CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES Thursday, February 18, 1993

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 by Commissioner Richmond at 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led

by Commissioner Richmond.

B. Roll Call:

Commissioners Present: Behr, Crowe, Lambert, Richmond,

Smith, Zaden

Commissioner(s) Absent: Litz

Others Present: Anne Browning, Planning Manager;

John Jakupcak, Bill Meeker, Associate Planners; Derek

Widdiss, Secretary

C. Approval of Agenda:

Action: To approve the agenda.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

D. This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS - None

III. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. January 21, 1993

Action: To approve the minutes.

Motion: Crowe Second: Zaden

Motion carried. All Ayes Vote:

IV. EXCLUDED CONSENT CALENDAR

V. PUBLIC HEARINGS

Conditional Use Permit 92-19 - Request to permit the Α. installation of additional microwave and cellular antennas on rooftop.

Applicant: Nancy Patterson

The Planning Consortium

Bruce Jay and George Moreno Owner:

8228 Sunset Boulevard Location:

Recommended Action: Approve request subject to the

findings and conditions of draft

Resolution No. PC 93-04.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Nancy Patterson, Orange County, spoke on behalf of the applicant.

Action: To close the public hearing.

Adopt staff recommendation and approve the Action:

resolution.

Smith Motion: Crowe Second:

Behr, Crowe, Lambert, Richmond, Smith Vote: Ayes -

> Zaden Noes -

Motion carried.

Conditional Use Permit 92-20 - Request to convert three В. residential rental units to a single-family dwelling.

Applicant: Joseph Sala

Owner: Joseph Sala Location: 8747, 8747-1/2 and 8749 Ashcroft Ave.

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. PC 93-05.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

Joseph Sala, West Hollywood, owner/applicant, spoke for the project.

Action: To close the public hearing.

Action: To approve the request subject to the findings and conditions contained in draft Resolution No. PC 93-05 with the following changes: Revise finding "k" to read, "According to evidence submitted by the applicant, the most recent tenants were provided with notice to relocate and were compensated for their relocation. Though the City's Department of Rent Stabilization does not have records which show that the tenants were noticed and compensated in accordance with the Rent Stabilization Ordinance, the evidence submitted indicates that the tenants relocated willingly and accepted the compensation offered by the applicant. The applicant will not be required to further comply with relocation procedures stated in the Rent Stabilization Ordinance"; Add a finding which states, "The records of the City's Department of Rent Stabilization indicate that the applicant owes that department \$1,560 in rent registration fees"; Revise finding "g" to read, "Based upon information presented during the public hearing, the three residential units are no longer habitable because separate kitchen facilities do not exist and walls separating the units have been removed"; Revise condition "g" to read, "An Affordable Housing Fee in an amount as determined from time to time by the City Council, shall be collected before the approval is deemed effective, to compensate for the loss of residential rental units"; Add a condition which states, "The applicant shall pay \$1,560 in rent registration fees owed to the Department of Rent Stabilization, before this approval shall become effective; and Add a condition which states, "The applicant shall provide the Department of Rent Stabilization with written verification that the last tenants of the residential rental units were noticed prior to their eviction, and compensated for their relocation, to the satisfaction of the Department of Rent Stabilization".

Motion: Crowe Second: Zaden

Vote: Ayes - Behr, Crowe, Lambert, Smith, Zaden

Noes - Richmond

Motion carried.

C. Conditional Use Permit 93-03 - Request to amend Conditional Use Permit 91-22 and six month review of C.U.P. 91-22.

Applicant: Jean Lahigani/Circle 7

Owner: Charlotte Reed and Natalie Robin

Location: 7073 Santa Monica Boulevard

Recommended Action: Continue public hearing to March 4,

1993.

Action: To continue public hearing to March 18, 1993.

Motion: Lambert Second: Zaden

Vote: All Ayes Motion carried.

VI. COMMISSION CONSIDERATION - None

VII. ITEMS FROM CITIZENS - None

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr asked about clarifying the findings regarding change of use permits.
- B. Commissioner Zaden asked about 1145 Horn Avenue project. Delayed construction has negative impacts what can the City do to alleviate problems.
- C. Commissioner Smith informed the Commission that he will be out of State for a number of months, hence won't be able to serve on the Commission any longer.

He gave special thanks to Paul Koretz for having given him "freedom of thought"; congratulated the Community Development Department, and thanked his fellow Commissioners.

IX. ITEMS FROM STAFF

- Anne Browning announced that on Monday, February 22, 1993, Α. there will be a "town hall" meeting regarding budget items, and the community is invited to share their input.
- Anne Browning announced results of the following appeals B. which were taken up before Council:
 - Le Montrose Appeal Council approved the appeal. 1.
 - 2. House of Blues - Council denied the appeal.
 - Appeal of Warner Studio will be taken up during the 3. next City Council meeting on March 1, 1993

X. ADJOURNMENT

Action: To adjourn to the next regularly scheduled meeting of the Planning Commission on Thursday, March 4, 1993, 7:00 P.M., at 647 San Vicente Boulevard, West Hollywood.

Motion:

Behr

Second:

Zaden

Vote: All Ayes

Motion carried.

ATTEST:

COMMUNITY DEVELOPMENT