

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

APRIL 18, 1996

**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 Commissioner Litz.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Fischer.

B. Roll Call

Commissioners Present:

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

Staff Present:

Ray Reynolds, Community Development Director, Tim Foy, Acting Planning Manager; Allyne Winderman, Economic Development and Housing Manager; Teresa Kozlowski, Assistant Planner; Liz Bar-El, Planning Technician; Thinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Lambert

Second: Behr

Votes: All Ayes (Jones, Litz 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. Jeanne Dobrin, West Hollywood, commented on changes in code enforcement; advertising and signage on store windows; the public should be told about code enforcement.
- b. James Beriker (attorney representing Club 8240), Beverly Hills, requested that the May 2, 1996 hearing regarding the revocation of this nightclub be continued so that the applicant may prepare its case.

3. CONSENT CALENDAR

A. Minutes, March 21, 1996

B. Creative Sign Permit 96-11

Request for a creative sign for an existing gift shop.

Applicant: Hiromi and Murray Hunt
Location: 7422 Santa Monica Blvd.
Case Planner: Liz Bar-El

Recommendation: Approve Creative Sign Permit 96-11 subject to the findings and conditions set forth by the proposed draft resolution.

Action: To approve the Consent Calendar.

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

4. EXCLUDED CONSENT CALENDAR - None

5. PUBLIC HEARINGS

A. Conditional Use Permit 96-03 - Request to allow pet grooming.

Applicant: Rick Edwards
Location: 8464 Santa Monica Blvd.
Case Planner: Teresa Kozlowski

Recommendation: Approve Conditional Use Permit 96-03 subject to the findings and conditions set forth in the proposed draft resolution.

Commissioner Jones is present from this point forward.

Ms. Kozlowski presented the staff report.

The Commission discussed the following topics:

- the two sign (one is creative sign) permits applied together
 - operation without permits.
- a. **Joel Mogul**, owner of building representing applicant, commented that he had business tax certificates but did not have conditional use permit; and rival business reported them to code enforcement.
- b. **Jeanne Dobrin**, West Hollywood, commented on selective enforcement, that Mr. Mogul should know about the City's code requirements; there are many animals there at one time; and extra fees can be charged.

Action: To close the public hearing.

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

The Commission discussed the following:

- staff should seriously consider taking action against illegal signs even if request to legalize them have been made
- sign information should be given to business license applicants
- code enforcement outreach to property owners and business owners

Action: To approve Resolution PC 96-66, approving Conditional Use Permit 96-03.

Motion: Crowe Second: Jones

Votes: All Ayes (Litz absent; Smith abstained.)

Motion carried.

6. COMMISSION CONSIDERATION

A. Dominick's Restaurant Off-Site Parking Use Permit 95-13 - Request for off-site garage parking with multiple uses.

Applicant: Alan Jackson
Location: 8715 Beverly Boulevard
Case Planner: Liz Bar-El

Recommendation: Approve the request subject to the findings and conditions set forth by draft Resolution PC 96-59.

Ms. Bar-El presented the staff report.

The Commission discussed the following:

- new lease with new hours
 - outdoor dining area definition
 - smoking ordinance
 - interior area resembles bar
 - self-policing parking lot
 - sound wall
- a. Michael Harabin, West Hollywood, commented that a back-up lot be identified and that open lots adjacent to neighborhood areas should not be permitted.
 - b. Donald DeLuccio, West Hollywood, commented that a condition should be included stating that parking sites should not be adjacent to residential areas.
 - c. Jeanne Dobrin (given time by Luis Marquez), West Hollywood, commented that the parking lot is 184 feet rather than 150 feet as opposed to what applicant stated before, which was 10 feet to 20 feet; celebrity behavior at restaurants and their special treatment affect the neighborhood; and disabled parking.
 - d. John Seidel, Applicant, commented on proximity of parking lots; and lots are away from residential areas.
 - e. Ralph Gentile, Los Angeles, commented that celebrity personalities and behavior does not seem to affect their willingness to valet park; outdoor dining; handicap parking; number of seating spaces; noise mitigating wall/height; and no amplified noise outdoors.

The Commission discussed the following:

- contact property owners adjacent to parking lots.

The Commission amended to Resolution PC 95-69 and related permits the following:

- hours of operation be added to parking use permit
- clarify Condition g of Development Permit: regarding wall
- language be added regarding enclosed parking structure adjacent to residential uses for any additional parking
- language added stating that overflow lots in valet parking plan to be submitted

Action: To approve Resolution PC 95-69 as amended.

Motion: Lambert

Second: Crowe

Votes: All Ayes (Litz absent)

Motion carried.

Commissioner Litz is present this point forward.

7. ITEMS FROM CITIZENS - None

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Litz commented about the American Planning Association's National Conference and the City's receipt of an award for the Sunset Specific Plan.
- b. Commissioner Jones stated that at the Nightclub Council meeting on April 17, 1996, they discussed security and parking and how to curtail these problems along Sunset Boulevard.
- c. Commissioner Behr commented about the revision of the Zoning Ordinance, specifically mansionization. Mr. Reynolds stated that the request for proposals were mailed out last week and the deadline is May 3, 1996.

9. ITEMS FROM STAFF

A. Redevelopment Update

Ms. Winderman briefed the Planning Commission. She discussed qualification categories - economic and physical deterioration; economic feasibility, and availability of affordable housing funds.

B. Pacific Design Center Update

Ms. Winderman stated that the PDC is in the planning stages for a proposal to convert the 5th floor of the Green Building to a trade show/exhibition center.

C. Telecommunications Act of 1996

Ms. Kozlowski reported on the Telecommunications Act and its effect on cellular antennas.

D. Director's Update

Mr. Reynolds commented on the following topics:

- Sunset Specific Plan reception on May 15, 1996
- Government Solutions report, suggestions and a future retreat sometime in June
- Beverly Boulevard projects

Commissioner Crowe commended Mr. Reynolds on his handling of these projects.

Commissioner Behr stated that he would like to have only the revocation hearings on the May 2, 1996, Planning Commission Agenda.

Commissioner Litz stated that there will be a first-time homebuyer's workshop on April 27, 1996.

Commissioner Jones stated that with the adoption of the Sunset Specific Plan, the position of staff Urban Designer is crucial.

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, May 2, 1996 from 6:30 pm until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

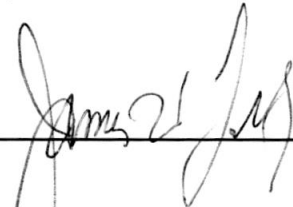
Motion: Litz

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF MAY 2, 1996.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

