



about safety.

B. Scott Dewees, West Hollywood, spoke about the excavation at 853 Westbourne, near his property, which is having a drainage problem. He also spoke about the chain link fence at the Montgomery parking lot on Holloway.

C. Mike Radcliffe, Hollywood - spoke about pay phones on Santa Monica Boulevard. Also spoke about the grand opening for Smart and Final on June 23, 1993.

#### V. PUBLIC HEARINGS

E. Development Permit 92-42 and Demolition Permit 92-09 - Request to demolish a single-family residence and construct eight apartment units.

Applicant: Joe Yashari  
Owner: Joe Yashari  
Location: 1223 N. Larrabee Street  
Recommendation: Continue to date uncertain within 90 days.

Bill Meeker gave a brief staff report.

**Action:** To continue to date uncertain (but not later than 1st meeting in September 1993).

Motion: Lambert Second: Zaden

The motion carried unanimously.

#### IV. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. June 3, 1993

On his comments during "Items from Commissioners", Commissioner Litz wants to specify inviting the Chamber, Santa Monica Boulevard Association, and Transportation Department to the study session on general off-site parking.

**Action:** To approve the minutes as amended.

Motion: Litz Second: Behr

Vote: All Ayes Motion carried.

Commissioner Loveman abstained.

B. Request to move the existing vacant structure located at



Vote: All ayes. Motion carried.

V. PUBLIC HEARINGS

- A. Conditional Use Permit 93-05 and Tentative Tract Map 51648  
- Request to convert an existing 15-unit apartment  
building into condominiums.

Applicant: David Oved  
Owner: Norlyn Builders, Crescent Heights  
Location: 1031 N. Crescent Heights  
Recommended Action: Approve Conditional Use Permit  
93-05 and TMap 51648 subject to  
the findings and conditions  
contained in Resolution Nos. PC  
93-27 and 93-28.

Commissioner Behr excused himself from the Commission proceedings during this hearing because he manages a property next door to the subject property.

John Jakupcak presented the staff report.

The Commissioners asked questions of staff.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

David Oved, West Hollywood, applicant  
David Green, Los Angeles, developer  
Jerome Pastor, Los Angeles, co-partner in Norlyn  
Builders

The following commented on the project:

David Behr, West Hollywood  
Jeanne Dobrin, West Hollywood

David Green rebutted public testimony.

**Action:** To close the public hearing

Motion: Crowe Second: Litz

Motion carried unanimously.

**Action:** To approve Resolution No. PC 93-28 with the revision of Condition 2.1 to read as follows, "This permit is for the conversion of a 15-unit apartment building into condominiums." Staff was directed to research the applicability of the relocation/eviction provisions of the Rent Stabilization Ordinance.

Motion: Crowe Second: Litz

Vote: Ayes - Crowe, Lambert, Litz,  
Loveman, Richmond, Zaden  
Noes - None  
Abstain - Behr

Motion carried.

- B. Appeal of Minor Conditional Use Permit 93-02 - Appeal of the Community Development Director's approval to permit the sale of beer and wine for on-site consumption at Replay Country Store.

Applicant: Ralph Gentile for Replay  
Country Store  
Appellant: Mark Wright, et. al.  
Owner: Guy Chaddock Trust  
Location: 8607 Melrose Avenue  
Recommended Action: Deny appeal and approve MCUP  
93-02 subject to the findings and  
conditions contained in  
Resolution No. PC 93-26.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the appeal:

Mark Wright, West Hollywood  
Frances Miller, West Hollywood  
Susan DeStefano, West Hollywood  
Lois Sidney, West Hollywood  
Gloria Vassy, West Hollywood  
Roslyn Krause, West Hollywood  
Effie Reuveni, West Hollywood  
Guy Thomas, West Hollywood  
Jeanne Dobrin, West Hollywood

The following spoke against the appeal:

Ralph Gentile, applicant & architect for project  
Scott Dewees, West Hollywood  
Donald Miller, West Hollywood  
Ayse Serim, Marina Del Rey  
Curtis Kabat, West Hollywood  
Marco Tarantino, West Hollywood  
Susan Di Giulio, West Hollywood  
Mike Radcliffe, West Hollywood

Messrs. Ralph Gentile and Mark Wright rebutted public testimony.

**Action:** To close public hearing.

**Motion:** Crowe                      **Second:** Zaden

Motion carried unanimously.

**Action:** To approve Resolution No. PC 93-26 (denying the appeal of Mark Wright) and affirming the Community Development Director's approval of Conditional Use Permit 93-02, with the following amendments: Revise Condition "m" to require a review of the permit by the Planning Commission in six months, or after January 1, 1994, whichever is later. Prior to the review, require notification of individuals testifying at the June 17, 1993 hearing of the impending review; Review the final sentence of Condition "o" to read, "Employees of the cafe or retail store shall not dispose of refuse between the hours of 8:00 P.M. and 9:00 A.M. daily"; Revise Condition "t" to read, "The applicant shall submit a parking mitigation plan for approval of the Director of Transportation and Engineering. Said plan may include the use of valet parking in a manner which is least impacting upon the adjacent residential neighborhood"; Add Condition "u" to say, "Prior to the sale of beer and wine for on-site consumption, the applicant shall submit an accurate plan to the Community Development Department, which shows the location of the cafe area and outdoor dining area, and which complies with the approval granted in Development Permit 93-06"; and Add Condition "v" to read, "The delivery of beer and wine products shall be restricted to occur from only Melrose Avenue, if the Director of Community Development determines that such a restriction is feasible.

**Motion:** Crowe                      **Second:** Lambert

**Vote:** All Ayes                      **Motion carried.**

- D. Amendment to Conditional Use Permit 91-20, Parking Use Permit 93-02 - Request to increase the amount of area in a synagogue which may be used for public assembly, permit assembly events on other than religious holidays and the Sabbath, and permit off-site parking at 7617 Santa Monica Boulevard.

**Applicant:** Chabad Lubavitch Russian Synagogue, Inc.

**Owner:** Same

**Location:** 7630 Santa Monica Boulevard

**Recommendation:** Approve subject to the findings and conditions contained in Resolution No. PC 93-24.

Bill Meeker presented the staff report.

The Commissioners asked questions of staff.



Noes - Litz

Motion carried.

- C. Tentative Tract Map 47946 - Request for approval of a Tentative Tract Map for a five-unit condominium which is already 80 percent constructed.

Applicant: Sia Khajavi for Arch  
Development, Inc.

Owner: Shahnaz Khaje-Nouri Vakili

Location: 1145 Horn Avenue

Recommendation: Approve Tentative Tract Map  
47946 subject to the findings and  
conditions of Resolution No.  
PC 93-29.

Commissioner Zaden excused herself from the Commission proceedings due to prior involvement with this project.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Sibyl Zaden, West Hollywood, commented on the request.

**Action:** To close the public hearing.

Motion: Litz Second: Lambert

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

Motion failed.

**Action:** To continue public hearing until July 15, 1993.

Motion: Loveman Second: Crowe

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

Abstain - Zaden

Motion carried.

The Commission directed staff to contact the applicant and require that he be present for the hearing.

## VI. COMMISSION CONSIDERATION

- A. Discussion of the use of PDC parking spaces set aside for general use.

The Commission decided to postpone this discussion.



