CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES February 3, 1994

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 by Commissioner Richmond at 7:05 p.m.

The Pledge of Allegiance was A. Pledge of Allegiance:

led by Chair Richmond.

Roll Call: В.

> Behr, Crowe, Lambert, Litz, Commissioners Present:

Richmond, Zaden

Commissioner Absent:

Loveman

(Excused)

Staff Present:

Anne Browning, Planning Manager; John Jakupcak, Associate Planner; Bill Meeker, Associate Planner; Tim Foy, Assistant Planner; Tom

Trevor, Recording Secretary

Others Present:

Maxine Sonnenberg, Scott Forbes,

and Richard Maggio, Business

License Commissioners

Approval of Agenda: C.

> To pull the Consent Calendar and approve the Action:

agenda as amended.

Motion: Zaden Second: Lambert

Motion carried. Vote: All Ayes

This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on D.

San Vicente Boulevard and Plummer Park.

ITEMS FROM CITIZENS II.

- Stan Lothridge, West Hollywood, spoke on the neglect of Α. the West Hollywood Park and possible problems that may may arise in the park improvement plan.
- Roslyn Krause, West Hollywood, spoke about the West В. Hollywood Park and her opposition to placing a sports center there.

- C. Craig Ritchie, West Hollywood, spoke on West Hollywood's need for something in between restaurants and nightclubs, like supper clubs.
- D. Jeanne Dobrin, West Hollywood, read a letter against allowing merchants to display items on public right-of-way. She also mentioned the parking problems and her opposition to more nightclubs.
- E. Effie Reuveni, West Hollywood, commented on Cedars-Sinai parking and lack of markings on lot. He also spoke a redevelopment proposal for the east end.

III. CONSENT CALENDAR

IV. EXCLUDED CONSENT CALENDAR

- A. Approval of Minutes
 - 1. January 20, 1994

Pulled by Commissioner Behr. On page 4 Action (980 Palm Avenue), the Commission wants to include the 5-foot dedication requirement and delete number (2) regarding the loading zone.

Action: To approve the minutes as amended.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

B. Creative Sign Permit 94-02 - Approval of Creative Sign Permit 94-02 for a creative sign at Book Soup Cafe, located at 8800 Sunset Boulevard.

Pulled by Commissioner Behr. He wanted to clarify whether the planting of vines would be a condition of approval. Tim Foy said that it was not.

Tim Foy answered questions from the Commissioners regarding the design of the signage.

Gene Gurley, applicant, spoke for the project.

Jeanne Dobrin, West Hollywood, suggested that the design for the sign be altered.

Action: To approve Creative Sign Permit 94-02.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

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, 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 Movietown 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.

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT