

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES
THURSDAY, AUGUST 6, 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 7:02 p.m.

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

B. Roll Call:

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

Others Present: Anne Browning, Planning Manager; Angela Reynolds, Planning Technician, Derek Widdiss, Secretary

C. Approval of Agenda:

Action: To pull out Item III.A.1 (Consent Calendar); continue VI.A to August 20, 1992; continue V.C (Zoning Text Amendments) to a date uncertain 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 - None

III. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. July 16, 1992

Pulled by Commissioner Behr for the following correction: He wants it mentioned that he requested that zoning changes be sent to the Zoning Subcommittee as soon as possible.

Action: To approve the minutes as amended.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

B. Resolutions

1. Resolution No. PC 92-16, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 92-03 AND DEMOLITION PERMIT 92-01 ON AN APPLICATION OF THE WEST HOLLYWOOD HOUSING CORPORATION TO DEMOLISH SIXTEEN UNITS AND CONSTRUCT A QUALIFIED PROJECT OF FORTY-ON UNITS OF LOW- AND MODERATE-INCOME HOUSING FOR SENIORS, FAMILIES, AND THE DISABLED AT 8001 NORTON AVENUE AND 1217-1223 N. LAUREL AVENUE, WEST HOLLYWOOD."

Pulled by Commissioner Behr. The Planning Commission had a discussion resulting in a motion to amend Section 8 (2.1) of Resolution to include a minimum of two units that of communal living be available to all, including persons with AIDS and senior citizens; revise the definition of "family"; and to send final building materials (exterior details) to design subcommittee for approval and to submit a parking plan for the Director's approval; and that in addition to submitting a parking plan, the Planning Commission direct staff to include language that the number of cars owned by prospective tenants must match the available number of on-site parking spaces.

Action: Approve the Resolution with noted amendments.

Motion: Crowe Second: Zaden

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

Noes - Behr

Motion carried.

IV. PUBLIC HEARINGS

- A. Conditional Use Permit 92-09 - Request for on-site beer and wine service at an existing coffee house.

Applicant: Carter Bravman, Steve Butts and Chris Welch
Owner: Philip and Maria Magnanimo
Location: 8861 Santa Monica Boulevard
Recommended Action: Deny Conditional Use Permit 92-09, subject to the findings and conditions contained in draft Resolution No. PC 92-23.

Angela Reynolds presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the request:

Chris Welch, Los Angeles, applicant
Carter Bravman, West Hollywood, applicant
Steve Butts, Los Angeles, applicant
Matt McKindrick, West Hollywood

Jeanne Dobrin, West Hollywood, spoke against the request.

Carter Bravman rebutted public testimony.

Action: To close the public hearing.

Motion: Clavan Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve C.U.P. 92-09 and reject staff's recommendation for denial.

Motion: Clavan Second: Zaden

Vote: All Ayes Motion carried.

- B. Conditional Use Permit 92-08 - Request for a full service restaurant with bar.

Applicant: David Cooley and Mark Burkett

Owner: Philip and Maria Magnanimo

Location: 8865 Santa Monica Boulevard

Recommended Action: Deny Conditional Use Permit 92-08,
subject to the findings and conditions
contained in draft Resolution No. PC
92-24.

Angie Reynolds presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the request:

David Cooley, West Hollywood, applicant
Jack Bentley, Los Angeles
Chris Hart, Los Angeles
Timothy Kyles, West Hollywood
Zaphir Dujany, Los Angeles
David Neverez, West Hollywood
Paul Kenney, West Hollywood
Mike Kagel, Los Angeles

Jeanne Dobrin spoke against the request.

Bill Abbott, Los Angeles, commented on the request.

David Cooley rebutted public testimony.

Action: To close the public hearing.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve C.U.P. 92-08 and deny staff's
recommendation, with provision to include language which
state food sales must be greater than alcohol sales, and
that the permit be reviewed within 6 to 12 months.

Motion: Clavan Second: Smith

Vote: All Ayes Motion carried.

C. Zoning Text Amendments 92-02.

Applicant: City Initiated

Owner: City of West Hollywood

Location: Citywide

Recommended Action: Continue public hearing to date uncertain.

V. COMMISSION CONSIDERATION

- A. Temporary Use Permit 92-20 for a temporary parking lot behind Sunset Plaza at 8600-8720 Sunset Boulevard.

Recommendation: Continue to August 20, 1992 meeting in order to adhere to Negative Declaration noticing requirements under CEQA.

- B. Request for design modification to alter rooftop railings and building height at 1145 Horn Avenue.

Recommendation: Deny design modification to alter railings and approve modification to building height.

Action: To approve staff recommendation.

Motion: Crowe Second: Clavan

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

Noes - Richmond

Motion carried.

VI. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood - spoke re: Zoning Ordinance changes relating to commercial uses under 1200 sq.ft. and parking exemptions for same.

- B. Budd Kops, West Hollywood - spoke re: Planning Commission's approval of Norton/Laurel Avenue project: displacement of tenants, loss of affordable housing, rent control protections and City's definition of the term "family".

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Zaden mentioned concerns relating to City's lack of parking and on-going problems with same.

- B. Commissioner Litz mentioned upcoming Community Alliance Dinner; and also asked about scheduling for Planning Commission retreat.

VIII. ITEMS FROM STAFF

- A. Anne Browning indicated that there were no appeals pending. She informed the Commissioners that the Warner project would be on the next agenda and to review draft E.I.R. prior to the meeting. She also mentioned that study session regarding landscaping issues would be scheduled by Jennifer Davis.

IX. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, August 20, 1992, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Crowe

Second: Behr

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT