

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

April 4, 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 7:00 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; John Jakupcak, Associate Planner; David Amorena, Assistant Planner; Angela Reynolds, Planning Technician; Amy Anderson and Lucio Palazzo, Interns; Derek Widdiss, Secretary

C. Approval of Agenda:

Action: To pull Items III.A.1 and III.B.1, continue Item V.B (Raleigh Enterprises) to May 2, 1991, and approve the agenda as amended.

Motion: Clavan 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. Edward Riney, West Hollywood, talked on the Thrifty Oil project and the Cultural Heritage Advisory Board.

III. CONSENT CALENDAR

1. Resolution No. PC 91-13, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD GRANTING TENTATIVE TRACT MAP 50015 ON AN APPLICATION OF ORANGE GROVE COURT DEVELOPMENT COMPANY FOR PROPERTY LOCATED AT 1011 N. ORANGE GROVE AVENUE."

Action: To approve Resolution No. PC 91-13.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

IV. EXCLUDED CONSENT CALENDAR

- A. Approval of Minutes

1. March 21, 1991

Pulled by Commissioner Zaden. On page 8, "Items from Commissioners" (VII.B), she wants to include Commissioner Litz's proposal about meeting with property owners and whether it is appropriate.

Action: To approve the minutes as amended.

Motion: Crowe Second: Smith

Vote: All Ayes Motion carried.

- B. Approval of Resolutions

1. Resolution No. PC 91-12, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 90-20 AND CONDITIONAL USE PERMIT 90-12 ON AN APPLICATION OF ORANGE GROVE COURT DEVELOPMENT COMPANY TO CONSTRUCT FIVE COURT-YARD DWELLING UNITS AT 1011 N. ORANGE GROVE AVENUE."

Pulled by Commissioner Behr. He requested that the section pertaining to the demolition of the building and the section regarding the address on the roof be deleted.

Action: To approve Resolution No. PC 91-12 as amended.

Motion: Richmond Second: Behr

Vote: All Ayes Motion carried.

V. PUBLIC HEARINGS

- A. Cultural Resource Designation 90-10 - Request to designate twenty-one properties as local cultural resources by creating the Old Sherman Thematic Grouping.

Applicant: City of West Hollywood

Owner: Multiple Owners

Location: 8914, 8924 Cynthia Street;
825, 829, 858 N. Larrabee Street;
927, 931, 950 N. Palm Avenue;
837-841, 838-840, 843-845, 847-849,
850, 853, 863, 864, 873, 883, 889,
935, 966-970 N. San Vicente
Boulevard

Recommended Action: Receive public testimony, discuss the background and analysis section of the staff report and continue the public hearing until June 6, 1991.

Instead of a staff report, John Jakupcak explained that the information in the Commission packet covers the Preservation Ordinance, designation process, impact and benefits of designation, differences between geographic and thematic districts, and information about the Sherman District.

Charles Loveman and Augustus Higginson of the Cultural Heritage Advisory Board answered questions from the Commissioners.

Commissioner Litz reopened the public hearing.

The following spoke against the designation:

David Oved, West Hollywood
Charles Donnel, Sherman Oaks
Mark Lehman, West Hollywood
Robert Eilbacher, West Hollywood

The following spoke against the project:

Ralph Feeley, West Hollywood
Lenore Strich, West Hollywood
Jeanne Dobrin, West Hollywood
Marvin Beck rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Behr

Vote: All Ayes Motion carried.

Action: Accept staff recommendation and adopt
Resolution No. PC 90-22 denying this application.

Motion: Richmond Second: Smith

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

Noes - Clavan

Motion carried.

- D. Conditional Use Permit 91-02 - Request for approval of
an extension of a non-conforming commercial use in a
residential zone.

Applicant: Dean Reynolds

Owner: Dean Reynolds

Location: 801 and 805 N. Westmount Drive

Recommended Action: Approve Conditional Use Permit 91-
02, subject to the findings and
conditions contained in draft
Resolution No. PC 91-15.

Commissioner Litz excused himself from this item. He
explained that Dean Reynolds is a personal friend and
that he (Commissioner Litz) owns property within 500
feet of the proposed project.

Commissioner Smith took over the chair.

Angela Reynolds presented the staff report.

Commissioner Smith opened the public hearing.

The following spoke for the project:

Mark Lehman, representing the owner.
Robert Wilson, West Hollywood

Jeanne Dobrin, West Hollywood, commented on the project.

Dean Reynolds rebutted public testimony.

Action: Approve staff recommendation with the following changes: typical hours of operation for the office shall be Monday through Friday, from 8:00 a.m. to 6:00 p.m.; approval of this permit shall expire ten years from its adoption and recording date with the County Recorder; the permit shall be reviewed for compliance by the Director of the Community Development Department five years from its adoption date; and the parking area shall be made to conform with the approved site plan before the issuance of Conditional Use Permit 91-02.

Motion: Richmond Second: Crowe

Vote: Ayes - Behr, Clavan, Crowe, Richmond,
Smith

Noes - Zaden

Abstain - Litz

Motion carried.

(Commissioner Litz resumed presiding over the meeting).

E. Appeal of Minor Conditional Use Permit 90-07.

Applicant: Jeff Molchan

Owner: Jeff Molchan

Location: 7600 Fountain Avenue

Recommended Action: Deny the appeal and affirm the Community Development Director's denial of Minor Conditional Use Permit 90-07 by adopting draft Resolution No. PC 91-10.

Lucio Palazzo presented the staff report.

Commissioner Litz opened the public hearing.

David Gray spoke on behalf of the applicant.

The following spoke against the project:

Paul Greve, Manhattan Beach
Jeanne Dobrin, West Hollywood

Jeff Molchan rebutted public testimony.

Action: To deny the appeal and uphold staff recommendation.

Motion: Behr Second: Crowe

Vote: Ayes - Behr, Crowe, Richmond, Zaden

Noes - Clavan, Litz, Smith

Motion carried.

VI. COMMISSION CONSIDERATION

- A. Discussion of staff memorandum regarding Handicapped Accessibility Standards and Regulations.

David Amorena presented a brief staff report, answered specific questions and clarified points of discussion brought up by the Commission.

Action: To forward to Council for review and approval, suggesting to set up as new procedure for any projects that come in.

(With an explanation that since this would potentially require a code amendment, the Planning Commission is requesting for Council's input).

Motion: Clavan Second: Richmond

Vote: All Ayes Motion carried.

VII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, expressed her concern with regard to fence height requirement.
- B. G. Bruce Traub, West Hollywood, pointed out that the Planning Commission Resolution approved for Development

Permit 90-49 differed from the motion made by Planning Commission regarding the provision of replacement open space.

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr asked how projects with conditions or review periods with time limits are reviewed by staff. Anne Browning explained the function of the Tickler File.
- B. Commissioner Richmond inquired when the Cultural Heritage Advisory Board and City Council study session is scheduled.
- C. Commissioner Zaden brought up the following:
 - 1) On 8940 Dicks Street, there is a large wood facade with electrical boxes and exposed wiring.
 - 2) On 1117 Sherbourne, there is a sofa that has been lying out for some time on the street and the sidewalk down Sunset Boulevard is covered with dead stuff from trees. She requested staff to check on both properties.
- D. Commissioner Clavan talked on the following:
 - 1) Questioned procedures during meetings, particularly as to the time given to various speakers. He thought the Commission agreed not to extend time to anyone.
 - 2) Continuation of the designation of the Sherman District.
- E. Commissioner Litz mentioned seeing a Sunset Plaza advertisement showing the property as part of Los Angeles.

IX. ITEMS FROM STAFF

- A. Anne Browning talked about a designation which is coming before the Commission on April 18, 1991, and whether the Commission wants to continue it.
- B. Anne Browning gave an update on the Sunset Boulevard Specific Plan.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, April 18, 1991, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Zaden

Second: Richmond

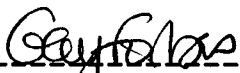
Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT