

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

June 16, 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 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Richmond.

B. Administration of Oath of Office to Newly Appointed Commission Member

1. Councilmember Steve Martin administered the oath of office to the new Commissioner, D'Lynda Fischer.

C. Roll Call:

Commissioners Present: Behr, Crowe, Fischer, Lambert, Litz, Richmond

Commissioner Loveman arrived at 7:15 p.m.

Others Present: Gay Forbes, Director; Bill Meeker, Acting Planning Manager; Jennifer Davis Associate Planner; Timothy Foy, Acting Associate Planner; Liz Bar-El, Acting Assistant Planner; Tom Trevor, Recording Secretary.

D. Approval of Agenda:

Action: To approve the agenda as prepared.

Motion: Crowe **Second:** Behr

Vote: All Ayes **Motion carried.**

E. This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, commented on a meeting she moderated on June 15, 1994, with the Alcoholic Beverage Control Board representative, Sheriff's Department Representatives, Public Safety Division representative and Commissioner Richmond . She also spoke on the need to improve the Code Enforcement Division.

III. CONSENT CALENDAR

- A. Approval of Minutes

1. June 2, 1994

- B. Resolution

1. **Resolution No. PC 94-22:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING CREATIVE SIGN PERMIT 94-21 ON APPLICATION OF MR. AND MRS. MORRIS SAVITZ, FOR PROPERTY LOCATED AT 7602 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.

Action: To approve the Consent Calendar.

Motion: Behr **Second:** Lambert

Vote: All Ayes **Motion carried.**

IV. EXCLUDED CONSENT CALENDAR - None

V. CONTINUED PUBLIC HEARING

- A. Zoning Text Amendment 94-03 - Amendments to the Article IX of the West Hollywood Municipal Code (Zoning Ordinance), defining "bar area" as it relates to restaurant uses, drawing a distinction between restaurants with entertainment uses and nightclubs, and clarifying policies relative to inclusionary housing requirements for condominium conversions.

Initiated by: City of West Hollywood

Location: Citywide

Recommended Action: Continue public hearing until July 7, 1994.

Action: To continue to July 7, 1994.

Motion: Lambert **Second:** Behr

Vote: All Ayes **Motion carried.**

VI. PUBLIC HEARINGS

- A. **Conditional Use Permit 94-05** - Request for approval to convert residential rental units to commercial storage space in an existing commercial building.

Applicant: Dennis Young
Owner: Maxfield Corporation
Location: 9091 Santa Monica Boulevard
Recommended Action: Approve Conditional Use Permit 94-05, subject to findings and conditions contained in Resolution No. PC 94-29.

Timothy Foy presented the staff report.

Commissioner Richmond opened the public hearing.

Dennis Young, applicant, spoke for the project.

Jeanne Dobrin, West Hollywood, spoke against the project.

Dennis Young rebutted public testimony.

Action: To close the public hearing.

Motion: Behr Second: Litz

Vote: All Ayes Motion carried.

Action: Approval with stipulation prohibiting area for anything but storage, removing amount from condition for affordable housing fee and require it to be recalculated based on a staff-verified floor area, and the change of use shall be contingent upon meeting applicable safety, fire and health code standards to the satisfaction of the City's Building Official.

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

- B. **Variance 94-03** - Request to construct a six-foot tall solid wood fence within a required residential front yard area, at a setback of two feet from the property line.

Applicant: Richard Banta

Owner: Richard and Charlotte Banta

Location: 9007 Rangely

Recommended Action: Approve Variance 94-03, subject to findings and conditions contained in Resolution No. PC 94-26.

Liz Bar-El presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the request:

Richard Banta, West Hollywood
Charlotte Banta, West Hollywood
Helen Kauffman, West Hollywood
Ethel Shapiro, West Hollywood
Sandra Pollock, West Hollywood
Jeanne Dobrin, West Hollywood

Action: To close the public hearing.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve the request of a 6-foot fence at a 2-foot setback from the front property line, as submitted by the applicant.

Motion: Litz Second: Loveman

Vote: Ayes - Litz, Loveman, Fischer, Richmond

Noes - Behr, Lambert, Crowe

Motion carried.

**C. Conditional Use Permit 93-15, Vesting Tentative Tract
Map 51775**

Applicant: Hratch Sarkis

Owner: Hratch Sarkis

Location: 1121 N. La Cienega Boulevard

Recommended Action: Approve Conditional Use Permit
93-15 and Vesting Tentative Tract
Map 51775, subject to findings and
conditions contained in Resolution
No. PC 94-27 and Resolution No.
94-28, respectively.

Jennifer Davis presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke in favor of the request:

David Oved, West Hollywood, applicant's representative
Hratch Sarkis, West Hollywood, applicant
Frank DiMercurio, West Hollywood
Jeanne Dobrin, West Hollywood

Hratch Sarkis rebutted public testimony.

Action: To close the public hearing.

Motion: Lambert **Second:** Crowe

Vote: All Ayes **Motion carried.**

Action: To approve Conditional Use Permit 93-15 and Tentative Tract Map 51775 as proposed by staff.

Motion: Lambert **Second:** Litz

Vote: Ayes - Crowe, Fischer, Lambert, Loveman, Behr,
Litz

Noes - Richmond

Motion carried.

VII. COMMISSION CONSIDERATION - None

VIII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, spoke on priorities for Code Enforcement (MCUPs, sign ordinance) specially on nightclubs and restaurants and operating costs for Code Enforcement Division.

IX. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr commented on applications for restaurants with off-site parking and the need to restrict them, paying close attention to where the restaurants are and the locations for off-site parking and any other leases for parking that may be in place at the parking location.
- B. Commissioner Lambert requested that if a particular project generates a Zoning Text Amendment, it would help if the Planning Commission can consider the project at the same time the Text Amendment is considered, or after the Text Amendment has been adopted.
- C. Commissioner Richmond mentioned participating in the meeting with the ABC representative, Sheriff's Department representatives, and Public Safety Division staff members. He suggested that Code Enforcement work on developing a heirarchy of priorities and identify what issues needed to be dealt with first as complaints come to the office. He also suggested taking up this matter at a study session.

X. ITEMS FROM STAFF

- A. Bill Meeker reminded the Commission that the East Side Zoning Text Amendments will be taken up at the July 7th meeting. A neighborhood meeting will be held on June 22nd, at 7:00 p.m. at the Great Hall in Plummer Park.
- B. Bill Meeker informed the Commission that the appeal of the proposed Billiard Parlor on Sunset Boulevard (Iguana Cafe) is on the agenda of the City Council for June 20, 1994.

Commissioner Behr inquired if the Commission will receive an updated report regarding the Sunset Specific Plan. Gay Forbes replied that it will be sent to the Commissioners first week in July).

XI. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, July 7, 1994, 7:00 p.m., West Hollywood Park Auditorium, 647 San Vicente Boulevard, West Hollywood.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT