

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

JANUARY 03, 1991

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 7:03 p.m.

- A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Zaden.
- B. Roll Call:
- Commissioners Present: Behr, Clavan, Crowe, Litz, Zaden
- Commissioners Absent: Richmond, Smith
- Others Present: Debbie Potter, Acting Director of Community Development; Anne Browning, Planning Manager; Lucy Dyke, Transportation Manager; Bill Meeker, Associate Planner; John Jakupcak, Associate Planner; Tim Gawronski, Urban Designer; Chris Partouch, Associate Planner, Transportation Department; Craig Rhea, Secretary
- C. Approval of Agenda:
- Action: To pull Items III.A.1 and III.B.1 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 counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

to be added. The Commission decided that the wording was enough.

Action: To approve Resolution No. PC 90-51.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

IV. PUBLIC HEARINGS

- A. Demolition Permit 89-19, Development Permit 89-40, Conditional Use Permit 89-40; and Tentative Tract Map 48527 - Request to demolish a single-family residence and construct five condominium units.

Applicant: Edward Shashoua

Owner: Edward Shashoua

Location: 1051 N. Sierra Bonita Avenue

Recommended Action: Approve Demolition Permit 89-19, Development Permit 89-40, Conditional Use Permit 89-40, subject to the findings and conditions contained in draft Resolution No. PC 90-44 and approve Tentative Tract Map 48527, subject to the findings and conditions contained in draft Resolution No. PC 90-45.

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

Mr. Oded, architect, spoke for the project.

Action: To close the public hearing.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

Action: To approve the project with the following conditions: that a visible roof be incorporated into the project; that rooftop planters be maintained; that the planter walls and balcony walls along the north side be painted with graffiti resistant paints; that the demolition of the single family residence must occur

within 60 days of the date of approval of the resolution; that the site analysis of page three of the project plans be corrected to reflect the current proposal; and that page A.1 of the project plans should not indicate that each unit shall be provided an individual trash area.

Motion: Clavan Second: Behr

Vote: All Ayes Motion carried.

- B. Cultural Resource Designation - Consider recommending designation of an above single-family home, including interior design features and landscaping, as a local cultural resource.

Applicant: City of West Hollywood

Owner: Francis Mazon

Location: 916 N. Genessee Avenue

Recommended Action: Adopt draft Resolution No. PC 90-36 recommending the designation of 916 N. Genessee Avenue as a local cultural resource and forwarding this recommendation, with a draft nomination resolution, to the City Council for final action.

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

Charles Loveman, Chairman of Cultural Heritage Advisory Board, spoke for the designation.

Jay Bienenfeld, West Hollywood, spoke against the designation.

Action: To close the public hearing.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve Resolution No. PC 90-36.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

- C. Demolition Permit 89-14; Development Permit 89-30; and Negative Declaration 90-18 - Request to demolish an existing structure and to construct a 40,480 square foot retail/office complex, including 183 parking spaces.

Applicant: Jeffrey Lambert

Owner: Forsan Corporation

Location: 8282 Sunset Boulevard

Recommended Action: Open the public hearing, receive public testimony and continue the public hearing to March 21, 1991.

Anne Browning explained why this case was before the Commission at this time.

John Jakupcak presented the staff report.

Action: To open the public hearing.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

The following spoke for the project:

Jeff Lambert, representing the applicant
Robert Jacques, architect of the project
Shirley Roberts, Los Angeles

The following spoke against the project:

Franklin Cover, Los Angeles
Jeanne Dobrin, West Hollywood

Jeff Lambert rebutted public testimony.

Action: To renote and continue the public hearing to a date uncertain.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

V. COMMISSION CONSIDERATION

- A. Discussion of the Rent Stabilization Department's One for One Replacement Policy.

C. Commissioner Behr inquired about:

- 1) The Westbourne Drive project, replacing a garage, being covered in the Zoning Ordinance. Anne Browning answered that language would be drafted for the next Council study session;
- 2) A date when the Betty Way project will return to the Planning Commission. Anne Browning informed him that Betty Way project is also being handled in the Zoning Ordinance;
- 3) The minutes for the second meeting in August;
- 4) Expanding comments on the minutes;
- 5) Traffic studies; and
- 6) Stamping the date on the plans for 8282 Sunset.

D. Commissioner Litz requested staff to check if the smoke alarm in the auditorium is working and also requested an update on the building in the 7500 block of Santa Monica Boulevard which Mike Radcliffe referred to during the earlier Citizens Comments portion of tonight's meeting.

E. Commissioner Crowe informed the Commission that according to State Law, the third power of the Planning Commission is to provide guidance on capital improvement programs and suggested that Public Facilities Board functions should come before the Planning Commission under that third power. He suggested a subcommittee for capital improvement/public facilities programs .

F. Commissioner Litz asked how the Commissioners felt about having a joint meeting between the Planning Commission and the Fine Arts Board to discuss the "Arts in Public Places" policy. He recommended this meeting to take place before a Planning Commission meeting in March, 1991.

IX. ITEMS FROM STAFF

A. Anne Browning talked about the memo she put in the packet regarding the issues that were brought up during the joint meeting. She has summarized them and is waiting for the Commission to give direction on how to prioritize these issues and include them in the agenda.

Commissioner Clavan feels that reviewing designs in a context with neighboring buildings should be taken up immediately.

It was agreed that a review of procedures would be before the Commission at the next meeting.

X. ADJOURNMENT

Action: To adjourn to the Joint Study Session of the Planning Commission and Rent Stabilization Commission on Wednesday, January 16, 1991, 7:00 p.m., West Hollywood Park, 647 San Vicente Boulevard.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT