# CITY OF WEST HOLLYWOOD PLANNING COMMISSION MINUTES

## JUNE 3, 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 7:05 p.m.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present:

Behr, Crowe, Litz, Richmond,

Zaden

Commissioners Absent:

Lambert

Others Present:

Anne Browning, Planning Manager; John Jakupcak, Associate Planner; Bill Meeker, Associate Planner; Tom Trevor, Recording Secretary.

C. Approval of Agenda:

Action: To pull out the Consent Calendar and approve the agenda as amended.

Motion: Crowe

Second: Zaden

Vote:

All Ayes

Motion carried.

D. 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. Bruce Traub, West Hollywood, spoke against the "Replay" wine and beer permit to be discussed at the next Planning Commission meeting.

# III. CONSENT CALENDAR

### IV. EXCLUDED CONSENT CALENDAR

- A. Approval of Minutes
  - 1. May 20, 1993

# ITEM III.A.1

Pulled by Commissioner Zaden. She requested that Item VIII.E (Items from Commissioners) be more specific to read: "Commissioner Zaden a) requested that 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 and neglected businesses located at Santa Monica and Doheny on the northeast corner and requested these be investigated by the City.

Commissioner Crowe corrected his comments on VIII.D, to read, "Commissioner Crowe spoke about the Sephardic Hebrew Academy <u>landscaping</u>," not <u>parking</u>.

Commissioner Litz requested that the minutes reflect his comments regarding the Sunset Plaza parking fence located on Holloway.

Action: To approve the minutes as amended.

Motion: Zaden

Second: Crowe

Vote: All Ayes

Motion carried.

# B. Approval of Resolutions

1. Resolution No. PC 93-18, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 92-78, CONDITIONAL USE PERMIT 93-06 AND SHARED PARKING USE PERMIT 92-03 ON AN APPLICATION FILED BY MICHAEL NIEMEYER TO REMODEL AND EXPAND MICKEY'S NIGHTCLUB, LOCATED AT 8857 SANTA MONICA BOULEVARD, BY ADDING ADDITIONAL OUTDOOR DINING, UPGRADING TO MEET NIGHTCLUB STANDARDS, AND SECURING SHARED PARKING OFF-SITE."

Although the public hearing for this item has been closed, Commissioner Richmond allowed the public to speak, limiting themselves as to the accurateness of the Resolution.

Marianne Gyhl, West Hollywood Kurt Genereux, West Hollywood Jeanne Dobrin, West Hollywood

Pulled by Commissioner Behr. In addition to grammatical changes in the resolution, he suggested that expiration of approval of the permit should be changed to six instead of 24 months, that shared parking at the Pacific Design Center is for 51 spaces, and that the business will reimburse the patron for the cost of parking, with a business transaction. The amount of reimbursement shall equal the amount charged for parking and shall keep pace with any subsequent City-approved increases for this parking lot.

Action: Approve Resolution No. PC 93-18 with changes.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

2. Resolution No. PC 93-21, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING SHARED PARKING USE PERMIT 93-03, FILED BY MARK BURKETT FOR PREY RESTAURANT, LOCATED AT 8863-65 SANTA MONICA BOULEVARD."

Commissioner Behr suggested that approval of shared parking shall be six months from the date of approval. Also, that the business will reimburse the patron for the cost of parking, with a business transaction. The amount of reimbursement shall equal the amount charged for parking and shall keep pace with any subsequent City-approved increases for this parking

Action: To approve Resolution No. PC 93-21.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

Resolution No. PC 93-22, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD GRANTING A ONE-YEAR TIME EXTENSION OF DEVELOPMENT PERMIT 88-54 AND TENTATIVE PARCEL MAP 20524 UNTIL AUGUST 17, 1994, AT THE REQUEST OF JACOB AND ROZALIA KOVELMAN, FOR PROPERTY LOCATED AT 828 N. WESTBOURNE DRIVE, WEST HOLLYWOOD."

Commissioner Behr stated that future requests for time extensions may be granted only by the Planning Commission.

Action: To approve Resolution No. PC 93-22 with Commissioner Behr's added condition.

Motion: Behr Second: Crowe

Vote: Ayes - Behr, Zaden, Richmond, Crowe

Noes - Litz

Motion carried.

C. Shared Parking Use Permit 93-04

Request by the Abbey, located at 692 N. Robertson Boulevard, for the use of 17 shared parking spaces at the Pacific Design Center.

Action: To approve Shared Parking Use Permit 93-04 with the condition that the permit shall become void if not used within six months of the date of approval by the Planning Commission. A six-month extension of this permit may be granted by the Director of Community Development upon receipt of such a request, in writing, from the applicant.

Motion: Litz Second: Behr

Vote: All Ayes Motion carried.

V. PUBLIC HEARINGS - No Items

## VI. COMMISSION CONSIDERATION - No Items

#### VII. ITEMS FROM CITIZENS

A. Jeanne Dobrin, W. Hollywood, spoke against proliferation of signs/flyers in West Hollywood on the public right-of-way.

## VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr spoke on:
  - The possibility of reserving Pacific Design Center parking spaces for public use, how many spaces are available, and how many are being used now - to be taken up on the next meeting under Commission Consideration;
  - His concern over isolation of the PDC parking lot in light of carnapping and recent violence in West Hollywood;
  - 3. Outdoor dining adjacent to residential properties; and
  - 4. Sprinkler systems being required on single-family residential units.
- B. Commissioner Litz suggested a study session on the general off-site parking issue and inviting the Chamber, Santa Monica Boulevard Assoc. and the Transportation Department.

# IX. ITEMS FROM STAFF

Anne Browning reported that:

- The owner of the 823 Westbourne Drive construction has been warned and told to correct the excavation problems on the site.
- 2. The chain link fence along Holloway which extends along the Sunset Plaza parking lot was not approved by the City. The Code could be interpreted to either permit or deny it. The Commission determined that it does not meet the intent of fencing along residential properties and should be removed. Anne agreed to follow up.
- 3. The concern regarding the leasing of spaces at the Gina B building had been turned over to Code Enforcement.
- 4. 1145 Horn Avenue has been reported to Code Enforcement.

# X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, June 17, 1993, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Litz

Second: Crowe

Vote:

All Ayes

Motion carried.

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT