

MINUTES OF THE
PLANNING COMMISSION

October 6, 1986

City of West Hollywood

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 Fulton at 7:00 P.M.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Howard Zelefsky, Planning Manager.

B. Roll Call:

Commissioners Present: McAlear, Richmond, Fulton,
Land, Weinberger, Siegel

Commissioners Absent: Doering

Others Present: Mark Winogron, Director
Dean Sherer, Planning Advisor
Jeff Lambert, Technician

C: Approval of Agenda:

ACTION: to approve the Agenda as submitted.

MOTION: Land SECOND: Weinberger

VOTE: All Ayes

II. ITEMS FROM CITIZENS

None

III. PUBLIC HEARINGS

A. Conditional Use Permit No. 86-08 (Granville Hotel)
located at 1424 N. Crescent Heights Boulevard.

The applicant requested that this item be moved to later in the meeting as the owner's representative would be late. The Commission agreed.

B. Variance No. 86-02 (Studio One) - located at 662 N. La Peer Drive and 661-681 N. Robertson Boulevard.

ACTION: to continue this item until October 16, 1986 and to allow no further extensions of this application.

MOTION: Siegel SECOND: Land
VOTE: All Ayes

C. Conditional Use Permit No. 86-08 (Granville Hotel)

1. Howard Zelefsky presented the staff report and explained two (2) changes to the conditions of approval.
2. Applicant - Arlen Andelson, attorney for the applicant, requested that the existing lounge remain open and the total seating be limited to 52 seats.
3. Public Comment
 - a. Jeanne Dobrin, 9000 Cynthia, requested denial of this application based on insufficient parking and past violations of the approved use of the lounge.
 - b. Joyce Hundal, 9002 Rangely, expressed concern regarding insufficient parking.
4. Applicant's rebuttal - Arlen Andelson responded to public comment.

Discussion by Commissioners:

The Planning Commission conducted a lengthy discussion regarding parking requirements and the use of the lounge and hotel dining room for this project. The Commission discussed insufficient parking provided for special events on the property.

Jeanne Dobrin, 9000 Cynthia, discussed the following issues:

- o Valet parking should be required
- o Downstairs dining should require permit
- o The number of employees must be determined
- o Hotels are not permitted in RHD zones

ACTION: to close the public hearing
MOTION: Weinberger SECOND: McAlear

VOTE: All Ayes

VOTE: AYES: McAlear, Fulton, Weinberger,
Siegel

NOES: Richmond, Land

Motion carried.

IV. COMMISSION CONSIDERATION

The Commission agreed to amend the Agenda and move items IV E and IV F to the beginning of Commission Consideration items, and reverse the order of the remaining items.

E. Sports Connection - revised resolution

The Director presented the revised resolution and explained Condition #5.

ACTION: to approve revised Resolution No. 86-13 with additional language.

MOTION: Weinberger SECOND: Land
VOTE: All Ayes

Motion carried.

F. Sports Connection - Queuing Plan

The Director presented and explained the revised plans.

ACTION: to approve queuing plans as submitted.

MOTION: Weinberger SECOND: Land
VOTE: All Ayes

Motion carried.

D. Revised Meeting Time

ACTION: to approve Resolution No. 86-04 to amend the regular meeting time of the Planning Commission.

Motion: Land SECOND: Siegel
VOTE: All Ayes

Motion carried.

C. In-lieu Parking Fee

The Director presented the staff report.

Public Comment:

1. Joyce Hundal, 9002 Rangeley, questioned the effect of an in-lieu parking fee upon assessment districts. Also, the choice of an in-lieu fee should be made difficult in order to encourage applicants to provide required parking.
2. Jeanne Dobrin, 9000 Cynthia.

The Commission engaged in a lengthy discussion regarding the in-lieu fee and pay schedules for projects which cannot afford to pay the in-lieu fees up front. The dividing line between the east and west in-lieu fee districts was changed to the center line of Alfred Street and Hacienda Place.

ACTION: to approve the in-lieu fee document as amended.
MOTION: Weinberger SECOND: McAlear
VOTE: All Ayes
Motion carried.

B. Design Review Discussion

The Director informed the Commission that the Design Review Guidelines are nearly complete and will be distributed to the Commission for review at a later date.

A. Minutes of September 2, 1986 and September 15, 1986.

ACTION: to approve as amended.
MOTION: Weinberger SECOND: Land
VOTE: All Ayes

Motion carried.

V. ITEMS FROM STAFF

None.

VI. ITEMS FROM COMMISSIONERS

Commissioners asked the following questions:

- o When will Planning Commission packets be delivered?
- o When will the historic survey begin?

Staff responded that packets will be delivered on Fridays and the historic survey is currently underway with volunteer training sessions.

Commissioners made the following comments:

- o Staff should investigate reports of after hours drilling at the PDC.
- o Staff should investigate code enforcement activities at the Sunset BBQ, Tribes Restaurant, and Cafe L.A.
- o City Council minutes should be included in Planning Commission packets.

VII. ITEMS FROM CITIZENS

Jeanne Dobrin, 9000 Cynthia, questioned the standards for demonstrating the unavailability of parking, and the lighting standards used for parking lots.

VIII. ADJOURNMENT

The meeting was adjourned at 10:29 p.m. to the next regular meeting of the Planning Commission on October 16, 1986.

MOTION: Weinberger
VOTE:

SECOND: Siegel
All Ayes

Motion carried.



Chairperson

ATTEST:



Director of Community Development