

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

Thursday, February 6, 1991 1992

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 Litz at 7:05 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Donny Cacy.

B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith, Zaden

Others Present: Gay Forbes, Director; Anne Browning, Planning Manager; Lucy Dyke, Transportation Manager; John Jakupcak and Bill Meeker, Associate Planners; David Amorena, Assistant Planner; Angie Reynolds, Planning Technician; Chris Patrouch, Transportation Planner; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull out the Consent Calendar and approve the agenda as amended.

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

- A. Stan Lothridge, West Hollywood, questioned staff's enforcement of City codes and regulations and their obligation to the public. He expressed concern that staff has not resolved the issue regarding a manhole on private property on Betty Way.
- B. Elliot Fields, West Hollywood, objected to zoning restrictions that dictate what kind of business he can establish in his property on Beverly Boulevard since there is high rate of vacancy there.
- C. Bob Davis, West Hollywood, expressed how glad he was to see both Russian and Spanish notes on public notices. He suggested that the City make a greater effort to print notices in the predominant language of the area to which they are to be delivered.

III. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. January 16, 1992

Pulled by the Commissioners for the following revisions:

- a) On Approval of Agenda, Action should read, "To take up Items from Commissioners (VII.) right after Items from Citizens (II.); pull out Items III.B.1 and III.B.4 (to Excluded Consent Calendar); pull out of the agenda III.B.2; continue V.C to February 6, 1992; continue V.D to February 20, 1992, and approve the agenda as amended."
- b) On Page 3 (V.A.1.b) ... "The landscape plan shall incorporate as much of the existing plant material..."
- c) Last sentence on VI.B Action should read, "Approve MCUP 91-20 for outdoor dining ... and approve tandem parking plan as submitted and delegate authority to the Director of Community Development to limit the hours during which tandem parking would be required."

Action: To approve the minutes as amended.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.

Recommended Action: Approve an amendment to Development Permit 90-32, subject to the findings and conditions contained in draft Resolution No. PC 92-01 and approve Parcel Map 23114, subject to the findings and conditions contained within draft Resolution No. PC 92-02.

Bill Meeker presented the staff report, and Chris Patrouch answered some questions from the Commissioners regarding transportation issues.

Commissioner Litz opened the public hearing.

The following spoke for the project:

Jeff Seymour, Los Angeles, representing the applicant
Rick Solberg, Los Angeles, architect for the project
Mike Radcliffe, West Hollywood

Bob Davis, West Hollywood, spoke against the project.

Jeanne Dobrin, West Hollywood, commented on the project.

Jeff Seymour rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve staff recommendation.

Motion: Crowe Second: Clavan

Vote: Ayes - Clavan, Crowe, Litz, Richmond, Smith
Noes - Behr, Zaden

Motion carried.

Action: To reconsider the motion in order to add an amendment to Development Permit 90-32 without reopening the public hearing.

Motion: Crowe Second: Clavan

Vote: All Ayes Motion carried.

Staff indicated that condition (f) of Resolution No. PC 92-01 requires more parking for the project than

previously approved for the commercial component of the project, and also more than required by the Zoning Ordinance. The amended plans show 102 commercial parking spaces. That applicant should not be required to provide more parking than required by the Zoning Ordinance.

Action: To approve an amendment to Development Permit 90-32 and adopt Resolution No. PC 92-01 with an amendment to condition (f) as follows: "The approved project plans show a total of 102 commercial parking spaces and 318 residential parking spaces. The number of commercial parking spaces is greater than that required by the Zoning Ordinance. The applicant shall not be required to provide parking for the commercial component of the project at a rate that is greater than that required by the Zoning Ordinance."

Motion: Crowe Second: Clavan

Vote: Ayes - Clavan, Crowe, Litz, Richmond, Smith
Noes - Behr, Zaden

Motion carried.

- B. Development Permit 90-46 - Request for approval to construct a 13,564 square foot, single-story retail center, with rooftop parking.

Applicant: McCune-Gerwin & Partners
Architects, Inc.

Owner: Sassony Development Company

Location: 8305 Sunset Boulevard

Recommended Action: Approve Development Permit 90-46, a Mitigated Negative Declaration and Mitigation Monitoring Plan, subject to the findings and conditions contained in draft Resolution No. PC 92-03.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

Charles McCune, Los Angeles, architect, spoke for the project.

Jeanne Dobrin, West Hollywood, commented on the project.

Charles McCune rebutted public testimony.

Action: To close the public hearing.
Motion: Crowe Second: Zaden
Vote: All Ayes Motion carried.

Action: To approve Development Permit 90-46 and
Resolution No. PC 92-03 as recommended by staff.

Motion: Zaden Second: Clavan
Vote: Ayes - Clavan, Crowe, Smith, Zaden
Noes - Behr, Litz, Richmond

Motion carried.

- C. Development Permit 91-36 - Request for the approval to
construct a one-story wholesale/retail grocery warehouse
of 13,405 square feet.

Applicant: John Tarlos (Smart and Final)

Owner: Andy Abrishami, representing
Realty Investments, Inc.

Location: 1041 Fuller Avenue

Recommended Action: Open the public hearing, receive
public testimony, allow the architect
to present the latest plan, discuss
the proposal, approve in concept the
conceptual plan (including vending),
and continue the public hearing to
March 5, 1992.

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke in favor of the project:

Mark Lehman, representing the applicant
Donny Cacy, West Hollywood
Mike Radcliffe, West Hollywood
Barry Milofsky, architect for the project
Antonio Coco, did traffic study for the project
Chris Bonbright, West Hollywood

Jeanne Dobrin commented on the project.

Action: To continue the public hearing to March 5, 1992.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

V. COMMISSION CONSIDERATION

- A. Sign Program 91-79 for 7853-83 Santa Monica Boulevard.

Recommended Action: Approve Sign Program 91-79.

David Amorena presented the staff report.

Bruce Tucker, applicant, gave a short presentation.

Jeanne Dobrin, West Hollywood, commented on the program.

Action: To approve Sign Program 91-79 with modifications related to window signs listed in the staff report. (Signs that stay must meet City standards).

Motion: Clavan Second: Crowe

Vote: All Ayes Motion carried.

VI. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, spoke regarding tree trimmings, sign permits and restrictions.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Litz requested that staff process a text amendment deleting Section 9317 (D) of the Zoning Ordinance, dealing with the 500 foot distance requirement between nightclubs.
- B. Commissioner Crowe reported that City Engineer, Sharon Schiffman, provided the Capital Improvement Program Subcommittee an excellent and detailed report on why there is mandatory flood control insurance on certain dwellings in West Hollywood.

VIII. ITEMS FROM STAFF

- A. Anne Browning informed the Commission that there are no appeals in the next City Council meeting; that the City

Council upheld the Planning Commission's decision on the Raleigh project with some amendments; that 1320 Harper, 8282 Sunset and Westmount Cul-De-Sac have been appealed but have not yet been scheduled.

- B. Anne Browning announced some upcoming Planning Conferences, one on April and another on May.
- C. Gay Forbes announced the Urban Design Symposium to be held on March 16, 1992, at the Pacific Design Center.

IX. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, February 20, 1991, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Clavan

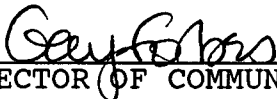
Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT