CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

SEPTEMBER 21, 1995

West Hollywood Park Auditorium 647 N. San Vicente Boulevard West Hollywood, CA 90069

I. 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,

Jeff Lambert, Stephen Smith

Staff Present:

Gay Forbes, Director; Lisa Heep, Planning

Manager; Tim Foy, Associate Planner; Hassan Haghani, Associate Planner; Thinh

Tran, Staff Assistant

Others Present:

Terence Boga, Attorney

C. Approval of Agenda

Action: To pull Consent Calendar (Items 3A and 3B) and approve Agenda as amended.

Motion: Crowe

Second: Lambert

Votes: All Ayes

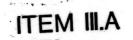
Motion carried.

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.

II. ITEMS FROM CITIZENS

a. Roslyn Krause, commented that the Jose Cuervo statue is atrocious and inquired who the responsible party is for the project.



IV. EXCLUDED CONSENT CALENDAR

A. September 7, 1995 Minutes

The Commission directed staff to amend to Section IX(d), Items From Commissioners, that the address be changes to 8981 Sunset and the last section of the sentence read: "...and if these types of conversions are allowed, than it should be addressed by the Sunset Specific Plan.

Action: To approve the Minutes from September 7, 1995 as amended.

Motion: Behr

Second: Crowe

Votes: All Ayes

Motion carried.

B. Development Permit 95-04, 8708 Rosewood Avenue

Applicant:

Sharon and Raymond Hess

Location:

8708 Rosewood Avenue

Case Planner:

Liz Bar-El

Action: To approve a reduction of bond requirements on Development

Permit 95-04 for a two-unit residential development.

Motion: Behr

Second: Lambert

Votes: All Ayes

Motion carried.

V. PUBLIC HEARING

A. Condominium Development (DP 95-25; DP 95-26; CUP 95-14; Cup 95-15; TTM 95-02; TTM 95-03)

Applicant:

Lawrence Lazar

Location:

853-861 Westbourne

Case Planner:

Tim Fov

Recommendation:

Approve the proposed Resolution denying DP 95-

25, DP 95-26, CUP 95-14, CUP 95-15, TTM 95-02,

and TTM 95-03)

The applicant has requested a continuance.

- a. Henrietta Scoirsky, West Hollywood, commented that she lives across the street from the project; her concern is the period of construction time and limit the hours of construction; and has no other problems with this project.
- b. David Frost, West Hollywood, commented that he lives across the street and is glad that a building will be constructed because this is one of the most unsightly blocks in West Hollywood.; concern regarding construction time limits; and that he would like to review the plans.

- c. Roslyn Krause, West Hollywood, commented that with the previous project on the site that there was 15 feet of standing water at one time so she called a mosquito abatement group and Health Department; is concerned that this would happen again; looks forward to a project that is good and would like the applicant to be responsible for the sidewalk clean-up.
- d. Eva Heifetz, West Hollywood, commented that she is not against the project but would like the Planning Commission to ensure that the neighbors do not suffer from this project; owner of adjacent property and commented that the asphalt from the project is a hazard; and the project should not be built until the problem has been fixed.
- e. Yoram Ravid, West Hollywood, commented that he is a tenant in Eva Heifetz' building; the bedroom wall of his unit is damaged so he needs to make a detour to go to the laundry room; the street looks disgusting; and the Planning Commission should address these issues prior to permitting the project.

Action: To continue the public hearing to October 5, 1995.

Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.

B. Zoning Text Amendment 95-03 (Adult Business Ordinance)

Applicant:

City of West Hollywood

Location:

City-wide

Case Planner:

Hassan Haghani

Recommendation:

Approve draft Resolution PC 95-38 recommending

approval of ZTA 95-03 to the City Council.

Mr. Haghani presented the staff report.

Mr. Boga and staff responded to questions from the Commission.

The Commission and staff discussed the following:

public welfare standards, aesthetics requirements, development permits versus zone clearances, modeling studios as adult businesses, hours of operation, revocation hearings, adult sexual encounter businesses, parking requirements and Parking Use Permits, and location of adult business on City borders.

The Commission directed staff to include in its report to City Council that the Planning Commission was concerned with the extensions of parking lots for adult businesses.

The Planning Commission opened the public hearing.

Action: To close the public hearing.

Motion: Smith

Second: Behr

Votes: All Ayes

Motion carried.

Action: To amend to Zoning Text Amendment 95-03 the definition of

"school" to include preschool and K-12.

Motion: Smith

Second: Lambert

Votes: All Ayes

Motion carried.

Action: To approve the amended Resolution PC 95-38 recommending

approval of ZTA 95-03 to the City Council.

Motion: Fischer

Second: Smith

Votes: All Ayes Motion carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

None.

IX. ITEMS FROM COMMISSIONERS

a. Commissioner Fischer stated that she will not be attending the Planning Commission meeting on November 2, 1995.

IX. ITEMS FROM STAFF

- a. Ms. Heep stated that she will not be attending the Planning Commission meeting on October 19, 1995, and Tim Foy will be attending in her place.
- b. Ms. Heep stated that the scheduled study session on October 19, 1995 for Housing Corporation's Affordable Housing Program needed to be postponed; the Commission agreed that have this item placed on the agenda for November 16, 1995.
- c. Ms. Forbes stated that the Local Government Commission will be hosting a seminar on Transit Stops on October 17, 1995.
- d. Ms. Forbes stated that she will be resigning from her position as Community Development Director; she also commented that she has enjoyed working with the Planning Commission and the importance of this body.
- e. Ms. Heep updated the Commission regarding City Council items; the hotel text amendment item was approved; the nightclub parking standards has been

postponed approximately three months, however the City Council expressed approval in the general direction of the Planning Commission and staff's recommendation; and the City Council authorized staff to apply for a grant from the Office of Emergency Services to fund a study to locate the Hollywood Fault.

X. **ADJOURNMENT**

Action: To adjourn to the next meeting of the Planning Commission to Thursday, October 5, 1995 from 6:30 P.M. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente in West Hollywood.

Motion: Behr

Second: Smith

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 5, 1995.

ATTEST:

a winder

Achan COMMUNITY DEVELOPMENT DIRECTOR