

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES
Thursday, March 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 Chair Richmond at 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Chair Richmond.

B. Roll Call:

Commissioners Present: Behr, Crowe, Lambert, Litz, Richmond, Zaden

Others Present: Anne Browning, Planning Manager; Jennifer Davis and Bill Meeker, Associate Planner; Angela Reynolds, Assistant Planner; Tom Trevor, Secretary

C. Approval of Agenda:

Action: Comm. Behr asked that Item III.B be pulled for discussion.

Motion to approve agenda.

Motion: Litz 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

A. Lester Hirsch, W. Hollywood - spoke re: Item V.B - asked for clarification of the issue.

III. CONSENT CALENDAR

A. Approval of Minutes

1. March 4, 1993

Action: Motion to approve.

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

IV. EXCLUDED CONSENT CALENDAR

B. Approval of Resolutions

1. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, GRANTING CONDITIONAL USE PERMIT 92-16 AND DEVELOPMENT PERMIT 92-73 ON AN APPLICATION BY DAVID COOLEY AND MARK BURKETT FOR AN EXTENSION OF THE SALE OF ALCOHOL TO THE ADJACENT LEASE SPACE, KNOWN AS 8863 SANTA MONICA BOULEVARD, AND FOR ROOFTOP DINING."

Action: Commission Behr stated that he was not aware that outdoor dining had been discussed and that it was now included in the report (resolution).

Anne Browning indicated that a separate statement of findings could be presented to the PC at a later date if the Commission felt it was appropriate, but requested that the approval of the Resolution not be postponed to a later meeting.

Commissioner Zaden made a motion to approve the Resolution with an amendment to exclude language re: outdoor dining.

Motion: Zaden Second: Behr

Vote: All Ayes Motion carried.

V. PUBLIC HEARINGS

A. Development Permit 92-25, Demolition Permit 92-06, Conditional Use Permit 92-07, Variance 93-01 and Tentative Tract Map 15458 - Request to demolish four residential units and construct nineteen condominium units.

Applicant: Zissis Makris/Dunwell Company

Owner: Zissis Makris

Location: 1426-28 Laurel

Recommended Action: Approve subject to the findings and conditions contained in draft Resolutions No. PC 93-12 and 93-13.

Jennifer Davis presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Ben Clavan, W. Hollywood - (applicant's representative)
Eleni Makris, W. Hollywood (property owner)
Mr. Makris, W. Hollywood (property owner)

Action: To close the public hearing.

Motion: Lambert Second: Zaden

Motion carried.

Action: To adopt Resolution PC 93-12 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVIDNG DEMOLITION PERMIT 92-06 DEVELOPMENT PERMIT 92-25, CONDITIONAL USE PERMIT 92-07 VARIANCE 93-01 AND NEGATAIVE DECLARATION ON APPLICATION OF ZISSIS MAKRIS TO DEMOLISH FOUR DWELLING UNITS AND CONSTRUCT NINETEEN CONDOMINIUM UNITS AT 1426-1428 LAUREL AVENUE, WEST HOLLYWOOD" with the following changes: 1) require existing trees to be saved; 2) provide exclusive handicap parking access (not tandem); 3) revise Section 6 to include the wording: "incorporates the preceding a through o findings and"; 4) add Section to read "Based on the foregoing findings of fact, the Planning Commission hereby approves the Negative Declaration, Demolition Permit 92-06, Development Permit 92-25, Conditional Use Permit 92-07, and Variance 93-01, subject to the following conditions:"; 5) revise condition 3.6 regarding specific dollar amount of school fee and 6) remove condition 10.2 regarding transit stops.

Motion: Lambert Second: Zaden

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

Noes - Litz

Motion carried.

B. General Plan Amendment 92-04, Zoning Text (Map) Amendment 92-05 - Request to change General Plan Map designation from R2 to C1.1 and change zoning from R2 to C1A.

Applicant: H. F. Rabie

Owner: H. F. Rabie

Location: 612 and 616 West Knoll Drive

Recommended Action: Recommend to the City Council approval of GPA 92-04 and ZTA 92-05, subject to findings in Resolution No. PC 93-14.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the amendment:

Paul Dooks, W. Hollywood (applicant's representative)
Mr. Wilkes, W. Hollywood

*Note: Two letters were received by staff speaking in favor of the expansion from 1) Michael Carlson, W. Hollywood and 2) Chuck Pendagast/Edmund Horn, W. Hollywood.

The following spoke against the amendment:

Robert DeLapp, W. Hollywood
Peggy Roland, Rolling Hills Estates
Lewis F. Roland, Rolling Hills Estates

Mr. Dooks rebutted public testimony.

Action: Chair Richmond closed the public hearing.

Action: To approve staff recommendation re: split zoning with R2 designation for property frontage (45') and C1A for rear portion of property (85') and approve balance of report as drafted by staff to Planning Commission.

Motion: Crowe Second: Lambert

Vote: Ayes - Crowe, Lambert, Richmond

Noes - Behr, Litz, Zaden

Motion Failed.

Action: To reconsider original motion.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

Action: To reoffer original motion.

Motion: Crowe Second: Lambert

Vote: Ayes - Crowe, Lambert, Litz, Richmond

Noes: - Behr, Zaden

- C. Conditional Use Permit 93-03 - Six month review of Conditional Use Permit 91-22 a permit to sell off-site alcohol and a request to amend the original Conditional Use Permit.

Applicant: Jean Lahigani/Circle 7

Owner: Charlotte Reed and Natalie Robins

Location: 7073 Santa Monica Boulevard

Recommended Action: Approve amendment subject to findings and conditions contained in draft Resolution PC 93-08.

Jennifer Davis presented the staff report.

Commissioner Richmond opened the public hearing.

Jean Lahigani, Los Angeles, (applicant), spoke in favor of the request.

The following spoke against the request:

Soon Oh Chung, West Hollywood
Reinaldo Almeyia, W. Hollywood

Cliff Morden, Sheriff's Office commented on the request.

Jean Lehigani rebutted public testimony.

Action: To close the public hearing.

Action: To approve staff report recommendation and extend permit with a six month review.

Motion: Litz Second: Zaden

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

None

VII. ITEMS FROM CITIZENS

None

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Lambert - spoke regarding parking zone designations for West Knoll property.
- B. Commissioner Behr - spoke regarding property setbacks, asked that packets be numbered (by page).
- C. Commissioner Zaden - spoke regarding crime statistics & WestWeek event.
- D. Commissioner Litz - spoke regarding staff reports (have planners sign/initial), demolition of residential units (communication with RSD) and cellular antenna design.
- E. Chair Richmond - spoke regarding rotation of PC members for Design Subcommittee members, commercial leasing at Gina B. building (in residential units). Stated Commissioner Zaden and Commissioner Lambert would take over representation on Design Subcommittee.

IX. ITEMS FROM STAFF

- A. Anne Browning reported:
 - 1. that next City Council meeting is cancelled;
 - 2. that the following meetings will take place:
 - a) Budget meeting will take place on March 30th at Plummer Park (re: cuts);
 - b) Study Session meeting re: Sunset Specific Plan being held on April 12th; and
 - c) An appeal re: cellular antenna decisions is being brought to the City Council at their next scheduled meeting.

Vote: Ayes - Zaden, Litz, Crowe
Noes - Richmond, Behr, Lambert

Motion failed.

Action: To reconsider CUP 93-03/91-22 with the provision that no refrigerated products be sold.

Motion: Behr Second: Zaden

Vote: Ayes - Behr, Zaden, Crowe, Litz
Noes - Richmond, Lambert

Motion carried.

- D. General Plan Amendment 93-03 - Request to amend City of West Hollywood General Plan and Zoning Ordinance to remove the front twenty-five foot setback requirement from the maximum height limits for designated 'incentive' sites on Sunset Boulevard.

Applicant: City Initiated

Location: City-wide

Recommended Action: Recommend to the City Council approval of GPA 93-03 and ZTA 93-03, subject to findings in Resolution Nos. PC 93-06 and 93-07.

Anne Browning presented the staff report.

Commissioner Richmond opened the public hearing.

Action: To close the public hearing.

Motion: Richmond Second: Crowe

Motion carried.

Action: To approve General Plan Amendment.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve Zoning Text Amendment.

Motion: Zaden Second: Litz

X. ADJOURNMENT

Action: To adjourn to the next regularly scheduled meeting of the Planning Commission on Thursday, April 15, 1993, 7:00 p.m., at 647 N. San Vicente Boulevard, West Hollywood Park Auditorium.

Motion: Crowe

Second: Litz

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT