

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

December 16, 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 Jeff Richmond.

B. Roll Call:

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

Others Present: Anne Browning, Planning Manager;  
John Jakupcak, Associate Planner;  
Liz Bar-El, Planning Technician;  
Frank Martinez, Recording Secretary.

C. Approval of Agenda:

**Action:** To pull Item III.B 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. Roslyn Krause, West Hollywood, spoke about the West Hollywood Library being closed for too many hours.

B. Scott Dewees, West Hollywood, spoke about the fence on Holloway placed by Montgomery Management, and the condition on 853-861 Westbourne Drive.

III. CONSENT CALENDAR

A. Approval of Minutes

1. December 2, 1993

Action: To approve the minutes as prepared by staff.

Motion: Crowe

Second: Litz

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

A. Approval of parking agreements for Parking Use Permit 93-12 for Madonna Grimes Fitness Theater located at 530 N. La Cienega.

Liz Bar-El presented the staff report.

Action: To approve staff's recommendation with the following added conditions: 1) Section 6.12 should read, "Sufficient lighting in all parking lots serving the evening and nighttime hours of the site shall be installed and shall be in operation after sunset on days when the site is in use"; 2) Section 6.14 should read, "All parking shall be provided free of charge to patrons and employees of the dance studio"; and 3) Second sentence of Section 6.15 should read, "The lot at 600-602 La Cienega Boulevard shall also post a sign identifying the spaces and hours of their use leased by the Madonna Grimes Fitness Theater." Section 6.18 should read, "The permittee shall be responsible .. and shall ensure that said improvements are completed before the issuance of a Certificate of Occupancy is permitted."

Motion: Zaden

Second: Behr

Vote: All Ayes

Motion carried.

V. PUBLIC HEARINGS

A. Revocation of Development Permits 89-09 and 89-10 - Request to revoke development permits for two 3-unit condominiums approved by the Planning Commission on July 20, 1989.

Applicant:

City of West Hollywood

Owner:

James A. Rothstein  
William M. Licker  
Patrick J. Delchop  
Stuart F. Lichterman  
F. Brad Traister

Location:

853-861 Westbourne Drive

Recommended Action: Revoke Development Permit 89-09  
and 89-10 by adopting Resolution  
No. 93-49.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

James Rothstein, Owner, spoke against the revocation.

The following spoke for the revocation:

Wendy Blaustein, West Hollywood  
Roslyn Krause, West Hollywood  
Bruce Traub, West Hollywood  
Henrietta Swirsky, West Hollywood  
Effie Reuvini, West Hollywood  
Stan Lothridge, West Hollywood  
Steve Martin, West Hollywood  
Bill Callen, West Hollywood

James Rothstein rebutted public testimony.

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

Motion: Behr                                Second: Litz

Vote: All Ayes                                Motion carried.

**Action:** Revoke development permits 89-09 & 89-10 by  
adopting Resolution No. PC 93-49 as recommended by  
staff.

Motion: Crowe                                Second: Behr

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

Noes - Loveman

Motion carried.

#### **VI. COMMISSION CONSIDERATION - NONE**

#### **VII. ITEMS FROM CITIZENS**

- A. Stan Lothridge, West Hollywood, thanked the Planning  
for revoking Development Permits 89-09 and 89-10.

#### **VIII. ITEMS FROM COMMISSIONERS**

- A. Commissioner Richmond spoke on the following:

1. A speaker's time limited to two minutes and letting  
a speaker combine time periods of other speakers who  
wish to donate their time;

2. The City's policy permitting underground parking in residential areas where water table is low; and
  3. Suggested that the City work on developing data and technical information to help address problems associated with construction.
- B. Commissioner Crowe talked about exploring engineering options to deal with residential areas who experience problems with water table and indicated that it common knowledge that high water tables exist in West Hollywood.
- C. Commissioner Litz discussed the following:
1. Engineering concerns about construction in high water table zones;
  2. Making it mandatory for developers to post bonds to protect the City potential problems after issuance of development permits; and
  3. The Howard Stern incident and the City's requirement that Stern put up a bond. Commissioner Litz indicated that the City's permitting process is inconsistent.
- D. Commissioner Lambert inquired if the high water table table zones issue was addressed in the West Hollywood General Plan and informed the Commission of the upcoming SCAG workshops.
- E. Commissioner Behr spoke on the following:
1. If a map could be produced by the City to identify high water table areas in the City;
  2. Promissory notes;
  3. Agreed that special events need to be better defined;
  4. The Pacific Design Center parking lot study; and
  5. Commented on a banner hanging over the sidewalk on Santa Monica Boulevard which states that children who ride bikes need to wear safety helmets.
- F. Commissioner Zaden spoke/inquired on the following:
1. Special events need to be better defined;
  2. Requested a report on status of property on 1145 Horn Avenue;

3. Informed the Commission that the Horn/Sunset area parking restriction signs near Spago's restaurant are faded; and
  4. Asked for a Council retreat.
- G. Commissioner Loveman reported that he and Commissioner Litz attended a meeting with staff regarding transfer development rights and will be getting a report shortly. He commented on a banner hanging over the sidewalk on Santa Monica Boulevard which states that children who ride bikes need to wear safety helmets.

**IX. ITEMS FROM STAFF - NONE**

**X. ADJOURNMENT**

**Action:** To adjourn to the next regular meeting of the Planning Commission to be held on Thursday, January 6, 1994, at 7:00 p.m. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Litz

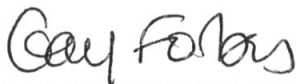
Second: Zaden

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:



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DIRECTOR OF COMMUNITY DEVELOPMENT