

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

FEBRUARY 15, 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 7:05 p.m.

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

B. Roll Call:

Commissioners Present: Guarriello, Litz, Richmond, Siegel, Gene Smith, Steve Smith

Others Present: Mark Winogron, Director; Anne Browning, Planning Manager; Tim Gawronski, Urban Designer; David Amorena, Planning Technician; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Staff informed the Commission that there is additional information regarding Item V.B, which will be given during the presentation of the staff report. Then the Commission can either make a decision or continue the item as it sees fit.

Action: To continue Item V.D to March 1, 1990 and approve the agenda.

Motion: Richmond Second: Litz

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 - None

III. CONSENT CALENDAR

A. Approval of Minutes

1. January 4, 1990
2. January 18, 1990
3. February 1, 1990

B. Approval of Resolutions

1. Resolution No. 90-03 denying without prejudice Variance 89-05 on an application of Lonny William Haatia to encroach into the front and rear yard setbacks at property located at 8830 Betty Way.

C. Extension for one year of Resolution 88-12 for Development Permit 87-96 and Demolition Permit 87-36 for property located at 8775 Sunset Boulevard (Ersa Grae).

Action: To approve the Consent Calendar.

Motion: Steve Smith

Second: Gene Smith

Vote: All Ayes

Motion carried.

IV. PUBLIC HEARINGS

- A. Tentative Parcel Map #21785 - Request to approve Tentative Parcel Map #21785 for the purpose of consolidating four lots into one parcel.

Applicant: Carl Chapman & Associates

Property Owner: Edmund Horn and Chuck Pendergast

Location: 8533 Melrose Avenue, 607 West Knoll Drive, and 606-608 Westmount Drive

Recommended Action: Approve the request based on the conditions set forth in Resolution 90-05.

Anne Browning presented the staff report.

Commissioner Siegel opened the public hearing.

Felice Paramore, West Hollywood, spoke against the project.

Jeanne Dobrin commented on the project.

Chuck Pendergast rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith Second: Richmond

Vote: All Ayes Motion carried.

Action: To approve the request.

Motion: Richmond Second: Steve Smith

Vote: Ayes - Richmond, Siegel, Gene Smith, Steve Smith

Noes - Guarriello, Litz

Motion carried.

- B. Conditional Use Permit 89-21 - Request to construct and operate a cellular telephone facility with roof-mounted antennas.

Applicant: Jerome Buckmelter Associates, Inc.

Location: 9029 Santa Monica Boulevard

Recommended Action: Open the public hearing and continue to the meeting of March 1, 1990.

Anne Browning and David Amorena presented the staff report.

Commissioner Siegel opened the public hearing.

Jerome Buckmelter, applicant, spoke for the project.

Jeanne Dobrin commented on the project.

Jerome Buckmelter rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith Second: Richmond

Vote: All Ayes Motion carried.

Action: To approve Resolution No. PC 90-06 with the condition that the antenna should be screened and the height is not to exceed five feet over the existing building height and staff will review design for maximum compatibility. The resolution should also include the following conditions suggested by staff, 1) The antenna placed on the property shall be limited in wattage by sector to: A Sector - 100 degrees true: 10 watts ERP; B Sector - 270 degrees true: 10 watts ERP; C Sector - 340 degrees true: 30 watts ERP; 2) Any claim of interference with the operations of any business or residential use due to the operation of the facility shall be subject to correction by the permittee. Any claim shall be reviewed by a qualified, mutually agreeable third party who will test actual site conditions and propose mitigations of any interference determined to be due to the operation of the facility; and 3) the facility shall have clearly posted the name, address and telephone number of responsible parties who may be contacted regarding problems of operations and claims of interference.

Motion: Litz Second: Richmond

Vote: All Ayes Motion carried.

- C. 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 and the Commissioners discussed the project.

Alexander Scharfer, West Hollywood, spoke for the project.

Stuart Kiehl, West Hollywood, spoke against the project.

Action: To continue the hearing to March 1, 1990.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

- D. Variance 89-06 - Request to project a second story addition into the required side yard.

Applicant: Arlett Vereecke

Owner: Arlett Vereecke

Location: 8960 Vista Grande Street

Recommended Action: Continue the public hearing to the regular meeting of March 1, 1990.

VI. ITEMS FROM COMMISSIONERS

- A. Commissioner Gene Smith recommended that the Commission suggests to the City Council that a Sunset Study be instituted regarding design, character (i.e., pedestrian character and character of Sunset Plaza), mixed uses, how to mitigate adverse effects of commercial in residential areas, economic aspects of different uses of projects and its benefit to the City, traffic, parking, access (not only garage but loading and delivery aspects), etc.

Commissioner Richmond suggested that the Commission talk about who would compose the task force.

Commissioner G. Smith suggested that in addition to Commission representatives, different business interests and surrounding neighborhoods should also be represented.

Commissioner Siegel suggested inviting a representative from the City of Los Angeles and City of Beverly Hills.

- B. Commissioner Siegel brought about the matter of each Commissioner serving as liaison for other Commissions and Boards for better dissemination of information.

VII. ITEMS FROM STAFF

- A. Staff reminded the Commissioners about the Planning Commissioners Institute to be held in San Diego, and also the SCAG General Assembly.

VIII. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, March 1, 1990, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Litz

Second: Gene Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT