

**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION  
MINUTES**

**FEBRUARY 15, 1996**

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

**I. CALL TO ORDER**

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Commissioner Litz.

**A. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Litz.

**B. Roll Call**

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, Jeff Lambert, James Litz, Stephen Smith

Staff Present:

Lisa Heep, Planning Manager and Acting Community Development Director; Teresa Kozlowski, Associate Planner; Thinkh Tran, Administrative Staff Assistant

**C. Approval of Agenda**

**Action: To approved the Agenda.**

Motion: Crowe

Second: Fischer

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.

**II. ITEMS FROM CITIZENS**

- a. **Helane Wilbourne**, West Hollywood, commented on the problems caused by Le Colonial restaurant: parking, congestion and noise; the residents of Bonner Drive have signed a petition for no parking and 24-hour permits in this area. She later commented that Le Colonial is now higher, from an additional third story used for office space, than Hamburger Hamlet.
- b. **Michael Harabin**, West Hollywood, commented on problems with parking on Bonner Drive from adjacent business (Jerry's Deli, Hudson Joe's); a 90-year old woman died from her injuries when she was struck down; noise and congestion are major problems.

**ITEM III.A**

- c. **Andy Given**, West Hollywood, commented that he echoed the opinions of the two previous speakers; the clientele of Le Colonial are unconcerned about the residents and parking violations because they are wealthy; would like the City to make the area residential parking only and tow-away zone or a barricade similar to that by House of Blues; and employees create noise early in the morning. He later stated that there is an inefficiency with the valet service which creates noise and congestion.
- d. **Luis Marquez** (given time by Donald DeLuccio), West Hollywood, commented that the patrons of Le Colonial are rude and rowdy; limousines park on Bonner Drive; problems with parking and valet service; and recommended a cul-de-sac for the neighborhood and opening up a parking exit onto Beverly.
- e. **Sherie Stark**, West Hollywood, commented that limousine drivers were rude to her when she asked them to park their cars away from the fire hydrant, they eventually moved but parked in a red zone.
- f. **Jeanne Dobrin**, West Hollywood, commented that she was actively participating when Los Angeles County approved of off-site parking and outdoor dining; Le Colonial reconstructed the front section of the building for outdoor dining; and they persuaded the residents during the planning process that there would be no problems.
- g. **Martin Strudler**, West Hollywood, commented that Le Colonial has not constructed the required soundproofing for the patio; the patio should be closed at 10 pm and remove all patrons at that time inside; barriers should be placed so that no left turns can be made onto Bonner Drive.
- h. **Yoko Given**, West Hollywood, commented on the influx of cars and noise into the neighborhood since the opening of Le Colonial.

The Commission discussed the Transportation Department's plans for traffic mitigation for Bonner Drive, code enforcement, valet service plan; the time limit for the Temporary Certificate of Occupancy and approval; outstanding requirements before Certificate of Occupancy is issued; parking requirements based on square footage; revocation procedures; use of lots adjacent to residential areas;

Ms. Bar-El commented that Transportation Commission has approved a "No Left Turn" sign at Bonner Drive. Transportation will be repainting the curb to minimize driveway blockage and they have examined cul-de-sacs for the neighborhood and found that this would impact adjacent streets. Le Colonial currently has a Temporary Certificate of Occupancy because they have not met all City requirements. The restaurant has not submitted a final valet service plan. She stated that the following were outstanding Planning issues: trash enclosure, soundproofing of patio and obtaining business licenses.

Ms. Heep stated that there is no time limit for the Temporary Certificate of Occupancy.

The Commission directed staff to study this issue and provide comments on options for the City/Planning Commission.

Ms. Heep stated that the Temporary Certificate of Occupancy is in Building Division's purview and technically not in the purview of the Planning Commission to create directives; however,

she agreed to keep the Planning Commission could be kept abreast of the project status. She stated that the parking requirements were grandfathered because the use remained as restaurant.

Ms. Bar-El stated that there were no additional parking requirements for the addition of the third floor because there was a reduction in square footage on the second floor.

### III. CONSENT CALENDAR

#### A. Minutes, February 1, 1996.

**Action: To approve the Consent Calendar.**

Motion: Lambert

Second: Fischer

Votes: All Ayes (Behr abstained.)

Motion carried.

### IV. EXCLUDED CONSENT CALENDAR - None

### V. PUBLIC HEARINGS

#### A. Airtouch Cellular (CUP 95-22)

Request to continue operation and add antennae to an existing cellular telephone facility.

**Applicant:**

Paul Novak/Air Touch Cellular

**Location:**

8228 Sunset Blvd.

**Case Planner:**

Teresa Kozlowski

**Recommendation:**

Approve Conditional Use Permit 95-22 subject to the findings and conditions set forth in draft Resolution PC 96-58.

Ms. Kozlowski presented the staff report.

- a. **Paul Novak**, Applicant, commented that this application will add capacity and enable digital technology.

Commissioner Crowe stated that the Federal Government has pre-empted municipalities from making determinations regarding telecommunications and its effect on health.

The Commission directed staff to include a condition that requires the mounting bar be the same size as the panel antenna.

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

Motion: Crowe

Second: Fischer

Votes: All Ayes

Motion carried.

**Action: To amend to Resolution PC 96-58 the following:**

- add a condition that requires the mounting bar be the same length as the panel antenna
- and limit this CUP for ten years,

**and approve the amended Resolution PC 96-58 approving Conditional Use Permit 95-22.**

Motion: Crowe  
Votes: All Ayes

Second: Fischer  
Motion carried.

**VI. COMMISSION CONSIDERATION**

**A. Hudson Joe's Fish House (PUP 95-13)**

Request for a multiple-lease, off-site parking use permit to allow parking at 8733 Beverly Blvd.

**Applicant:** Alan Jackson for Hudson Joe's Fish House (Dominick's)  
**Location:** 8715 Beverly Blvd.  
**Off-site parking:** 8733 Beverly Blvd.  
**Case Planner:** Liz Bar-EI

**Recommendation:** Approve PUP 95-13 subject to the findings and conditions set forth by Resolution PC 96-59.

Ms. Bar-EI presented the staff report.

The Commission discussed the following:

- allocated parking spaces currently used by Jerry's Deli
  - conditions K and M need to be revised; there is an overlap
  - no condition stating no alcohol without food service
  - condition F - hours of operation discrepancy in development permit
  - reword condition N to include the Director of Community Development
- a. **Ralph Gentile**, Architect/Applicant, presented photos and commented that John Seidel and Alan Jackson will be making presentations.
  - b. **John Seidel**, Applicant, commented that he is a co-proprietor of four restaurants in Los Angeles area, one is in West Hollywood, Jones Cafe; and understands the neighborhood climate and interaction with restaurants. Lunch will not be served at this location.
  - c. **Alan Jackson**, Applicant, commented that he is the owner of Jackson's restaurant in West Hollywood; driveway and employee parking; restaurant is not open for lunch; and he has good relationship with neighbors.
  - d. **Donald DeLuccio**, West Hollywood, West Hollywood West Residents Association, commented that they do not oppose this project but would like to keep traffic away from Bonner Drive; concerned with restaurants' ability to enforce their conditions regarding parking; a solution for traffic/parking mitigation is for construction of a cul-de-sac on Bonner Drive; and dumpster should be enclosed to mitigate noise.
  - e. **Andy Given**, West Hollywood, expressed concern regarding parking lease, parking lease should be secured to parking on Robertson Blvd; and a barricade should be set-up on Bonner Drive.

- f. **Luis Marquez**, West Hollywood, commented that the driveway is not adequate for parking and there is potential for noise.
- g. **Yoko Given**, West Hollywood, commented that parking and traffic are major concerns; there are many uses in the neighborhood that impact the residents; there has been an increase in rodents/insects.
- h. **Helene Wilbourne**, West Hollywood, commented that she echoed the opinions of the previous speaker; the neighborhood agreed to these projects but it is difficult to understand the potential impacts prior to establishment of the business; and would like businesses and the City to mitigate these impacts before they occur.
- i. **Jeanne Dobrin** (given time by Anita Goswami), West Hollywood, commented on a recent incident at Jackson's restaurant and their inability to control valet parking; a friend of the restaurateur allows Jackson's valet to park in the ICM building; and that patrons will be unwilling to walk to 8733 Beverly to retrieve their cars.

Mr. Seidel rebutted; commented on site-plans for patio, plants for outdoor area and valet parking.

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

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

The Commission suggested staff to include language clarifying canvas awning and use of dumpster.

The Commission directed staff to amend to Resolution PC 96-59 the following:

- condition that 33 spaces are required,
- Condition 4(h), that alternative locations be comparable enclosed parking,
- Conditions 4(m)(n), that both conditions required both CDD and DOT Directors approval,
- Condition 4(n), employee parking spaces clarified, and
- Condition 4(m), to include specific location of pick-up on ramp by valet service to be approved by CDD and DOT Directors.

**Action: To approve Resolution PC 96-59, as amended above, approving PUP 95-13.**

Motion: Fischer

Second: Lambert

Votes: All Ayes

Motion carried.

**VII. ITEMS FROM CITIZENS**

- a. **Anita Goswami**, West Hollywood, West Hollywood West Residents Association, commented regarding Beverly West Square project; verification that the Commission has received written testimony regarding traffic, noise, safety and intrusion into the neighborhood; and petition of 312 signatures regarding a comprehensive neighborhood traffic and access study for entire area with full participation of the residents and inclusion of this study in the EIR.
- b. **Andy Given**, West Hollywood, commented that there is currently heavy traffic congestion at Le Colonial.

**VIII. ITEMS FROM COMMISSIONERS**

- a. Commissioner Behr commented that hours of operation on grandfathered surface parking lots should be studied; and concern regarding definition of temporary/permanent outdoor patios; expansion of seating areas in grandfathered restaurants; inquired about the next Chasen's hearing date; and non-conforming uses should be analyzed.
- b. Commissioner Jones reiterated Commissioner Behr's points regarding patios; definition of enclosure for outdoor dining area should be based on decibel levels; inquired into the status of 8240 Sunset with the City Council. Ms. Heep responded that Council directed staff to study this club, as well as Bar One, whether they meet their permitted conditions and to take any measures necessary, including revocation. Commissioner Jones stated that there was a neighborhood meeting that night regarding a recent shooting in the neighborhood of 8240 Sunset; it is important that letters be sent to City Hall.
- c. Commissioner Litz requested that at the end of Planning Commission the Planning Division's address and fax number be posted on cable; reiterated that the City has never studied grandfathering issues; inquired about temporary use permit allowance per site; would like the Monthly Status Report to include the dates of temporary event permits; and inquire about the status of the Metropolitan Community Church project. Ms. Heep responded that they have applied for a conditional use permit, they are required to meet off-site parking spaces, and that the hearing before the Planning Commission will be on hold until they secure these leases.

**IX. ITEMS FROM STAFF**

- a. Ms. Heep stated that at the mid-year budget review, City Council appropriated funds for review of the Zoning Code, of which one targeted section will be the chapter on non-conforming uses.

**X. ADJOURNMENT**

**Action: To adjourn to the next meeting of the Planning Commission on Thursday, March 7, 1996 from 6:30 pm until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.**

Motion: Smith  
Votes: All Ayes

Second: Behr  
Motion carried.

**PASSED, APPROVED AND ADOPTED THIS DAY OF MARCH 7, 1996.**

**CHAIRPERSON:** \_\_\_\_\_  
*[Handwritten signature]*

**ATTEST:**

**COMMUNITY DEVELOPMENT DIRECTOR:** \_\_\_\_\_  
*[Handwritten signature]*