CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES Thursday, May 20, 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 7:03 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

Others Present: Anne Browning, Planning Manager;

John Jakupcak and Bill Meeker, Associate Planners; Tom Trevor,

Secretary

C. Approval of Agenda:

Action: To pull Items III.A.1 (Minutes), III.C (EJM Development), III.D (828 N. Westbourne), III.E (Prey Restaurant), and approve the agenda as amended.

Motion: Litz Second: Lambert

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. Jeanne Dobrin, West Hollywood, spoke on flyers, litter and signs.
- B. Mike Radcliffe, West Hollywood, requested the Commission to set a standard on public telephones along Santa Monica Boulevard.

III. CONSENT CALENDAR

A. Creative Sign Permit 93-23.

A creative sign permit for Replay Country Store, located at 8607 Melrose (This item is being continued to June 3, 1993).

Action: To approve Consent Calendar.

Motion: Litz Second: Behr

Vote: All Ayes Motion carried.

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. May 6, 1993

Commissioner Behr corrected the street address of Chabad Russian Synagogue to 1051 (instead of 10512) N. Sierra Bonita; and on VIII.B (Items from Commissioners), to include in the last sentence to read, "The City of West Hollywood can recover expenses that are not covered by the fee."

Commissioner Zaden corrected the last sentence before the Action on IV.B (Replay Country Store) to read, "... West Hollywood" were incorporated in the design".

Action: To approve the minutes as amended.

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

B. Request of EJM Development Company for an extension of the expiration date of Resolution 89-23, approving Demolition Permit 88-09, Development Permit 88-29, and Variance 89-02, for property located at 9061 Santa Monica Boulevard and 9064-72 Nemo Street.

Although not a public hearing, the following were invited to speak. They spoke in favor of the extension:

Mark Lehman, West Hollywood, representing the applicant Jeanne Dobrin, West Hollywood Jon Monkarsh, Los Angeles, applicant

Action: Adopt Resolution No. PC 93-19, adding a finding which states that conditions in the vicinity of the project remain substantially unchanged since the original project

approval. Municipal Code requirements and General Plan policies also remain substantially unchanged since project approval. Also, condition the approval upon payment of current exaction fees at the time building permits are pulled, subject to verification by the City Attorney that this is possible.

Motion: Lambert Second: Zaden

Vote: Ayes - Crowe, Lambert, Richmond, Zaden

Noes - Behr, Litz

Motion carried.

C. Request of Jacob and Rozalia Kovelman for an extension of the expiration date of Resolution Nos. 89-04 and 89-05, approving Development Permit 88-56 and Tentative Parcel Map 20524, for property located at 828 N. Westbourne Drive, West Hollywood.

John Jakupcak gave a brief summary of the project.

Jeanne Dobrin, West Hollywood, spoke in favor of the extension.

Action: To approve the request subject to adding a new finding which states that conditions in the vicinity of the project have not changed and adding the following two conditions: 1) that the lot be well maintained during the period of the extension, and 2) that all development and exaction fees be recalculated based upon the 1993 fee schedule.

Motion: Zaden Second: Behr

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

Zaden

Noes - Litz

Motion carried.

D. Shared Parking Use Permit 93-03.

Request by Prey Restaurant, located at 8863-65 Santa Monica Boulevard, for the use of 36 shared parking spaces at the Pacific Design Center.

John Jakupcak presented the staff report.

Action: To approve the request subject to the following changes: 1) that the applicant be advised of the fluid nature of the parking arrangements and be required to join a future parking district; 2) that the City be held harmless for operations occurring within the lot; and 3) that the sum of \$1.50 be removed from the resolution with the intent that the business reimburse for the full cost of parking.

The following commented on the project:

Jeanne Dobrin, West Hollywood Mike Radcliffe, West Hollywood

Motion: Crowe Second: Litz

Vote: All Ayes

Motion carried.

V. PUBLIC HEARINGS

Development Permit 92-78, Conditional Use Permit 93-06, and A. Shared parking 92-03 - Request to remodel and expand restaurant/nightclub to include outdoor dining on the second floor, roof-top dining and shared parking off-site.

Applicant:

Michael Niemeyer

Owner:

Howard Gotlieb

Location:

8857 Santa Monica Boulevard

Recommended Action: Approve Development Permit 92-78,

Conditional Use Permit 93-06, and Shared Parking Use Permit 92-03 subject to the conditions contained in Resolution No.

PC 93-18.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Mary Ann McClintock, Sherman Oaks, applicant Jeffrey Noodleman, West Hollywood Mike Radcliffe, West Hollywood Dieter Bohning, West Hollywood

The following spoke against the project:

Marianne Gyhl, Los Angeles Kurt Genereux, West Hollywood Jeanne Dobrin, West Hollywood Lee Henley, West Hollywood

Mary Ann McClintock rebutted public testimony.

Action: To approve with the same changes to the parking section as Prey Restaurant, to wit: that the applicant be advised of the fluid nature of the parking arrangements and be required to join a future parking district and that the City be held harmless for operations occurring within the lot and, that the sum of \$1.50 be removed from the resolution with the intent that the business reimburse for the full cost of parking. Additional changes are: 1) that the rooftop lighting be shielded from adjacent properties; 2) that there will be six-month review period of rooftop operations with the intention that conditions can be changed if needed; 3) that the rooftop be vacated by midnight; 4) that the applicant submit a construction management plan; 5) that an overhead buffer be constructed over the rear portion of the rooftop; 6) that the rooftop be used primarily for dining with incidental drinks (not a bar); and finally, 7) that the speakers in this public hearing be notified of the six-month review period.

Motion: Litz Second: Lambert

Vote: All Ayes Motion carried.

VI. COMMISSION CONSIDERATION - None

VII. ITEMS FROM CITIZENS - None

VIII. ITEMS FROM COMMISSIONERS

- A. Regarding the staff recommendation under Item IV.B, at the suggestion of Commissioner Lambert, Commission directed that extensions could be granted by the Director on first extension only, and subsequent extensions would need to be brought before the Planning Commission for approval. This was approved. An earlier motion failed.
- B. Commissioner Litz asked about the status of the Westbourne Drive development he referred to as the "swimming pool".
- C. Commissioner Richmond requested a study session to discuss abandoned construction sites. He requested staff to pick a night when the agenda is light. He asked that Building and Safety and the Code Enforcement be involved.

- D. Commissioner Crowe spoke about Sephardic Hebrew Academy parking.
- E. Commissioner Zaden requested that 1) the "Public Parking" signage at the Pacific Design Center parking lot on San Vicente be made larger, brighter, and more visible. She also recommended creating a path through the landscape to prevent patrons from tramping on the growth; 2) reported several complaints she received about the health and safety hazards occurring at 1145 Horn and requested that this site be inspected by Building and Safety; and finally, 3) commented on the rundown or neglected businesses at Santa Monica and Doheny on the northeast corner and requested these be investigated by the City.
- F. Commissioner Behr inquired about the Sign Ordinance.

IX. ITEMS FROM STAFF

- A. Anne Browning informed the Commission that:
 - 1. The City Council will have a study session on Signs on May 24, 1993, at the West Hollywood Auditorium;
 - 2. The draft for the Sunset Plan is almost complete. A study session has been set for July 1, 1993; and
 - 3. The East End Revitalization Report was presented to and approved by the City Council. Requested that a Commissioner be appointed to represent the Planning Commission to the Environmental Design Subcommittee. It was decided that Commissioner Behr would be the representative.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, June 3, 1993, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion:

Lambert

Second: Litz

Vote:

All Ayes

Motion carried.

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT

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