

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION  
MAY 19, 1988

West Hollywood Park Auditorium  
647 San Vicente Boulevard  
West Hollywood, CA 90069

I. CALL TO ORDER

This meeting initially convened at the Sports Connection parking garage roof, 8612 Santa Monica Boulevard, at 6:30 p.m. The Commission reconvened at the West Hollywood Parking Auditorium at 7:00 p.m.

A. Pledge: The Pledge of Allegiance was led by Howard Zelefsky.

B. Roll Call:

Commissioners Present: Richmond, Lehman, Leibowitz-Neglia, Seigel, G. Smith, S. Smith

Others Present: Howard Zelefsky, Planning Manager; Jeff Archuleta, Associate Planner; M. Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Consent Calendar Item IV.B and approve the agenda.

Motion: Lehman Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

D. Posting of Agenda

This agenda was posted at: both counters at City Hall, the window at City Hall, West Hollywood Library on San Vicente Boulevard and Plummer Park.

## II. COMMISSION CONSIDERATION

Continued discussion of modification to Conditional Use Permit 86-03.

Request by Sports Connection to use the northwest corner of the roof level of the parking structure for 38 additional parking spaces rather than for a rooftop recreation area.

Action: To approve the request for modification of roof area with requirement that screening be provided along the Santa Monica Boulevard side subject to approval of the Director of Community Development; that the entire roof be closed at 10:00 p.m. every night with some sort of permanent gate-like device to be approved by the Director of Community Development; none of the parking spaces are to be used for intensification of use by the shops or other rented space; that the language of the bond condition be modified to include all the conditions to the CUP, and that there be a sign stating that the roof area will be closed at 10:00 p.m. every day.

Motion: Seigel                      Second: Lehman

Vote: All Ayes

Motion carried.

## III. ITEMS FROM CITIZENS

Budd Kops, West Hollywood, reminded the Commissioners that all Conditional Use Permits are being recorded at the Recorder's Office, duly notarized. The applicant should be the owner/principal or developer/architect. In the event of a sale or transfer, the buyer should be made aware and should accept the conditions during the period of the CUP.

Jeanne Dobrin, West Hollywood, as a rejoinder to Budd Kops comments, suggested that if a corporation is involved, the signatory should be an officer of the corporation. She also talked about intensification of businesses of restaurants and enforcement of parking standards for outside dining.

## IV. CONSENT CALENDAR

A. Request approvals of the following resolutions:

1. Resolution No. PC 88-25 - Denying Development Permit 88-02, a request to add 4,077 square feet to an existing office building at 9201 Sunset Boulevard.

2. Resolution No. 88-21 - Recommending adoption to the City Council of a zoning ordinance amendment to establish conditions and procedures for recycling facilities.

B. Sign Program 88-21

Request for approval of a sign program for City Center, a 16,500 square foot commercial retail center located at 8151-8161 Santa Monica Boulevard.

Action: To approve as submitted.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

V. EXCLUDED CONSENT CALENDAR

- A. Time Extension of Development Permit 86-88 - Request for a one-year time extension for Development Permit 86-88, a surface parking lot at 1026 Cory Avenue.

Pulled by Commissioner Lehman. He wants to know what the legalities are as to whether the Commission has the right to grant an extension even though the use that is being proposed conflicts with the draft General Plan.

Action: To take this item from the Consent Calendar and take up the matter of the next regular meeting.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

VI. PUBLIC HEARING

- A. Sign Modification 87-03

Request to maintain a rotating feature on an existing billboard (continued from February 4, 1988).

Applicant: Patrick Media Group, Inc.

Location: 8585 Sunset Boulevard

Recommended Action: Continue to September 1, 1988 in anticipation of adoption of the Cultural Heritage Ordinance.

Action: To continue to regular meeting on September 1, 1988.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

B. Zoning Ordinance Amendment - Walls, Fences & Hedges

Text amendment to modify the height requirements of walls, fences and hedges in residential front yards (continued from May 5, 1988).

Applicant: City of West Hollywood

Location: All residential zones

Recommended Action: Recommend approval to the City Council.

Jeff Archuleta presented a revised staff report. The City Attorney suggested that sections should be reworded to make them chronological as they appear in the Zoning Ordinance and recommended changes in wording of the findings.

Council directed staff to refer the amendment back to the Commission for review and establish a discretionary permit process for walls, fences and hedges over 3-1/2 feet high.

Commissioner Richmond opened the public hearing.

Jeanne Dobrin, West Hollywood, inquired how the ordinance would be applied and how the City would address the existing hedges, enforcement, setbacks, Minor CUPs and security.

Action: To close the public hearing.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

The Commissioners talked at length about the difficulties and problems involved in this particular issue.

Action: To modify the Minor CUP so that it is an administrative license type of \$5.00 or less, except on situations where there is a protest; in which case, it has to go to Minor CUP hearing.

Ayes: Seigel, Lehman

Noes: Richmond, Leibowitz-Neglia, Gene Smith, and Steve Smith

Motion failed.

Action: That the City Council should be informed that there were major disagreements and worry about this particular issue as well as some strong support.

Motion: Seigel Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

C. Zoning Ordinance Amendment - Restaurant Parking

Text amendment to modify parking standards for restaurants and related uses.

Applicant: City of West Hollywood

Location: All commercial zones

Recommended Action: Continue to June 2, 1988

Action: To continue to regular meeting on June 2, 1988.

Motion: Leibowitz-Neglia Second: Seigel

Vote: All Ayes

Motion carried.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Steve Smith raised the issue of noise attenuation of Cheers. Commissioner Seigel asked for legal opinion from the City Attorney. Staff responded that the City Attorney had given an opinion. Other Commissioners gave their opinion regarding this issue.

- B. Commissioner Bud Seigel inquired about by-laws modifications.

VIII. ITEMS FROM STAFF

A. City of Los Angeles Sewer Ordinance

Staff handed out a memo prepared by the Director of Community Development on sewer capacity impacts on building permit issuance. The memo provided an update as to what the Commission's responsibilities would be with regards to the City of Los Angeles Sewer Ordinance as West Hollywood is one of the cities affected. It summarized that the ordinance limits building permits and imposes sewage flow limitations on all cities which discharge sewages into the Hyperion Treatment System and penalties.

- B. Staff informed the Commissioners that both the State and Los Angeles County are re-evaluating the code requirements for sprinklers in high-rise buildings. The Building and Safety Department has set a system to implement these changes when they become effective.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on June 2, 1988 - West Hollywood Park Auditorium.

Motion: Lehman                      Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

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CHAIRPERSON

ATTEST:

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DIRECTOR OF COMMUNITY DEVELOPMENT