

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

JUNE 20, 1996

**Fiesta Hall, Plummer Park
7377 Santa Monica 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 Fischer.

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, Stephen Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Tim Foy, Associate Planner; John Chase, Contract Urban Designer; Liz Bar-El, Assistant Planner; Teresa Kozlowski, Assistant Planner; Hassan Haghani, Associate Planner; Tinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Ms. Heep stated that meeting would be adjourned to July 11, 1996 Special Study Session at 6:30 pm, City Hall.

Action: To pull the Consent Calendar and approve the agenda as amended.

Motion: Smith

Second: Crowe

Votes: All Ayes (Behr 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. **John Vondouris**, West Hollywood Disabilities Council, commented about disabilities issues, specifically parking, within the City; and ADA requirements for temporary permits.
- b. **Jeanne Dobrin**, West Hollywood, commented about Billboard Live's plans for bollards on Wetherly Drive, valet parking and alcohol license.

Commissioner Behr is present from this point forward.

ITEM 4.B

3. CONSENT CALENDAR - None

4. EXCLUDED CONSENT CALENDAR

A. Parking Use Permit 96-03

Request permission to use off-site parking at 600-02 La Cienega and 637 La Cienega to fulfill Code requirements for Moscow Restaurant.

Applicant: Arcady Kivman
Location: 8490 Melrose Avenue
Case Planner: Teresa Kozlowski

Ms. Kozlowski answered questions regarding:

- landscaping plans and affect on parking
- valet parking opportunities
- building additions
- ownership of lots

- a. **Jeanne Dobrin** (given time by John Vondouris), West Hollywood, commented about address of project, parking at adjacent restaurants, and additional research regarding parking.

Action: To continue to July 18, 1996.

Motion: Jones Second: Smith
Votes: All Ayes. Motion carried.

B. Creative Sign Permit 96-20

Request legalization of an existing sign at Out of the Closet Thrift Shop at 8222-24 Santa Monica Boulevard.

Applicant: Richard Beeler for AIDS Healthcare Foundation
Location: 8222-24 Santa Monica Boulevard
Case Planner: Tim Foy

Action: To approve Resolution PC 96-73.

Motion: Lambert Second: Jones
Votes: All Ayes Motion carried.

C. Creative Sign Permit 96-54

Request permission to install large-screen video sign at nightclub under construction.

Applicant: Mark Lehman for Billboard Live!
Location: 9039 Sunset Boulevard
Case Planner: John Chase

- a. **Jeanne Dobrin**, West Hollywood, commented about the jumbotron.

Action: To approve Resolution PC 96-56.

Motion: Smith Second: Crowe

Votes: Ayes - Crowe, Fischer, Lambert, Smith
Noes - Jones, Behr

D. Creative Sign Permit 96-16

Request permission to install monument and awning signs.

Applicant: Brian Chin for Jons Market

Location: 1234 La Brea

Case Planner: Liz Bar-El

Action: To approve Resolution PC 96-72.

Motion: Smith Second: Behr

Votes: All Ayes Motion carried.

5. PUBLIC HEARINGS

A. Conditional Use Permit 96-04, Development Permit 96-04 & Parking Use Permit 96-01

Request permission to open a new coffeehouse/bar with extended hours and off-site parking at 1113-1115 Clark Street.

Applicant: Sean Tuttle for Shtick Coffeehouse/Bar

Location: 8911 Sunset Boulevard; off-site parking at 1113-15 Clark St.

Case Planner: Liz Bar-El

Recommendation: Approve Conditional Use Permit 96-04, Development Permit 96-04 and Parking Use Permit 96-01, subject to the findings and conditions set forth in the proposed resolution.

Ms. Bar-El presented the staff report.

The Commission discussed:

- teenage customers
- food service
- occupancy
- restrooms

- a. **Ralph Gentile**, Applicant, presented the applicant's report.
- b. **Sean Tuttle**, Applicant, presented the applicant's report and answered questions from the Commissioners.
- c. **Jeanne Dobrin** (given time by Donald DeLuccio), West Hollywood, commented on 3 am closing time, alcohol service, and employees alcohol training course.
- d. **Luis Marquez**, West Hollywood, express concern about input form removal of parking spaces currently at project site, and hours of alcohol service.

Mr. Gentile rebutted.

- e. **Mary Bess Walker**, Los Angeles, commented that she rents office space from Mr. Tuttle and is in favor of the project.
- f. **Favel Stoda**, Hollywood, commented that she works at West Hollywood Homeless Organization and has worked also with Mr. Tuttle; she is in favor of the project.

Action: To close the public hearing.

Motion: Behr Second: Crowe
 Votes: All Ayes Motion carried.

The Commission discussed the following:

- fire escape
- walls

The Commission directed staff to provide the Commissioners plan drawings of the facade and work with urban designer for facade improvements and amend to Resolution PC 96-77 the following:

- applicant and residents to resolve wall issue
- and occupancy limit at 64 or lesser amount.

Action: To approve Resolution PC 96-77 as amended above .

Motion: Crowe Second: Jones
 Votes: All Ayes Motion carried.

B. Variance 96-01

Request permission for encroachment of house into the required front yard.

Applicant: John Wanner
Location: 8752 Dorrington Ave.
Case Planner: Hassan Haghani

Recommendation: Approve Variance 96-01, subject to the findings and the conditions in the proposed resolution.

Mr. Haghani presented the staff report.

The Commission discussed:

- standards/non-conforming uses
- Zoning Code rewrite

- a. **Jeanne Dobrin**, West Hollywood, commented on zoning issues.

Action: To close the public hearing.

Motion: Smith Second: Crowe
 Votes: All Ayes Motion carried.

The Commission directed staff to amend to Resolution PC 96-78:

- Finding (a)

Action: To approve Resolution PC 96-78 as amended above.

Motion: Smith Second: Crowe

Votes: All Ayes Motion carried.

6. COMMISSION CONSIDERATION - None

7. ITEMS FROM CITIZENS

- a. **Jeanne Dobrin**, West Hollywood, commented on Zoning Code revisions and process for choosing the Zoning Code consultant.

8. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr stated that there was a jumbotron in Times Square, but it had been taken down -- he researched but could not find the reason behind its removal.
- B. Commissioner Jones expressed concern regarding what Commissioner Behr stated above.
- C. Commissioner Fischer stated that there were two scheduled meetings on July 11, 1996 - the PC study session and the Norma Triangle meeting.
- D. Commissioner Smith stated that the doors for this facility was locked, this has been a continuing problem.
- E. Commissioner Lambert stated that he had received a bill to be on the City Council mailing list.

9. ITEMS FROM STAFF

- a. Ms. Heep stated that the election of Chairs will occur on July 18, 1996 meeting; the appeal to revocations for Club 8240 and Sunset Room is tentatively scheduled for July 15, 1996; and the City Council requested for more redevelopment liaisons from the Planning Commission (this is scheduled for July 11, 1996 study session); Zoning Ordinance consultant was approved by City Council; urban designer interview in-progress and decision made the following week.
- b. Mr. Reynolds stated that three Code Compliance Officers were hired and that an oral board for the Code Compliance Manager position has been scheduled.
- c. Ms. Heep stated that the next redevelopment meeting date is on June 24, 1996.

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, July 11, 1996 from 6:30 PM until completion at City Hall, 8300 Santa Monica Boulevard, Rent Stabilization Hearings Room, West Hollywood.

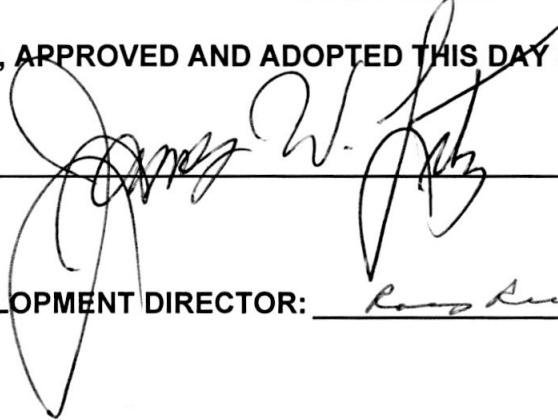
Motion: Crowe

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 18, 1996.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

