# CITY OF WEST HOLLYWOOD PLANNING COMMISSION

# MINUTES

# FEBRUARY 1, 1990

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

# I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Siegel at 7:09 p.m.

A. Pledge:

The Pledge of Allegiance was led

by Commissioner Litz.

B. Roll Call:

Commissioners Present:

Guarriello, Litz, Richmond,

Siegel, Gene Smith, Steve Smith

Others Present:

Mark Winogrond, Director; Mike Jenkins, City Attorney; Anne Browning, Planning Manager; Tim Gawronski, Urban Planner; John Jakupcak, Associate Planner; David Amorena, Planning Technician; William Meeker, Associate Planner; Harden Carter, Consultant; M.F. Gatanela, Secretary

C. Approval of Agenda:

To pull Items IV.A, IV.B, IV.C, and IV.D; continue Item VI.E to January 18, 1990, and approve the agenda as amended.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

# D. Posting of Agenda

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 - None

## III. PRESENTATION

Mike Jenkins, City Attorney, gave a brief presentation on public hearing procedures and answered questions from the Commissioners.

# IV. EXCLUDED CONSENT CALENDAR

A. Resolution No. 89-70 denying the request to overturn the Director of Community Development's denial of Minor Conditional Use Permit No. 89-06 on an application of Jerome Buckmelter for L.A. Cellular to permit the development and operation of a commercial cellular telephone facility and construction of a forty-five foot antenna for property at 924 West Knoll Drive.

Pulled out by Commissioner Siegel so he can abstain from voting.

Action: To uphold the decision of the Director of Community Development and deny Minor Conditional Permit No. 89-06.

Motion: Richmond Second: Guarriello

Vote: Ayes - Guarriello, Litz, Richmond, Gene

Smith, Steve Smith

Abstain - Siegel

Motion carried.

B. Resolution No. PC 89-47 approving Demolition Permit 89-03, Development Permit 89-08, and Negative Declaration 89-05 on an application of Emil Gabbay to demolish one single-family residence and one four-unit residential building and construct a thirty-eight unit apartment building at 1428-1434 N. Harper Avenue.

Pulled by Commissioner Guarriello to request that the portion regarding street widening be removed from the findings.

Action: To approve Resolution No. PC 89-47 as amended.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

C. Approval of revised open space plan for 950 Doheny Drive.

Pulled by Commissioner Litz. He requested for explanation from staff. Staff explained that the Commission, in its approval of this project last Spring, requested that the final drawings come back to them prior to construction. Staff said that the rooftop has been configured and is now a usable area, and on the recreation level, a patiobalcony type area has been added in addition to the recreation room.

Action: To approve the revised open space plan for 950 Doheny Drive.

Motion: Richmond Second: Litz

Vote: All Ayes

Motion carried.

D. Resolution No. PC 90-01 approving Major Conditional Use Permit 90-01 on an application of European Select for property at 8930 Sunset Boulevard.

Pulled by Commissioner Richmond to reword condition 5.g on page 3 which reads, "No inventory should be parked on the street, on either 8929 or 8930". Instead it should read, "No inventory of this business shall be parked on the street at any location," and typographical error on condition 5.h to be cleaned up.

Action: To approve Resolution No. PC 90-01 with the changes.

Motion: Richmond Second: Steve Smith

Vote: All Ayes

Motion carried.

#### V. PUBLIC HEARINGS

A. Variance 89-05 - Request to project into the front and rear yard setbacks.

Applicant:

Lonny William Haatia

Location:

8830 Betty Way

Recommended Action: Approve Resolution No. 90-03.

John Jakupcak presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Lonny Haatia, West Hollywood, applicant Mike Morris, West Hollywood Gerald L. Rome, West Hollywood Robert King, West Hollywood Frederick R. San-Chez, West Hollywood Sharon Rappino, West Hollywood Luigi Rappino, West Hollywood

The following spoke against the project:

Margaret Spence, West Hollywood Beatrice Strauss, West Hollywood Steve Chapman, West Hollywood Allan Nixon, West Hollywood John Korswagen, West Hollywood Jeanne Dobrin, West Hollywood

The following commented on the project:

Gary Augeri, West Hollywood

Lonny Haatia rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond

Second: Litz

Vote:

All Ayes

Motion carried.

Action: To deny Variance 89-05 without prejudice.

Motion: Litz

Second:

Steve Smith

Vote:

All Ayes

Motion carried.

At this point, Commissioner Steve Smith left the meeting.

Action: To continued Item VI.D to the next Planning Commission meeting on February 15, 1990.

Motion: Litz Second: Richmond

Vote: All Ayes

Motion carried.

B. Demolition Permit 88-17; Development Permit 88-49 - 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: 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 90-02.

Commissioner Siegel reopened the public hearing.

The following spoke against the project:

Rochelle Sommers Smith, West Hollywood
Kevin Lucas, Los Angeles
Cynthia Adkins, West Hollywood
Stuart Kiehl, West Hollywood
Harriet Segal, West Hollywood
Gregory Alosio, West Hollywood
Maritza Norman, West Hollywood
Ellen Bjerre, Los Angeles
Allan Katz, West Hollywood
Jeanne Dobrin, West Hollywood
Jamie Wolf, West Hollywood
Daryl V. Masin, West Hollywood
David Behr, West Hollywood

Jeff Seymour rebutted public testimony.

Action: To continue to Feburary 15, 1990, and be taken as the first item on public hearing.

Motion: Litz Second: Gene Smith

Vote: All Ayes Motion carried.

C. Development Permit 89-47; Conditional Use Permit 89-22; Demolition Permit 89-17; and Tentative Parcel Map #21623 - Request to demolish a single-family structure and construct a four-unit condominium.

Applicant:

Tajy Newman

Location:

627 N. Sweetzer

Recommended Action: Approve the request based on the

conditions set forth in Resolution No.

90-04.

Harden Carter presented the staff report.

Commissioner Siegel opened the public hearing.

Albert Mekelian, architect, spoke for the project:

The following spoke against the project:

Joseph Rosenfeld, West Hollywood

Albert Mekelian rebutted public testimony.

Action: To close the public hearing.

Motion: Gene Smith Second: Litz

Vote: All Ayes Motion carried.

Action: To approve and adopt Resolutions No. 90-04 and

90-07.

Motion: Richmond Second: Litz

Vote: All Ayes Motion carried.

# VI. COMMISSION CONSIDERATION

A. Staff request direction from the Commission procedure for extending Resolution 88-12 for Development Permit 87-96 and Demolition Permit 87-36 for property located at 8775 Sunset (Ersa Grae project).

Tim Gawronski gave a brief staff report.

The following were given the opportunity to speak:

Sibyl Zaden, West Hollywood Jeanne Dobrin, West Hollywood

Commissioner Richmond suggested, and the Commission agreed, to approve the time extension on the Consent agenda but to require a public hearing at the time the applicant submits the revised plans and recommendations.

Commissioner Siegel requested staff to send a copy of the resolution to the Shoreham Heights Homeowners Association.

Commissioner Richmond suggested that staff also mention the horrid condition of the property and that the Commission was concerned about it.

B. Request to demolish the interior of a single-family residence at 8937 Rosewood Avenue pending approval of the Development Permit for the property.

David Amorena presented the staff report.

Action: To approve the demolition as recommended by staff.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

# VII. ITEMS FROM COMMISSIONERS

- A. Chairperson's Report Commissioner Siegel submitted a report which was passed on to the rest of the Commissioners.
- B. Commissioner Siegel announced that anyone who wants to attend the APA meeting in Denver should let staff know so arrangements can be made.
- C. Commissioner Siegel informed the Commission that the Writers Guild will be coming back before the City Council on Monday, February 5, 1990. He volunteered to attend and testify as a citizen.

# VIII. ITEMS FROM STAFF

- A. Staff gave a report on noticing of Planning project on City cable channel, and that Public Information was contacted regarding this. Commissioners gave suggestions how to improve public noticing.
- B. The report on how developers compensate for no net increase in sewage capacity for new projects is being investigated by the Department of Public Works and will be ready for the first regular meeting on March.
- C. Staff reminded the Commission about selecting a representative to participate in the discussions concerning the proposed parking structures. Commissioner Gene Smith was appointed with Commissioner Siegel as alternate.
- D. Staff announced that the Planning Commissioners Institute, under the sponsorship of the League of California Cities, will be on March 21-23, 1990 in San Diego.
- E. The Commissioners were informed about a workshop to review the Brown Act and Conflict of Interest Training sometime in March.
- F. Staff suggested that the Commission think of a potential time for a team building with the Department.

  Commissioner Richmond suggested sometime after elections.

# X. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, February 15, 1990, 7:00 p.m., West Hollywood Park Auditorium.

Motion:

Gene Smith

Second: Litz

Vote:

All Ayes

Motion carried.

Chairperson

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT