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.

II. ITEMS FROM CITIZENS

- A. Roslyn Krause, West Hollywood, raised a concern regarding Commissioner Clavan living on Rugby Drive and intending some development on his private property. She feels this is a conflict of interest.
- B. Mike Radcliffe, West Hollywood, raised concerns regarding a City-owned building being renovated. He suggested that public buildings should be required to come before a public body prior to alteration.
- C. Stan Lothridge, West Hollywood, talked about the Rugby Drive project that is before City Council on appeal.
- D. Norman Chramoff, West Hollywood, complained about the construction project on his street.

III. EXCLUDED CONSENT CALENDAR

- A. Approval of Minutes
 - 1. December 20, 1990

Pulled by Commissioner Behr. On Item V.C (547 N. Sweetzer), he wants the minutes to reflect that "the Planning Commission instructed staff to see to it that the project is properly posted for the next Planning Commission meeting."

Action: To approve the minutes as amended.

Motion: Crowe Second: Clavan

Vote: All Ayes Motion carried.

B. Adoption of Resolutions

1. Resolution No. PC 90-51 - "A Resolution of the Planning Commission of the City of West Hollywood, California, approving variance 90-03 on application of Jim Lawrence for a variance to permit the reconstruction of a garage at a four foot separation from a dwelling unit, on property located at 728 N. Westbourne Drive, West Hollywood, California.

Pulled by Commissioner Zaden. She inquired if the wordings of the condition on page 3, Section 5.C is strong enough to emphasize the fact that the garage will not be converted into a dwelling unit, or if something else has

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 Mazeron

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 desination.

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 renotice and continue the public hearing to a

date uncertain.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

V. COMMISSION CONSIDERATION

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

Recommended Action: Defer discussion to the joint study session with the Rent Stabilization Commission on January 16, 1991.

Debbie Potter gave a summary and volunteered to answer some questions the Commission might have from the packet which was given to the Commissioners earlier. The Commission discussed the issues and suggestions as to the subject matter to be included in the agenda.

Jay Bienenfeld, West Hollywood, spoke against the policy. Jeanne Dobrin, West Hollywood, pointed out that this meeting between the Planning Commission and Rent Stabilization has not been noticed on the City Channel.

Action: To accept the agenda for study session as proposed by Debbie Potter and Commissioner Litz.

Motion: Clavan Second: Crowe

Vote: All Ayes Motion carried.

VII. ITEMS FROM CITIZENS

A. Jeanne Dobrin, West Hollywood, spoke about Sunset Boulevard and the status of the Rossmoor Regency project.

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Clavan denied an earlier accusation that he was planning some development on his private property on Rugby Drive.
- B. Commissioner Zaden thanked staff for numbering pages in the packet which proved very helpful. She suggested a joint study session with Cultural Heritage Advisory Board, preferably before one of the February Planning Commission meetings. She also thought that a representative from the Planning Commission should attend City Council meetings when planning cases appeals are being taken up. Commissioner Litz said that any interested Commissioner is invited to attend if they are available.

At this point, Anne Browning informed the Commission that there is an appeal that will be going before the City Council on January 22, 1991, regarding 1323 Sweetzer.

Commissioner Zaden also informed the Commission that study sessions that are scheduled at 4:00 p.m. are not convenient for her.

- 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.

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT