

MINUTES OF THE  
PLANNING COMMISSION

July 7, 1986

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date in the Council Chambers, at 8611 Santa Monica Boulevard, was called to order by Chairperson Land at 7:00 p.m.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Dean Sherer

B. Roll Call:

Commissioners Present: McAlear, Richmond, Land,  
Fulton, Weinberger,  
Doering (7:15), Siegel  
(7:02)

Commissioners Absent: None

Staff Present: Mark Winogron, Director  
Howard Zelefsky, Manager  
Dean Sherer, Consultant  
Tim Gawronski, Assistant  
Jeff Lambert, Technician

C. Approval of Agenda

The Agenda was amended to continue public hearing on Conditional Use Permit 86-05 and Variance 86-04 (Gina B) until the next Planning Commission meeting on July 21, 1986

II. ITEMS FROM CITIZENS

None

III. PUBLIC HEARING

A. Sign Permit 86.24 for property located at 8205 Santa Monica Boulevard.

1. Dean Sherer presented the staff report
2. Applicant - Benham Kossari, 6636 Lankershim

- Boulevard, North Hollywood, 91606
3. Public Comment:  
None

Public Hearing closed at 7:12 p.m.

Discussion by Commissioners - Commissioners discussed the existing non-conforming window signs on the property; those should be made to conform to the existing regulations and those that are more than 25% of window should be removed. Future leases shall require all signs to conform to code. Also, existing non-conforming signs shall be removed at the time of change of tenant or according to the amortization period for those signs. Regulating a single color of all signs was mentioned but the proposal was turned down.

ACTION: To approve sign program 86-24 with the following amendments:

8. That the existing non-conforming signs shall be made conforming according to Section 9449.2, Chapter 9440, West Hollywood Municipal Code or when the occupancy of the individual building units changes, whichever occurs first.
9. That any future leases for the building shall require all proposed signs to conform to the Sign Ordinance and Sign Program 86-24.

(Motion - Weinberger, Second - McAlear)

Vote: Ayes: McAlear, Richmond, Land,  
Fulton, Weinberger,  
Siegel

Abstains: Doering

Motion Carried.

- B. Conditional Use Permit 86-03. A request for property located at 8612 Santa Monica Boulevard
  1. Dean Sherer presented the staff report
  2. Applicant - Arlen Andelson representing the applicant, testified that the applicant had complied with staff and community concerns. He discussed the following:
    - o the proposal will relieve the parking problem in the area

- o plans were revised to enclose the garage, increase the landscaping and limit the hours of operation per the community meeting comments
- o the parking study discusses a worst-case scenario

The agent requested that condition #14 be amended to grant a fifteen (15) year Conditional Use Permit with scheduled compliance hearings every five years. The concern was that a five (5) year limitation would jeopardize their financing.

3. Persons in favor - the following person spoke in favor of this application:  
Chris Bonbright, 3084 Belden Drive, Los Angeles

4. Persons in opposition - the following seven (7) persons spoke in opposition to this application:

Stanley Heller, P.O. Box 1851, Santa Monica  
Dick Rosengarton, 8535 West Knoll Drive  
Walter Schlosser, 1013 Hancock Ave.  
Geraldine Rich, 8587 Rugby Drive  
Ann Rich, 8587 Rugby Drive  
Steve Michael, 1351 Crescent Heights  
Jeanne Dobrin, 9000 Cynthia St.

5. Persons neutral - the following six (6) persons spoke neutral to this application:

Budd Kopps, 969 N. Larrabee St.  
Ralph Feeley, 812 Westbourne Dr. #8, Community Watch  
Howard Gottlieb, 8572 Santa Monica Blvd., The Palms  
Frank Diernhammer, 8605 Rangely Ave.  
Joyce Hundel, 9002 Rangely Ave.  
G. Bruce Traub, 828 Huntley Drive

The following is a list of concerns voiced during the public comment phase of the public hearing:

- o employee parking should be free and on the site
- o the number of restaurants should be limited
- o parking should be free to all members/or establish permit parking in Sherman area
- o land values of property to the south
- o pollution
- o Access to The Palms for loading
- o A plan for parking facilities during the construction of the garage

- o the quality of life and a "quaint West Hollywood"
- o lighting and its effect on adjacent development
- o the cumulative effects of other construction proposals in the area
- o permit parking in the West Knoll Triangle and Sherman district
- o the proposed height and its relationship to the residential neighborhood
- o there may be increase demands for parking in the future which have not been addressed
- o rooftop activity

Discussion by Commissioners:

Commissioners directed public concerns and questions to the applicant/owner and staff. The applicant claimed that membership in the health club would decrease with the expansion due to increased prices; free employee parking would be provided in the garage; there would be a five-month pre-fabricated construction time-frame; and valet parking would be provided free to members. A subterranean garage was suggested but the applicant claimed this would delay the construction schedule by six to nine months and would be too costly. The applicant has not submitted plans for parking facilities during construction.

Commissioners discussed cumulative Environmental Impacts of other projects in the immediate area (The Tropicana and Gina B). Commissioners did not direct the staff to prepare cumulative E.I.R. to be completed but directed staff to consider and advise them on appropriate traffic mitigation measures for the Sports Connection project.

Other issues discussed by Commissioners include access to The Palms bar adjacent to the proposed site; accuracy of traffic report; permit parking in the West Knoll Triangle and Sherman district; restrictions to non-health related uses on the roof of parking structure; and design considerations of pedestrian orientation overlay and south elevation of structure. The Commission suggested that the Conditional Use Permit be extended to fifteen years with compliance hearings in two to five year intervals. The Planning Commission directed staff to research and evaluate these issues in an effort toward resolving the concerns raised.

ACTION: to encourage the City Council to facilitate the West Knoll Triangle and Sherman permit parking districts.

(Motion - Weinberger, Second - McAlear)

Vote: Ayes: McAlear, Doering,  
Richmond, Land, Fulton,

Noes: Weinberger, Siegel  
None

Motion Carried

ACTION: to continue Commission Discussion until July 21 meeting of the Planning Commission pending staff report and revised Resolution No. 86-13.

(Motion - Fulton, Second - McAlear)

Vote: Ayes: McAlear, Doering,  
Richmond, Land, Fulton,  
Weinberger, Siegel  
Noes: None

Motion Carried

ACTION: to direct staff to investigate solution to traffic between La Cienega and San Vicente Boulevards along Santa Monica Boulevard based on pending developments and expected future traffic demand.

(Motion - Fulton, Second - Weinberger)

Vote: Ayes: McAlear, Doering,  
Richmond, Land, Fulton,  
Weinberger, Siegel  
Noes: None

Motion Carried

Public Hearing recessed at 9:50 p.m. until 10:00 p.m.

#### IV. COMMISSION CONSIDERATION

##### A. Approval of minutes from June 16, 1986

ACTION: to approve above minutes as submitted by staff

(Motion - Richmond, Second - McAlear)

Vote: Ayes: McAlear, Doering,  
Richmond, Land, Fulton,  
Weinberger, Siegel  
Noes: None

Motion Carried

B. Resolution 86-06, (Studio One)

ACTION: to reopen public hearing on Variance 86-02 after appropriate noticing of the property and a revised Exhibit "C".

C. Resolution 86-10, Tentative Parcel Map 15582 (Pacific Design Center)

ACTION: to approve as submitted by staff

(Motion - Richmond, Second - McAlear)

Vote: Ayes: McAlear, Doering,  
Richmond, Land, Fulton,  
Weinberger, Siegel  
Noes: None

Motion Carried

D. Resolution 86-09, for Variance 86-05 (533 N. La Cienega Boulevard)

ACTION: to approve with the following amendment to condition #10:

10. That the applicant shall obtain two (2) additional parking spaces off-site within 400 walking feet of the subject property and secure these spaces with a 25-year lease. In the event these spaces cannot be obtained, the applicant shall pay a parking in-lieu fee to the City in an amount to be determined by the City Council not to exceed \$20,000 for each space. Said fee shall be paid to the City prior to final occupancy of the building.

E. Oversight Ordinance

Mark Winogron, Director, clarified and explained proposed amendments and additions to the zoning ordinance. He informed Commissioners that further discussion and a public

hearing will be held at the next meeting of the Planning Commission on July 21, 1986.

V. ITEMS FROM STAFF

A. Design Review Board

Tim Gawronski, Assistant Planner, presented recommendations for a Design Review Advisory Committee. The report made recommendations concerning design review elements, the review process, the role of a review panel, and suggested threshold levels and options. The Planning Commission made the following suggestions:

- o a pool of more than three advisors should be appointed
- o members of Advisory Committee should be advisory to GPAC
- o items referred to the Advisory Committee shall be at the discretion of the Director while the Planning Commission may refer projects back to the Committee.

Overall, Commissioners were concerned with excessive steps in the process and staff time. The process should be shortened where possible.

B. Joint meetings

Staff announced upcoming joint meetings on Parking and Redevelopment

C. Study sessions

After some discussion, the Planning Commission set dates and subjects for the next two study sessions. These are as follows:

- o Housing - August 25, 1986
- o Commercial areas & their effects on Residential areas - September 29, 1986

VI. ITEMS FROM COMMISSIONERS

Commissioner McAlear expressed concern that the Pacific Design Center temporary parking lot was in use before lighting was installed. Also, he reported that a portion of the property had been designated as the site of a hotdog

stand and eleven spaces were lost.

ACTION: to direct Chairperson Land to write a letter to Murray Feldman, Executive Director of PDC, and express the Commission's concerns on the matter.

(Motion - Weinberger, Second - McAlear)

Vote: All Ayes

Motion Carried

Commissioner Weinberger requested the status on Route 2 from staff. Weinberger also suggested that Items From Citizens be deleted from the end of the agenda but other Commissioners suggested it remain. Commissioner Fulton suggested that staff prepare or request pro-formas on major projects. Commissioner McAlear informed all those present, of the ribbon cutting ceremonies for the first building of the Rehabilitation Program on July 10, 1986 at noon.

#### VII. ITEMS FROM CITIZENS

Jeanne Dobrin, 9000 Cynthia, recommended keeping Items From Citizens at the end of the meeting, asked that citizen comments be accepted on all agenda items, and questioned the Commission's compulsion to act on public hearing items on the night of public hearing.

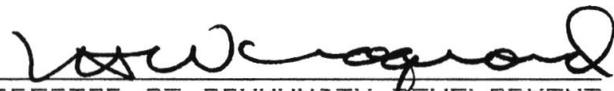
#### VIII. ADJOURNMENT

The meeting adjourned at 11:37 p.m. to the next meeting of the Planning Commission on July 17, 1986

(Motion - Doering, Second - Siegel)

  
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

  
DIRECTOR OF COMMUNITY DEVELOPMENT