

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MINUTES

Thursday, January 21, 1993

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 7:08 p.m.

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

B. Roll Call:

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

Commissioner(s) Absent: Smith

Others Present: Anne Browning, Planning Manager; John Jakupcak, Jennifer Davis, Bill Meeker, Associate Planners; Angela Reynolds, Assistant Planner; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull out III.A.1 (Minutes); III.B.1 (Zoning Map Amendment 90-01), and III.B.3 (Resolution 92-38), and approve the agenda as amended.

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

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

## II. ITEMS FROM CITIZENS

- A. Bruce Traub, West Hollywood, spoke about overlay parking zones and changes in the General Plan.

## III. CONSENT CALENDAR

### A. Resolutions

1. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING VARIANCE 92-02 FROM ON-SITE PARKING STANDARDS, ON AN APPLICATION BY DAVID COOLEY AND MARK BURKETT FOR A RESTAURANT/BAR KNOWN AS PREY, LOCATED AT 8863-8865 SANTA MONICA BOULEVARD."

Action: To approve as recommended by staff.

Motion: Lambert                                  Second: Litz

Vote: All Ayes                                  Motion carried.

## IV. EXCLUDED CONSENT CALENDAR

### A. Approval of Minutes

1. January 7, 1993

Pulled by Commissioner Behr. He wants to add the following on the Action of Item IV.D (Zoning Text Amendment) to include: 3) In the description of the PK designation, it shall be stipulated that this designation cannot be applied to a lot where it does not currently exist.

Action: To approve the minutes as amended.

Motion: Crowe                                  Second: Zaden

Vote: All Ayes                                  Motion carried.

### B. Resolutions

1. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING APPROVAL OF ZONING MAP AMENDMENT 90-01 AND GENERAL PLAN MAP AMENDMENT 93-02 ON AN APPLICATION OF ARLEN ANDELSON TO CHANGE THE ZONING OF PARCELS 835 THROUGH AND INCLUDING 889 SAN VICENTE BOULEVARD TO AN R4 ZONING DESIGNATION, 835-889 SAN VICENTE BOULEVARD, WEST HOLLYWOOD."

Pulled by Anne Browning. On page 1 of the Resolution, the City Attorney has suggested that the second sentence under Section 4 be deleted.

Action: To approve as recommended by staff.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

3. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL, ADOPTION OF AMENDMENTS TO CHAPTERS 9210, 9220, 9300, 9380, 9410, 9510, 9560, 9620 AND 9700, AND CREATING CHAPTER 9800 OF ARTICLE IX OF THE WEST HOLLYWOOD MUNICIPAL CODE (ZONING ORDINANCE)."

Pulled by Bill Meeker for the following revisions/additions:

- a) Section 8, 2nd paragraph, 4th line - change "Section 9330" to "Section 9332";
- b) Section 17, paragraph "iv", last sentence - delete "etc." and add .."and similar requirements to ensure adequate parking";
- c) Section 17, paragraph "vi" - revise first sentence to read, "This Section shall expire one year from month//date/year". The effective date of the changes in Resolution No. PC 92-38 shall be inserted when adopted by the City Council;
- d) Section 18, 2nd paragraph, 4th line - insert "and" after word "spaces";
- e) Section 22, 2nd paragraph - revise 3rd sentence to read, "Failure of the applicant to post the site in accordance with the requirements of this Section shall not constitute grounds to invalidate any decision made on the application";
- f) Section 23, paragraph "b" - revise 2nd sentence to read, "Appeals shall be filed with the City Clerk within ten (10) days after the resolution memorializing the Action is approved;
- g) Section 23, paragraph "b", 2nd paragraph, first sentence - revise to read, "Any individual living, operating a business, or owning property outside the original mailing radius for the public hearing, or

other radius as specified herein, may file an appeal, as follows:";

- h) Section 23, paragraph "b", sub-paragraph "2" - revised to read, "Any decision may only be appealed once. The decision of the appellant decision-making body shall be final;
- i) Add a Section which amends Section 9214(t) replacing the "MC" in the permitted use matrix with a "C", indicating that a Planning Commission-approved conditional use permit is required for philanthropic, charitable or educational non-profit activities located in residential zone districts;
- j) Add a Section which amends Section 9224(ss) to read, "Parking structures which are free standing and are not an integral part of a development plan for a site for which other enabling permits (e.g. development permit, conditional use permit, etc..) are required, provided that the ground floor of such a structure facing a public right-of-way is devoted to neighborhood servicing commercial uses permitted, or conditionally permitted, by this Chapter". Insert a "C" in the permitted use matrix, indicating that the use is "permitted"; and
- k) Revise "Exhibit A", Residential Real Estate Signs (matrix), to Chapter 9410, Signs (Appendix A to Resolution No. PC 92-38) by eliminating the, "Sale or lease of new apartment building or new or existing common interest development" sign "type" category, as well as the corresponding standards in the matrix, replacing the category and standards as follows:

Sale or lease of new residential buildings -  
Maximum size of sign - 12 sq.ft.  
Maximum number of riders - none  
Duration - 6 months from Certificate of Occupancy  
Maximum height - 6 feet from grade to top of sign  
Maximum number of signs - one (1)

Lease or sale of existing common interest development -  
Maximum size of sign - 150 sq.in./unit  
Maximum number of riders - 2 (not to exceed 30 sq.in.)  
Duration - Sign must be removed at end of listing period, or when leased, or at close of escrow, whichever comes first

Maximum height - 42 inches from grade to top  
of sign  
maximum number of signs - one (1)".

Action: To accept amendments made by staff and approve  
the resolution.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

#### V. PUBLIC HEARINGS

- A. Conditional Use Permit 92-18, Variance 92-03 - Request to  
legalize the use of property for educational assembly and  
request for a variance from parking standards.

Applicant: The Dunwel Company

Owner: Chabad Russian Synagogue

Location: 7414-7416 Santa Monica Boulevard

Recommended Action: Approve request subject to findings  
and conditions contained in draft  
Resolution No. PC 93-03.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke in favor of the project:

Ben Clavan, West Hollywood, representing the applicant  
R. Sererreynek, West Hollywood  
Igor Kotler, Los Angeles  
Boris Kotler, Los Angeles

Mike Radcliffe, West Hollywood, spoke against parking  
variance.

Ben Clavan and Rabbi Naftoli Estulin rebutted public  
testimony.

Action: To close the public hearing.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve Variance 92-03 and Conditional Use Permit 92-18, subject to findings and conditions in Resolution No. PC 93-03, except that Condition "i" shall be reworded to state that the Community Development Department shall be notified of any change in ownership of the property, and shall determine if the Conditional Use Permit and Variance requests are valid for subsequent uses, and if approval of modifications to the requests or revocations of the approvals granted herein by the Commission shall be necessary.

Motion: Crowe Second: Litz

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

Motion carried.

- B. Conditional Use Permit 92-17 - Request to permit the installation of additional microwave and cellular antennas and relocation of existing antenna array on rooftop.

Applicant: Nancy Patterson  
The Planning Consortium

Owner: ADR Group

Location: 8899 Beverly Boulevard

Recommended Action: Approve request subject to the findings and conditions contained in draft Resolution No. PC 92-48.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Nancy Patterson of The Planning Consortium, Orange, CA, spoke for the project.

The following spoke against the project:

Mary Worley, West Hollywood  
Effie Reuveni, West Hollywood

Dean Brown, Orange, CA, rebutted public testimony.

Action: To close the public hearing.

Motion: Lambert Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve as recommended by staff.

Motion: Lambert Second: Crowe

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

Motion carried.

VI. COMMISSION CONSIDERATION - NONE

VII. ITEMS FROM CITIZENS - NONE

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Lambert announced that he attended the Brown Act meeting recently.
- B. Commissioner Behr, 1) asked about news racks and their regulation. Staff was directed to prepare a brief memo; and 2) informed the Commissions that he attended the Council meeting in which PK overlay zone was addressed.
- C. Commissioner Litz mentioned that antenna for Cellular Telephone facility at Gina B building is visible on facade of building.
- D. Commissioner Richmond announced the following:
  - a. Meeting of all Commissions will be held on January 27, 1993, at the Pacific Design Center, 6:00-9:00 P.M.;
  - b. There will be no Planning Commission meeting on February 4, 1993. In lieu of a meeting, a PC retreat will be held at City Hall on the same day, from 7:00-9:00 P.M. Agenda items should be phoned to Anne by January 27, 1993. Staff will prepare and mail agenda to Commissioners; and
  - c. Continuing Education budget is approximately \$1,800.00 for for the remainder of the year. This will cover registration fees but not travel costs to out of town conferences unless there is money left at end of fiscal year.
  - d. Commissioner Zaden asked about upcoming conferences - Livable Cities at the end of February; Monterey Conference in March; and National APA Conference in May.

IX. ITEMS FROM STAFF

- A. Anne Browning informed the Commission of the Tower Records appeal to City Council on Monday, February 1, 1993. An erroneous notice was corrected and sent out.
- B. Anne Browning commented that the Zoning Amendment Resolution will be refined and shown to the Commissioners before it goes to the City Council. She also reminded the Commission that General Plan amendments are limited to four (4) a year.

X. ADJOURNMENT

Action: To adjourn to the special meeting of all Commissions on Wednesday, January 27, 1993, 6:00 p.m., Pacific Design Center, 8687 Melrose Avenue, West Hollywood.

Motion: Crowe

Second: Litz

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT