

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

November 18, 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; Jennifer Davis, Associate Planner; Matt Mielewski, Planning Intern; Lucy Dyke, Transportation Manager; Angela Reynolds, Associate Transportation Planner; Craig Rhea, Recording Secretary.

C. Approval of Agenda:

Action: To pull the Minutes and approve the agenda as prepared by staff.

Motion: Lambert 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. Roslyn Krause, West Hollywood - spoke about water running down Huntley Drive; and spoke about W.H. Library being open only 14 hours a week.

B. Mike Radcliffe, West Hollywood - invited the Commissioners to attend the West Hollywood Community Alliance's annual Christmas party on December 15, 1993 at the Bel Age Hotel.

C. Jeanne Dobrin, West Hollywood - spoke about parking and the transportation plan at the Montrose Hotel (formerly the Valadon) at Cynthia and Hammond.

III. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. November 4, 1993

Action: To approve the minutes of November 4, 1993 as prepared by staff with the following change:

In Item V.B., the action to deny Conditional Use Permit 93-09 should indicate these findings:

1. The proposed use is not consistent 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: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.

IV. PUBLIC HEARINGS

A. Conditional Use Permit 93-11 - Request to convert a former restaurant space to a billiard parlor/restaurant.

Applicant:

Metropolitan Entertainment, Inc.

Owner:

Mehdi Lahijani

Location:

7901 Santa Monica Boulevard
(formerly Sizzler)

Recommended Action:

Continue public hearing to
December 2, 1993, at request of
applicant.

B. Demolition Permit 92-02, Development Permit 92-05 and Conditional Use Permit 93-02.

Applicant:

Gene Smith for
Chabad Russian Synagogue

Owner:

Chabad Russian Synagogue

Location: 1051 Sierra Bonita and
1048 N. Curson Avenue

Recommended Action: Approve subject to findings and
conditions contained in Resolution
No. PC 93-46.

Jennifer Davis presented the staff report.

Commissioner Richmond opened the public hearing.

Public Testimony:

Ben Clavan, West Hollywood - applicant's representative
Tom Larkin, West Hollywood - opposed to project
Jeanne Dobrin, West Hollywood - opposed to project
Stan Lothridge, West Hollywood - opposed to project
Donna Saur, West Hollywood - opposed to project
Robert Peterson, West Hollywood - opposed to project
Dony Cacy, West Hollywood - opposed to project
Roslyn Krause, West Hollywood - opposed to project
Bob Greene, West Hollywood - in favor of project
Craig Ritchie, West Hollywood - opposed to project
Mike Radcliffe, West Hollywood - opposed to project
(spoke for Kim Hapes, West Hollywood, as well)
Sanford Walt, Granada Hills - in favor of project
Craig Reuss, West Hollywood - opposed to project
Bruce Traub, West Hollywood - opposed to project
Yeva Chorny, West Hollywood - in favor of project
Vladimir Soroka, Los Angeles - in favor of project
Felix Rogosov, West Hollywood - in favor of project
Mayer Schmukler, West Hollywood - in favor of project
Rabbi Chaim Hanoka, Los Angeles - in favor of project
Rabbi Estulin, West Hollywood - in favor of project

Ben Clavan rebutted public testimony.

Action: To close the public hearing.

Motion: Lambert Second: None

Motion failed.

The Commission continued to discuss the project.

Action: To continue the public hearing for 90 days.

Motion: Litz Second: Behr (withdrawn)

(Commissioner Behr withdrew his Second after the
applicant indicated that he did not want to refine the
project or address the Commission's concerns, and further
requested an immediate decision).

Motion failed.

Action: To close the public hearing.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

Action: To deny Demolition Permit 92-02, Development Permit 92-05, and Conditional Use Permit 93-02 without prejudice due to the inability to make the following findings:

- 1) The subject site is physically suitable for the type of use being proposed;
- 2) The proposed use is compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located; and
- 3) The proposed use would not be detrimental to the public health, safety, and welfare.

The Commission cited the absence of a defined program; the encroachment into the residential zone; and insufficient parking for the proposed facility.

Motion: Loveman Second: Lambert

Vote: All Ayes Motion carried.

V. COMMISSION CONSIDERATION

- A. Discussion of "Transfer of Development Rights" as it pertains to the City's Cultural Preservation Ordinance and adoption of Resolution No. PC 93-47, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL THE CREATION OF A TRANSFER OF DEVELOPMENT RIGHTS PROGRAM FOR DESIGNATED CULTURAL RESOURCES WITHIN THE CITY OF WEST HOLLYWOOD, CALIFORNIA."

Matthew Mielewski presented the staff report.

Public Comments:

Jeanne Dobrin, West Hollywood

The Commission decided to appoint a subcommittee to work on details of the TDR program, focusing on the following issues:

- 1) Pricing - to establish a price floor that is viable;
- 2) Receiving Sites;
- 3) The relationship between rehabilitation and the profits from the sale;
- 4) Bureaucratic process.

Commissioners Loveman and Litz will serve on the subcommittee; a member of the Cultural Heritage Advisory Board will be invited to serve on the subcommittee as well.

VI. ITEMS FROM CITIZENS

- A. David Cooley, West Hollywood - spoke about the project going in next to the Abbey on Robertson Boulevard and about one of the conditions applied to Prey on Santa Monica Boulevard regarding amplified music.
- B. Jeanne Dobrin, West Hollywood - spoke about the noise from night clubs on Santa Monica Boulevard.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr asked if the Department of Transportation has their own enforcement officers in regards to alleged parking violations at Le Montrose Hotel.
- B. Commissioner Behr asked for the estimated building occupancy at 7901 Santa Monica Boulevard before it comes before the Commission.
- C. Commissioner Behr mentioned that the wall next to Thrifty Oil by the Chabad project had grafitti on it.
- D. Commissioner Zaden asked that the Planning Commission's conditions of approval and denial be included in the staff report to Council regarding 8760 Shoreham Drive.
- E. Commissioner Zaden mentioned the apparent availability of off-site parking near 7901 Santa Monica Boulevard.
- F. Commissioner Zaden asked that the Commission's nightclub tour be held on Friday night, December 3rd. The Commission discussed this and decided to conduct a voluntary tour after the next Planning Commission meeting on December 2, 1993.
- G. Commissioner Lambert expressed his frustration about the correlation between occupancy and parking requirements.
- H. Commissioner Lambert mentioned that Los Angeles magazine rated West Hollywood's parking the worst in the region.
- I. Commissioner Litz mentioned that today's Los Angeles Times included an article by Aaron Betsky which spoke highly of our Sunset Specific Plan.
- J. Commissioner Litz reported that he and Commissioner Behr attended the Special Events Subcommittee with Gay Forbes, Joan English, Lloyd Long and Curtis Brown. Staff will have a report ready within 30 days.

IX. ITEMS FROM STAFF

- A. Anne Browning reported that there will be a citywide meeting in Plummer Park on November 29, 1993 at 7:00 p.m. to discuss eastend issues.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, Dec. 2, 1993, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Lambert

Second: Litz

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT