

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

AUGUST 15, 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 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, James Litz, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Teresa Kozlowski, Assistant Planner; Hassan Haghani, Associate Planner; Jennifer Davis, Associate Planner; Thinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Ms. Heep stated that the project regarding Salick Health Center, which has been continued to a date uncertain, was left out of the Agenda and would like this to be included as Public Hearing Item 5H.

Action: To approve the Agenda.

Motion: Lambert

Second: Jones

Votes: All Ayes (Smith 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 - None

3. CONSENT CALENDAR

A. Minutes, August 1, 1996

Approved as part of Agenda.

4. EXCLUDED CONSENT CALENDAR - None

5. PUBLIC HEARINGS

A. Conditional Use Permit 96-14

Request approval of a wireless telecommunications facility.

Applicant: Paul Novak
Location: 8500 Melrose Avenue
Case Planner: Teresa Kozlowski

Recommendation: Approve Conditional Use Permit 96-14 subject to the findings and conditions set forth in Resolution PC 96-87.

Ms. Kozlowski presented the staff report.

- a. **Linda Paul**, LA Cellular representative, stated that she would be available for questions.
- b. **Paul Novak**, Applicant, presented the Applicant's report.

The Commission discussed:

- conditions regarding removal of antennae
- spacing of antennas for symmetry

Action: To close the public hearing.

Motion: Lambert
Votes: All Ayes (Smith absent)

Second: Crowe
Motion carried.

Action: To revise Condition n by deleting second sentence (because screening is not required here), add condition regarding removal of non-operating antennae, amend Conditions o (height to reflect 7 feet of existing antennas) and e (to include addition of 3 antennas), and approve Resolution PC 96-87 as amended.

Motion: Crowe
Votes: All Ayes (Smith absent)

Second: Lambert
Motion carried.

B. Conditional Use Permit 96-15

Request approval of a wireless telecommunications facility.

Applicant: Paul Novak
Location: 9029 Santa Monica Boulevard
Case Planner: Teresa Kozlowski

Recommendation: Approve Conditional Use Permit 96-15 subject to the findings and conditions set forth in Resolution PC 96-88.

Ms. Kozlowski presented the staff report.

- a. **Paul Novak**, Applicant, presented the applicant's report.

Action: To close the public hearing.

Motion: Crowe
Votes: All Ayes (Smith absent)

Second: Litz
Motion carried.

The Commission re-opened the public hearing.

Action: To close the public hearing.

Motion: Jones

Second: Behr

Votes: All Ayes (Smith absent)

Motion carried.

The Commission discussed:

- parapet
- antennae symmetry
- screening

Action: To amend, based on applicant's request, to add a condition regarding removal, change placement of antennae, approve Resolution PC 96-88, as amended.

Motion: Jones

Second: Crowe

Votes: All Ayes (Smith absent)

Motion carried.

C. Conditional Use Permit 96-13

Request approval of a wireless telecommunications facility.

Applicant: LA Cellular

Location: 1017 La Cienega Boulevard

Case Planner: Teresa Kozlowski

Recommendation: Approve Conditional Use Permit 96-13 subject to the findings and conditions set forth in Resolution PC 96-86.

Ms. Kozlowski presented the staff report.

a. Paul Novak, Applicant, presented the applicant's report.

The Commission discussed:

- vicinity map - inaccuracies of drawings from Applicant
- operational during power outages

b. Inez H. Mogul, Los Angeles, expressed concern regarding health effects and views.

Action: To close the public hearing.

Motion: Behr

Second: Jones

Votes: All Ayes (Smith absent)

Motion carried.

Action: To add Condition q, regarding removal of antennas, and approve Resolution PC 96-86, as amended.

Motion: Crowe

Second: Behr

Votes: All Ayes (Smith absent)

Motion carried.

D. Zoning Text Amendment 96-02

Minor clean-up amendments; minor changes in permitted uses.

Applicant: City of West Hollywood
Location: City of West Hollywood
Case Planner: Tim Foy

Recommendation: Continue to September 5, 1996.

E. Conditional Use Permit 96-12

Request for a 99-year extension of the amortization period for veterinary hospital use.

Applicant: Mark Lehman for Dr. Miller
Location: 8807 Melrose Avenue
Case Planner: Hassan Haghani

Recommendation: Approve a three-year extension, subject to the findings and conditions set forth in Resolution PC 96-91.

Mr. Haghani presented the staff report.

The Commission discussed:

- zoning text amendment application for this project
- amortization schedule
- inception of amortization that began in April 1996

- Mark Lehman**, Applicant's representative, presented Applicant's report.
- Karen Cornwell**, VCA Representative, commented that she is available to answer questions and that VCA is hesitant to invest money into a project that is extended only for three years.
- Jeanne Dobrin** (given time by M.D. Miller), West Hollywood, commented that she is in favor of this project because it is a good use for commercial zones.

Action: To close the public hearing.

Motion: Behr	Second: Jones
Votes: All Ayes (Smith absent)	Motion carried.

The Commissioners, except Commissioner Behr, disclosed that they are patrons of VCA.

Action: To amend Resolution PC 96-01 to grant a 10-year extension.

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

F. Firehouse Bar/Nightclub

Request to amend existing Development Permit 93-25 and Conditional Use Permit 93-10 to permit modifications to approved floor plans.

Applicant: April Kruzinski
Location: 696 N. Robertson Boulevard
Case Planner: Jennifer Davis

Recommendation: Approve proposed modifications subject to Draft Resolution PC 96-89.

Ms. Davis presented the staff report.

The Commission discussed:

- lack of rear patio seating could be used for dancing, similar to public assembly space
- 18-month period for parking

a. **Joshua Wells**, Applicant, presented the Applicant's report.

The Commission discussed:

- trash enclosure/opening to alley
- bottled beer service and storage

b. **Jeanne Dobrin**, West Hollywood, expressed concern regarding parking and traffic.

Mr. Wells rebutted.

Action: To close the public hearing.

Motion: Behr
Votes: All Ayes (Smith absent)

Second: Litz
Motion carried.

Action: To approve with applicant's recommendation to modify condition g to allow for a modified front patio enclosure and to delete conditions d, f and m, and to condition for tables on rear patio.

Motion: James
Votes: All Ayes (Smith absent)

Second: Litz
Motion carried

G. House of Blues

Request to amend existing Development Permit 92-34 to permit an extension of the deadline for constructing an on-site parking structure.

Applicant: Jim Cafarelli, House of Blues, and Mark Lehman
Location: 8430 Sunset Boulevard
Case Planner: Jennifer Davis

Recommendation: Approve the proposed amendment subject to the proposed Resolution PC 96-90.

Ms. Davis presented the staff report.

The Commission discussed:

- submittal of plans for parking deck - timeframe

- inclusion of future adjacent office-space in calculations
- extension request timeframe and proximity to expiration

a. **Mark Lehman**, Applicant's representative, presented the Applicant's report.

The Commission discussed:

- parking spaces
- parking deck plans and timeframe/schedule

b. **Jim Cafarelli**, Applicant, commented on the HOB's plans and reasoning for the request for an extension.

c. **Beth Grant**, General Manager of HOB, commented that she is available for comment.

d. **Amanda Goodwin**, West Hollywood, commented that there are traffic and circulation problems at Olive and Sunset; is opposed to the project and would like construction phase to begin, if approved, to occur after construction ends for the Mondrian Hotel.

e. **Donald DeLuccio**, West Hollywood, commented on penalty conditions and the time period for extension.

f. **Jeanne Dobrin**, West Hollywood, commented that she is opposed to the extension request.

g. **Allison Aclufi**, West Hollywood, commented that there are noise, traffic and parking problems and is opposed the request for extension.

Mr. Lehman rebutted.

The Commission directed staff to:

- inquire the City Attorney regarding "modifications of permit/penalties"
- determine if traffic study is required for the parking structure
- and to include the status of HOB during the Director's Update Report.

Action: To continue the public hearing to September 19, 1996.

Motion: Smith

Second: Lambert

Votes: All Ayes (Smith absent)

Motion carried.

Commissioner Litz is not present from this point forward.

H. Salick Health Center

Request to convert structure to medical office use and to permit construction of a new exterior and mechanical penthouse.

Applicant: Roy Holman for Salick Health Center

Location: 310 N. San Vicente Boulevard

Case Planner: Tim Foy

Recommendation: Continue to date uncertain.

6. COMMISSION CONSIDERATION

A. Parking Use Permit 96-03

Request permission to use 600-602 La Cienega and 637 La Cienega as off-site parking for Moscow Restaurant.

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

Recommendation: Discuss and consider alternatives for Moscow Restaurant.

Ms. Kozlowski presented the staff report.

Action: To continue this item to October 3, 1996.

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

B. Standardize Conditions of Approval

Request that the Planning Commission receive and review a standardized set of conditions of approval for land use permits.

Applicant: City of West Hollywood
Location: City-wide
Case Planner: Teresa Kozlowski

The Commission continued this item to October 3, 1996.

C. Rules of Conduct for the Planning Commission

The Commission directed staff to draft rules of conduct that are similar to those of the City Council, but are applicable to the Planning Commission.

The Commission continued this to September 12, 1996, after the joint study session of the Planning Commission and City Council.

7. ITEMS FROM CITIZENS

- a. **Jeanne Dobrin**, West Hollywood, commented on the lack of parking at the West Hollywood Park for Commission meetings.
- b. **Robert Aronson**, Beverly Hills, the representative for Moscow Restaurant commented on the status of their project.

8. ITEMS FROM COMMISSIONERS

- A. Eastside Redevelopment Update - Commissioner Jones did not have an update.

- B. Nightclub Council Update - Commissioner Jones stated that they are trying obtain more funding from the clubs for the security patrol vehicles and have not had a meeting for two months.
- C. Commissioner Behr inquired into the status of setting-up a neighborhood meeting for the West Hollywood Alcohol and Drug Center.
- D. Commissioner Crowe stated that he had handouts regarding conditions for alcohol permits.

9. ITEMS FROM STAFF

a. Director's Update - Ray Reynolds

Mr. Reynolds stated that the revisions from Government Solutions are attached to the update that was distributed to the Commissioners.

10. ADJOURNMENT

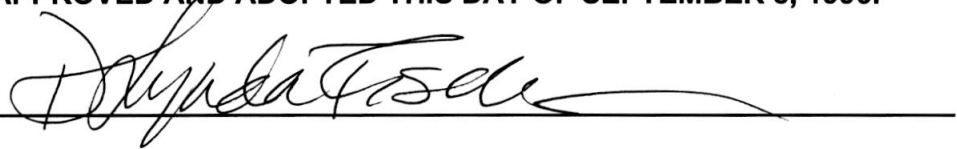
Action: To adjourn to the next meeting of the Planning Commission on Thursday, September 5, 1996 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Behr
Votes: All Ayes

Second: Lambert
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF SEPTEMBER 5, 1996.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

