CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

October 3, 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; Kevin Hendrick, Environmental Services Manager; John Jakupcak and Bill Meeker, Associate Planners;

Angela Reynolds, Assistant

Planner; Ned Wales, Intern; Derek

Widdiss, Secretary

C. Approval of Agenda:

Action: To pull item III.A.1, continue VI.D to a date

uncertain and approve the agenda as amended.

Motion: Zaden 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. Jeanne Dobrin, West Hollywood, spoke on the reduction in the number Alcoholic Beverage Control inspectors.

III. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. September 19, 1991

IV. EXCLUDED CONSENT CALENDAR

Pulled by the Commission for the following changes:

- A. Commissioner Zaden asked for the following revisions:
 - 1. Item II.B should read, "... reminded the Commission of the dinner the Community Alliance is hosting for Boards and Commissions ...", and "... a synagogue had opened in a storefront on Santa Monica Boulevard and had caused a major traffic problem in the east end.";
 - V.A. Action should add, "free validated parking to be provided..."; ..."two hours free parking with validation for the life of the project"; and "...all the people on the hearing will be notified if the Transportation Commission should have a hearing on the cul-de-sac."
- B. Commissioner Richmond corrected V.D Action to read, "To close the public hearing and have the noticing for twenty-one (21) days."
- C. Commissioner Litz revised Item VIII.A to read, ... "requested that handicap accessibility be included as an agenda item on the next Planning Commission meeting."

Action: To approve the minutes as amended.

Motion: Zaden Second: Behr

Vote: All Ayes Motion carried.

V. PRESENTATION

Preliminary Draft of the City of West Hollywood's Integrated Waste Management Plan, as mandated by the California Integrated Waste Management Act.

Kevin Hendricks, Environmental Services Division Manager, presented the preliminary draft of the West Hollywood Integrated Waste Management Plan. This plan is mandated by a new State law which requires every city and county to develop and implement a plan to reduce waste disposal 25% by 1995 and 50% by year 2000. The draft plan proposes to begin a comprehensive City-wide program which requires all waste generators to reduce waste and recycle to the maximum extent feasible by July 1992.

VI. PUBLIC HEARINGS

A. Demolition Permit 90-17, Development Permit 90-22, Conditional Use Permit 90-14, Tentative Parcel Map 49482 -Request to permit the demolition of four apartment units and to construct eight condominium units.

Applicant:

Eli Shiri

Owner:

George Douglas Mattoon

Location:

1014 N. Larrabee Street

Recommended Action: Deny Demolition Permit 90-17,

Development Permit 90-22 and Conditional Use Permit 90-14, and Tentative Parcel Map 49482, without prejudice, subject to the findings in

draft Resolution No. PC 91-48.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

Action: To close the public hearing.

Motion: Behr

Second: Zaden

Vote: A

All Ayes

Motion carried.

Action: To accept staff recommendation and deny the request without prejudice, subject to findings in Resolution No. PC 91-48, adding specific development permit findings that were not met by the project as initially designed.

Motion: Clavan

Second: Crowe

Vote: All Ayes Motion carried.

B. Parcel Map 22931 - Request for approval of the subdivision of airspace for condominium purposes.

Applicant:

Ihor M. Makuch

Owner:

Laurette de Moro Giafferi

Location:

8587-8587 1/2 Rugby Drive

Recommended Action: Approve Parcel Map 22931, subject to

the findings and conditions contained

in draft Resolution No. PC 91-46.

Commissioner Clavan requested to be excused since he lives within 500 feet of the subject property.

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

Action: To close the public hearing.

Motion: Smith / Second: Zaden

Vote: All Ayes Motion carried.

Action: To accept staff recommendation and approve Parcel

Map 22931.

Motion: Richmond Second: Crowe

Vote: All Ayes Motion carried.

Commissioner Clavan returned to the Commission table.

C. Minor Conditional Use Permit 91-06, Minor Conditional Use Permit 91-08 - Appeal of the Community Development Director's approval of requests to permit outdoor dining and sale of alcoholic beverages for on-site consumption.

Appellant: Jeanne Dobrin, et.al.

Applicant: Art Rodriguez dba "Tribeca City

Pizza"

Owner: Francis J. Montgomery, et.al.

Location: 8616 Sunset Boulevard

(Commissioner Behr excused himself and refrained from participating during deliberations.)

Recommended Action:

Deny the appeal and affirm the Community Development Director's approval of Minor Conditional Use

Permit 91-06 and Minor

Conditional Use Permit 91-08, subject to the findings and conditions contained in draft

Resolution No. PC 91-47.

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

The following spoke against the appeal:

Richard Tumpowsky, Los Angeles, representing "Tribeca" Karen Sochar, Los Angeles

Jeanne Dobrin rebutted public testimony.

Action: To close the public hearing.

Motion: Smith Second: Zaden

Vote: All Ayes Motion carried.

Action: To deny the appeal and direct staff to add a condition to the resolution that the applicant provide insurance holding the City indemnified against injuries on the sidewalk area.

Motion: Smith Second: Zaden

Vote: All Ayes Motion carried.

D. Demolition Permit 91-01, Development Permit 91-01, Conditional Use Permit 91-01, Tentative Tract Map 50501 - Request to demolish a single-family residence, relocate a potentially historic single-family residence, and construct a 12-unit condominium development.

Applicant: Reuben Weismann

Owner: Samuel Laksman and Joshua Tauber

Location: 842-850 N. San Vicente Boulevard

Recommended Action: Continue public hearing to a date

uncertain.

VII. COMMISSION CONSIDERATION

A. Sign Program 91-31: Six space commercial building located at 7771-7781 Santa Monica Boulevard.

Ned Wales presented the staff report.

Sammy Mehdizadeh, West Hollywood, indicated financial hardship problem with his tenants.

Action: To approve staff's recommendation with the added proviso that existing tenants may use foam core signs according to the sign program, but any future tenants must comply with canvas awnings requirement.

Motion: Clavan Second: Zaden

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

Zaden

Noes - Richmond

Motion carried.

B. Consider request for an extension of the dates of approval of Resolution No. PC 89-59 and Resolution No. PC 89-60 granting approval of the demolition of two residential rental units and the construction of six condominium units at 916 Westbourne Drive, West Hollywood.

Anne Browning presented the staff report.

Action: To approve staff's recommendation with the condition that the property be properly maintained.

Motion: Zaden Second: Smith

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

Zaden

Noes - Richmond

Motion carried.

VIII. ITEMS FROM CITIZENS

- A. Ed Riney, West Hollywood, said he was appreciative of Commissioner Crowe's comment on rights of individuals; inquired if the name "pawnshop" can be changed to "collateral lender"; and gave suggestions for improving the process of reviewing sign programs.
- B. Jeanne Dobrin, West Hollywood, spoke in defense of free speech. Also on the conditions of conditional use permit of Bel Age Hotel.

IX. ITEMS FROM COMMISSIONERS

- A. Commissioner Clavan reported on behalf of the Environmental Design Subcommittee. He suggested that there were some capital improvement projects which might require Commission review: Hart Park, Plummer Park, pedestrian lighting, street signs, and Santa Monica Boulevard palm trees. The Commission directed directed staff to place this item on the next agenda.
- B. Commissioner Zaden inquired about the following:
 - 1) the status of the monthly report. Anne informed her that it will be distributed next week;
 - 2) if staff has an update on the Beverly Sunset Hotel property. Anne informed her that an extension has been granted until the end of December, 1991; and
 - 3) sidewalk on Sherbourne.
- C. Commissioner Litz talked on the following:
 - upcoming appeals to the City Council. (Commissioner Clavan volunteered to represent the Commission to answer questions and give the Commission's point of view to the City Council);
 - 2) the synagogue on Santa Monica Boulevard; and
 - 3) the Sunset Boulevard Specific Plan.

Anne Browning gave updates on items (2) and (3).

X. ITEMS FROM STAFF

A. Anne Browning requested the Commissioners to submit items to be taken up at the meeting/retreat on October 10, 1991.

XI. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, October 10, 1991, at 6:00 p.m., Board Room, Le Dufy Hotel, 1000 Westmount Drive, West Hollywood.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

MMUNITY DEVELOPMENT