

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

MARCH 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 7:12 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Jeanne Dobrin.

B. Roll Call:

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

Others Present: Anne Browning, Planning Manager; William Meeker, Associate Planner; David Amorena, Planning Technician; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To take up Item V.E (Under Commission Consideration, Sunset Strip Specific Plan) right after Unfinished Business (III.A) and approve the agenda.

Motion: Steve Smith 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, complained about not getting a copy of the agenda and requested clearer copies of staff reports.

III. UNFINISHED BUSINESS

A. Update of Appeal by Peter DeMaria

Location: 842 Palm Avenue

Anne Browning gave an updated report.

Action: To sustain staff's determination.

Vote: Ayes - Richmond, Gene Smith, Steve Smith

Noes - Guarriello, Litz, Siegel

Motion carried.

IV. SUNSET STRIP SPECIFIC PLAN (V.E FROM COMMISSION CONSIDERATION)

Anne Browning gave background information on the Specific Plan.

The following commented on the plan:

Jamie Wolf, West Hollywood
Charlie Mercer, West Hollywood
Joel Raznick, Los Angeles
George Drew, West Hollywood
Jeanne Dobrin, West Hollywood

The Commission decided to continue and take up this matter on April 19, 1990 meeting.

V. PUBLIC HEARINGS

A. Development Permit 89-35; Demolition Permit 89-25; Negative Declaration 90-06 - Request to demolish one single-family unit and one duplex and construct twelve apartment units.

Applicant/Owner: Benjamin Dayan

Location: 1004-1012 N. Curson Avenue

Recommended Action: Approve Development Permit 89-35,
Demolition Permit 89-25, and Negative
Declaration 90-06 subject to the
findings and conditions of Draft
Resolution 90-11.

David Amorena presented the staff report.

Jeanne Dobrin commented on the project.

It was decided that the Planning Commission that there would be no approval for a "specific" tandem parking plan for the property until such time that a Development Permit application is submitted which addresses all modifications that are to occur on the site. The Commission may, however, approve tandem parking for the site "in concept" if the following is submitted: the current zoning of the property; a site plan for all property owned by the Church at 1401 N. Crescent Heights, including the location and size of all buildings, the design and layout of the current parking on the site, landscaping and level of development; an exhibit clearly showing the property to be divested and the proposed use of the property, if known; and an exhibit showing a floor plan of existing facilities, with square footages for each use area, and a comparable exhibit showing the floor plan following the completion of the Church's remodeling program, also including square footages for each use area.

- B. Planning Commission interpretation regarding the method of determining front yard setbacks for residential properties.

Bill Meeker presented the staff report.

The Commission decided that in instances of commercial development adjacent to residential properties, the setback is determined by averaging the setback of the two closest residential structures immediately adjacent to the property rather than including the commercial property setback.

- C. Appeal of staff's determination that the ground floor windows located at 8704 Santa Monica Boulevard (Gina B. Building) must be replaced as a condition of the Certificate of Occupancy.

Anne Browning gave a brief report.

The appellant, Rolf Berschneider, explained the use of the tinted glass.

Jeanne Dobrin commented on the project.

Action: To deny the appeal and uphold staff's position.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes Motion carried.

- D. Draft memorandum to the Transportation Commission requesting that the feasibility of installing a cul-de-sac on Harper Avenue, south of Sunset, be studied.

Action: To approve the memorandum as worded.

Motion: Steve Smith Second: Richmond

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

Noes - Litz

Motion carried.

- E. The strike-out version of the proposed Zoning Ordinance has been delivered under separate cover. Commission input is requested for completion of this task.

The Commission decided to hold a study session on the Zoning Ordinance on Thursday, April 12, 1990, at the West Hollywood Park Auditorium.

VI. ITEMS FROM COMMISSIONERS

- A. Commissioner Guarriello inquired what steps the Commission can take against illegal constructions. Commissioner Siegel suggested that an opinion be requested from the City Attorney.
- B. Commissioner Siegel announced that the Gilmore Development has requested to make a presentation to the Planning Commission regarding the Farmers Market.

VII. ITEMS FROM STAFF

- A. The City Manager is requesting appointment of a Planning Commissioner to the Executive Planning Committee for the Strategic Planning Process. An alternate also needs to be appointed.

Commissioner Siegel is the representative with Commissioner Gene Smith as the alternate.

- B. Staff informed the Commission that a representative is also needed for the City Hall Site Committee.

Commissioner Steve Smith has been appointed as the representative with Commissioner Richmond as alternate.

- C. Staff informed the Commission that the City Council requested a study session with the Planning Commission when the Zoning Ordinance goes to the Council.
- D. Staff informed the Commission that the Sinanian Project on Sunset and the Variance on Vista Grande have been appealed.
- E. 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 next regular meeting.

VIII. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, April 5, 1990, 7:00 p.m., at the West Hollywood Park Auditorium.

Motion: Gene Smith

Second: Richmond

Vote: All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT