

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MINUTES

May 2, 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 7:10 p.m.

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

B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith, Zaden

Others Present: Gay Forbes, Director; Anne Browning, Planning Manager; Lucy Dyke, Transportation Manager; John Jakupcak, Bill Meeker and Jennifer Davis, Associate Planners; Tim Gawronski, Urban Designer; Chris Patrouch, Transportation Associate Planner; Angela Reynolds, Planning Technician; Derek Widdiss, Secretary

C. Approval of Agenda:

Action: To pull Items III.A.1, III.B.1, and III.B.2; continue V.F and V.G to May 16, 1991, and approve the agenda as amended.

Motion: Crowe Second: Richmond

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. Budd Kops, West Hollywood, talked on water-saving devices for new projects.
- B. Roslyn Krause, West Hollywood, raised concerns regarding overdevelopment and talked on recall of John Heilman.

III. CONSENT CALENDAR

A. Approval of Minutes

- 1. April 18, 1991

B. Resolutions

- 1. Resolution No. PC 91-20, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 90-41 AND CONDITIONAL USE PERMIT 90-20 AND DEMOLITION PERMIT 90-30 ON AN APPLICATION OF SHAPIRO-FOGELMAN PARTNERSHIP TO DEMOLISH FOUR APARTMENT UNITS AND CONSTRUCT FOUR CONDOMINIUM TOWNHOUSE UNITS AT 1038 CAROL DRIVE.
- 2. Resolution No. PC 91-21, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE PARCEL MAP 22659 FOR THE DEVELOPMENT OF FOUR CONDOMINIUM TOWNHOUSE UNITS ON AN APPLICATION OF SHAPIRO-FOGELMAN PARTNERSHIP FOR PROPERTY LOCATED AT 1038 CAROL DRIVE."

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

- 1. April 18, 1991

Pulled by Commissioners Zaden and Richmond for the following revisions:

- a) I.C motion was made by Crowe instead of Clavan;
- b) IV.A.1 should include "Action" to approve the minutes with motion made by Crowe and seconded by Zaden;
- c) Action on V.A (Demolition Permit 90-30, Development Permit 90-41 and Conditional Use Permit 90-20) should be reworded "to retain the palm tree located on the

front setback and trees located on the alleys must be saved or relocated on site", instead of "make every effort to save the palm tree..."; and

- d) On Item V.C (Appeal of Minor Conditional Use Permit 90-15), reason for requesting a continuance should be explained. It should state, "Jeanne Dobrin explained that she is requesting a continuance to enable her to receive additional information by means of a subpoena."

Action: To approve the minutes as amended.

Motion: Clavan Second: Zaden

Vote: All Ayes Motion carried.

#### B. Resolutions

1. Resolution No. PC 91-20, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 90-41 AND CONDITIONAL USE PERMIT 90-20 AND DEMOLITION PERMIT 90-30 ON AN APPLICATION OF SHAPIRO-FOGELMAN PARTNERSHIP TO DEMOLISH FOUR APARTMENT UNITS AND CONSTRUCT FOUR CONDOMINIUM TOWNHOUSE UNITS AT 1038 CAROL DRIVE.
2. Resolution No. PC 91-21, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE PARCEL MAP 22659 FOR THE DEVELOPMENT OF FOUR CONDOMINIUM TOWNHOUSE UNITS ON AN APPLICATION OF SHAPIRO-FOGELMAN PARTNERSHIP FOR PROPERTY LOCATED AT 1038 CAROL DRIVE."

Pulled by Commissioner Zaden. She has asked that language be changed on design requirements for both Resolution Nos. PC 91-20 and PC 91-21.

She requested an added condition to state that, "an entrance to the front unit be provided from the street side."

Action: To approve Resolution PC 91-20 and PC 91-21, as amended.

Motion: Richmond Second: Zaden

Vote: All Ayes

Motion carried.

V. PUBLIC HEARINGS

- A. Demolition Permit 90-16, Development Permit 90-21, Conditional Use Permit 90-13 - Request to demolish an existing vacant structure and to construct 40 guest suites, a new lobby and a solarium at the Sunset Marquis Hotel.

Applicant: Raleigh Enterprises

Owner: Raleigh Enterprises

Location: 1200 N. Alta Loma Road  
1221-1227 N. La Cienega Boulevard

Recommended Action: Approve Demolition Permit 90-16, Development Permit 90-21, Conditional Use Permit 90-13, a Mitigated Negative Declaration and Monitoring Plan subject to the findings and conditions contained in draft Resolution No. PC 91-07.

Jennifer Davis presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the project:

Deborah Rosenthal, Santa Monica  
Lou Angelicus, architect of the project  
Jorge Plaza, West Hollywood  
Charlie Mercer, West Hollywood  
Wendy Wexler, West Hollywood  
Jean Yves Mastey, West Hollywood  
Leah Markus, West Hollywood

The following spoke against the project:

Corin Kahn, Sherman Oaks  
Stanley Eilenberg, Los Angeles  
Russell Blackstone, West Hollywood  
Budd Kops, West Hollywood

Action: To close the public hearing.

Motion: Zaden Second: Richmond

Vote: All Ayes Motion carried.



Budd Kops, West Hollywood  
Mike Radcliffe, West Hollywood  
Tad Bright, West Hollywood  
Robert Davis, West Hollywood

David Chaney spoke against the project.

Ed Riney commented on the project.

Jeff Seymour rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe    Second: Richmond

Vote: All Ayes    Motion carried.

Action: To approve Demolition Permit 90-32 with the following amendments: incorporate design changes referenced in May 2, 1991, staff report and create a more residential appearance on the Detroit Street facade, subject to approval of the Planning Commission's Design Review Subcommittee; incorporate the construction phase conditions contained in Resolution 91-07 approving the Sunset Marquis Hotel expansion, including portholes in wall securing the site; delete condition 5.9; add a finding stating that the Planning Commission considers the project to be a "qualified project" as it serves to revitalize the east end of West Hollywood; add finding and condition that as a qualified project, the Planning Commission has approved a 10-foot height increase on the Detroit Street side of project and compact parking spaces for a portion of the commercial parking requirements; add a finding and condition which addresses the approval of a seven space parking space reduction, based upon a parking demand study, for the commercial portion of the project; add the words "where feasible" to the end of condition 8.5; and revise condition 8.9 to state "reasonable pedestrian access subject to review and approval by the Department of Transportation, shall be provided alongside both La Brea and Detroit driveways".

Motion: Zaden    Second: Smith

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

Noes - Behr

Motion carried.

C. Demolition Permit 90-03, Development Permit 90-04, Conditional Use Permit 90-01, Negative Declaration 90-01 - Request to demolish a duplex and construct four condominium units.

Applicant: Ihor K. Makuch  
Owner: Laurette de Moro Giafferi  
Location: 8587-8587 1/2 Rugby Drive

Recommended Action: Approve Demolition Permit 90-03, Development Permit 90-04, Conditional Use Permit 90-01 and Negative Declaration 90-01 subject to the findings and conditions contained within draft Resolution No. PC 91-11.

(Commissioner Clavan excused himself on the deliberation of this item as he lives within 500 feet of the project and Commissioner Smith because he was not present the first time this item was taken up).

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

Ihor Makuch spoke on behalf the owner.

The following spoke against the project:

Bruce Cutting, West Hollywood  
Roslyn Krause, West Hollywood  
Stan Lothridge, West Hollywood

Ihor Makuch rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond                          Second: Litz

Vote: All Ayes                                  Motion carried.

Action: Adopt Resolution PC 91-11 as submitted by staff with the following changes: all outstanding fees owed to the Department of Rent Stabilization shall be paid within 30 days upon approval of the permit; delete condition 6.6 referring to the roof address; exterior color and material samples shall be submitted, along with final construction plans for the project, to the Planning Commission Design Subcommittee for approval; and add a condition prohibiting the use of steel frame windows.

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

Motion carried.

- D. 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.

Angela Reynolds presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke in favor of the appeal:

Jeanne Dobrin, West Hollywood, appellant  
Ed Riney, West Hollywood  
Florence Delbarian, West Hollywood

Mark Lehman, appearing for Alberto Lensi, spoke against the appeal.

Jeanne Dobrin rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Smith  
Vote: All Ayes Motion carried.

Action: To deny the appeal but request the applicant to provide a Hold Harmless Agreement absolving the City from any responsibility or liability arising from accidents which may occur on the public right-of-way.



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

Motion carried.

- E. Development Permit 91-06 - Conditional Use Permit 91-05 - Request to permit the development and operation of a dry cleaning plant.

Applicant: Alper Equipment/Barry Alper  
Owner: James Roberts  
Location: 8265 Santa Monica Boulevard  
Recommended Action: Approve Development Permit 91-06 and Conditional Use Permit 91-05 subject to the findings and conditions contained within draft Resolution No. PC 91-23.

David Amorena presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the project:

Barry Alper, applicant  
Marc Eberhardt, West Hollywood

The following spoke against the project:

Orie Stozch, West Hollywood  
Mike Levian, West Hollywood  
Femia Anthony Ohanian, West Hollywood  
Sarah Johnstone, West Hollywood  
Michael Yachnik, West Hollywood  
Florence Delbarian, West Hollywood  
Alan Steier, West Hollywood

Barry Alper rebutted public testimony.

Action: To close the public hearing.

Motion: Smith Second: Zaden  
Vote: All Ayes Motion carried.

Action: Adopt draft Resolution No. PC 91-23, but limiting hours of operation from 7:00 a.m. to 10:00 p.m.

Motion: Smith Second: Richmond

Vote: Ayes - Clavan, Litz, Richmond, Smith

Noes - Behr, Crowe, Zaden

Motion carried.

- F. Demolition Permit 89-14, Development Permit 89-30, Negative Declaration 90-18 - Request to demolish an existing structure and to construct a 40,480 square foot retail/office complex, including 184 parking spaces.

Applicant: Jeffrey Lambert

Owner: Forsan Corporation

Location: 8282 Sunset Boulevard

Recommended Action: Continue public hearing until May 16, 1991, at the request of the applicant.

- G. Demolition Permit 90-32, Development Permit 90-44, Negative Declaration 90-16 - Request to demolish 6,500 square feet of commercial space and a mixed use development containing 20 apartment units and 2,100 square feet of commercial space.

Applicant: Hamid Gabbay

Owner: Jerry Illouloulian

Location: 1114 N. Orange Grove Avenue

Recommended Action: Continue public hearing until May 16, 1991.

## VI. COMMISSION CONSIDERATION

- A. Consider request of Wesley K. Olson & Associates, on behalf of Kaufman-Wald Investment Company, for a one year extension of the approvals granted within Resolution No. PC 89-13, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD GRANTING DEVELOPMENT PERMIT 89-02, AND DEMOLITION PERMIT 89-01, ON AN APPLICATION OF MARK KAUFMAN FOR 9037-9047 1/2 KEITH AVENUE, WEST HOLLYWOOD"

and Resolution No. PC 89-14, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD GRANTING TENTATIVE TRACT 47295 ON AN APPLICATION OF MARK KAUFMAN FOR 9037 TO 9047 1/2 KEITH AVENUE, WEST HOLLYWOOD".

Bill Meeker explained that although the staff report indicates that it applies to the development permit, package, and tentative tract map, it is the tentative tract map issue that is being considered. The project is already under construction, so the request for extension is only for the tentative tract map.

Action: To approve extension for a period of one year.

Motion: Richmond Second: Clavan

Vote: All Ayes Motion carried.

- B. Consider request for approval of a Sign Program for 7854-7864 Santa Monica Boulevard.

Anne Browning a gave short introduction regarding the project.

Action: To approve the sign program for 7854-7864 Santa Monica Boulevard.

Motion: Clavan Second: Richmond

Vote: All Ayes Motion carried.

#### VII. ITEMS FROM CITIZENS - None

#### VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Zaden suggested that for the upcoming May 9th retreat the following be taken up:

- 1) for larger projects, require developers to submit a resume of work they have done in the past;
- 2) where the collected money specifically goes in the Percent for Art assessment; and
- 3) on other meetings, if there is some way it can be held on days when it does not conflict with City activities.

- B. Commissioner Clavan informed the Commission that the duplex property on Rugby Drive is dirty and unsightly and needs cleaning up.
- C. Commissioner Litz talked on the original intent of the Design Subcommittee and rotating two Commissioners every month. Commissioner Richmond suggesting discussing this at the upcoming retreat.

VIII. ITEMS FROM STAFF - None

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, May 9, 1991, 6:00 p.m., Community Conference Room (formerly Public Works Conference Room), 8615 Santa Monica Boulevard, West Hollywood.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT