

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES
Thursday, September 17, 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 Smith at 7:10 p.m.

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

B. Roll Call:

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

Commissioner Absent: Richmond

Others Present: Gay Forbes, Director; Mike Jenkins, City Attorney; Jennifer Davis, John Jakupcak, Bill Meeker, Associate Planners; Lucy Dyke, Transportation Manager; David Amorena, Assistant Planner; Chris Patrouch, Transportation Planner; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull Items III.A.1 and III.B.1; continue V.C until October 15, 1992; continue V.D to October 1, 1992, and approve the minutes 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. September 3, 1992

Pulled by Commissioner Zaden. She wants clarification as to the time limit set for the Montgomery Management Company parking lot project; whether the permit was for 10 years or 5 years. Requested staff to listen to the tape.

(Approval of Temporary Use Permit 92-02: After the first year of operation, the Director of Community Development may extend the permit for a period of five years (making it a total of six years). In the absence of substantial complaints received or problems documented by the Department of Community Development, the permit shall automatically be extended for another four years (six years and another four years makes a total of ten years).

Action: To approve the September 3, 1992 minutes.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

B. Resolutions

1. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING VESTING TENTATIVE TRACT MAP 33541 ON APPLICATION OF HILLDALE INVESTMENT GROUP FOR THE SUBDIVISION OF THE COMMERCIAL PORTION OF A MIXED-USE DEVELOPMENT FROM THE RESIDENTIAL PORTION OF THE DEVELOPMENT AND SUBDIVIDING AIRSPACE FOR EIGHT (8) CONDOMINIUM UNITS TO BE LOCATED ON PROPERTY LOCATED AT 824-828 N. HILLDALE AVENUE AND 825 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.

Pulled by staff who read corrections for the record. The City Attorney has recommended that the word "condominium" be deleted.

Action: To approve as corrected.

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

IV. PUBLIC HEARINGS

- A.1. Warner Studios Comprehensive Plan Final Environmental Impact Report. Planning Commission review of Final Environmental Impact Report.
2. General Plan Text Amendment 92-01 and Zoning Text Amendment 92-03 requesting to amend identical sections in the General Plan and Zoning Ordinance to allow greater heights throughout portions of the Warner Studio property.
3. Comprehensive Development Plan 90-01 and Development Agreement 92-01. Request to expand and modernize Warner Hollywood Studios production and post production facilities for television and film. Proposed development plan consists of six new sound stages (89,000 sq.ft.), new media/workshop space (109,500 sq.ft.), new support offices (140,000 sq.ft.), additional warehouse storage (42,000 sq.ft.) and 556 additional parking spaces. Plan also includes an option to respond to shifts in industry trends resulting in increased need for support offices, reduced need for sound stages. The request also includes a General Plan Text Amendment amending Section 1.13.22 of the General Plan and a Zoning Text Amendment of Section 9226.C.2 of the Zoning Ordinance for the proposed increase of heights up to 160 feet. The comprehensive development plan will be secured by a development agreement.

Applicant: Warner Studios

Owner: Warner Studios

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

Recommendation:

1. Recommend to City Council certification of the Final EIR.
2. Recommend to City Council the approval of General Plan and Zoning Text Amendments subject to the findings of Draft Resolutions PC 92-21 and 92-22.
3. Recommend to City Council the approval of the development plan 90-01 and development agreement subject to the findings and conditions of draft Resolution No. PC 92-25.

John Jakupcak presented the staff report.

Commissioner Smith reopened the public hearing.

The following spoke for the project:

Jim Suhr, Burbank, representing the applicant

Tad Bright, West Hollywood, representing East End
Community Action and East End Crime Task Force
Wilma Johnson, West Hollywood

Instead of rebuttal period, Jim Suhr answered questions from the Commissioners.

Action: To close the public hearing.

Motion: Litz Second: Zaden

Vote: All Ayes Motion carried.

Action: To recommend to the City Council certification of the Final Environmental Impact Report.

Motion: Zaden Second: Behr

Vote: All Ayes Motion carried.

Action: To approve the Comprehensive Development Plan.

Motion: Zaden Second: Litz

Vote: All Ayes Motion carried.

Action: To approve the General Plan and Zoning Text Amendments as recommended by staff.

Motion: Lambert Second: Zaden

Vote: All Ayes Motion carried

Action: To approve Resolution No. PC 92-25 recommending approval of Comprehensive Development Plan 90-01, Development Permit 92-51, Development Agreement 92-01, and Final Environmental Impact Report.

Motion: Crowe Second: Litz

Vote: All Ayes Motion carried.

Action: To approve the Development Agreement. The Planning Commission will review designs of three major buildings for consistency with design guidelines: the office tower, the Formosa Office building and the Santa Monica parking structure.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

B. Conditional Use Permit 92-06 - Request to continue the operation of a private school.

Applicant: Sephardic Hebrew Academy

Owner: Sephardic Hebrew Academy

Location: 310 N. Huntley Drive

Recommended Action: Approve Conditional Use Permit 92-06 based on the findings and conditions of draft Resolution No. PC 92-26.

Commissioner Crowe excused himself from this item.

Jennifer Davis presented the staff report.

Commissioner Smith opened the public hearing.

The following spoke for the request:

Laura Chick, Sherman Oaks, representing the applicant
Rabbi Kupfer, West Hollywood
Evelyn Sass, Los Angeles
Janet Morris, Beverly Hills
Keith Jablon, West Hollywood
Elias Magid, West Hollywood
Martin Strudler, West Hollywood
Pamela Baroukh, West Hollywood

The following spoke against the request:

Michael Meraz, West Hollywood
G. Bruce Traub, West Hollywood

The following commented on the request:

Ethel Shapiro, West Hollywood
Brad Crowe, West Hollywood
Jeanne Dobrin, West Hollywood

Laura Chick and Rabbi Kupfer rebutted public testimony.

Action: To close the public hearing.

Motion: Litz Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 92-06 with the following conditions: this permit will be granted for ten years with review every 12 months; the Academy is allowed twelve events per year until 10:30 P.M. (does not apply to meetings ending before 9:00 p.m. or where the parking lot is not being used); encourage the use of Commuter Transportation Services for carpooling; intensify landscaping, final landscaping plans to be approved by the Planning Commission; maintain parking lot wall at current location; and include tentative schedule of events for the year to be presented at annual meeting with neighbors.

Motion: Lambert Second: Behr

Vote: Ayes - Behr, Lambert, Smith

Noes - Litz, Zaden

Abstain - Crowe

Motion failed.

Action: To approve Conditional Use Permit 92-06 with the following conditions: a) This permit shall be approved for a period of ten years. Staff shall present a review, following the annual meeting between residents and the Academy, to the Planning Commission. This review shall occur within 12 months of the approval of this permit. The review shall be listed as a Commission Consideration item and be presented as soon as possible after the annual meeting. At the first Commission review of this permit after 12 months, the Commission shall make a determination as to when the next Commission review will be conducted. The Commission may decide not to conduct annual reviews after the initial twelve month review; b) The first annual meeting shall be held approximately twelve months after the approval of this permit. The Academy shall present a tentative schedule of school events at the annual meeting; c) the Academy is encouraged to use the services of the Commuter Transportation Services; d) The hours of the parking lot shall be from 7:30 a.m. until 9:00 p.m. for normal school activities. For special events and meetings that occur later in the evening, the parking lot may be used until 10:30 p.m. Special events and later meetings shall be limited to twelve per year (a total of twelve days). For any meeting for which persons do not need to use the parking spaces of the lot, this condition does not apply; and, e) The perimeter wall surrounding the existing parking lot shall be moved to observe current residential setbacks along the northern and western boundaries.

Motion: Litz Second: Zaden

Vote: Ayes - Behr, Litz, Smith, Zaden
Noes - Lambert
Abstain - Crowe

Motion carried.

- C. Amendment to Development Permit 90-44, Conditional Use Permit 92-11, Tentative Tract Map 51221 - Request to permit construction of seventeen (17) condominium units and 1,800 square feet of commercial space.

Applicant: Gabbay Architects

Owner: Jerry Ullouljian

Location: 1114 N. Orange Grove Avenue

Recommended Action: Continue public hearing until October 15, 1992.

- D. General Plan Text Amendment 92-02 - Request to recommend to the City Council an amendment to the Land Use Element of the General Plan.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Continue public hearing until October 1, 1992.

VI. COMMISSION CONSIDERATION

- A. Request for a parking space reduction to permit a waiver of the need for additional parking spaces resulting from the addition of 504 square feet of office space to a synagogue (Chabad Russian Synagogue) located at 7630 Santa Monica Boulevard, West Hollywood, California.

Bill Meeker presented the staff report.

Action: To approve waiver of need for additional parking for 504 square foot addition subject to condition requiring removal of the additional square footage or provision of required additional parking if use is changed.

Motion: Litz

Second: Zaden

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

Motion carried.

VII. ITEMS FROM CITIZENS

- A. Bruce Traub, West Hollywood, spoke about natural disasters; suggested telephone/power lines should be underground for continued communication/electricity.
- B. Jeanne Dobrin, West Hollywood, spoke on reviews - not defined in the Zoning Ordinance. Complained about staff's failure to conduct reviews.

VIII. ITEMS FROM COMMISSIONERS - None

IX. ITEMS FROM STAFF

- A. Bill Meeker mentioned a memo from Anne Browning regarding new appointments to the four Planning Commission Subcommittees: Zoning Ordinance, Design, Environmental Design, and Capital Improvement Program.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, October 1, 1992, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT