

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

August 1, 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 Rachele Sommers Smith.

B. Roll Call:

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

Others Present: Gay Forbes, Director; Anne Browning, Planning Manager; Brent Mullins, Building and Safety Manager; Bill Meeker, Associate Planner; Tim Gawronski, Urban Designer; Derek Widdiss, Secretary

C. Approval of Agenda:

Action: To approve the agenda.

Motion: Smith

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. Bruce Traub, West Hollywood, spoke on benefits of the Raleigh Project and how this relates to the strategic plan; and why some owners pay a fee for condo conversion while other owners do not. Staff explained that if the condo is owner occupied, it is not necessary to pay a fee.

- B. Jeanne Dobrin, West Hollywood, concurred with Bruce Traub's comments. While she suggested that half of art fee of the Raleigh project be contributed to Hart Park, she stressed that all the benefit assessments should be on site, especially for a meeting place for citizens.

III. CONSENT CALENDAR

A. Approval of Minutes

1. July 18, 1991

B. Resolutions

1. Resolution No. PC 91-27, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 91-15, DEMOLITION PERMIT 91-07; CONDITIONAL USE PERMIT 91-06 AND A NEGATIVE DECLARATION ON AN APPLICATION OF BENJAMIN DAYAN TO DEMOLISH A DUPLEX AND SINGLE-FAMILY DWELLING AND CONSTRUCT TEN RESIDENTIAL UNITS AT 1004-1012 N. CURSON AVENUE, WEST HOLLYWOOD."
2. Resolution No. PC 91-29, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE TRACT MAP #50720 ON AN APPLICATION OF BENJAMIN DAYAN TO DEMOLISH A DUPLEX AND SINGLE-FAMILY DWELLING AND CONSTRUCT TEN CONDOMINIUM UNITS AT 1004-1012 N. CURSON AVENUE, WEST HOLLYWOOD."
3. Resolution No. PC 91-34, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT 91-03 ON AN APPLICATION OF ANDREW WOOD FOR APPROVAL TO CONVERT TWO SINGLE-FAMILY, DETACHED DWELLING UNITS TO CONDOMINIUM UNITS ON PROPERTY LOCATED AT 8700 ASHCROFT AVENUE, WEST HOLLYWOOD."
4. Resolution No. PC 91-35, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE PARCEL MAP 23033 ON AN APPLICATION OF ANDREW WOOD FOR APPROVAL TO CONVERT TWO SINGLE-FAMILY DETACHED DWELLING UNITS TO CONDOMINIUM UNITS ON PROPERTY LOCATED AT 8700 ASHCROFT AVENUE, WEST HOLLYWOOD."

Action: To approve the Consent Calendar.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR - None

V. COMMISSION CONSIDERATION

- A. Reconsideration of the appeal of staff's approval of Demolition Permit 90-27, for property located at 8950-8970 Sunset Boulevard. (The appeal was approved by the Planning Commission on January 17, 1991, effectively denying the demolition permit. However, findings in support of the denial could not be made by the Commission at that time).

Anne Browning presented the staff report. Brent Mullins, Building and Safety Manager, gave additional information on the project.

Although not a public hearing, members of the public were invited to speak on this issue.

The following commented on this issue:

Harriet Segal, West Hollywood
Charlie Mercer, West Hollywood
Rachelle Sommers Smith, West Hollywood
Joe Kroop, West Hollywood
Lester Hirsch, West Hollywood
Jeanne Dobrin, West Hollywood
Budd Kops, West Hollywood
Bruce Traub, West Hollywood
Jamie Wolf, West Hollywood

Jon Enright, applicant/architect, spoke on materials used to secure property and parking issues.

Action: To approve demolition of the property with the following conditions: lighting on the property should be included for safety factors and should not interfere with surrounding houses; no surface parking will be permitted (a TUP for parking will not be issued by staff); setback of 8 feet on landscaping to act as buffer; and proof of ownership to be submitted. A fence of 12 feet will be built on the rear while the front and sides would have a minimum of 8 feet. The architect is requested to submit a fence design to be reviewed and approved by the Design Review Subcommittee of the Planning Commission.

Motion: Crowe

Second: Zaden

Vote: All Ayes Motion carried.

- B. Consider staff's recommendation that a construction management plan not be required for the Rugby Drive Area.

Anne Browning gave a brief staff update.

The following commented on this issue:

Roslyn Krause, West Hollywood
Bruce Traub, West Hollywood
Jeanne Dobrin, West Hollywood

Action: To approve staff recommendation not to do a construction management plan at the present time for the whole neighborhood, and to implement alternative plans as needed.

Motion: Smith Second: Crowe

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

Noes - Richmond, Zaden

Motion carried.

- C. Request for a one-year extension of the approvals of Demolition Permit 89-09, Conditional Use Permit 89-16 and Negative Declaration 89-03, as memorialized in Resolution No. PC 89-54, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEMOLITION PERMIT 89-09, CONDITIONAL USE PERMIT 89-16, AND NEGATIVE DECLARATION 89-03, ON AN APPLICATION OF LEE OAKES AND MARK LEHMAN TO DEMOLISH THREE HOUSING UNITS AND CONSTRUCT A TWELVE (12) UNIT CONDOMINIUM BUILDING AT 1433 N. HAVENHURST DRIVE" and Tentative Tract Map 47940, as memorialized in Resolution No. PC 89-55, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD GRANTING TENTATIVE TRACT 47940 ON AN APPLICATION OF LEE OAKES AND MARK LEHMAN FOR 1433 N. HAVENHURST DRIVE, WEST HOLLYWOOD."

Anne Browning presented a staff report.

Jeanne Dobrin, West Hollywood, commented on this project.

Applicant Richard Klug, West Hollywood, spoke for the project, explaining that clean-up and maintenance have been ongoing and he wants to move the project ahead.

Action: To approve the extension of Demolition Permit 89-09, Conditional Use Permit 89-16, Negative Declaration 89-03 and Tentative Tract Map 47940 for one year.

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

- D. Request for a one-year extension of the approval of Tentative Tract Map 47990, as memorialized in Resolution No. PC 89-63, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE TRACT MAP #47990 ON AN APPLICATION OF JAMAL TAMER FOR 8565 WEST KNOLL DRIVE, WEST HOLLYWOOD", dated September 21, 1989.

Anne Browning presented a staff report.

Action: To approve staff's recommendation to approve extension of Tentative Tract Map 47990 for one year subject to findings and conditions.

Motion: Zaden Second: Richmond

Vote: All Ayes Motion carried.

VI. ITEMS FROM CITIZENS

- A. Roslyn Krause, West Hollywood, spoke on the conversion of Commissioner Clavan's garage to an office.
- B. Jeanne Dobrin, West Hollywood, repeated Ms. Krause's concern.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr talked on the following:
- 1) Status of the development permit for the Atlantic Building on Sunset Boulevard.
 - 2) Asked about code enforcement efforts to ensure property owners maintain their properties.
 - 3) Asked for information regarding the sewer capacity on Sunset Boulevard.
- B. Commissioner Zaden spoke on:
- 1) Graffiti removal program; she requested information on a comparison of graffiti guard versus the present graffiti removal services.
 - 2) Upcoming meetings involving Planning Commissioners.

- C. Commissioner Clavan requested staff to investigate and come up with language for future resolutions enabling the Planning Commission to revoke any permits if the sites are not maintained as required in the resolution. The same concerns were raised by Commissioners Richmond and Smith.
- D. Commissioner Litz spoke regarding the creation of subcommittees on the Zoning Ordinance, Capital Improvement Program, and Environmental Design. The following were appointed:

Zoning Ordinance	-	Zaden and Behr
Capital Improvement	-	Crowe and Smith
Transportation	-	Litz and Shay
Environmental Design	-	Clavan and Richmond

VIII. ITEMS FROM STAFF

- A. Staff memorandum regarding the determination of the residential Vacancy Rate within the City of West Hollywood.

Anne Browning gave a short explanation of the memo and passed out a written commentary from Mark Lehman.

David Oved, West Hollywood, commented on this issue.

The Commission directed staff to investigate the vacancy rate issue and to present a report to the Commission.

X. ADJOURNMENT

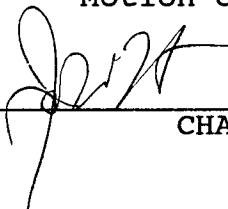
Action: To adjourn to the meeting of the Planning Commission on Thursday, August 15, 1991, 6:00 p.m., West Hollywood Park Auditorium.

Motion: Smith

Second: Clavan

Vote: All Ayes

Motion carried.



 CHAIRPERSON

ATTEST:



 DIRECTOR OF COMMUNITY DEVELOPMENT