, LAPD records, safety issues (fire and building issues).

Ms. Susskind stated that concerns regarding safety issues can be handled as they arise, as provisioned in the law.

6. PUBLIC HEARING - None

7. PUBLIC COMMENT - None

8. ITEMS FROM COMMISSIONERS

- Commissioner Altschul inquired about memo from Liz Bar-El regarding card club, as to whether they check identification and private membership. Ms. Heep stated that she does not know if they check identification for senior status and believes that it is a private membership club.
- Commissioner Jones stated that at the recent meeting of the Project Area Committee at Warner Hollywood Studios, staff presented the Santa Monica Boulevard Visioning plan and process which includes public participation.
- Commissioner Behr stated that he would like to agendize the item regarding City of Southgate's treatment of ABC licenses. Ms. Susskind stated that the ordinance was authored by her office and that the ABC supports local government's participation with the investigation/enforcement of ABC violations. She also stated that Southgate review business license permits in relation to ABC violations. Commissioner Crowe stated that Southgate only reviews business licenses if they do not have a land use permit.
- Commissioner Crowe expressed his best wishes for Jesse Lawson, who is getting married.

9. ITEMS FROM STAFF

A. Update on the increase Sheriff's patrol for the House of Blues

Staff Person: Charlie Makinney

This item was continued to April 17, 1997.

B. Director's Update - Ray Reynolds - none

The Commission requested that this update be mailed to the Commissioners.

C. Discussion of procedure to agendize items

Staff Person: Lisa Heep

The Commission directed that it should be noted which Commissioner initiated an item.

Commissioner Fischer expressed that she would like discussion to occur in a public forum regarding items that Commissioners want to be placed on future agendas, but the Commission agreed not to change the by-laws."

The Commission, by consensus, elected Commissioner Altschul to serve the role in the Design Review Subcommittee to review the plans for the Chasen's site.

Ms. Heep inquired if any Commissioners were interested in attending the APA Conference; no Commissioner was interested.


Ms. Heep stated that 24-Hour Fitness has applied for modification of their permits, but their application is currently incomplete. Staff has met with management and informed them that they have violated their CUP in regards to their allowed hours of operation. A letter from the City has been posted at the club explaining their change in hours; there have been many complaints to the City from patrons regarding this. The Commission request copies of their current CUP be mailed to them.

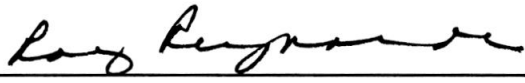
11. ADJOURNMENT

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: Altschul

PASSED, APPROVED AND ADOPTED THIS DAY OF APRIL 17, 1997.

CHAIRPERSON:  _____

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR:  _____