

CITY OF WEST HOLLYWOOD

PLANNING COMMISSION

MINUTES

JUNE 4, 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 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Doug Routh.

B. Roll Call:

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

Others Present: Gay Forbes, Director; Anne Browning, Planning Manager; John Jakupcak, Associate Planner; David Amorena, Assistant Planner; Angela Reynolds, Planning Technician; Chris Patrouch, Transportation Planner; Craig Rhea, 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

- A. Thomas Jones, West Hollywood spoke about demolition and construction of project at 1320 N. Harper.

III. CONSENT CALENDAR

A. Approval of Minutes

1. May 21, 1992

Action: To approve the Consent Calendar.

Motion: Crowe Second: Smith

Vote: All Ayes Motion carried.

IV. PUBLIC HEARINGS

- A. Warner Studios Comprehensive Plan Draft Environmental Impact Report Review - Planning Commission review of Draft Environmental Impact Report.

Applicant: Warner Studios

Owner: Warner Studios

Location: 1041 N. Formosa Avenue/
7116-7156 Santa Monica Boulevard

Recommended Action: Review and comment on draft document.

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

The following commented on the EIR and responded to comments made by the Commissioners:

- Jack Foreman, Warner Bros. Studios, West Hollywood
- Jim Suhr, Warner Bros. Studios, Burbank
- Jean Gath, representing architects for Warner
- Gary Hamrick, Transportation Consultant
- Dick Yale, Keat Companies, Sewer Consultant

Action: To close the public hearing.

Motion: Smith Second: Crowe

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

Motion carried.

Citizens/residents were informed that the commentary period will run until June 23, 1992. Comments regarding the Warner Studios project can be made in writing and addressed to Community Development Department, 8611 Santa Monica Boulevard, West Hollywood, CA 90069. All comments received will be included in the Final EIR and the Consultant will respond in writing to each comment.

- B. Development Permit 92-03, Demolition Permit 92-01 - Request to demolish a single family residence, a duplex, four single-story cottages, two apartment buildings (13 units) and three garages and construct forty-one low and very-low income units.

Applicant: West Hollywood Housing Corporation
Owner: West Hollywood Housing Corporation
Location: 8001 Norton Avenue/
1213-1215 & 1217-1223 N. Laurel Ave.
Recommended Action: Approve Development Permit 92-03,
Demolition Permit 92-01, subject to
the findings and conditions of draft
Resolution PC No. 92-16.

Gay Forbes, Director, made opening comments; David Amorena and Angela Reynolds presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the project:

Paul Zimmerman, Director, West Hollywood Housing Corp.
Mario Fonda Monarte, Santa Monica, architect
Peter Kamnitzer, AIA, Housing Consultant
Chris Welch, West Hollywood
Charles Loveman, West Hollywood

The following spoke against the project:

Dorothy Blass, West Hollywood
Mike Rounseville, West Hollywood
Doug Routh, West Hollywood
Pete Crampton, West Hollywood

Helen Verbit, Los Angeles
Judy Lubin, Los Angeles
Ted Seifman, West Hollywood
Lesley Duffy, West Hollywood
Jeffrey Purr, West Hollywood
Al Jaramillo, Los Angeles
Susan Gatt, West Hollywood
Rafi Katz, Los Angeles
Jack Moes, Jr., West Hollywood

The following commented on the project:

Nancy Taylor, West Hollywood
Bob Striegel, West Hollywood

The following rebutted public testimony:

Paul Zimmerman, West Hollywood Housing Corp.
Victor Regnier, AIA, Consultant on project
Mario Fonda Monarte, architect

Action: To close the public hearing.

Motion: Crowe Second: Smith

Vote: All Ayes Motion carried.

Action: Approved in concept. Before adopting a resolution on this property, the Commission requested that staff get more information and provide options regarding: 1) Parking: angled parking on Norton Avenue, permit parking, adding more compact spaces, motorcycle space, tandem guest parking, elimination of tree well (palm trees), and relocation of bike parking for vehicle parking; 2) Federal and State definitions of Family - how do these definitions affect the potential tenant selection regarding senior units, family units and potential programmatic effects of occupancy. What type of outreach has been provided to the gay and lesbian community for potential tenancy, and exactly how does the tenancy waiting list operate (does it include any gays, lesbians, and/or persons with HIV or AIDS); 3) Landscape to serve as buffers between adjacent building and proposed structures - planting vines on the northern side wall of senior building, and plant materials in the northern most setback; 4) Elimination or reconfiguration of northernmost balconies on the senior units; 5) Refinement of facade details and discussion of proposed materials; 6) Potential for roof top open space; 7) Family unit accessibility; 8) Possibility of two roof forms on the senior building; and 9) Language in the

IX. ADJOURNMENT

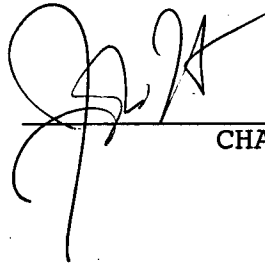
Action: To adjourn to the next meeting of the Planning Commission on Thursday, June 18, 1992, 7:00 p.m., West Hollywood Park Auditorium, 647 San Vicente Boulevard, West Hollywood.

Motion: Crowe

Second: Zaden


Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT