

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION**

**MINUTES**

**October 21, 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 7:00 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. Commissioner Loveman arrived late.

Others Present: Anne Browning, Planning Manager; John Jakupcak, Associate Planner; Tim Gawronski, Urban Designer; Jennifer Davis, Associate Planner; Derek Widdiss, Recording Secretary.

C. Approval of Agenda:

**Action:** To pull Items III.B.1; III.B.2; III.B.3, III.C, and postpone Item V.B to the next Planning Commission meeting and approve the agenda as amended.

Motion: Crowe Second: Lambert

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

#### A. Approval of Minutes

1. October 7, 1993

**Action:** To approve October 7, 1993 minutes.

Motion: Lambert                      Second: Zaden

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

Abstain - Litz

Motion carried.

### IV. EXCLUDED CONSENT CALENDAR

#### A. Approval of Resolutions

1. Resolution No. PC 93-32, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 93-23, CONDITIONAL USE PERMIT 93-07 AND PARKING USE PERMIT 93-08 ON AN APPLICATION FILED BY KEITH PRESSMAN TO REMODEL AND EXPAND THE STRUCTURE LOCATED AT 9039 SUNSET BOULEVARD, BY ADDING OUTDOOR DINING, UPGRADING TO MEET NIGHTCLUB STANDARDS, AND SECURING SHARED PARKING OFF-SITE."

David Bisno, Los Angeles, commented on conditions regarding security and clean-up.

**Action:** To approve with the following addition/revisions:  
1) Condition 1.6 should include, "The permittee shall notify the City within thirty (30) days of any change of ownership or use of the property for which the spaces are required, and of any termination or default of the agreement between the parties"; 2) Condition 1.7 should read, "...related to nightclubs as mandated in the Sunset Specific Plan or other mechanism;" 3) Condition 2.1 should read, It will feature popular live and recorded music "and be geared toward a sophisticated and mature clientele"; 4) Condition 2.1, add ...removal of tables and chairs and/or the elimination ...; 5) Last sentence on Condition 7.0 should read, "A landscaped buffer shall be required along the northern property line."; 6) Condition 10.1 starts with, "Prior to issuance of a building permit, the applicant shall submit a valet parking .."; 7) Condition 11.7 should state, "This permit shall be reviewed six months from the date that operations commence; 8) Condition 11.9 makes the applicant responsible for litter removal on the following: Wetherly to Shoreham, Doheny to



Motion: Behr

Second: Zaden

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

Abstain - Litz

Motion carried.

C. Annual review of Conditional Use Permit 92-06, permitting the continued operation of the Sephardic Hebrew Academy at 310 N. Huntley Drive.

**Action:** To receive and file the annual review and retain the condition stipulating that the Sephardic Hebrew Academy must conduct an annual neighborhood meeting in 1994. Staff will also bring a review of the CUP to the Planning Commission in late 1994.

Motion: Litz

Second: Zaden

Vote: All ayes

Motion carried.

#### V. PUBLIC HEARINGS

A. Conditional Use Permit 93-12 - Request to alter existing service station by replacing underground storate tanks, gas pumps, pump islands, and island canopy.

Applicant:

Byung Krok Han for  
Han's Engineering

Owner:

Mike V. Kashani

Location:

8380 Santa Monica Boulevard  
(Mobil Gas Station)

Recommended Action:

Approve Conditional Use Permit  
93-12 subject to the findings and  
conditions of Draft Resolution No.  
PC 93-41.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Greg Limbright, Temple, Arizona, architect and  
applicant's representative  
Rudi De Ocampo, Fontana, architect for the project

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

Motion: Litz

Second: Crowe

Vote: All Ayes

Motion carried.

**Action:** To approve Conditional Use Permit 93-12 with the following changes: 1) Revise Condition 5.2 to read, "Prior to construction in the public right-of-way, public improvement plan shall be submitted to the City Engineer. Add wheel chair access ramp at the corner of Santa Monica Boulevard and Orlando.; and 2) Add as last sentence on Condition 7.2, stating that the applicant shall have 24 months from the approval date of the permit to bring the public right of way requirements up to Code.

Motion: Litz Second: Crowe

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

Noes - Zaden

Motion carried.

#### **VI. ITEMS FROM CITIZENS**

None

#### **VII. ITEMS FROM COMMISSIONERS**

- A. Commissioner Zaden mentioned that the Public Safety Commission would be conducting a meeting to present Code Enforcement issues to City residents. She also requested that the appropriate staff members investigate two locations on Santa Monica Boulevard where City trees were butchered down to their trunks.
- B. Commissioner Behr asked staff to check with Pacific Design Center and find out their feelings on opening the parking structure.
- C. Commissioner Loveman asked for a tour of City's night-clubs for Planning Commission members.
- D. Commissioner Richmond voiced his concern regarding upcoming State legislative items (School Voucher Initiative).

#### **VIII. ITEMS FROM STAFF**

- A. Anne Browning reminded the Commission about the upcoming West Area Planning Council Annual Dinner.

**IX. ADJOURNMENT**

**Action:** To adjourn to the meeting of the Planning Commission on Thursday, October 28, 1993 at 6:00 P.M. at El Torito Grill, 9595 Wilshire Boulevard, Beverly Hills, when they gather to attend the West Area Planning Council's Annual Dinner. Following that event, the next regular meeting of the Planning Commission will be held on Thursday, November 4, 1993, at 7:00 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Crowe                      Second: Lambert

Vote: All Ayes                      Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT