

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

November 4, 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, Loveman, Richmond, Zaden

Others Present: Anne Browning, Planning Manager; Gay Forbes, Community Development Director; Bill Meeker, Associate Planner; Tim Gawronski, Urban Designer; Tim Foy, Assistant Planner; Craig Rhea, Administrative Staff Assistant.

C. Approval of Agenda:

Action: To pull the Consent Calendar (Minutes) and 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. John Altschul, West Hollywood, spoke in favor of CUP 93-09 for 8760 Shoreham Drive.

III. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. October 21, 1993

Pulled by Commission Zaden. Under Items from Commissioners, (VII.A), she wants her comments to be reflected more specifically to read, "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."

Commissioner Behr pointed out that on page 4, the second Excluded Consent Calendar (which says "None") should be deleted.

On Excluded Consent Calendar (IV.A; 9039 Sunset Boulevard), the minutes should indicate that Commissioner Litz abstained from voting.

Action: To approve the minutes of October 21, 1993, as amended.

Motion: Behr

Second: Zaden

Vote: All

Motion carried.

B. Approval of Resolution No. PC 93-21, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING SIGN PERMIT 93-23 AT 8607 MELROSE AVENUE, WEST HOLLYWOOD."

Ralph Gentile, owner's representative, spoke on the request.

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

Motion: Crowe

Second: Litz

Vote: All Ayes

Motion carried.

V. PUBLIC HEARINGS

A. Development Permit 93-25, Conditional Use Permit 93-10, and Parking Use Permit 93-09 - Request to convert an existing retail space to a bar/nightclub with off-site parking at the Pacific Design Center.

Applicant: Starplex Group, Inc.
(Barry Hartsfield)

Owner: Alley Cats

Location: 694-96 Robertson Boulevard
(formerly Pure Sweat)

Recommended Action: Approve, subject to findings and conditions in Resolution No. PC 93-42.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Mark Lehman, West Hollywood, applicant's representative
Ron Kates, West Hollywood, property owner
Stanley Brent, Studio City, architect
Barry Hartsfield, West Hollywood, applicant
Thomas Crail, West Hollywood Chamber of Commerce

David Cooley, West Hollywood, spoke against the project.

Mark Lehman rebutted public testimony.

Action: To close the public hearing.

Motion: Litz **Second:** Zaden

Vote: All Ayes **Motion** carried.

Action: To approve Resolution No. PC 93-42 with the following conditions: 1) Ensure that the building is soundproofed to the satisfaction of the City building inspector including all perimeter walls, the skylights, and windows; 2) Pave the alley behind the structure subject to the approval of the Department of Transportation and Engineering; 3) Require that samples of the building materials and colors should be brought back to the Design Subcommittee; 4) Require a sign of 10"x10" size be placed at eye level in a visible location near the front door to inform patrons of parking at the Pacific Design Center; and 5) Modify Condition 2.3 so that the permits would become null and void if the parking spaces in the Pacific Design Center parking lot become unavailable.

Motion: Litz **Second:** Crowe

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

 Noes - Behr

Motion carried.

B. Conditional Use Permit 93-09 and Parking Use Permit 93-11 - Request to convert a single-family residence to a single-tenant office building with some off-site parking at 1114 N. Horn Avenue (Spago).

Applicant: Nico Mastorakis

Owner: Nico Mastorakis

Location: 8760 Shoreham Drive
(Omega House)

Recommended Action: Approve Conditional Use Permit
93-09, subject to the conditions
contained in Resolution No. PC
93-43.

Tim Foy presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Michael Donaldson, Los Angeles, applicant's attorney
Christy Pokarney, Beverly Hills - applicant's
representative
Perri Fichtner, Santa Monica
Alison Johnson, West Hollywood
Whitney Springer, West Hollywood

The following spoke against the project:

Nancy Dollinger, West Hollywood
Barry Scott, West Hollywood
Romy David, West Hollywood

Mary Honore, West Hollywood, commented on the project.

Christie Picarni rebutted public testimony.

Action: To close the public hearing.

Motion: Lambert Second: Loveman

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 93-09, subject
to the conditions contained in Resolution No. PC 93-43,
the following additional conditions: 1) Include a more
detailed project description reflecting the entertainment
use of the building; 2) Limit the number of employees in
the building to 10, but require provision of 12 parking
spaces; 3) Require that the floor plan of the building
remain the same; 4) Off-site parking should be available
during hours of operation of the business; and 5) Off-
site parking leases must be continuous.

Motion: Crowe Second: Lambert

Vote: Ayes - Crowe, Lambert, Loveman

Noes - Behr, Litz, Richmond, Zaden

Motion failed.

Action: To deny Conditional Use Permit 93-09, due to the following findings:

1. The proposed use is inconsistent with the West Hollywood General Plan in that it would remove a unit of housing and establish an incompatible commercial use in a residential zone.

2. The proposed use is a business use which is not compatible with the residential zone in which it is to be located.

3. The proposed use would be detrimental to the public interest, safety, health, convenience or welfare, due to the intrusion of an incompatible commercial use into a residential zone.

Motion: Behr

Second: Litz

Vote: Ayes:

Behr, Litz, Richmond, Zaden

Noes:

Crowe, Lambert, Loveman

Motion carried.

VI. COMMISSION CONSIDERATION

None

VII. ITEMS FROM CITIZENS

None

VIII. ITEMS FROM COMMISSIONERS

A. Commissioner Zaden spoke about the following:

- 1) Request the Pacific Design Center to post a larger sign notifying the public of availability of parking spaces in their building;
- 2) Requested that all amendments to the Zoning Ordinance and appropriate updates of Ordinance be included with packets distributed to Commissioners; and
- 3) Spoke about problems with the development project at 1145 Horn Avenue.

B. Commissioner Litz requested a new table of contents each time the Zoning Ordinance is revised. He also spoke about problems inherent with special events in the City. He would like a subcommittee of the Planning Commission to look at issues concerning special events. Commissioners Litz and Behr will make up the subcommittee.

C. Commissioner Richmond asked if the State requires Housing

Elements to be revised every 5 years. Anne Browning reported that the State granted a 2-year extension to cities to revise the Housing Element.

IX. ITEMS FROM STAFF

- A. Anne Browning noted that the Commission struggles with issues of legalizing non-conforming uses. She would like to schedule a session for the Commission with the City Attorney regarding this issue.
- B. Anne Browning reported that 2 resident groups and the applicant have appealed the Commission's approval of the Billboard Live project.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, November 18, 1993, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Litz

Second: Behr

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT