

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

OCTOBER 3, 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 Chair Fischer.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Chair Fischer.

B. Roll Call

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, James Litz, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Jennifer Davis, Acting Planning Manager/Associate Planner; John Chase, Urban Designer; Tim Foy, Associate Planner; Hassan Haghani, Associate Planner; Teresa Kozlowski, Planning Assistant; Lucy Dyke, Transportation Manager; Nancy Greenstein, Public Safety Manager; Thinkh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: Smith

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. ITEMS FROM CITIZENS

- a. **Donny Cacy**, West Hollywood, commented on non-removal of parking meters and that fire department trucks do not disturb neighbors.
- b. **Craig Ritchie**, West Hollywood, commented that he is supportive of the fire station project.
- c. **Jeanne Dobrin**, West Hollywood, commented that she had a conversation with the City Manager regarding her cost to the City from her conversations with Staff, hotel in residential neighborhoods, and parking tickets.

- d. **Marvin Cashion**, West Hollywood, commented that he is supportive of the Gelson's and fire station projects.
- e. **John Hutson**, West Hollywood, commented that he is in favor of Gelson's and fire station projects.

3. CONSENT CALENDAR

A. Minutes, September 19, 1996

B. Minutes, September 12, 1996 - Joint Study Session with City Council Regarding Zoning Code Rewrite

C. Minutes, September 12, 1996 - Special Meeting Regarding Rules of Conduct

Action: To approve the Consent Calendar (Items A, B and C).

Motion: Litz

Second: Crowe

Votes: All Ayes

Motion carried.

4. EXCLUDED CONSENT CALENDAR - None

5. COMMISSION CONSIDERATION

A. Parking Use Permit 96-03

Request to legalize off-site parking at 600-602 N. La Cienega Boulevard.

Applicant: Arkady Kivman for Moscow Restaurant
Location: 8490 Melrose Avenue
Case Planner: Teresa Kozlowski

Recommendation: Discuss and consider alternatives for off-site parking.

Ms. Kozlowski presented the staff report.

- a. **Robert Aronson**, Applicant's representative, presented the Applicant's report.

The Commission discussed the following:

- party responsible for parking lot
- lot at maximum capacity during weekends
- swap meet
- handicap spaces
- City's authority over use of lot
- contact with owner of property
- alternative to removal of Conditions n and o

A motion was made by Commissioner Litz, and seconded by Commissioner Crowe to approve Resolution PC 96-74.

Action: To amend the motion for approval of Resolution PC 96-74, for removal of Conditions N and O.

Motion: Smith

Second: Jones

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

Motion failed.

Action: To amend the motion for approval of Resolution PC 96-74, with 10% modification to parking requirements, amending Conditions N and O for compliance within 120 day.

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

Action: To approve Resolution PC 96-74, as amended.

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

B. Standard Conditions of Approval for Alcohol-Related Permits

Staff Member: Teresa Kozlowski
Recommendation: Continue to October 17, 1996

6. PUBLIC HEARING

A. Parking Use Permit 96-09

Request approval of off-site parking to legalize public assembly use.

Applicant: West Hollywood Alcohol and Drug Center
Location: 8206 Santa Monica Boulevard
Case Planner: Timothy Foy

Recommendation: Continue to October 17, 1996.

B. Development Permit 96-09, Demolition Permit 96-03, Variance 96-03

Request approval for minor demolition, and expansion of commercial building, and conversion to outpatient surgery center and breast cancer clinic.

Applicant: Rochlin, Baran and Balbona for Salick Healthcare
Location: 310 N. San Vicente Boulevard
Case Planner: Timothy Foy

Recommendation: Approve the Development Permit, the Demolition Permit and the Variance.

Mr. Foy presented the staff report.

The Commission discussed the following:

- architecture of project
- U-turn requirement
- credit points on traffic improvements
- height
- interference with heliport of Cedars-Sinai

a. **Roy Holman**, Architect for Applicant, presented the Applicant's report.

The Commission discussed the following:

- bus stop/advertising
 - security
 - canopy/trellis heights
- b. **Jeffrey Haber**, Los Angeles, Cedars-Sinai Representative, commented that he would like the final approval of this project be postponed until the impacts of the heliport operation be further analyzed.
- c. **Donald DeLuccio** (given time by Jeanne Dobrin), West Hollywood, commented that he is supportive of this project.
- d. **Don Savoie**, West Hollywood Chamber of Commerce, commented that he is supportive of the project.

Mr. Holman rebutted.

The Commission discussed the following:

- contingency plan based on impact on Cedars-Sinai's heliport
- contact the California Division of Aeronautics and their analysis
- asbestos abatement
- continuance
- design of project
- bus shelter with no advertising
- signage regarding jaywalking

Action: To continue to October 17, 1996

Motion: Behr Second: Crowe

Votes: All Ayes Motion carried.

C. Development Permit 96-36, Conditional Use Permit 96-17, Parking Use Permit 96-09, Zoning Map Amendment 96-04 and General Plan Amendment 96-02

Request approval to renovate and expand existing grocery store, with off-site parking at 8383 Santa Monica Boulevard.

