





V. CONTINUED PUBLIC HEARINGS

- A. Conditional Use Permit 93-16 and Parking Use Permit 93-10  
- Request to convert a restaurant (Checca) to a nightclub  
with additional parking provided at an off-site location.

Applicant: Mark Gallo for Bruno, Inc.  
Owner: Blanche Gadeshi  
Location: 7321-7323 Santa Monica Boulevard  
Recommended Action: Approve Conditional Use Permit  
93-16 and Parking Use Permit  
93-10, subject to the findings and  
conditions in Resolution No. PC  
94-07.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Mark Lehman, West Hollywood, representing the applicant  
Donny Cacy, West Hollywood  
Mike Radcliffe, West Hollywood  
Craig Ritchie, West Hollywood, representing ACES  
Richard Halpern, West Hollywood  
Mike Ellis, Santa Monica  
Jeff Scott, Los Angeles  
Mark Gallo, Los Angeles, applicant  
Chris Siepel, West Hollywood  
Michael Helopoulos, West Hollywood  
Paul Jacek, Los Angeles  
Carol Hettiger, Los Angeles  
George Pommells, West Hollywood  
Craig Reuss, West Hollywood  
Tim Olson, West Hollywood

The following spoke against the project:

Roslyn Krause, West Hollywood  
Jeanne Dobrin, West Hollywood

The following commented on the project:

Michael Esellin, West Hollywood  
Hilda Vincent, Los Angeles

Mark Lehman rebutted public testimony.

**Action:** To close the public hearing.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

**Action:** To approve Conditional Use Permit 93-16 and Parking Use Permit 93-16 and Parking Use Permit 93-10 pursuant to staff's recommendation, but with the following changes: 1) Eliminate the five year limit on the permit; 2) Require an annual review of permit by staff. A report to the Planning Commission shall be made in one year; 3) Parking at Movie-town Plaza shall be self-parking. All other locations shall be valet; 4) Flexibility is granted to staff to work with the applicant in securing acceptable off-site parking locations; 5) An over 21 age limit shall be imposed after 11:00 P.M.; 6) Staff shall work with the applicant to develop a more workable design for on-site parking. If the property owner consents to the use of all on-site parking after 6:00 P.M., a written agreement shall be provided to staff; and 7) The area of the tenant space to be used for nightclub purposes shall be limited to 849 square feet.

Motion: Litz

Second: Zaden

Vote: All Ayes

Motion carried.

## VI. DISCUSSION

A. Discussion of the impacts of nightclubs and possible solutions for mitigating them (one hour).

Anne gave a brief introduction why this topic came about and John Jakupcak presented the staff report.

Commissioner Richmond invited public testimony:

The following commented on the report:

Charlie Mercer, West Hollywood  
Mike Radcliffe, West Hollywood  
Alan Cantor, Los Angeles  
Steve Martin, West Hollywood  
Jeanne Dobrin, West Hollywood  
Mark Lehman, West Hollywood  
Tim Olson, West Hollywood  
Betty Wagner, Los Angeles

The Planning Commissioners and Business License Commissioners present discussed the points of the report.

**Action:** To receive and file the report and direct staff to make a report after the Substitute Conditional Use Permits are approved and after the City Council take any further action.

Motion: Litz

Second: Crowe

Vote: All Ayes

Motion carried.

**VII. PUBLIC HEARINGS**

- A. Variance 93-02 - Request to exceed the height and story requirements for a three-story commercial structure.

Applicant: Albert Miraelian  
Owner: Abraham Moradzadeh and Shemovel Shaoulian  
Location: 8674 Melrose Avenue  
Recommendation: Approve Variance 93-02, subject to the findings and conditions contained in Resolution No. PC 94-13.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Albert Miraelian, applicant, spoke for the project.

Effie Reuveni, West Hollywood, commented on the project.

Albert Mikaelean rebutted public testimony.

**Action:** To close the public hearing.

Motion: Crowe Second: Lambert

Vote: All Ayes Motion carried.

**Action:** Approve Variance 93-02 as recommended by staff.

Motion: Crowe Second: Lambert

Vote: Ayes - Behr, Crowe, Lambert, Litz, Richmond  
Noes - Zaden

Motion carried.

- B. Zoning Text Amendment 93-05 - Request to amend the Zoning Code to require electric vehicle re-charging capabilities in parking areas; revise outdoor display standards, revise transfer of development rights procedures; and define "bar area" of a restaurant for purpose of the Smoking Ordinance and other changes for internal consistency and clarification.

Applicant: City of West Hollywood  
Owner: City of West Hollywood  
Location: City-wide  
Recommended Action: Approve Zoning Text Amendment 93-05 by adopting Resolution No. PC 94-11.

Timothy Foy presented the staff report.

Commissioner Richmond opened the public hearing.

Leah Archibald, Los Angeles, representing Councilmember Paul Koretz, spoke for the amendment.

The following commented on the amendment:

Jeanne Dobrin, West Hollywood  
Enid Joffee, representing Southern California Edison  
Rudy Haro, representing Southern California Edison

**Action:** To continue the text amendment items to the next Planning Commission meeting on February 17, 1994, and the item concerning the electric car be continued to the next meeting on March 3, 1994.

Motion: Lambert                      Second: Zaden

Vote: All Ayes                      Motion carried.

VIII. COMMISSION CONSIDERATION - None

IX. ITEMS FROM CITIZENS - None

X. ITEMS FROM COMMISSIONERS

A. Commissioner Litz commented on the "new" fault found along Sunset Boulevard.

XI. ITEMS FROM STAFF - None

XII. ADJOURNMENT

**Action:** To adjourn to the meeting of the Planning Commission on Thursday, February 17, 1993, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Litz                      Second: Behr

Vote: All Ayes                      Motion carried.

  
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CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT