

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

DECEMBER 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 Litz.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Litz.

B. Roll Call

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, Jeff Lambert, James Litz, Stephen Smith

Staff Present:

Lisa Heep, Planning Manager and Acting Community Development Director; Liz Bar-EI, Planning Technician; Thinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Ms. Kozlowski commented that Wild Oats Market has canceled their application for a creative sign permit (Item 3D).

Mr. Haghani commented that the applicant for "I & Joy Bagels" would like to make a presentation.

Action: To pull items 3B, 3C, and 3D and approve the Agenda, as amended.

Motion: Crowe

Second: Lambert

Votes: All Ayes (Jones 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.

II. ITEMS FROM CITIZENS

None.

ITEM III.A

III. CONSENT CALENDAR

A. Approval of minutes from the December 7, 1995 meeting.

Action: To approve the consent calendar.

Motion: Behr
Votes: All ayes.

Second: Fischer
Motion carried.

IV. EXCLUDED CONSENT CALENDAR

A. One Stop Auto (Creative Sign Permit 95-25)

Request to legalize an existing pole sign.

Applicant: Mark Lehman for Brad Wheeler
Location: 7935 Santa Monica Blvd.
Case Planner: Hassan Haghani

Recommendation: Approve Creative Sign Permit 95-25 subject to the findings and conditions set forth in Draft Resolution PC 95-50.

Mr. Haghani presented the staff report.

The Commission directed staff to amend to Resolution PC 95-50 a condition regarding the replacement of dead/dying plants.

Action: To approve Resolution PC 95-50.

Motion: Behr
Votes: All Ayes

Second: Crowe
Motion carried.

B. I & Joy Bagels (Creative Sign 95-55)

Request for a creative sign for a new bagel shop.

Applicant: I & Joy Manhattan Bagels
Location: 8351 Santa Monica Blvd.
Case Planner: Hassan Haghani

Recommendation: To continue to January 4, 1996.

Mr. Haghani presented the staff report.

a. Michael Gray of Superior Advertising, Applicant, commented on the design concept and presented drawings of proposed plans.

Action: To close the public hearing.

Motion: Fischer
Votes: All Ayes

Second: Lambert
Motion carried.

Action: To approve Resolution PC 95-50.

Motion: Fischer
Votes: All Ayes

Second: Lambert
Motion carried.

V. PUBLIC HEARINGS

A. U Wash Doggie

Request to allow pet grooming, vaccination clinic, and retail sales of pet products.

Applicant: Francisco Gamero
Location: 8731 Santa Monica Boulevard
Case Planner: Teresa Kozlowski

Recommendation: Approve CUP 95-17 for pet grooming and vaccination services by a licensed veterinarian, subject to the findings and conditions contained in draft Resolution PC 95-47.

Ms. Kozlowski presented the staff report.

- a. Jason Pitkofsky, West Hollywood, commented that he is a regular customer of U Wash Doggie and is in favor of the proposal.
- b. Alan Carter, West Hollywood, commented that he is in favor of the proposal.
- c. Alan Weber (was given two minutes by Fred Zusman), West Hollywood, stated that he would like the Planning Commission to accept his memorandum, dated December 19, 1995, regarding child-beating and the mistreatment of animals by Applicant; if the Planning Commission approves this project then they would be in violation of the Municipal Code; and that there has been lack of code enforcement.
- d. Gene Armor, Los Angeles (Brentwood), commented that U-Wash Doggie has good, clean service, and that this place has better service than other places he has been.
- e. Theresa Suchervick, North Hollywood, California State Humane Task Force, commented that she had done an investigation of the Burbank and Saugus/Santa Clarita locations regarding animal abuse, but there was a statute of limitations that ended the investigation; on written testimony by customers; there has been no complaints regarding the West Hollywood location. She answered questions regarding organizational structure, "hard" evidence and testimony, her previous association with U Wash Doggie, and lobby for licensing of pet groomers.
- f. Mary Wakim, Los Angeles, commented that she is a customer at West Hollywood and Santa Clarita locations and in favor of the project.
- g. Francisco Gamero, Applicant, commented that Alan Weber works for ex-partners, Theresa Suchervick is a friend of the ex-partners, and on the same night of the last Planning Commission meeting members of the West Hollywood community and Councilmember Sal Guarriello visited the West Hollywood site for an inspection.

- h. Gary Flake, Applicant, commented that a reporter asked to do a surprise investigation in which the reporter found the place in clean condition, and that Ms. Suchervick was an apprentice groomer who quit, but wrote positive recommendation letters regarding the store.

Action: To close the public hearing.

Motion: Fischer

Second: Smith

Votes: All Ayes

Motion carried.

The Commission recessed for staff to discuss with Applicant regarding an additional condition requiring the tubs be visible to the customers.

The Commission directed staff to amend to Resolution PC 95-47:

- a condition requiring staff review in six months
- and a condition requiring a glass panel/window to be placed in tub area to permit viewing by customers within six months.

Action: To approve Resolution PC 95-47.

Motion: Crowe

Second: Smith

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

Motion carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

None.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones inquired about Lester Hirsch's health; Commission Litz commented that he had been moved to Kaiser Permanente in Woodland Hills.
- b. Commissioner Jones commented on a raucous occurrence at the corner of De Longpre and Harper Avenues; and inquired into the Sheriff's recording process when they know of an occurrence but there is no report taken. Ms. Heep stated that she did not know; however, a letter will be sent out to owner addressing the increase and continuation of incidents and to ask the owner to meet with the Sheriff and City staff. Commissioner Jones inquired about the plywood on one of the walls; Ms. Heep stated that the workers had left the project unfinished and if they did not return, that the owner would begin work on Wednesday, December 27, 1995. Ms. Heep encouraged the public to send letters to staff regarding any incidents.
- c. Commissioner Behr inquired into the nightclub status of C'N'C; Ms. Heep commented that they had applied for a Substitute Conditional Use Permit, which only required Director approval. Commissioner Behr inquired if SCUP's require the use of security guards; Ms. Heep stated that she believed that this is required and that there has been an increase in code enforcement. Ms. Heep responded to Commissioner Behr's concern regarding revocation hearings that her initial step is to send the owner a letter.

- d. Commissioner Litz commented that Amigos Restaurant has posted a sign stating that the business has been sold and food service will be temporarily halted; however, bar service will continue.
- e. Commissioner Litz commented that it is difficult to monitor complaints, and that the best method would be to write a letter and fax to the Planning Manager.
- f. Commissioner Behr commented that there is an illegal pole sign for Jon's Market at the old Mayfair Market (La Brea Ave.); Ms. Kozlowski commented that the applicant has been advised.

IX. ITEMS FROM STAFF

A. Response from City Attorney regarding public open space exaction fees and the ability of developers to provide open space in-lieu of paying a fee.

Commissioner Behr commented that fees should be lowered instead of yearly increases, since land costs are decreasing. Commissioner Fischer commented that the fees are based on type of land use, rather than land value.

Commissioner Behr presented his concern regarding park and recreation fees for condominium owners that are not applied to apartment renters.

Commissioner Fischer inquired about the allocation of funds (open space, affordable housing, and childcare funds); Ms. Kozlowski commented that some money is used by the Building and Landscape Maintenance Division.

Commissioner Behr inquired about the status of a study requested by the Planning Commission (at the last public hearing regarding a condominium conversion) regarding the difference of fees applied to apartments and condominiums; Ms. Heep commented that this is on list of projects.

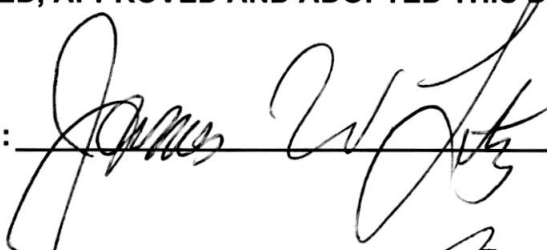
X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, January 4, 1996 from 6:30 pm until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

Motion: Crowe
 Votes: All Ayes

Second: Behr
 Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JANUARY 4, 1996.

CHAIRPERSON: 

COMMUNITY DEVELOPMENT DIRECTOR: 