

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

Thursday, December 19, 1991

West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

I. STUDY SESSION (6:00 P.M. TO 7:00 P.M.)

Discussion regarding the conversion of existing residential rental units into condominium units.

Staff Present: Gay Forbes, Mark Johnson, Anne Browning, and Debbie Potter

II. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Commissioner Litz at 7:03 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Budd Kops.

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, Associate Planners; Chris Patrouch, Transportation Planner; David Amorena, Assistant Planner; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull Item IV.A; take up VI.B ahead of VI.A, continue VI.D to January 16, 1992, and approve the agenda as amended.

Motion: Crowe

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.

III. ITEMS FROM CITIZENS - NONE

IV. CONSENT CALENDAR

A. Resolutions

1. Resolution No. PC 91-39: "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING CERTAIN AMENDMENTS TO THE WEST HOLLYWOOD MUNICIPAL CODE."

Action: To approve Resolution No. PC 91-39.

Motion: Zaden Second: Behr

Vote: All Ayes Motion carried.

V. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. December 5, 1991

Pulled by Commissioner Behr. On IV.A.b, he suggested to add "room" on the last line. It should read, "general operations procedures for the community room."

Action: To approve the December 5, 1991 minutes as amended.

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

VI. PUBLIC HEARINGS

- A. Demolition Permit 91-11, Development Permit 91-22 - Request for approval to demolish 3,800 square foot commercial building and to construct a 47,025 square foot mixed-use project consisting of 35,275 square feet of commercial space and 11,750 square feet of residential space (seven (7) apartments).

Applicant: Charles Mercer
Owner: Forsan Corporation
Location: 8282 Sunset Boulevard
Recommended Action: Open the public hearing, take public testimony, discuss the project and continue the public hearing to January 16, 1992.

John Jakupcak presented the staff report; Chris Patrouch spoke on transportation issues and Lucy Dyke, Transportation Manager, provided additional information.

Commissioner Litz opened the public hearing.

The following spoke for the project:

Charlie Mercer, West Hollywood
Gene Smith, West Hollywood
Taylor Buckley, West Hollywood
Donny Cacy, West Hollywood
Bernice Altschul, West Hollywood
Rachelle Sommers Smith, West Hollywood
Mike Radcliffe, West Hollywood
Budd Kops, West Hollywood
Pete Petrov, West Hollywood
Joel Frank, Los Angeles
Bob Greene, West Hollywood
Robert Davis, West Hollywood

The following spoke against the project:

Barbara Gelber, West Hollywood
Dan Silver, West Hollywood
Ruth Bregman, Los Angeles
Mike Bygrave, West Hollywood
Gary Pearlson, West Hollywood
Emory Bass, Los Angeles
Richard Seaman, Los Angeles
Bernard Judge, Los Angeles
Edwin Silver, Los Angeles
Irene Hensel, Los Angeles

(At this point, Commissioner Smith left the meeting).

The following commented on the project:

Jamie Wolf, Los Angeles
Jeanne Dobrin, West Hollywood

Charlie Mercer rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

Action: Recommend approval of Demolition Permit 91-11, Development Permit 91-22 but that the applicant is required to get a Variance for the building projection to the rear property line.

Motion: Clavan Second: Crowe

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

Motion carried.

- B. Demolition Permit 90-22, Development Permit 90-26, Conditional Use Permit 90-17, Tentative Parcel Map 50178, Negative Declaration 90-12 - Request for approval to demolish seven (7) apartment units and construct fourteen (14) courtyard style condominium units.

Applicant: 1320 Associates

Owner: Boyd Willat and Walter Johnson

Location: 1320 N. Harper Avenue

Recommended Action: Approve Dem. Permit 90-22, Dev. Permit 90-26, Conditional Use Permit 90-17, Tentative Tract Map 50178 and Negative Declaration 90-12 and direct staff to prepare resolutions memorializing the Commission's action for consideration at the next Planning Commission meeting. As an alternative, if the City Council determines that the existing buildings located at 1320 N. Harper Avenue are contributing to the Harper Avenue Historic District, the requests should be continued to a date uncertain and staff should be directed to withdraw the negative declaration and re-analyze the environmental impacts of the project based upon the knowledge that the existing buildings on the site are designated cultural resources.

Owner: David Kermani
Location: 8222-8226 Sunset Boulevard
Recommended Action: Approve Demolition Permit 91-19 and
Development Permit 91-14, subject to
the findings and conditions contained
in draft Resolution No. PC 91-62.

David Amorena presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke in favor of the project:

Michael Czysz, architect, Ontario
Norman Hammer, West Hollywood
Charlie Mercer, West Hollywood

The following commented on the project:

Thomas Jones, West Hollywood
Jeanne Dobrin, West Hollywood

Michael Czysz and David Kermani rebutted public testimony.

Action: To close the public hearing.

Motion: Zaden Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve Demolition Permit 91-19 and Development
Permit 91-14 as recommended by staff, subject to the
conditions set by the Transportation Department.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

- D. Conditional Use Permit 91-16, Conditional Use Permit 91-
18, Minor Conditional Use Permit 91-13, Minor Conditional
Use Permit 91-16, Minor Conditional Use Permit 91-20 -
Requests for approval of a billiard parlor/restaurant, a
bar with accessory food sales, on-site sale of alcoholic
beverages and outdoor dining.

Applicant: Elias Shokrian, Jamie Rook, Vince
Agura and Panglossian Development

Owner: Panglossian Development

Location: 8741 Santa Monica Boulevard

Recommended Action: Continue the public hearing to January 16, 1992.

VII. ITEMS FROM CITIZENS - None

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr mentioned he watched a news item on television regarding the Hollywood/Santa Monica Earthquake Fault and inquired if staff has more information on this item.

IX. ITEMS FROM STAFF

- A. Anne Browning informed the Commission that:
 - 1. There will be no Planning Commission meeting on January 2, 1992; and
 - 2. There will be a joint study session between the City Council, Planning Commission and Business License Commission on Tuesday, January 7th, 7:00 p.m., regarding nightclub regulations; and
 - 3. There will be a study session between the Planning Commission and staff on January 9, 1992, 7:00 p.m. at the City Hall Conference Room (Ground Floor).

X. ADJOURNMENT

Action: To adjourn to the joint study session of the City Council/Planning Commission/Business License Commission on Tuesday, January 7, 1992, 7:00 p.m., at the Werle Building.

Motion: Clavan Second: Richmond

Vote: All Ayes Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT