

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES
JANUARY 4, 1990

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 Siegel at 7:15 p.m.

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

B. Roll Call:

Commissioners Present: Guarriello, Richmond, Siegel, Gene Smith, Steve Smith (arrived after the Vista Grande hearing).

Commissioner Absent: Litz

Others Present: Mark Winogron, Director; Anne Browning, Planning Manager; Tim Gawronski, Urban Planner; Randy Nichols, Ted Gostin and Enid Cohen-Gray, Consultants; Moonyeen Gatanela, Secretary.

C. Approval of Agenda:

To pull minutes of December 7, 1989 and approve the agenda as amended.

Motion: Richmond Second: Gene Smith

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, requested that fees on amendments to the General Plan be waived provided the citizens can gather certain number of signatures.
- B. Elli Reuveni, West Hollywood, complained about oversize and dilapidated trucks collecting trash.

III. EXCLUDED CONSENT CALENDAR

- A. Minutes of December 7, 1989.

Pulled by Commissioner Guarriello to correct the buildings on 1428-1434 N. Harper Avenue to read ... "to demolish one existing single-family home and one four-unit apartment building ..." instead of two existing single family homes.

Action: Approve the December 7, 1989 minutes as amended.

Motion: Gene Smith Second: Richmond

Vote: All Ayes Motion carried.

VI. PUBLIC HEARING

- A. Conditional Use Permit 89-20 - Request to permit the sale of pre-owned automobiles with an existing new car-sales lot.

Applicant: European Select Motor Cars, Inc.

Location: 8930 Sunset Boulevard

Recommended Action: Approve Resolution PC No. 90-01.

Anne Browning presented the staff report.

Commissioner Siegel opened the public hearing.

Jeff Lambert, representing the owners, spoke for the project.

The following spoke against the project:

Jeanne Dobrin, West Hollywood
Lionel A. Wolpin, West Hollywood

Jeff Lambert and Michael Verdi rebutted public testimony.

Action: To close the public hearing.

Motion: Gene Smith Second: Richmond

Vote: All Ayes Motion carried.

Action: To approve Resolution No. PC 90-01 approving Conditional Use Permit 89-20 with the following changes: that the hours of operation be limited from 8:00 a.m. to 9:00 p.m.; that service vehicles and trash trucks be limited from 9:00 a.m. to 4:00 p.m., but delivery of cars to allowed until 7:00 p.m.; that if test driving becomes a nuisance to the neighborhood, the Major Conditional Use Permit will be reviewed by the Commission; that a screen will be required on the inside of the fence and the fence of the yard across the street of the same business, and to be fully screened from view of adjacent neighborhood; and that no inventory will be parked on the street.

Motion: Gene Smith Second: Richmond

Vote: All Ayes Motion carried.

- B. Development Permit 89-24; Conditional Use Permit 89-23 - Request to construct a 12-unit condominium building.

Applicant: Taka Uemura and Grant Wada

Location: 9024-9026 Cynthia Street

Recommended Action: Approve Development Permit 89-44 and Conditional Use Permit 89-23 subject to the conditions contained in Resolution No. PC 90-02.

Tim Gawronski presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Grant Wada, Santa Monica
Brad Isaacson, project architect, West Hollywood

The following spoke against the project:

David Behr, West Hollywood
Ralph Feeley, West Hollywood
Miriam Brien, West Hollywood
Gary Campbell, West Hollywood
Curt Steele, West Hollywood
Phil Elder, West Hollywood
Andonia Katsapos, West Hollywood
Maureen Nunce, West Hollywood
Ione Edelstein, West Hollywood
Jeanne Dobrin, West Hollywood
Alfred Sule, West Hollywood
Ken Savage, West Hollywood
Patrick Wall, West Hollywood

Robert Earl, Grant Wada and Brad Isaacson rebutted public testimony.

Action: To close the public hearing.

Motion: Gene Smith Second: Guarriello

Vote: All Ayes Motion carried.

Action: To continue Development Permit 89-44 and Conditional Use Permit 89-23 with the following requirements: that on Vista Grande it will be no higher than 25 feet from the setback, terracing additionally from that point on up; that there will be no tandem parking; that if there are loft spaces, they should fall within the intent of the Commission's guidelines; that the garage be redesigned to be compatible with the neighborhood; and to come back to the Commission as a fully renoticed public hearing.

Motion: Gene Smith Second: Richmond

Vote: All Ayes Motion carried.

- C. Demolition Permit 88-17; Development Permit 88-49; Environmental Impact Report - Request to demolish all existing structures on the south side of Sunset Boulevard, between Hammond and Hilldale Avenues and to construct a 73,910 square foot retail/office commercial project with parking for 476 cars.

Applicant: Sinanian Development/Andy Sinanian

Location: 8950-8970 Sunset Boulevard

Recommended Action: Certify the Environmental Impact Report, approve Demolition Permit 88-17 and Development Permit 88-49, subject to the conditions and mitigation programs detailed in the staff report by adopting Resolution No. PC 90-02.

Anne Browning, Enid Cohn-Gary, and Ted Gostin presented an update on the EIR.

Tim Gawronski presented the staff report on the project.

Action: To certify the Environmental Impact Report.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

Action: To continue this item to the Planning Commission meeting on January 18, 1990.

Motion: Steve Smith Second: Richmond

Vote: All Ayes Motion carried.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Richmond inquired when the City Attorney would be attending the Planning Commission meeting.
- B. Commissioner Guarriello inquired if there was some way the notice of public hearing on the Post be made larger in size.
- C. Commissioner Gene Smith inquired when the Building and Safety required seismic study on buildings and when they do not.

VIII. ITEMS FROM STAFF

- A. Staff reminded the Commission about the study session on the zoning ordinance which was scheduled for January 6, 1990.

X. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, January 18, 1990, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Richmond

Second: Steve Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT