

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

NOVEMBER 16, 1995

**West Hollywood Park Auditorium, 647 N. San Vicente Boulevard
West Hollywood, CA 90069**

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Commissioner Litz.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Litz.

B. Roll Call

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, Jeff Lambert, James Litz, Stephen Smith

Staff Present:

Allyne Winderman, Acting Director; Hassan Haghani, Acting Planning Manager; Teresa Kozlowski, Assistant Planner; Sarah Lejeune, Contract Planner; Lester Burg, Development Specialist; Thinkh Tran, Administrative Staff Assistant

Others Present:

Members of the Board of Directors for the West Hollywood Housing Corporation:

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: Smith

Votes: All Ayes (Jones absent.)

Motion carried.

D. Posting of Agenda

This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's station.

II. ITEMS FROM CITIZENS

- a. Reverend John W. Vondouris, Disabilities Advisory Council, West Hollywood commented that low-income, seniors and disabled residents are not included in the cost of living; would like to urge the West Hollywood Housing Corporation and community to study the needs of seniors.

- b. Siemen van der Woude, West Hollywood, commented that he is a Section 8 resident with AIDS, would like the City to work with Section 8, and that code enforcement should be involved with Section 8 Housing.

III. SPECIAL STUDY SESSION

A special study session on the West Hollywood Housing Corporation will be held between 6:30 and 8:00 pm. The remainder of the Planning Commission agenda will begin at 8:00 pm.

- a. Paul Zimmerman, Chair of Board of Directors of the West Hollywood Housing Corporation, introduced present members of the Board: Charles Loveman, Anson Snyder, Von Mendez and Bea Martin; and commented on the history of the Housing Corporation.
- b. Anson Snyder, Boardmember, commented on previous projects.

Mr. Zimmerman commented on:

- rent prices
- residency procedures
- wait list procedures
- the Corporation's national distinction
- physical health impacts on daily lifestyle of some participants
- support services
- shrinkage of funds from the public sector.

Mr. Snyder commented on zoning issues, preservation and advocacy of affordable housing, land costs and building costs.

The Commission discussed the following concerns:

- 55 and over waiting list
- effects of funding on types of targeted housing
- fundraising
- definition of "family"
- process of locating lots for projects
- West Hollywood residents vs. non-residents on waiting lists
- interim support for people on waiting lists
- future needs and demographic trends
- refugee status
- parking requirements for Housing projects
- specific zoning section addressing Housing requirements
- design factors should be included in projects
- rumors regarding preferred status for Russian immigrants
- affordable housing for senior citizens to prepare for aging society
- rezoning of east-side properties from R3 to R4
- update of West Housing Element
- a Planning Commission subcommittee to be set-up to discuss the changes to the Zoning Code for affordable housing projects and persons with disabilities
- and scattered-site development.

Ms. Winderman commented on status of West Hollywood Housing Element; it is pending state law and SCAG data.

IV. CONSENT CALENDAR

Action: To approve the entire consent calendar.

Motion: Lambert
Votes: All ayes.

Second: Behr
Motion carried.

- A. Approval of minutes from the November 2, 1995 meeting.
- B. Approval of minutes from the October 19, 1995 meeting.
- C. Condominium Development (DVP 95-25; DVP 95-26; CUP 95-14; CUP 95-15; TTM 95-02; TTM 95-03)

Request to develop four condominium units.

Applicant: Lawrence Lazar
Location: 853-861 Westbourne Drive
Case Planner: Tim Foy

Recommendation: Approve the proposed Resolutions approving DVP 95-25, DVP 95-26, CUP 95-14, CUP 95-15, TTM 95-02, and TTM 95-03.

V. EXCLUDED CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

A. U-Wash Doggie (CUP 95-17)

Request to allow pet grooming, vaccination clinic, and retail sales of pet products.

Applicant: Francisco Gamero
Location: 8731 Santa Monica Boulevard
Case Planner: Teresa Kozlowski

Recommendation: Approve CUP 95-17 for pet grooming and vaccination services by a licensed veterinarian, subject to the findings and conditions contained in draft Resolution PC 95-47.

Ms. Kozlowski presented the staff report.

The Commission commented on the following concerns:

- City's cost to enforce and ask applicant to apply for CUP
- legality of line-up of people for vaccinations
- definition of "kennel" of three or more pets
- pending applications allowance for interim service
- date of Exhibit F: Current Daily Parking Demand

- a. Gary Flake, Applicant, read three letters of support.
- b. Francisco Gamero, Applicant, commented on the reasoning that U-Wash Doggie did not respond to the City's CUP process because of lack of financial resources.
- c. David Babaie, Los Angeles, employee of U-Wash Doggie, commented that this is a good place to work for and that there is no harsh treatment of animals at this location.
- d. Roberta L. Robles, Pacoima, commented that facilities are clean and the service is good and would like the Planning Commission to allow them to stay in this location.
- e. Dennis Lyons, La Crescenta, commented that he is a former professional groomer for U-Wash Doggie and that he has seen animal cruelty at this company. Presented a wood 4x4 that he stated that the employees used to beat/control the animals. The Commission inquired about the lack of law enforcement involvement. Mr. Lyons stated that he never called the authorities.

Action: To close the public hearing.

Motion: Lambert

Second: Crowe

Votes: All Ayes.

Motion carried.

Action: To re-open the public hearing.

Motion: Lambert

Second: Jones

Votes: All Ayes.

Motion carried.

Action: To continue the public hearing to December 21, 1995.

Motion: Smith

Second: Lambert

Votes: Ayes: Behr, Jones, Fischer, Lambert, Smith

Noes: Crowe, Litz

Motion carried.

VII. COMMISSION CONSIDERATION

None.

VIII. ITEMS FROM CITIZENS

None.

IX. ITEMS FROM COMMISSIONERS

A. Discussion of the Sunset Specific Plan's threshold for Planning Commission's approval of projects.

- i. Commissioner Jones commented that he viewed the City Council Special Study Session on October 30, 1995. The City Council made an inappropriate comparison between the City of Burbank's and West Hollywood's square footages; Burbank has a greater land mass. He stated that staff's explanation of the Planning Commission's concerns and reasoning were inadequately conveyed the Commission's reasoning.

- ii. Commissioner Behr concurred with Commissioner Jones and stated that if the City Council decides to amend these changes, that the level of cooperation between the cities of Beverly Hills, Los Angeles and West Hollywood will decline. He also commented on the specificity/or lack of regarding specific projects and its traffic impacts and plan.
 - iii. Commissioner Smith commented that he agreed with Commissioner Jones.
 - iv. Commissioner Litz commented that the Planning Commissioners had attended the first two City Council study sessions but were not acknowledged of their presence by the Council; thus, the Commission did not attend the last study session. Some comments made by the City Council would not have been stated if a member of the Commission were present; he will be present at the next study session and will be available to answer questions from the City Council.
- B. Commissioner Smith inquired about missing clock in the West Hollywood Park Auditorium.
 - C. Commissioner Behr thanked the party responsible that put up the light on the side of the Auditorium.
 - D. Commissioner Behr expressed his concerns regarding the lack of enforceability of the Zoning Code; the message that is being sent is that any party can continue to violate the Zoning Ordinance even after a citation. The City Council needs to re-analyze this procedure.
 - E. Commissioner Jones inquired into the status of the graffiti along Thunder Roadhouse; Ms. Winderman commented that the wall has been repainted.
 - F. Commissioner Jones inquired into the status of the non aesthetic materials used by Casablanca Restaurant on the side of the building; Ms. Winderman commented that there would be an update at the next meeting.
 - G. Commissioner Litz commented that there will be a second Planning Commission meeting in December since the U-Wash Doggie public hearing was continued.

X. ITEMS FROM STAFF

A. Changes to the Billboard Section of the Sunset Specific Plan.

Ms. Lejeune presented the staff report.

- i. Commissioner Behr inquired about time limits. Ms. Lejeune commented that there is a requirement in the approval process.
- ii. Commissioner Behr inquired if impacts of nearby buildings would be studied. Ms. Lejeune commented that lighting impacts would be analyzed.
- iii. Commissioner Behr inquired about City Council's concern regarding additional billboards on Sunset Boulevard. Ms. Lejeune commented that the Council is in agreement that there could be additional billboards and an analysis is pending regarding one-for-one replacements; and there are no concerns regarding specific target sites.

XI. ADJOURNMENT

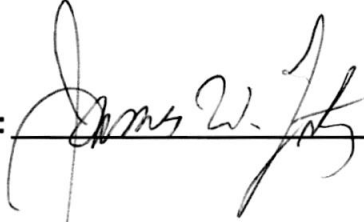
Action: To adjourn to the next meeting of the Planning Commission on Thursday, December 7, 1995 from 6:30 pm until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

Motion: Crowe
Votes: All Ayes

Second: Behr
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF DECEMBER 7, 1995.

CHAIRPERSON:



COMMUNITY DEVELOPMENT DIRECTOR:

