

MINUTES OF THE
PLANNING COMMISSION

October 16, 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 Dean Sherer, Planning Advisor.

B. Roll Call:

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

Commissioners Absent: Weinberger

Others Present: Howard Zelefsky, Planning
Manager, Dean Sherer, Planning
Advisor, Tim Gawronski,
Assistant, Jeff Lambert,
Technician

C. Approval of Agenda:

ACTION: to approve the Agenda as submitted

MOTION: Siegel SECOND: McAlear

VOTE: All Ayes

Motion carried.

II. ITEMS FROM CITIZENS

Budd Kops, 969 N. Larrabee, expressed concern regarding the removal of parking meters at 8800 Sunset Boulevard.

III. PUBLIC HEARINGS

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

1. Dean Sherer presented the staff report and informed the Commission of additional information and advice from the City Attorney. Staff recommended that a parking demand study be conducted for this property.
2. Applicant - Mr. Goller presented floor plans of the Rose Tatoo, Studio One, and Koentz Hardware ^{KOENTZ} and explained that only part of the total square footage is public area and should be considered in parking calculations.

Some discussion ensued between the Planning Commission, Mr. Goller and staff regarding this issue.

3. Persons in Favor - The following six (6) persons spoke in favor of this application:
 - o Dr. Wes Wheadon, 8955 Santa Monica
 - o Scott Forbes, 652 N. La Peer (owner of Studio One) explained that the new occupancy will be approximately 800 persons
 - o Morris Kight, 1428 Cadden Place
 - o Ernest Caruthers, 1965 S. Corning street
 - o E.D. Tourgeman, 665 N. La Peer, (owner of Rose Tatoo) explained that the Rose Tatoo is open from 5:00 p.m. to 2:00 a.m. and is open for lunch
 - o Stewart Richlin, 8495 Fountain
4. Persons in opposition - Nine persons yielded their time to the following person in opposition to this application:
 - o Jeanne Dobrin, 9000 Cynthia, discussed the following issues:
 1. The Rose Tatoo is open for lunch;
 2. This building is a legal non-conforming structure;
 3. The required findings for variance have not been met;

4. The parking demand study should be done;
5. The parking spaces provided are not in conformance with the West Hollywood Standards;
6. Studio One patrons are parking in Permit Parking District 1; and
7. The applicant should apply for a shared parking system to be approved by the City.

5. Applicant Rebuttal

The Applicant responded to public comment.

Discussion by Commissioners:

The Commission questioned the actual operating hours of the Rose Tatoo. The owner responded and explained that the restaurant is open for lunch but will end this service in November. The occupancy of the Rose Tatoo was determined to be 100 persons for the Club and 100 persons for the restaurant.

After a lengthy discussion, the Planning Commission directed staff to contract for a parking demand study and return with the results of this study and additional recommendation. If an in-lieu fee is required and paid, the Variance will be mute.

ACTION: to continue Variance No. 86-02 to November 20, 1986

MOTION: Land
VOTE:

SECOND: Doering
All Ayes

Motion carried.

B. Development Permit No. 86-07, Variance No. 86-06 located at 1031 N. Orange Grove.

1. Tim Gawronski presented the staff report and clarified Planning Commission alternatives.
2. Applicant - Patrick Chiu, 13523 Francisquito, presented the project to the Commission.

3. Public Testimony.

- o Mary Beavers, 1030 N. Orange Grove, expressed concern regarding underground movement in the area and requested that this be explored.
- o Jeanne Dobrin, 9000 Cythnia, suggested that the Variances be denied but the project approved with revised plans.
- o David Friedman, 23760 Canzonet street
- o Arkady Fiks, 1029 1/4 N. Orange Grove

Discussion by Commissioners:

The Commissioners discussed the quality of this project's design and concept; this project fulfills the West Hollywood vision of small scale development. The Commission entered into a lengthy discussion of the intent of the setback requirement and the projection of semi-subterranean garages into required side yards.

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ACTION: to continue the public hearing and table Development Permit No. 86-67 and Variance No. 86-06 until January 15, 1986.

MOTION: McAlear
VOTE:

SECOND: Siegel
All Ayes.

The Planning Commission instructed staff to advertise for a code amendment to allow semi-subterranean garages to extend into required side yards.

C. Development Permit No. 86-68, Variance No. 86-07 located at 8228 Fountain Avenue.

1. Howard Zelefsky presented the staff report.
2. Applicant - Miguel Flores explained that the stairs project into the required exterior side yard. Also, he explained that this project conforms in the design to the buildings in the area.
3. Public Testimony.
 - o Ron House, 8233 Fountain
 - o John Mackey, 8228 Fountain Avenue
 - o Jack Albee, 1340 June Street

- o Kevin Emery, 1838 N. Vista
- o Janet Freedland, 18410-5 Cantora St., Reseda
- o Sandy Thompson, 1838 N. Vista
- o Elin K. Katz, 841 N. Alfred Street
- o Brian Dell'Armi, 1234 N. Laurel #7
- o Patti Blanco, 14401 Titus Street
- o Kevin Finney, 10965 Bluffside Drive, #12
- o Irv Gershenz, 3225 Ellenda Ave, Los Angeles
- o Diane Laskin, 8964 Wonderland
- o Paula Foster, 1005 N. Croft Avenue
- o Jeffrey Weisman, 112 S. Coronato
- o Jeanne Dobrin, 9000 Cynthia
- o Bob Carlson
- o Rosemary Warren, 8808 Melrose Avenue

Lengthy public testimony was heard regarding the significance of the existing single-family dwelling on this property. This dwelling has been used for a number of public assembly uses including acting and dancing rehearsals and theme parties. It was suggested that this structure be moved in order to preserve the structure and allow the development to go forward.

- 4. Applicant Rebuttal - Miguel Flores responded to the public testimony.

Discussion by Commissioners.

Commissioners directed staff to explore the significance of the existing dwelling.

ACTION: to continue Development Permit No. 86-68 and Variance No. 86-07 until November 20, 1986.

MOTION: Siegel **SECOND:** McAlear

VOTE: All Ayes

Motion carried.

IV. COMMISSION CONSIDERATION

- A. Demolition Permit No. 86-82 at 354 N. Huntley Drive

Some discussion of this application ensued and the Planning Commission agreed to approve this application.

ACTION: to approve Demolition Permit No. 86-82

MOTION: Siegel **SECOND:** Land

VOTE: All Ayes

Motion Carried.

V. ITEMS FROM STAFF

A. Land Use Enforcement Update

The Commission discussed three enforcement cases and recommended further action to close the Sunset BBQ; neither should be allowed to continue because they were not approved by the City.

Jeanne Dobrin, 9000 Cynthia, recommended that further action be taken toward Matrix Restaurant and the City close the Sunset BBQ.

B. Design Review Status Report

This document will be brought to the Planning Commission as soon as it is complete.

VI. ITEMS FROM COMMISSION

None.

VII. ITEMS FROM CITIZENS

Jeanne Dobrin, 9000 Cynthia, requested that a parking demand study be conducted for the Studio One property.

Lester Hirsch, 1020 Hilldale, commented on public assembly: as neighboring cities place limits upon public assembly, the demand for this activity may increase in West Hollywood.

VIII. ADJOURNMENT

The meeting was adjourned at 11:30 p.m. to the next regular meeting of the Planning Commission on November 6, 1986.

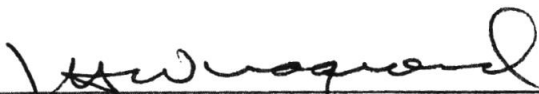
MOTION: Land LAND: Doering
VOTE: All Ayes

Motion carried.



Chairperson

Attest:



Director of Community Development