

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES  
July 15, 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 7:04 p.m.

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

B. Roll Call:

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

Absent: Lambert

Others Present: Anne Browning, Planning Manager;  
John Jakupcak and Bill Meeker,  
Associate Planners; Derek  
Widdiss, Recording Secretary

C. Approval of Agenda:

**Action:** To pull out the Consent Calendar; continue Item V.C (Gazzarri's) to August 5, 1993; and continue Item VII (Election of Officers) to the next meeting.

Motion: Crowe Second: Litz

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 - None

III. CONSENT CALENDAR

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. July 1, 1993

Pulled by Commissioner Litz. In "Items from Citizens"

he wants it to show that Roslyn Krause "spoke about the noise that came from the Christopher Street West parade and festival."

Action: To approve the minutes as amended.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

B. Shared Parking Use Permit 93-06

1 Approve Shared Parking Use Permit 93-06 for property located at 8861 Santa Monica Boulevard (Six Gallery Cafe), to permit the use of one shared parking space at the Pacific Design Center to satisfy parking requirements for the expansion of an outdoor dining area, subject to findings and conditions contained in Resolution No. 93-34.

Bill Meeker presented the staff report.

Action: To approve Shared Parking Use Permit 93-06.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

C. Creative Sign Permit 93-37

Approve Creative Sign Permit 93-37 for property located at 8371 Sunset Boulevard (Thunder Roadhouse), subject to findings and conditions contained in Resolution No. PC 93-33.

Anne Browning presented the staff report.

Michael Eisenberg, owner/applicant, presented drawings and a model and gave a brief description of planned signage for the site to the Commissioners.

Action: To approve Option No. 3 of the submitted plan.

Motion: Behr Second: Litz

Vote: All Ayes Motion carried.

V. PUBLIC HEARINGS

A. Development Permit 93-08 - Request to construct a second-floor addition to an existing one-story duplex.

Applicant: Doron Zarin

Owner: Shlomo and Yossi Bouzoglo

Location: 8740-8742 Rosewood Avenue

Recommended Action: Approve Development Permit 93-08,  
subject to findings and conditions  
contained in Resolution No. PC  
93-35.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

Dorin Zarin, applicant/architect, Los Angeles, presented  
the project.

**Action:** To close public hearing

Motion: Behr Second: Litz

Vote: All Ayes Motion carried.

**Action:** To approve Development Permit 93-08, subject to  
findings and conditions contained in Resolution No. PC  
93-35.

Motion: Litz Second: Behr

Vote: All Ayes Motion carried.

- B. Tentative Tract Map 47946 - Request for approval of a  
Tentative Tract Map for a five-unit condominium  
development which is eighty-percent constructed.

Applicant: Sia Khajavi for Arch  
Development, Inc.

Owner: Shahnaz Khaje/Nouri Vakili

Location: 1145 N. Horn Avenue

Recommended Action: Approve Tentative Tract Map  
47946, subject to findings and  
conditions contained in Resolution  
No. PC 93-29.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Commissioner Zaden excused herself from the hearing.

Dr. Jacob Friend, Agoura, spoke on behalf of the  
applicant.

Sibyl Zaden, West Hollywood, commented on the request.

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

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

**Action:** To approve Resolution No. 93-29 with the following changes: Omit the language regarding the common areas on Condition 2.1; Include a new condition (Condition 3.5) requiring a "Maintenance Bond"; Include new condition (Condition 6.7) which requires the applicant to secure the property and provide a security guard; and Include a new condition (Condition 6.8) which requires an updated Construction Period Mitigation Plan and a new sign to be posted on site.

Motion: Crowe                                  Second: Loveman

Vote: All Ayes                                  Motion carried.

- C. Development Permit 93-23, Conditional Use Permit 93-07, Parking Use Permit 93-08 - Request for approval of the reconstruction and expansion of an existing restaurant/nightclub structure, including the addition of outdoor dining, and approval of off-site parking.

Applicant:                                  Keith Pressman for  
Billboard Live

Owner:    Wells Fargo Bank

Location:    9039 Sunset Boulevard  
(formerly Gazzarri's)

Recommendation:                                  Continue public hearing until  
August 5, 1993.

## VI. COMMISSION CONSIDERATION

- A. Discussion regarding shared parking at the Pacific Design Center.

The Commission decided not to set aside any public space at the Pacific Design Center. The program is already existing and people are applying for the spaces. Due to the potential for opening up more of the parking structure later, the Commission felt there was no need to withhold spaces for general use.

Staff was requested to study the issue over the next 6 months.

- B. Discussion of the proposal submitted by Montgomery Management Company regarding the fence along their property located at 8590 Holloway Drive.

Anne Browning gave a brief update to the Commission.

Motion: To continue item until August 5, 1993.

Motion: Litz    Second: Zaden

Vote: All Ayes                                  Motion carried.

**VII. ELECTION OF OFFICERS**

Postponed until next regularly scheduled meeting.

**VIII. ITEMS FROM CITIZENS**

- A. Arthur Lawrence, Los Angeles, voiced his concern over current and future plans for the Pacific Design Center parking issues and situation of small houses on Rosewood.

**IX. ITEMS FROM COMMISSIONERS**

- A. Commissioner Litz requested a report from code enforcement regarding the enforcement of conditions of approval and asked that code enforcement's annual review updates be presented to the Planning Commission.
- B. Commissioner Zaden asked if a staff member would be attending the upcoming hearings relating to cellular phone systems and safety issues.
- C. Commissioner Behr asked if tenants were paid relocation fees on the Crescent Heights project.

**X. ITEMS FROM STAFF**

- A. Anne Browning informed the Commission that Micky's approval has been appealed and will go before the City Council on Monday, July 19, 1993.

**XI. ADJOURNMENT**

**Action:** To adjourn to the next regular meeting of the Planning Commission to be held on Thursday, August 5, 1993, at 7:00 P.M., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Litz

Second: Zaden

Vote: All Ayes

Motion carried.

  
Vice CHAIRPERSON

ATTEST:

  
DIRECTOR OF COMMUNITY DEVELOPMENT