Applicant: McGregor Company for Arden Group

Location: 8383 Santa Monica Boulevard

Case Planner: Timothy Foy

Recommendation: Approve the Development Permit, the Conditional Use Permit and the Parking Use Permit, and recommend to the City Council approval of the Zoning Map Amendment and the General Plan Amendment.

Mr. Foy presented the staff report.

The Commission discussed the following:

- public on-street parking
- Caltrans ownership of Santa Monica Boulevard
- restriping of Santa Monica Boulevard
- costs of public parking space removal
- truck route

a. **Bill McGregor**, presented the Applicant's report.

The Commission discussed the following:

- maneuvering of trucks into loading area
- impact of the removal of the four public parking spaces

b. **Don Savoie**, West Hollywood Chamber of Commerce, supportive of the project and the intersection changes

c. **Harry Prongue**, West Hollywood, expressed support.

d. **Rita Norton**, West Hollywood, expressed support of project and intersection changes.

e. **Chuck Pace**, West Hollywood, expressed support and concerns regarding traffic.

Mr. McGregor rebutted.

Action: To close the public hearing.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

Action: To amend to Resolution PC 96-97 that delivery trucks are not to make left turns onto Kings Road and change hours of truck deliveries to 7 am - 10 pm, and approve amended Resolution PC 96-97.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

D. Development Permit 96-34, Conditional Use Permit 96-16, Zoning Map Amendment 96-03 and General Plan Amendment 96-01

Request approval to construct fire station.

Applicant: City of West Hollywood/Los Angeles County Fire Department

Location: 8866 Cynthia Street/864 San Vicente Boulevard

Case Planner: Hassan Haghani

Recommendation: Approve the Development Permit and the Conditional Use Permit, and recommend to the City Council approval of the Zoning Map Amendment and the General Plan Amendment.

Mr. Haghani presented the staff report.

a. **Steven Alexander**, Assistant Chief of Fire Station Division 7, introduced Dave Goodale, the Architect for the project.

b. **David Goodale**, Architect, commented on design of project.

The Commission discussed protection for the neighbors.

c. **Don Pascoe**, West Covina, expressed support for the project.

- d. **Steve Kreizel**, West Hollywood, expressed concerns regarding the size of the project and the lot, and would like above-ground wiring to be placed underground for aesthetics.
- e. **Don Savoie**, West Hollywood Chamber of Commerce, expressed support.
- f. **Bud Kopps**, West Hollywood, expressed support.
- g. **Rochelle Smith**, West Hollywood, expressed concerns regarding the size of the project and the lot; resides in adjacent property.
- h. **Joyce Hundall**, West Hollywood, expressed support.
- i. **Brad Sullivan**, West Hollywood Public Safety Commission, expressed support.
- j. **Gary Mercado**, West Hollywood, expressed support but raised concerns regarding size of project.
- k. **Deidre Hanssen**, West Hollywood, expressed concerns regarding size and location of project.
- l. **Donald DeLuccio**, West Hollywood, expressed support and commented that he would like the dialog with the residents regarding this project to continue.
- m. **Jeanne Dobrin** (given time by Luis Marquez), West Hollywood, expressed support and commented on history of fire stations in the area.

The Commission discussed the following:

- comparison between the proposed project and other potential private developments on the same site
- noise concerns
- double-pane windows

Ms. Greenstein commented that the installation of double-pane windows, covered by the project, would be a viable option for the adjacent residents.

Action: To close the public hearing.

Motion: Litz

Second: Behr

Votes: All Ayes

Motion carried.

Action: To approve Resolution PC 96-98.

Motion: Behr

Second: Jones

Votes: All Ayes

Motion carried.

7. ITEMS FROM CITIZENS

- a. **Jeanne Dobrin**, West Hollywood, commented that the hearing for the fire station should have been scheduled as the first hearing tonight.

8. ITEMS FROM COMMISSIONERS

- A. **Nightclub Council** - Commissioner Jones stated that there has been no meeting and that he would like another Commissioner to assume this role in his stead. Commissioner Litz volunteered.

- B. Commissioner Behr stated that the parking meters that were voted against should be removed and the signage corrected and inquired about the facade of Billboard Live. Mr. Chase stated that the current facade is still under construction.
- C. Commissioner Smith stated that there will be a House of Blues neighborhood meeting on October 16, 1996; and concurred with Commissioner Behr's comments regarding the parking meters.

9. ITEMS FROM STAFF

A. Director's Update - Ray Reynolds

Mr. Reynolds presented an update on the following:

- Toon Town Lot
- 1153 N. Formosa
- Nightclub Council Clean-Up Event
- Garage Sales
- Bar One
- Eastside Redevelopment
- Special Event Permits process

11. ADJOURNMENT

Action: To adjourn to a meeting of the Design Review Subcommittee of the Planning Commission on Thursday, October 17, 1996 from 8:30 AM until completion at West Hollywood City Hall, 3rd Floor Training Room, 8300 Santa Monica Boulevard, West Hollywood.

Motion: Crowe
Votes: All Ayes

Second: Litz
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 17, 1996.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____