CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

Thursday, June 17, 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 7:04 p.m.

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

B. Swearing in of Commissioner Loveman.

C. Roll Call:

Commissioners Present: Behr, Crowe, Lambert, Litz,

Loveman, Richmond, Zaden

Others Present: Anne Browning, Planning Manager;

Gay Forbes, Director of Community Development;

John Jakupcak, Associate Planner; Bill Meeker, Associate Planner; Jennifer Davis, Associate Planner; Tim Gawronski, Urban Designer; Craig Rhea, Recording Secretary.

D. Approval of Agenda:

Action: Pull the Consent Calendar, move Item V.E. (1223 N. Larrabee) to the top of the agenda; hear Item V.D (Chabad Synagogue) before Item V.C (1145 Horn Avenue) and approve the agenda as amended.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

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

II. ITEMS FROM CITIZENS

A. Roger Williams, West Hollywood, spoke about a letter he received from Code Enforcement regarding a fence on his property higher than 6 feet in the backyard; he's concerned

about safety.

- B. Scott Dewees, West Hollywood, spoke about the excavation at 853 Westbourne, near his property, which is having a drainage problem. He also spoke about the chain link fence at the Montgomery parking lot on Holloway.
- C. Mike Radcliffe, Hollywood spoke about pay phones on Santa Monica Boulevard. Also spoke about the grand opening for Smart and Final on June 23, 1993.

V. PUBLIC HEARINGS

E. Development Permit 92-42 and Demolition Permit 92-09 - Request to demolish a single-family residence and construct eight apartment units.

Applicant:

Joe Yashari

Owner:

Joe Yashari

Location:

1223 N. Larrabee Street

Recommendation:

Continue to date uncertain

within 90 days.

Bill Meeker gave a brief staff report.

Action: To continue to date uncertain (but not

later than 1st meeting in September

1993).

Motion: Lambert

Second: Zaden

The motion carried unanimously.

IV. EXCLUDED CONSENT CALENDAR

- A. Approval of Minutes
 - 1. June 3, 1993

On his comments during "Items from Commissioners", Commissioner Litz wants to specify inviting the Chamber, Santa Monica Boulevard Association, and Transportation Department to the study session on general off-site parking.

Action: To approve the minutes as amended.

Motion: Litz

Second: Behr

Vote:

All Ayes

Motion carried.

Commissioner Loveman abstained.

B. Request to move the existing vacant structure located at

1426 Laurel Avenue to a vacant lot at 7506 Franklin Avenue. This site was approved for a 19-unit condominium project on March 18, 1993.

The Commission asked questions of staff.

Zissis Makris, applicant, spoke for the project and answered questions from the Commissioners.

Action: To approve the resolution with the following conditions: All zoning and building permits from the City of L.A. be submitted before approval is granted; A Construction Mitigation Plan be in place; House be boarded up to FHA standards until it is moved; Land should be completely cleared and leveled after house is moved; Tree should be boxed; and require a bond to be placed on the property to recover affordable housing fees.

Motion: Litz Second: Zaden

Vote: Ayes - Litz, Loveman, Zaden

Noes - Behr, Crowe, Lambert,

Richmond.

Motion failed.

Action: To deny request because applicant did not demonstrate the public need that would be met by the relocation as required by the Zoning Ordinance.

In addition, the Planning Commission did not want to encourage the practice by developers of letting structures become vacant, run down and unsecured prior to their proposed demolition. The PC denied request and stated that applicant must secure (board up) the structure according to FHA standards as long as the property remains vacant.

Motion: Lambert Second: Crowe

Vote: Ayes - Behr, Crowe, Lambert,

Richmond

Noes - Litz, Loveman, Zaden

Motion carried.

C. Creative Sign Permit 93-22 - Request for a revolving pole/monument sign for Collar and Leash, to be located at 8543 Santa Monica Boulevard.

The Commissioners asked questions of staff.

Action: To approve the request as recommended by staff.

Motion: Litz Second: Crowe

Vote: All ayes. Motion carried.

V. PUBLIC HEARINGS

A. Conditional Use Permit 93-05 and Tentative Tract Map 51648
 - Request to convert an existing 15-unit apartment building into condominiums.

Applicant:

David Oved

Owner:

Norlyn Builders, Crescent Heights

Location:

1031 N. Crescent Heights

Recommended Action:

Approve Conditional Use Permit 93-05 and TTMap 51648 subject to the findings and conditions contained in Resolution Nos. PC 93-27 and 93-28.

Commissioner Behr excused himself from the Commission proceedings during this hearing because he manages a property next door to the subject property.

John Jakupcak presented the staff report.

The Commissioners asked questions of staff.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

David Oved, West Hollywood, applicant
David Green, Los Angeles, developer
Jerome Pastor, Los Angeles, co-partner in Norlyn
Builders

The following commented on the project:

David Behr, West Hollywood Jeanne Dobrin, West Hollywood

David Green rebutted public testimony.

Action: To close the public hearing

Motion: Crowe Second: Litz

Motion carried unanimously.

Action: To approve Resolution No. PC 93-28 with the revision of Condition 2.1 to read as follows, "This permit is for the conversion of a 15-unit apartment building into condominiums." Staff was directed to research the applicability of the relocation/eviction provisions of the Rent Stabilization Ordinance.

Motion: Crowe Second: Litz

Vote:

Ayes -

Crowe, Lambert, Litz, Loveman, Richmond, Zaden

Noes -

None

Abstain -

Behr

Motion carried.

Appeal of Minor Conditional Use Permit 93-02 - Appeal of B. the Community Development Director's approval to permit the sale of beer and wine for on-site consumption at Replay Country Store.

Applicant:

Ralph Gentile for Replay

Country Store

Appellant:

Mark Wright, et. al.

Owner:

Guy Chaddock Trust

Location:

8607 Melrose Avenue

Recommended Action:

Deny appeal and approve MCUP

93-02 subject to the findings and

conditions contained in Resolution No. PC 93-26.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the appeal:

Mark Wright, West Hollywood Frances Miller, West Hollywood Susan DeStefano, West Hollywood Lois Sidney, West Hollywood Gloria Vassy, West Hollywood Roslyn Krause, West Hollywood Effie Reuveni, West Hollywood Guy Thomas, West Hollywood Jeanne Dobrin, West Hollywood

The following spoke against the appeal:

Ralph Gentile, applicant & architect for project Scott Dewees, West Hollywood Donald Miller, West Hollywood Ayse Serim, Marina Del Rey Curtis Kabat, West Hollywood Marco Tarantino, West Hollywood Susan Di Giulio, West Hollywood Mike Radcliffe, West Hollywood

Messrs. Ralph Gentile and Mark Wright rebutted public testimony.

Action: To close public hearing.

Motion: Crowe Second: Zaden

Motion carried unanimously.

Action: To approve Resolution No. PC 93-26 (denying the appeal of Mark Wright) and affirming the Community Development Director's approval of Conditional Use Permit 93-02, with the following amendments: Revise Condition "m" to require a review of the permit by the Planning Commission in six months, or after January 1, 1994, whichever is later. Prior to the review, require notification of individuals testifying at the June 17, 1993 hearing of the impending review; Review the final sentence of Condition "o" to read, "Employees of the cafe or retail store shall not dispose of refuse between the hours of 8:00 P.M. and 9:00 A.M. daily"; Revise Condition "t" to read, "The applicant shall submit a parking mitigation plan for approval of the Director of Transportation and Engineering. Said plan may include the use of valet parking in a manner which is least impacting upon the adjacent residential neighborhood"; Add Condition "u" to say, "Prior to the sale of beer and wine for on-site consumption, the applicant shall submit an accurate plan to the Community Development Department, which shows the location of the cafe area and outdoor dining area, and which complies with the approval granted in Development Permit 93-06"; and Add Condition "v" to read, "The delivery of beer and wine products shall be restricted to occur from only Melrose Avenue, if the Director of Community Development determines that such a restriction is feasible.

Motion: Crowe Second: Lambert

Vote: All Ayes Motion carried.

D. Amendment to Conditional Use Permit 91-20, Parking Use Permit 93-02 - Request to increase the amount of area in a synagogue which may be used for public assembly, permit assembly events on other than religious holidays and the Sabbath, and permit off-site parking at 7617 Santa Monica Boulevard.

Applicant: Chabad Lubavitch Russian

Synagogue, Inc.

Owner: Same

Location: 7630 Santa Monica Boulevard

Recommendation: Approve subject to the findings

and conditions contained in

Resolution No. PC 93-24.

Bill Meeker presented the staff report.

The Commissioners asked questions of staff.

Commissioner Richmond opened the public hearing.

The following spoke for the amendment:

Benjamin Clavan, West Hollywood, applicant's representative

Rabbi Estulin, West Hollywood Rabbi Kaplan, West Hollywood Rabbi Mayer Schmukler, West Hollywood Svetlana Rymar, West Hollywood

The following were in favor of the amendment, handed in speaker's slips, but decided not to speak:

Rabbi Chaim Hanoka, Los Angeles Esther Slonimskaya, West Hollywood Rubin Bland, Los Angeles Elana Gilman, West Hollywood Gregory Zaltzman, West Hollywood Marina Bershodsky, West Hollywood

Al Weismann, West Hollywood, spoke against the project.

The following commented on the project:

Mike Radcliffe, West Hollywood Jeanne Dobrin, West Hollywood

Benjamin Clavan, West Hollywood, and Boris Gorbus, Los Angeles, rebutted public testimony.

Action: To close the public hearing.

Motion: Litz Second: Behr

Motion carried unanimously.

Action: Adopt Resolution No. PC 93-24, approving an amendment to Conditional Use Permit 91-20, Parking Use Permit 93-02 and a Negative Declaration, with the following amendments: Add language to Condition "i" requiring the applicant to identify a designated area for the 7 Los Angeles County Fire Department parking spaces on the revised parking plan. Also, require the revised parking plan to be approved by the Fire Department, especially regarding the proximity of the parking spaces to fuel pumps on the property; Add Condition "k" to read, "The Planning Commission shall review the permit for compliance six months from the date of approval of the requests"; and Add Condition "l" to read, "Prior to use of the privileges granted in this approval, the City Attorney shall review the lease for the off-site parking spaces to assure its validity".

Motion: Crowe Second: Loveman

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

Noes - Litz

Motion carried.

C. Tentative Tract Map 47946 - Request for approval of a Tentative Tract Map for a five-unit condominium which is already 80 percent constructed.

Applicant:

Sia Khajavi for Arch Development, Inc.

Owner:

Shahnaz Khaje-Nouri Vakili

Location:

1145 Horn Avenue

Recommendation:

Approve Tentative Tract Map 47946 subject to the findings and

conditions of Resolution No.

PC 93-29.

Commissioner Zaden excused herself from the Commission proceedings due to prior involvement with this project.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Sibyl Zaden, West Hollywood, commented on the request.

Action: To close the public hearing.

Motion: Litz

Second: Lambert

Vote:

Ayes - Lambert, Litz, Loveman

Noes - Behr, Crowe, Richmond

Motion failed.

Action: To continue public hearing until July 15, 1993.

Motion: Loveman

Second: Crowe

Vote:

Aves -

Behr, Crowe, Lambert, Litz,

Loveman, Richmond

Abstain -

Zaden

Motion carried.

The Commission directed staff to contact the applicant and require that he be present for the hearing.

VI. COMMISSION CONSIDERATION

A. Discussion of the use of PDC parking spaces set aside for general use.

The Commission decided to postpone this discussion.

VII. ITEMS FROM CITIZENS

A. Jeanne Dobrin, West Hollywood, talked about 6 month and 1 year reviews.

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Litz asked about the chain link fence on Holloway, the leasing at the Gina B building, and the construction on Westbourne. Anne Browning provided the Commission with an update on these issues.
- B. Commissioner Litz asked for an updated address list of Planning Commissioners.
- C. Commissioner Zaden asked about an updated Zoning Code.
- D. Commissioner Crowe commented on the work of the Commission and the staff.
- E. Commissioner Richmond commented on 6-month and 1-year reviews.

IX. ITEMS FROM STAFF

A. Anne Browning informed the Commission that there are no Planning Commission items before the Council on Monday night, June 21, 1993.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, July 1, 1993, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Litz

Second: Lambert

Vote:

All Ayes

Motion carried.

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT