

**MINUTES  
CITY COUNCIL MEETING  
NOVEMBER 13, 1989  
WEST HOLLYWOOD PARK  
647 N. SAN VICENTE BOULEVARD  
7:00 P.M.**

**CALL TO ORDER:** Mayor Land called the meeting to order at 7:13 p.m.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** PRESENT: Albert, Heilman, Schulte, Koretz,  
Mayor Land  
ABSENT: None  
ALSO PRESENT: City Manager Brotzman  
City Attorney Jenkins

**APPROVAL OF AGENDA:** ACTION: Approve the agenda. Motion Schulte second Heilman. Hearing no objection it was so ordered.

**1. CITY MANAGER'S REPORT:** This time has been set aside for the City Manager to report to the City Council on any or all matters of importance. There was no report.

**2. POSTING OF AGENDA:** The agenda for the meeting of November 13, 1989, was posted at City Hall, Plummer Park, the West Hollywood Library and the Sheriff's Station on Wednesday, November 8, 1989.  
ACTION: Receive and file.

**3. CANVASS OF THE ELECTION:** ACTION: To Approve and adopt Resolution No. 611, "A RESOLUTION OF THE CITY OF WEST HOLLYWOOD, CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON NOVEMBER 7, 1989, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW." Motion Heilman second Schulte. Hearing no objection it was so ordered.

**PUBLIC HEARINGS**

**4. ASHKENAZY HEARINGS - PUBLIC HEARING ON REQUEST FOR APPEAL OF THE PLANNING COMMISSION'S DECISION REGARDING THE GRANTING AND MODIFICATION OF CONDITIONAL USE PERMITS 89-06, 89-07, 89-08, 89-09, 89-11, 89-12 AND DENIAL OF CUP 89-10:**  
Mayor Land announced that the procedure for this hearing would be to give the appellant 25 minutes and also allow Jeanne Dobrin, who wished to appeal but filed late, 25

ORIGINAL

minutes, and allow individual speakers 5 minutes. A letter from Ms. Dobrin to the City Attorney was accepted for the record. Mark Winogron, Director of Community Development, reported that this public hearing consists of the appeals from the decisions of the Planning Commission of Sept. 7, 1989 relative to the Conditional Use Permit applications for the following hotels: Le Bel Age, Mondrian, Le Dufy, Valadon, Le Parc, Le Reve, and Cezanne.

On advice of the City Attorney, Councilmember Koretz declared a potential conflict of interest on the Valadon appeal, due to the fact that he lives within 300 feet of the hotel.

The City Attorney reported that there are some differences between the recommendations of the Planning Commission and the recommendations of staff. He then outlined the differences in the new Resolutions that were distributed tonight and the Resolutions from last week. In regard to the Le Dufy, there was a reference to two garage entrances - in fact there is only one, and that correction was made. In addition, there are several provisions in the County's Conditional Use Permit that are inconsistent with the City proposal and are being deleted. On the Cezanne, there are no substantive changes. On Le Parc, again there were 2 provisions in the County CUP that are inconsistent and are being deleted. On Le Reve and Valadon and Mondrian, no substantive changes. On Le Bel Age, a language change in paragraph 5B describing the history on the 9th floor development and there are 2 provisions in the County CUP, again referring to charging for parking, that are inconsistent and are being deleted. Conditions of approval were re-worded to clarify uses of roof-top areas and conference rooms. The 99 year time limit has been removed from the Mondrian and Le Bel Age.

The Deputy City Clerk, Vivian Vukojevich, reported that this hearing was noticed by display ad in the Post Newspaper on October 26 and a legal ad on November 2. Notices were posted at the 3 required places plus at City Hall.

At this point in time Mayor Land opened the public hearing and the following came forward to speak for the appellant:

Tom Winfield, Attorney for applicants for CUP's  
Lee Cohen, Attorney for owners of Valadon Hotel.

As stated earlier, equal time was then given to Jeanne Dobrin, West Hollywood resident, who spoke against various aspects of the agreements.

The following persons came forward to speak against the appeal and the agreements:

Vera Weisz, West Hollywood  
Blossom Weiner, West Hollywood  
Phil Warde, West Hollywood - First Baptist Church  
Bea Levine, West Hollywood  
Christine Lazar, West Knoll Triangle Association  
Don Pascoe, West Hollywood  
Ralph Feeley, West Hollywood  
Harriet Segal, West Hollywood  
Budd Kops, West Hollywood  
Nicolas Zuberbuhler, West Hollywood  
Ruth Mau, West Hollywood  
Bruce Traub, West Hollywood  
Gary Salt, West Hollywood  
Eva Raber, West Hollywood  
Ken Savage, West Hollywood  
Richard Marks, West Hollywood  
Michael Ford, West Hollywood  
David Behr, West Hollywood  
Florence Delbarian, West Hollywood  
Effi Reuveni, West Hollywood  
Norman Chramoff, West Hollywood  
Natalie Kaplan, West Hollywood  
Patrick Wall, West Hollywood  
Jacqueline Gasser, West Hollywood  
Helena Hacker, West Hollywood  
Janet Bridgers, West Hollywood  
Jeff Kuhn, West Hollywood  
Albert Gasser, West Hollywood  
Stephen Martin, West Hollywood

The following addressed the Council in favor of the appeal:

Tony Melia, West Hollywood  
Charles Grech, West Hollywood  
Connie Morris, West Hollywood

Mr. Winfield spoke in rebuttal and answered questions from the Councilmembers.

Jeanne Dobrin spoke in rebuttal.

Mayor Land called a recess at 9:53 p.m.  
The Council reconvened at 10:03 p.m.

Mayor Land closed the public hearing. City Attorney Jenkins addressed comments to the Council, followed by Council discussion.

**ACTION:** All hotels except Valadon - add the following conditions:

- 1) Ambient music be prohibited past the property line.
- 2) Prohibit flags on the rooftops.
- 3) Change "guest" to "registered guest" in the appropriate

places.

- 4) Limit roof-top activities to not more than 50 people, no more than one a month, with a time limit of 8:00 p.m., with this condition to be reviewed in one year.
- 5) Trash bin at the Mondrian be removed and replaced with an appropriate receptacle, per the Community Development Director's approval.
- 6) Have a one year monitoring report direct to the City Council to determine if review or change of any conditions is necessary.
- 7) Restrict delivery from 8:00 a.m. to 5:00 p.m. and applicant is to use best efforts to restrict deliveries to small trucks and that they consider some sort of van pool arrangement.
- 8) If permit parking is not in effect in the area around the hotel, the parking must be free to guests.
- 9) No idling of buses be allowed. Buses to be allowed to load and unload only, but not after 10:00 p.m. They are not allowed to park on adjacent streets and the applicant shall submit a circulation plan for buses, delivery trucks, and all other vehicles, to the satisfaction of the Director of Community Development.

Motion Heilman second Albert.

AYES: Albert, Heilman, Schulte, Mayor Land

NOES: Koretz

Motion carried.

FURTHER ACTION: Above conditions to be added for Valadon.  
Motion Heilman second Albert.

AYES: Albert, Heilman, Mayor Land

NOES: Schulte

ABSTAIN: Koretz

Motion carried.

FURTHER ACTION: Reconsider the last motion. Above conditions to be added for Valadon but also add 3 reviews - 6 months, 1 year and 3 years. Motion Heilman second Schulte.

AYES: Albert, Heilman, Schulte, Mayor Land

NOES: None

ABSTAIN: Koretz.

Motion carried.

FURTHER ACTION: Transportation Management Plans for all of the properties except for Valadon, shall be prepared in consultation with staff in 120 days and reviewed for compliance 6 months later by the Transportation Commission.  
Motion Schulte second Heilman.

AYES: Albert, Heilman, Schulte, Mayor Land

NOES: Koretz

Motion carried.

FURTHER ACTION: Transportation Management Plan same for the Valadon. Motion Schulte second Heilman.

AYES: Albert, Heilman, Schulte, Mayor Land  
NOES: None  
ABSTAIN: Koretz

Motion carried.

FURTHER ACTION: Limit serving alcohol at Le Reve and Cezanne to only in mini-bars in the guest rooms. Motion Schulte second Heilman.

AYES: Albert, Heilman, Schulte, Mayor Land  
NOES: Koretz

Motion carried.

FURTHER ACTION: Limit serving alcohol at Valadon to only in mini-bars in the guest rooms. Motion Schulte second Heilman.

AYES: Albert, Heilman, Schulte, Mayor Land  
NOES: None  
ABSTAIN: Koretz

Motion carried.

FURTHER ACTION: Not allow sale of alcohol in Le Reve dining room. Motion Schulte second Heilman.

AYES: Albert, Heilman, Schulte, Mayor Land  
NOES: Koretz

Motion carried.

FURTHER ACTION: Not allow sale of alcohol in dining room at Valadon. Motion Schulte second Heilman.

AYES: Albert, Heilman, Schulte, Mayor Land  
NOES: None  
ABSTAIN: Koretz

Motion carried.

FURTHER ACTION: Adopt the mitigated negative declaration and the CUP's for all of the hotels with the exception of Le Bel Age and the Valadon, with the additional conditions that have been added tonight. The following resolutions be approved, as amended:

CUP 89-06 Le Parc (Resolution No. 613)  
CUP 89-08 Cezanne (Resolution No. 615)  
CUP 89-09 Le Dufy (Resolution No. 616)  
CUP 89-11 Le Mondrian (Resolution No. 618)  
CUP 89-12 Le Reve (Resolution No. 619)

Motion Heilman second Schulte.

AYES: Albert, Heilman, Schulte, Mayor Land  
NOES: Koretz

Motion carried.

FURTHER ACTION: Adopt the CUP for Valadon with the additional conditions. Approve CUP 89-07, Valadon, Resolution No. 614, as amended. Motion Heilman second Schulte.

AYES: Albert, Heilman, Schulte, Mayor Land

NOES: None  
ABSTAIN: Koretz  
Motion carried.

PROPOSED FURTHER ACTION: Not allow the 9th floor at the Le Bel Age to be built out. Motion Schulte second Koretz.

AYES: Koretz, Schulte  
NOES: Albert, Heilman, Mayor Land  
Motion failed.

Mayor Land called a short recess at 11:52 p.m.  
The meeting was reconvened at 11:55 p.m.

FURTHER ACTION: Approve the resolution as amended with respect to Le Bel Age (CUP 89-10, Resolution No. 617) subject to the condition that the applicant accept the conditions imposed by the CUP's on the Valadon, Le Reve, Mondrian, Le Dufy, Le Parc and Cezanne. If they do not the resolution shall be automatically null and void and of no force and effect. Motion Heilman second Albert.

AYES: Albert, Heilman, Mayor Land  
NOES: Schulte, Koretz  
Motion carried.

Direction was given to the City Manager to work out a strategy on enforcement of the violations that exist, such as buses and parking.

**CITIZEN COMMENTS:** This time has been set aside for the public to address the Council on any item of interest except for the Public Hearings. At this point in time the following persons came forward to address the Council:

Ed Riney, West Hollywood - Food program at Plummer Park.  
Bruce Traub, West Hollywood - Thanks to the City Clerk and staff and the election workers for all their hard work, and to Ira Stein, who wrote the proposition.  
Rev. John Von Douris, West Hollywood - missing signs.  
Roslyn Krause, West Hollywood - Pool use fee  
Gloria Vassy, West Hollywood - Proposition B.  
Gary Salt, West Hollywood - Conflict of interest.  
Jeanne Dobrin, West Hollywood - tribute to Ira Stein.

**COUNCILMEMBERS COMMENTS:** This time has been set aside for the Councilmembers to direct comments to staff and/or the public on any and all matters of interest.

Councilmember Schulte asked that Council be informed on who are members of the Homeless Committee.

**ACTION:** Place support of the Schindler House on the agenda as an urgency item that came up after the required 72 hour posting. Motion Schulte second Heilman. Noting that there

were all ayes, the motion carried.

**MOTION:** Authorize staff to develop a letter, to be signed by the Mayor, showing the Council support to urge the Board of Equalization to regard Friends of Schindler House as a tax-exempt organization. Motion Schulte second Koretz.

**ALTERNATIVE MOTION:** Authorize staff to draft a letter in consultation with Councilmember Schulte, the Mayor and the City Attorney, to be signed by all interested Councilmembers. Motion Heilman second Schulte. Hearing no objection it was so ordered.

Mayor Land reported that the pro-choice rally at Rancho Park was a huge success. She also requested that staff explore the possibility of making the pool a year-round pool - staffing, money, etc, and also the possibility of the swim team being able to use the pool on Tuesdays and Thursdays.

#### **LEGISLATIVE**

**5. ORDINANCE REGULATING PARKING OF BUSES:** Direction was given to the City Attorney to make changes as discussed earlier and bring back to the Council meeting on Monday night for introduction on first reading.

**ADJOURNMENT** The meeting was adjourned at 12:30 a.m. to a regular adjourned meeting on November 20, 1989 at 7:00 p.m. at West Hollywood Park Auditorium.