

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MINUTES

April 18, 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 7:01 p.m.

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

B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith (arrived half an hour late), Zaden

Others Present: Gay Forbes, Director of Community Development; Anne Browning, Planning Manager; Bill Meeker, Associate Planner; Tim Gawronski, Urban Designer; Angela Reynolds, Planning Technician; Craig Rhea, Secretary

C. Approval of Agenda:

Action: Pull Items III.A.1, V.F, V.G; switch the order of the public hearing and take up Item V.B before V.A; continue Items V.C (at the request of appellant) and V.E 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. Ed Riney, West Hollywood, suggested that the Thrifty Oil Gas Station should be reviewed by the Transportation Commission.
- B. Joan Goodman, West Hollywood, voiced her concern about development on Sunset and Sweetzer.
- C. Mike Bygrave, West Hollywood, repeated the concern of Ms. Goodman regarding development on Sunset and Sweetzer.
- D. Mark Lehman, West Hollywood, invited the public and Commissioners to a forum sponsored by the Chamber of Commerce. It will be held on April 24, 1991, and will focus on improving communications, procedures and information with respect to Commissions in the City.
- E. Budd Kops, West Hollywood, addressed conservation issues. He suggested low-flow toilets and retrofitting existing buildings.
- F. Jeanne Dobrin, West Hollywood, also talked on water conservation issues and development at corner of Santa Monica Boulevard and Orlando. Ms. Browning explained the approval process for this project.

## III. CONSENT CALENDAR

- A. Approval of Minutes
  - 1. April 4, 1991

## IV. EXCLUDED CONSENT CALENDAR

- A. Approval of Minutes
  - 1. April 4, 1991

Pulled by Commissioner Litz for minor revision.

## V. PUBLIC HEARINGS

- A. Demolition Permit 90-30, Development Permit 90-41, Conditional Use Permit 90-20 - Request to demolish four residential rental units and construct four townhouse-style condominium units.

Applicant: Shapiro-Fogelman  
Partnership/Miguel Maio

Owner: Shapiro-Fogelman Partnership

Location: 1038 N. Carol Drive

Recommended Action: Approve Demolition Permit 90-30,  
Development Permit 90-41 and  
Conditional Use Permit 90-20, subject  
to the findings and conditions  
contained in draft Resolution No. PC  
91-20 and approve Tentative Parcel Map  
22659, subject to the findings and  
conditions contained in draft  
Resolution No. PC 91-21.

Tim Gawronski presented the staff report.

Commissioner Litz opened the public hearing.

Niccolo Valerios, applicant's representative and  
architect, spoke for the project.

The following spoke against the project:

Julian Ludwig, West Hollywood  
Jim Mirdoon, Los Angeles

Niccolo Valerio rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

Action: Approve Demolition Permit 90-30, Development  
Permit 90-41, Conditional Use Permit 90-20 and Tentative  
Parcel Map 22659 with modifications as recommended by  
staff; the staircase be revised to include a front entry  
facing the street; that the windows be modified; to make  
every effort to save the palm tree located on the front  
setback and trees located on the alleys; and to come back  
to the design review subcommittee.

Motion: Clavan Second: Crowe

(Commissioner Smith has not arrived to participate in the  
voting).

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

Motion carried.

- B. Demolition Permit 90-18, Development Permit 90-23,  
Conditional Use Permit 90-15, Tentative Parcel Map 22003 -  
Request to demolish a single-family dwelling and to  
construct four condominium units.

Applicant: Jeffrey Lambert

Owner: Samuel Azemooon

Location: 547 N. Sweetzer Avenue

Recommended Action: Approve Demolition Permit 90-18,  
Development Permit 90-15 and  
Conditional Use Permit 90-15, subject  
to the findings and conditions  
contained in draft Resolution No. PC  
91-18 and approve Tentative Parcel Map  
22003, subject to the findings and  
conditions contained within draft  
Resolution No. PC 91-19.

(Commissioner Smith arrived for this item).

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

Jeff Lambert spoke for the project on behalf of the  
applicant.

Olga Kravetz commented on the project. Would like to have  
a copy of the developer's insurance policy.

Jeff Lambert rebutted public testimony. Will provide Ms.  
Kravetz with a copy of the insurance policy.

Action: To close the public hearing.

Motion: Clavan Second: Crowe

Vote: All Ayes Motion carried.

Action: Approve Demolition Permit 90-18, Development  
Permit 90-23, Conditional Use Permit 90-15, Tentative  
Parcel Map 22003 subject to the following conditions: that  
a determination by the City Attorney be made whether the  
project must comply with the requirements of the new  
Zoning Ordinance or the old Zoning Ordinance; that the

front elevation shall be revised to provide a primary access to the first floor unit from the Sweetzer Avenue side of the property, the revised elevation is subject to the approval of the Design Review Subcommittee; that a revised landscape plan shall be required - specific attention shall be paid to landscaping on the north and south sides of the property to soften the appearance of the building. The landscaping plan shall be subject to the approval of the Design Review Subcommittee.

Motion: Clavan Second: Crowe

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

Motion carried.

- C. Appeal of Minor Conditional Use Permit 90-15 - Appeal of Director of Community Development's approval of a request to permit on-site sale and consumption of alcoholic beverages in an outdoor dining area.

Appellant: Jeanne Dobrin, et. al

Applicant: Alberto Lensi, dba Petit Four

Owner: Alberto Lensi

Location: 8652-8654 Sunset Boulevard

Recommended Action: Deny the appeal and approve Minor Conditional Use Permit 90-15, subject to the findings and conditions contained in draft Resolution No. PC-22.

(Commissioner Behr announced that he was excusing himself from participating on this item).

Commissioner Litz opened the public hearing.

Jeanne Dobrin, West Hollywood, explained why she is requesting a continuance.

Mark Lehman, representing the respondent, explained why he and his client are against the continuance.

Action: To reconsider decision to continue hearing of this item to May 2, 1991.

Motion: Crowe Second: Clavan

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

Motion carried.

Action: To continue this item to May 2, 1991.

Motion: Zaden Second: Crowe

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

Motion carried.

- D. General Plan Amendments - Amendments to the West Hollywood General Plan regarding height averaging formulas and incentive bonuses to bring the General Plan into conformance with the Zoning Ordinance.

Applicant: City of West Hollywood

Owner: City of West Hollywood

Location: City-Wide

Recommended Action: Adopt Resolution No. PC 91-17, recommending approval of a negative declaration and General Plan Amendment 91-01.

Anne Browning presented the staff report.

Commissioner Litz opened the public hearing.

Action: To close the public hearing.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

Action: To adopt Resolution No. PC 91-17, recommending approval of a negative declaration and General Plan Amendment 91-01 as described by staff.

Motion: Crowe Second: Zaden

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

Motion carried.

- E. Development Permit 90-32 - Request to construct a mixed-use development consisting of 23,500 square feet of commercial space and 169 apartment units.

Applicant: Morey/Seymour & Associates  
Owner: Westlake Village Properties  
Location: 1213-1251 N. La Brea Avenue  
1222-1252 1/2 N. Detroit Street  
7120-7126 Fountain Avenue

Recommended Action: Continue public hearing to May 2, 1991.

Commissioner Behr questioned whether this item should be continued to May 2, 1991, since the property is not posted properly.

Anne Browning explained that there were errors made in terms of getting all the environmental documentation put together, it took several weeks longer than anticipated. Since the applicant is building several affordable housing on the site, a requirement in the bond financing is that there should be some sort of approval before the end of the fiscal year. If the project is not considered soon, it may not be built.

- F. Cultural Resource Designation 90-10 - Request to designate four commercial buildings as an historic district.

Applicant: City of West Hollywood  
Owner: Multiple Owners  
Location: 7900-7936 Santa Monica Boulevard

Recommended Action: Continue public hearing to a date uncertain.

Commissioner Behr questioned why this particular item is being continued to a date uncertain while other similar items are being scheduled at the first meeting in June, 1991.

Anne Browning explained that by June 6, 1991, the Planning Commission may no longer be reviewing cultural designations.

Action: To table cultural resources designation 90-10.

Motion: Smith Second: Richmond

Vote: All Ayes Motion carried.

- G. Consider recommending to the City Council, adoption of "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING INTERIM DEVELOPMENT REGULATIONS AND PROJECT REVIEW AND APPROVAL PROCEDURES FOR CERTAIN PERMITS, INCLUDING THE PROCESSING OR APPROVAL OF DEVELOPMENT PERMITS, ZONE CHANGES, CONDITIONAL USE PERMITS, VARIANCES AND GRADING PERMITS ON SUNSET BOULEVARD AND DECLARING THE URGENCY THEREOF."

Applicant: City of West Hollywood

Location: City-Wide

Recommended Action: Withdrawn from further consideration.

#### VI. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, addressed issue of procedures at meetings. Requested Commission to ask public to speak into microphone and to state their name and city of residence.

#### VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Smith spoke on the issue of CHAB/cultural resource designation, specifically the legal aspect of cultural resource designations already heard by the Planning Commission and continued to June 4, 1991. He recommended getting the City Attorney's opinion regarding this matter. The Director of Community Development said that the City Attorney will be consulted.
- B. Commissioner Behr talked about two letters he has received from residents of West Hollywood West:
- 1) providing off-site parking for restaurant located at 8471 Beverly Boulevard; and
  - 2) Temporary Use Permit of Cedars Sinai.



C. Commissioner Crowe raised the following:

- 1) issue of telephone calls he receives outside of regular meetings - the ethical and legal aspects; and
- 2) suggested a refresher course on Brown Act from the City Attorney.

Staff will develop policy guidelines regarding the first issue.

D. Commissioner Zaden talked on the following:

- 1) on noticing - when a hearing is continued, how do we notice the public?

Anne Browning explained that people who are interested will call the Department for update.

- 2) signs posted at site are important and should be kept updated.
- 3) asked about upcoming meetings.

April 25 - PC study session  
April 29 - Council budget meeting/strategic plan  
April 30 - Roundtable (with Transportation)  
May 9 - PC Retreat (strategic issues)  
May 29 - Meeting at Pacific Design Center

- 4) inquired if it would be advantageous for the Planning Commission to have subpoena power.

Director of Community Development answered that there was no need since this matter does not come up very often.

E. Commissioner Clavan talked on the following:

- 1) CHAB designations; and
- 2) Sunset project - can PC direct staff to get developer and neighbors together again to work things out.  
Anne Browning explained that subsequent neighborhood meetings are encouraged for ongoing projects and that staff acts as mediator between neighbors and developers.

F. Commissioner Richmond requested staff to include permit streamlining act information on the staff report for 8282 Sunset Boulevard.

- G. Commissioner Smith will give an update on City Hall Site Selection Committee at the next Planning Commission meeting.

VIII. ITEMS FROM STAFF

- A. Anne Browning reiterated the invitation extended by Mark Lehman for th Chamber of Commerce Commission forum.
- B. Anne Browning informed the Commissioners of new code enforcement assignments:

Gary Walsh	-	Westside
Ralph Winter	-	Eastside
Tom Hamlett	-	Abatement Issues

- C. Due to budget considerations, the City Attorney will not be attending as many Planning Commission meetings.

X. ADJOURNMENT

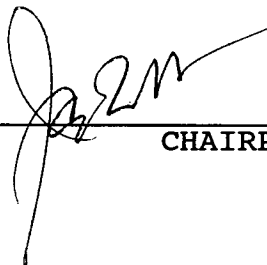
Action: To adjourn to the Roundtable meeting of the Planning Commission on Tuesday, April 30, 1991, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:



-----  
DIRECTOR OF COMMUNITY DEVELOPMENT