

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MINUTES

Thursday, December 17, 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 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, Smith, Zaden

Others Present: Gay Forbes, Director; Anne Browning, Planning Manager; Bill Meeker, Jennifer Davis, John Jakupcak, Associate Planners; Lucy Dyke, Transportation Manager; Angela Reynolds, Assistant Planner; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull the Consent Calendar and approve the agenda as amended.

Motion: Smith 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. Ben Clavan, West Hollywood, spoke regarding parking at the Chabad Russian Synagogue.

III. CONSENT CALENDAR

A. Approval of Minutes

1. December 3, 1992

Pulled by Commissioner Behr. Action on Approval of Agenda should read, "To pull the Consent Calendar and approve the agenda (not minutes) as amended".

Action: To approve the minutes as amended.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

B. Resolutions

1. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 92-02, MINOR CONDITIONAL USE PERMIT 92-17, VARIANCE 92-01 AND NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN ON AN APPLICATION OF TOWER RECORDS FOR THE CONSTRUCTION OF A PARKING STRUCTURE AT 8801 SUNSET BOULEVARD, WEST HOLLYWOOD."

Pulled by Commissioner Behr for the following changes: Section 5.b sentence "The project will be in a commercial district" shall be deleted; and in Section 5.i, the fourth sentence should be revised to read, "However, the Commission has initiated a General Plan amendment to revise the language of this policy thereby ...etc".

Motion: Lambert Second: Smith

Vote: All Ayes Motion carried.

2. "A RESOLUTION OF THE CITY OF WEST HOLLYWOOD APPROVING DEMOLITION PERMIT 92-08, DEVELOPMENT PERMIT 92-34, CONDITIONAL USE PERMIT 92-10, PARKING USE PERMIT 92-01 AND A MITIGATED NEGATIVE DECLARATION ON AN APPLICATION FILED BY ISAAC TIGRETT TO CONSTRUCT A 27625 SQUARE FOOT COMMERCIAL STRUCTURE AT 8430 SUNSET BOULEVARD, WEST HOLLYWOOD."

Pulled by staff to introduce changes requested by the applicant's representative, Mark Lehman.

Action: To approve Resolution No. PC 92-37 with the following changes: 1) Condition 2.1 shall be amended to state that larger special events shall occur not more than

12 times per year; 2) Condition 8.8 shall be amended to require a completely enclosed trash unit located within the service yard. The unit shall be refrigerated, sound-proofed and shall be visually screened from the view of patrons using the adjacent restaurant entrance. The unit shall also be a design which prevents noxious odors from escaping the trash dumpster; 3) Conditions addressing the sale of alcoholic beverages shall be added in Section 11 of the Resolution; 4) Condition 2.2 shall be clarified as to the date that the plans were reviewed by the Commission; and 5) To amend Condition 10.6 to prohibit employees from parking on the neighboring streets.

Motion: Lambert Second: Zaden

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

Motion carried.

COMMISSIONER LITZ left at this portion of the meeting.

#### IV. PUBLIC HEARINGS

- A. Zoning Text Amendment - City initiated zoning text amendments to Article IX of the West Hollywood Municipal Code (Zoning Ordinance) to correct errors, simplify procedures, clarify standards, eliminate conflicts and to reflect policy changes.

Applicant: City of West Hollywood

Owner: City of West Hollywood

Location: City-wide

Recommended Action: To adopt Resolution No. PC 92-38, a resolution recommending that City Council adopt the outlined amendments.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing and determined that testimony would first be taken regarding amendments to the off-site parking requirements.

The following spoke on the parking issue:

Chris Hart, Los Angeles  
David Cooley, West Hollywood

Jeanne Dobrin, West Hollywood  
Effie Reuveni, West Hollywood  
Barry Jacobson, West Hollywood

Action: To close the public hearing for off-site parking issue discussion only.

Motion: Lambert Second: Smith

Vote: All Ayes Motion carried.

Action: To approve staff recommendation regarding off-site parking requirements with the following changes: a) standards should exclude all public lots; b) the Pacific Design Center lot should be measured from the driveway entry at the street; c) each business which applies for this provision shall have signage that states that all of the parking costs will be covered by businesses; d) not permitted to support new construction; and e) annual renewal/review will be required for shared parking.

Motion: Lambert No Second.

Motion failed.

Commissioner Lambert reiterated the same above-mentioned Action with the following addition: this language will be on interim trial basis with a "Sunset" provision in the ordinance; and area is limited only to area around the Pacific Design Center specifically.

Motion: Lambert Second: Smith

Vote: Ayes - Crowe, Lambert, Richmond, Smith

Noes - Behr, Zaden

Motion carried.

The Commission proceeded to discuss the rest of the Zoning Text Amendment, except changes to the Sign Chapter.

The following spoke during public testimony:

G. Bruce Traub, West Hollywood  
Ralph Feeley, West Hollywood  
Jeanne Dobrin, West Hollywood

Action: To adopt staff's recommendation on all items except signs, sign posting, appeals, with sub-committee's changes.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve staff's recommendation regarding appeals with the following changes: 1) allow appeal fee to be waived only within noticing radius and 2) a staff rejected appeal form can be revised within five (5) days. Appeals must be complete by substantial evidence or arguments substantiating the appeal.

Motion: Lambert Second: Smith

Vote: Ayes - Lambert, Richmond, Smith  
Noes - Behr, Crowe, Zaden

Motion failed.

Action: To approve Zoning Text Amendments with sub-committee's recommended changes, but not including appeals and signage and continue the public hearing open until January 7, 1993.

Motion: Behr Second: Smith

Vote: All Ayes Motion carried.

- B. Tentative Parcel Map 20668 - Request to renew a 3-unit parcel map approval that expired before it was finalled.

Applicant: Yuri Fridman

Owner: Yuri Fridman

Location: 824 Westmount Drive

Recommended Action: Approve Tentative Parcel Map 20668 subject to the findings and conditions contained in draft Resolution No. PC 92-42.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

Action: To close the public hearing.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve Tentative Parcel Map 20668 subject to the findings and conditions contained in draft Resolution No. PC 92-42.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

- C. Variance 92-02, Conditional Use Permit 92-16, Development Permit 92-73 - Request to amend CUP 92-08 to include an additional storefront (8863 Santa Monica Boulevard); add rooftop outdoor dining; and variance to provide required on-site parking off-site without a parking use permit.

Applicant: David Cooley & Mark Burkett

Owner: Monte Overstreet

Location: 8863 and 8865 Santa Monica Boulevard

Recommended Action: Advise staff of decision on CUP 92-08, Variance 92-02; Development Permit 92-73 taking into consideration the proposed zoning text amendment for parking requirements in the area of the proposed site.

Angela Reynolds presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the request:

David Cooley, Los Angeles, applicant  
Chris Hart, Los Angeles

The following spoke against the request:

Stan Lothridge, West Hollywood  
Jeanne Dobrin, West Hollywood

David Cooley rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

Action: Deny Variance 92-02.

Motion: Lambert Second: Behr

Vote: All Ayes Motion carried.

Action: Approve Conditional Use Permit 92-16 and Development Permit 92-73, with contingency that Zoning Text Amendment regarding off-site parking is approved.

Motion: Lambert Second: Crowe

Vote: All Ayes Motion carried.

- D. Variance 91-04 - Request to convert attic space, above the six condominium units on the top floor, into additional living space.

Applicant: Zenon Kesick, & other 5 condo owners

Owner: Same as above

Location: 1424 N. Crescent Heights Boulevard

Recommended Action: Approve Variance 91-04 subject to draft Resolution PC 92-43.

Commissioner Smith excused himself from this issue.

Angela Reynolds presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke in favor of the request:

Stephen Smith, (not the Commissioner), West Hollywood  
Zenon Kesick, West Hollywood

Jeanne Dobrin, West Hollywood, commented on this request.

Action: To close the public hearing.

Motion: Crowe Second: Lambert

Vote: All Ayes Motion carried.

Action: To approve Variance 91-04 and include the condition (condition 6) that staff included in the memo to the Planning Commission.

Motion: Zaden Second: Crowe

Vote: Ayes - Behr, Crowe, Lambert, Richmond, Zaden  
Abstain - Smith

Motion carried.

V. COMMISSION CONSIDERATION - NONE

VI. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, spoke about problems with construction at 9024 Cynthia.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Lambert congratulated Zoning Text Subcommittee on their work and encouraged the Commission to continue using the subcommittees.

VIII. ITEMS FROM STAFF

- A. Anne Browning announced that the City Council will be hearing the Warner project on January 4, 1993.

IX. ADJOURNMENT

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

Motion:

Second:

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT