

**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION  
MINUTES**

**OCTOBER 17, 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;  
Tim Foy, Associate Planner; John Chase, Urban Designer; Teresa Kozlowski, Planning Assistant; Tinh Tran, Administrative Staff Assistant

**C. Approval of Agenda**

The Commission moved Item 8A (Report from the Nightclub Council) behind Item 2, and changed the adjournment to a special study session of the City Council and the Planning Commission on Monday, October 28, 1996 at 6pm.

**Action: To approve the Agenda.**

Motion: Litz

Second: Smith

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. **Norma Kemper**, West Hollywood, expressed concern regarding the West Hollywood Alcohol and Drug Center, and urged the Commission not to set a precedent for expanded uses without the necessary parking.
- b. **Howard Armistead**, West Hollywood, expressed support for the West Hollywood Alcohol and Drug Center, and stated that it is a community benefit.

## 8. ITEMS FROM COMMISSIONERS

### A. Report from the Nightclub Council

Mr. Don Savoie commented on the history behind the Nightclub Council. He stated that the nightclubs have funded for private patrol cars for Sunset Boulevard. Also, Ray Reynolds and staff has implemented a clean-up program for the neighborhood. A brochure has been sent out to the neighborhoods (both West Hollywood and Los Angeles) providing phone numbers for the Sheriff's, Code Compliance, etc.

## 3. CONSENT CALENDAR

### A. Minutes, October 3, 1996

### B. Development Permit 96-36, Conditional Use Permit 96-17, Parking Use Permit 96-07, Zoning Map Amendment 96-04 and General Plan Amendment 96-02 - Request approval to renovate and expand existing grocery store at 8330 Santa Monica Boulevard with off-site parking at 8383 Santa Monica Boulevard

### C. Creative Sign Permit 96-78

Applicant: Oreck Vacuums

Location: 8589 Santa Monica Boulevard, West Hollywood

Case Planner: John Chase

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

Motion: Litz

Second: Smith

Votes: All Ayes

Motion carried.

## 4. EXCLUDED CONSENT CALENDAR - None

## 5. COMMISSION CONSIDERATION

### A. Standard Conditions of Approval for Alcohol-related Permits

**Case Planner:** Teresa Kozlowski

**Recommendation:** Discuss recommended conditions and give direction to staff.

Mr. Kozlowski presented the staff report.

The Commission discussed:

- distinction of what type of alcohol service.

### B. Appeal of Director's Denial of Sign Permit 96-35

Request permission to replace and enlarge a billboard installed without permits.

**Applicant:** Van Wagner Outdoors

**Location:** 8240 Sunset Boulevard

**Staff Member:** Teresa Kozlowski

**Recommendation:** Deny the appeal and uphold the Director's decision to deny the Sign Permit.

Ms. Kozlowski presented the staff report.

a. **Ron Cipriani**, Applicant, presented the Applicant's report.

**Action:** Uphold Director's denial of the sign permit.  
**Motion:** Litz Second: Crowe  
**Votes:** All Ayes (Behr absent) Motion carried.

Commissioner Behr present from this point forward.

**The following comments were made:**

Commissioner Smith stated that there have been complaints regarding Wild Oats Market, and that he would like this item to be agendaized. He also stated that he has heard rumor that the House of Blues may not decide to build the proposed larger parking deck and that the Planning Commission should then reconsider the 9-month extension.

**6. PUBLIC HEARING**

**A. Development Permit 96-31**

Request expansion of customer service hours to 24 hours per day, seven days per week.

**Applicant:** Ralph's Grocery Store  
**Location:** 1233 N. La Cienega Boulevard  
**Case Planner:** Timothy Foy

**Recommendation:** Approve Development Permit 96-31, subject to the conditions and findings in the proposed resolution.

Mr. Foy presented the staff report.

The Commission discussed the following:

- complaints
- traffic
- employee parking

a. **Alain Bally**, Ralph's representative, presented the Applicant's report.

b. **Joe Hamm**, Ralph's representative, responded to question regarding parking lights.

**Action:** To close the public hearing.  
**Motion:** Crowe Second: Litz  
**Votes:** All Ayes. Motion carried.

**Action:** To approve Development Permit 96-31.  
**Motion:** Crowe Second: Litz  
**Votes:** All Ayes. Motion carried.

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

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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
- CMP credit points on traffic improvements
- height
- interference with heliport of Cedars-Sinai

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

b. **Lee Ambers**, aviation consultant for Cedars-Sinai, stated that he is available for questions.

The Commission discussed the following:

- helicopter lights
- patient transport

c. **Marty Strudler**, West Hollywood, expressed concern regarding access and traffic circulation.

Mr. Holman rebutted.

**Action:** To close the public hearing.  
**Motion:** Litz Second: Smith  
**Votes:** All Ayes Motion carried.

The Commission discussed the following:

- "Welcome to West Hollywood" signage
- staff to contact Cedars-Sinai/Latham & Watkins regarding projects within their vicinity

**Action:** To approve Resolution PC 96-99.  
**Motion:** Litz Second: Behr  
**Votes:** All Ayes Motion carried.

**Commissioner Smith absent from this point forward.**

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**C. Parking Use Permit 96-09**

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Request approval of off-site parking to legalize public assembly use (continued from October 3, 1996).

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

**Recommendation:** Adopt proposed resolution, subject to the findings and conditions.

Mr. Foy presented the staff report.

**The Commission discussed the following:**

- lease recorded against property
- clarifications of changes to resolution
- congregation of people on sidewalk

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

The Commission discussed the following:

- non-profit/for-profit affiliations
- charges for applications
- parking leases
- parking alternatives stated in Zoning Code
- lack of use of parking lot at 1051 N. Crescent Heights

b. **Charles Jones**, Applicant, presented the Applicant's report.

c. **Mark Capanni**, West Hollywood, expressed support for the Center.

d. **Don Raber**, West Hollywood, representative of the French Quarter, commented on positive effects on community from the Center, and their positive impact on the businesses.

e. **Marilynn Psalms**, Santa Monica, Boardmember of the Center, commented on the Center's open house and that there were few negative comments from the neighborhood.

f. **Ron Fudge**, West Hollywood, commented on his outreach regarding problems to the surrounding neighborhoods.

g. **Paul Berchielli**, West Hollywood, commented on the use of parking lot by the Center's patrons, and the positive impact on the community.

h. **Lisa Haight**, real estate broker for the Center, commented on parking leases and expressed support for the Center.

i. **Zetta Bedard**, West Hollywood, commented that crime and prostitution has declined in the area since the Center's operation and expressed support.

j. **Ross McQuade**, West Hollywood, commented on use of carpools and on lack of availability of parking alternatives, and expressed support.

k. **Tony Arn**, West Hollywood, expressed support and commented on the community benefits of the Center and its carpooling practices.

- l. David Lisonbee**, Los Angeles, commented on carpooling and community benefits, and expressed support.
- m. Sophia Bank**, West Hollywood, expressed support.
- n. Ken Seeley**, Manager of the Center, commented on parking alternatives, the Center's commitment to find alternative parking, and sidewalk accessibility.
- o. Alan Ebercohn**, West Hollywood, commented on the Center's positive economic impact, community benefit and carpooling.
- p. Larry Gomez**, West Hollywood, commented on the parking problems, crowds, and the "nature" of the patrons.
- q. Michael Ralke**, Los Angeles, Boardmember of the Center, commented on his donation to purchase a van, and its more urgent use to apply the money to provide air conditioning for the Center.
- r. Roger Guerrero**, West Hollywood, commented on use of carpools and expressed support for the Center.
- s. Larry Gill**, Laguna Beach, Boardmember of the Center, commented on decline of crime in neighborhood and benefit to the community, and expressed support of the Center.
- t. Allen Kramer**, Hollywood, commented on his use of public transport/ridesharing to visit the Center and is a patron of West Hollywood businesses.
- u. Alfred Jimenez**, West Hollywood, commented that the parking problem is not specific to the neighborhood surrounding the Center, rather that parking is a general problem in the City.
- v. Harvey Fisher**, West Hollywood, commented that there have been parking problems for a long time and that the City should be supportive of the Center.
- w. Todd Elliot**, West Hollywood, commented that the City was founded on providing social services and expressed support for the Center.
- x. Richard Post**, West Hollywood, commented that the Center has been a long dream of many individuals.

Mr. Lehman rebutted.

**Action: To close the public hearing.**  
 Motion: Litz Second: Jones  
 Votes: All Ayes (Smith absent) Motion carried.

**Action: To deny the Parking Use Permit 95-09.**  
 Motion: Litz Second: None

**Action: To approve Parking Use Permit 95-09 as recommended by staff.**  
 Motion: Behr Second: Jones  
 Votes: Ayes - Behr, Crowe, Jones Noes - Fischer, Litz  
 Motion carried.

## **7. PUBLIC COMMENT - None**

## **8. ITEMS FROM COMMISSIONERS**

### **B. Report from the Eastside Redevelopment Committee**

Commissioner Jones commented that there are some seats that remain to be filled for the Project Area Committee. Also, there was an EIR scoping meeting last Tuesday.

- C. Commissioner Behr stated that the City has forced residential neighborhoods into permit parking and that the City needs to reanalyze its policy on parking. Commissioner Jones stated that the Parking Plan has never worked.
- D. Commissioner Jones stated that the West Hollywood Welcome signs and bus benches are unattractive.
- E. Commissioner Litz stated that the Bar One invitation has down city of Los Angeles, rather than West Hollywood. He also inquired about the status of the Daily Grind; Mr. Reynolds stated that he would update at the next meeting. He stated that he has been appointed Vice-President of Community Development and Planning for the League of California Cities and solicited comment regarding training for Planning Commissioners.
- F. Commissioner Crowe stated that parking districts are not the responsibility of the Planning staff, but rather the responsibility of the Department of Transportation and Public Works.

## **9. ITEMS FROM STAFF**

### **A. Director's Update - Ray Reynolds**

Mr. Reynolds presented an update on the following:

- Toon Town Lot
- Dublin's
- Bar One
- Zoning Rewrite
- PDC Special Events
- Special Event Permits
- Glendale Visit

Commissioner Jones stated that Dublin's would not be opening until the following weekend.

Commissioner Litz stated his anticipation for the changes made to the special event permit process.

## **11. ADJOURNMENT**

**Action: To adjourn to a special study session of the City Council and the Planning Commission on October 28, 1996 from 6 PM at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.**

Motion: Crowe  
Votes: All Ayes

Second: Behr  
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF NOVEMBER 7, 1996.

CHAIRPERSON:

*D. W. Dandridge*

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR:

*Raymond*