

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

MAY 7, 1992

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 Litz at 7:05 p.m.

- A. Pledge of Allegiance: The Pledge of Allegiance was led by Lester Hirsch.

Commissioner Litz announced that DWP over-chlorinated the water supply of the area of the City east of La Cienega. He gave the phone number for citizens to call.

- B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith, Zaden

Others Present: Anne Browning, Planning Manager; Jennifer Davis and Bill Meeker, Associate Planners; David Amorena, Assistant Planner; Craig Rhea, Secretary; Laura Chick, Consensus Planning

- C. Approval of Agenda:

Action: To pull out Item III.B.1 from the Consent Calendar; take up public hearing item V.B before V.A and approve the agenda as amended.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

- D. This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, spoke about Zoning Text Amendments.
- B. Charles L. Nesbitt, West Hollywood, spoke about signage for small businesses.
- C. Mike Meraz, West Hollywood, spoke about Sephardic Hebrew Academy.
- D. Lester Hirsch, West Hollywood, spoke on nightclub standards.

III. CONSENT CALENDAR

A. Approval of Minutes

1. April 16, 1992

Action: To approve the minutes of April 16, 1992.

Motion: Behr

Second: Zaden

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

A. Resolutions

1. Resolution PC No. 92-12, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 89-42, A NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN, ON AN APPLICATION OF DAVID DUNN TO PERMIT THE REMODEL OF AN EXISTING COMMERCIAL STRUCTURE AND CONSTRUCTION OF 46,050 SQUARE FEET OF NEW MEDICAL OFFICE AND 8,000 SQUARE FEET OF RETAIL SPACE AT 300 SAN VICENTE BOULEVARD, WEST HOLLYWOOD."

Pulled by the Planning Manager in order to make the following changes:

Section 4.k. should read, "The project meets the criteria of a Qualified Project in that the impacts of the modification can be mitigated, the use of additional height will reduce the impacts of bulk along the adjacent residential properties. The additional height does not adversely impact adjacent properties and the project is of a superior architectural design meeting goals of Pedestrian Orientation. The project brings a medical

services facility to the community and provision of the potential for neighborhood-oriented retail and services. To promote the long-term public safety and general welfare, the project includes provision of a Disaster Recovery Center which will provide emergency supplies accessible in an emergency situation. Space for emergency housing will be available in the parking garage if needed in an emergency situation."

Item 6.13 should include the following to read "... Improvements may include the provision of benches and replacement of existing bus shelters to protect people from the sun and rain ..."

Item 6.14 should include, "Free validated parking shall be provided for customers of the businesses within the building for two hours. Additionally, the applicant shall enter into an agreement with the City to provide shared parking for West Hollywood businesses at a price ..."

Item 6.16 should read, "The applicant shall underwrite the cost incurred by the City to monitor the effectiveness of the TMO. The cost of this is not to exceed \$15,000.00 over 20 years."

Item 8.3 should read, "The applicant shall work with staff to develop alternative facade designs and bus shelters which shall be reviewed and approved by the Design Review Subcommittee of the Planning Commission. No use of reflective-type material shall be permitted."

On Section 8.0 (Construction Phase), the following items should be added to the list of mitigation measures adopted as part of the Environmental Impact Report (EIR)

Item 8.7, "Construction workers are prohibited from arriving at the construction site any earlier than 7:45 AM. Mobile catering trucks are prohibited from arriving at the construction site any earlier than 8:00 AM. Caterers are prohibited from sounding their horns."

Item 8.8, "During construction, the site shall be maintained in a safe manner so as not to threaten the public health, safety and general welfare."

Item 8.9, "The developer shall provide sufficient qualified flagmen to direct traffic into and out of the project during excavation, grading and cement pours and at other times as designated by the City."

Action: To approve the resolution with the changes made by staff.

Motion: Crowe Second: Behr
Vote: All Ayes Motion carried.

V. PUBLIC HEARINGS

- A. Conditional Use Permit 92-01 - Request for approval to convert two dwelling units into one single-family residence.

Applicant: Lucia Ingente

Owner: Lucia Ingente

Location: 8705-8707 Ashcroft Avenue

Recommended Action: Approve permit subject to the findings and conditions of Draft Resolution PC No. 92-14.

Jennifer Davis presented the staff report.

Commissioner Litz opened the public hearing.

Tony Ingente, Los Angeles, spoke for the applicant.

Arthur Lawrence, Los Angeles, spoke in for the project.

Action: To close the public hearing.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 92-01 and Draft Resolution PC No. 92-14 as recommended by staff.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

- B. Zoning Text Amendments - Request for the adoption of amendments to the Zoning Ordinance.

Applicant: City of West Hollywood
(Dept. of Community Development)

Location: City-wide

Recommended Action: Adopt Resolution No. PC 92-13, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL, ADOPTION OF AMENDMENTS TO CHAPTERS 9210, 9220, 9300, 9380, 9400, 9410, 9510, 9530 AND 9700 OF ARTICLE IX OF THE WEST HOLLYWOOD MUNICIPAL CODE (ZONING ORDINANCE)."

Commissioners Behr and Zaden gave the Zoning Ordinance Subcommittee report.

Action: To approve amendments to the Zoning Ordinance with the following changes: to permit one-on-one art lessons as home occupations, but not music lessons; do not permit nightclubs as a use within the C1B zone; require entrances/exits to nightclubs to be on a commercial street; require nightclubs to clean up the area around the use by 7:00 A.M. the following morning; require new nightclubs to comply with current code requirements for restrooms; require loading and receiving activities for nightclubs to occur from a commercial street between the hours of 8:00 P.M. to 6:00 A.M.; continue to require parking space reductions for multi-use commercial buildings to be approved by the Planning Commission; continue to list a duration period, as currently in the Zoning Ordinance, for residential real estate signs; limit the placement of real estate signs on unimproved commercial properties to only arterial streets; require real estate signs on unimproved commercial property to be constructed of a rigid material; limit the size of riders on commercial real estate signs to no greater than 25% of principal sign area; require applicants for temporary event permits to submit a parking plan for approval and require them to notify the neighborhood in which the event is to be held, in writing, at least 24 hours prior to the event; delete the reference to "compensation" from the definition of a discotheque; and revise the residential real estate sign matrix in accordance with changes noted by Commissioner Behr.

Motion: Zaden

Second: Crowe

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

(On this deliberation, Commissioner Crowe excused himself due to conflict of interest. He lives within 500 feet of the Academy.)

A. Sephardic Hebrew Academy

There was no staff report from staff, but on behalf of the Academy, Laura Chick of Consensus Planning gave an update/progress report to the Commission.

The following were allowed to comment on the Academy:

Mike Meraz, West Hollywood
Martin Strudler, West Hollywood
Brad Crowe, West Hollywood
Jeanne Dobrin West Hollywood

The Planning Commission directed the Academy to hold at least one more community meeting and as many Advisory Committee meetings as they like.

Legal decision will be coming from the City Attorney by the next Planning Commission meeting.

VII. ITEMS FROM CITIZENS

- A. Lester Hirsch, West Hollywood, expressed his disappointment over the decision made by the Planning Commission on nightclubs.

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr asked the Planning Manager if there will be a list of buildings for developers to retrofit.
- B. Commissioner Litz advised the Commission that he manages a property within 500 feet of 8705-07 Ashcroft, but he does not feel that this constitutes conflict of interest. It does not affect his decision one way or another.
- C. Commissioner Clavan complained about the slowness on Planning Commission processes.

VIII. ITEMS FROM STAFF

- A. Anne Browning reported that the 7-11 appeal went before the City Council on May 4, 1992. The Planning Commission decision was upheld.
- B. Appeal has already been received for Gateway project.

X. ADJOURNMENT

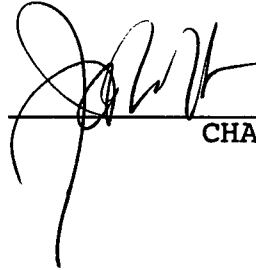
Action: To adjourn to the next meeting of the Planning Commission on Thursday, May 21, 1991, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Zaden

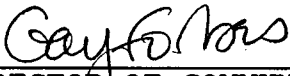
Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT