

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

October 7, 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 Richmond.
- B. Roll Call:
Commissioners Present: Behr, Crowe, Lambert, Litz, Loveman, Richmond, Zaden
Others Present: Anne Browning, Planning Manager; John Jakupcak, Associate Planner; Tom Trevor, Recording Secretary
- C. Approval of Agenda:
Action: To pull the minutes and approve the agenda as amended.
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

- A. Bruce Traub, West Hollywood, talked on the stagnant water on Westbourne and its being a health hazard.
- B. Bud Kopps, West Hollywood, requested that conditions and restrictions set on Gazzarri's should be made also for Rage nightclub.

III. CONSENT CALENDAR

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

Commissioner Zaden wants the minutes to reflect that the meeting was adjourned in memory of David Amorena.

Commissioner Behr pointed out that the items shown on the Consent Calendar Section should have been at the Excluded Consent Calendar portion instead.

1. September 16, 1993

Action: To approve the minutes as amended.

Motion: Behr **Second:** Zaden

Vote: All Ayes **Motion carried.**

V. PUBLIC HEARINGS

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

Applicant: Keith Pressman for
Billboard Live

Owner: Wells Fargo Bank

Location: 9039 Sunset Boulevard
(formerly Gazzarri's)

Recommended Action: Approve Development Permit 93-23, Conditional Use Permit 93-07, Parking Use Permit 93-08, and the tandem parking request subject to the conditions contained in Resolution 93-32.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Commissioner Litz abstained from participating on this deliberation.

The following spoke for the project:

Mark Lehman, West Hollywood, representing the applicant
Jeremy Railton, Los Angeles, architect

The following spoke against the project:

Armin Trattmann, Los Angeles
David Bisno, Los Angeles
Robert Sidney, Los Angeles
Lester Hirsch, West Hollywood
Dorothy Dorben, Los Angeles
Bill Edwards, West Hollywood
Bess Fiedler, Los Angeles
Steven Kay, Los Angeles
Ronald Silverman, Los Angeles
Dan Brown, Los Angeles

The following commented on the project:

Maria Chong-Castillo, Councilman Yaroslavsky's
representative
Budd Kops, West Hollywood
Jamie Wolf, Los Angeles

Mark Lehman rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe Second: Loveman

Vote: All Ayes Motion carried.

Action: To approve staff's recommendations with the changes outlined in staff's memo dated October 7, 1993, as well as the following changes: 1) require participation in any future nightclub standards which may be developed; Sunset Specific Plan; 2) improve the project description to make it more specific and detailed; 3) remove litter on the square block that the Club is located on; 4) implement a complaint log and describe how it is to operate; 5) require the valet parking plan and the parking leases to be reviewed by the Planning Commission; 6) revise condition 11.12 so that sound measurements are taken from an area on the property which is closer to the adjacent residents; 7) prohibit the posting of handbills; 8) prohibit the sale of alcohol for off-site consumption, and 9) prohibit employees from parking on residential streets. In addition, condition 1.6 should be reworded to accurately reflect the current language in the Zoning Ordinance.

Motion: Crowe Second: Zaden

Vote: Ayes - Loveman, Zaden, Crowe, Lambert, Behr

 Noes - Richmond

 Abstain - Litz

Motion carried.

VI. COMMISSION CONSIDERATION - None

VII. ITEMS FROM CITIZENS - None

VIII. ITEMS FROM COMMISSIONERS

A. Commissioner Behr inquired about the status of the Sign Ordinance.

IX. ITEMS FROM STAFF

A. John Jakupcak conveyed the previous applicant's appreciation, and announced the West Area Planning announced the West Area Planning Council dinner on October 28, 1993.

B. Anne Browning notified the Commission of Senate Bill 428 which automatically grants 24-month extensions to tentative tract and parcel maps.

X. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, October 21, 1993, 7:00 p.m., at West Hollywood Park, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Behr

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT