

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

May 16, 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 7:07 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 and Bill Meeker, Associate Planners; Janyce Kamahele, Management Analyst; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull III.A.1, III.B.1, III.B.2; continue III.B.3 to June 6, 1991, and approve the agenda as amended.

Motion: Behr 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. On behalf of the Sunset Strip Association, Charlie Mercer, West Hollywood, talked about the removal of parking on the entire length of Sunset Strip and the Association's opposition to the idea.

III. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. May 2, 1991

Commissioner Zaden questioned a portion of the Action on Item V.B (Demolition Permit 90-32) which states, "add a finding and condition which addresses the approval of a seven space parking space reduction ...". The Commission decided to look further into this condition to see whether in fact it was part of the minutes or just part of a discussion.

On Item V.C (Rugby Project) Commissioner Behr pointed out that Commissioner Crowe seconded the motion and not him.

Action: To approve the minutes with changes.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

B. Resolutions

1. Resolution No. PC 91-07, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ADOPTING A MITIGATED NEGATIVE DECLARATION, A MONITORING PLAN AND APPROVING DEVELOPMENT PERMIT 90-21, MAJOR CONDITIONAL USE PERMIT 90-13 AND DEMOLITION PERMIT 90-16 FILED BY RALEIGH DEVELOPMENT TO CONSTRUCT AN APPROXIMATE 37,420 SQUARE FOOT EXPANSION TO THE SUNSET MARQUIS HOTEL LOCATED AT 1200 ALTA LOMA ROAD (1221, 1223, 1225, 1227 LA CIENEGA BOULEVARD)."

Pulled by Commissioner Zaden. She requested that condition 4.6 should include a sentence that says, "A solid wall, with portholes, shall be built which would surround the construction site".

Action: To approve Resolution No. PC 91-07, as amended.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

2. Resolution No. PC 91-11, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 90-04, DEMOLITION PERMIT 90-03, CONDITIONAL USE PERMIT 90-01 AND NEGATIVE DECLARATION 90-01 ON AN APPLICATION OF IHOR MAKUCH TO

DEMOLISH A DUPLEX AND CONSTRUCT FOUR DWELLING UNITS AT 8587-8587 1/2 RUGBY DRIVE."

Pulled by Commissioner Zaden.

Action: To approve Resolution No. PC 91-11, as amended.

Motion: Crowe Second: Zaden

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

Abstain - Clavan, Smith

Motion carried.

3. Resolution No. PC 91-25, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 90-32, A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN, ON APPLICATION OF WESTLAKE VILLAGE PROPERTIES, FOR A MIXED USE DEVELOPMENT CONSISTING OF COMMERCIAL AND RESIDENTIAL RENTAL UNITS, ON PROPERTY LOCATED AT 1213-1251 N. LA BREA AVENUE, 1222-1252 1/2 N. DETROIT STREET AND 7120-7124 FOUNTAIN AVENUE, WEST HOLLYWOOD."

Action: To continue to June 6, 1991.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

IV. OTHER BUSINESS

- A. Update on the Strategic Plan process and review of the Fiscal Year 1991/1992 Program Budget Elements. (15 minutes)

A written staff report was submitted by Janyce Kamahale to the Commission.

Action: To receive and file the report.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

V. PUBLIC HEARINGS

- A. Demolition Permit 90-32, Development Permit 90-44, Negative Declaration 90-16 - Request to demolish 6,500 square feet of commercial space and to construct a mixed use development containing 20 apartment units and 1,800 square feet of commercial space.

Applicant: Hamid Gabbay

Owner: Jerry Illouljian

Location: 1114 N. Orange Grove Avenue

Recommended Action: Approve Demolition Permit 90-32, Development Permit 90-44 and Negative Declaration 90-16, subject to the findings and conditions contained in draft Resolution No. PC 91-28.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

Hamid Gabbay, architect, spoke on behalf of the project.

Yvonne Stevens, Los Angeles, spoke against the project.

Action: To close the public hearing.

Motion: Zaden Second: Richmond

Vote: All Ayes Motion carried.

Action: To approve Demolition Permit 90-32, Development Permit 90-44 and Negative Declaration 90-16, with the added proviso on condition 5.9 that a solid wall, with portholes, surround the construction site and the vehicular entrance to the project be redesigned to better relate to the building by possibly adding an archway.

Motion: Zaden Second: Crowe

Vote: All Ayes Motion carried.

- B. Demolition Permit 91-07, Development Permit 91-15, Conditional Use Permit 91-06, Tentative Tract Map 50720 - Request to permit the demolition of a single-family unit and a duplex and construct 10 condominium units.

Applicant: Benjamin Dayan

Owner: Youssef Cohen
Location: 1004-1012 N. Curson Avenue
Recommended Action: Approve Demolition Permit 91-07, Development Permit 91-15 and Conditional Use Permit 91-06, subject to the findings and conditions contained in draft Resolution No. PC 91-27 and approve Tentative Parcel Map 50720, subject to the findings and conditions contained in draft Resolution No. PC 91-29.

David Amorena presented the staff report.

Commissioner Litz opened the public hearing.

Habib Yasharel, architect, spoke for the project.

Action: To keep the public hearing open, send the project back for redesign, design to be reviewed by the Review Subcommittee, and return to the Planning Commission on its second meeting of July, 1991.

Motion: Clavan Second: Behr

Vote: All Ayes Motion carried.

- C. Zoning Text Amendment 91-02 - Request to amend Chapter 9450 of the West Hollywood Municipal Code, Cultural Heritage Preservation, by modifying procedures regarding the designation of historic properties.

Applicant: City of West Hollywood

Owner: City of West Hollywood

Location: City-wide

Recommended Action: Adopt draft Resolution No. PC 91-26, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL, ADOPTION OF AN AMENDMENT TO CHAPTER 9450 OF ARTICLE IX OF THE WEST HOLLYWOOD MUNICIPAL CODE".

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

Jonathan Sears, attorney, representing the owner of 7936 Santa Monica Boulevard, commented on the amendment.

Action: To close the public hearing.

Motion: Zaden Second: Clavan

Vote: All Ayes Motion carried.

Action: To approve Resolution No. PC 91-26, with the following two changes: add a Section 6 to the resolution enacting this text amendment which contains a provision for grandfathering the possibility of an appeal for the owners who are presently in the process; require the Cultural Heritage Advisory Board to hold a public hearing for all designation decisions.

Motion: Richmond Second: Crowe

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

Noes - Smith

Motion carried.

VII. ITEMS FROM CITIZENS - None

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr spoke about loss of tax base when approving residential projects in a commercial zone.
- B. Commissioner Smith reported on progress of the City Hall Site Selection Committee.
- C. Commissioner Clavan inquired about clean-up of property on Rugby. Anne Browning said she will look into this matter.
- D. Commissioner Zaden spoke on the following:
 - 1) The letter handed by Mr. Mercer before the start of the meetings regarding loss of parking in the City. As a Transportation Commissioner, the Commission wanted to create more parking spaces, but now she is of the impression that the City wants to minimize parking spaces to encourage carpools and vanpools; and

2) The art fee. She wants to know more about the requirements and what exactly is the Public Beautification Trust Fund. It would be helpful if the information can be given before the joint study session with the Fine Arts Advisory Board.

E. Commissioner Crowe talked on the Capital Improvement Program and directed staff to investigate obligation for review under State law.

F. Commissioner Litz spoke regarding the intent of and assignments for the Design Review Subcommittee.

IX. ITEMS FROM STAFF

A. Anne Browning informed the Commission that the meetings for the month of July will be held on the 11th and 18th. The joint session with the Fine Arts Board will tentatively be held July 11th, from 6:00-7:00 p.m.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, June 6, 1991, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT