# CITY OF WEST HOLLYWOOD PLANNING COMMISSION

## MINUTES

# APRIL 19, 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 Councilmember Guarriello.

B. Roll Call:

Commissioners Present: Guarriello, Litz, Richmond,

Siegel, Gene Smith, Steve Smith

Others Present: Mark Winogrond, Director; Anne

Browning, Planning Manager; John

Jakupcak, Associate Planner;

David Amorena, Planning

Technician: Moonyeen Gatanela.

Secretary

C. Approval of Agenda:

Action: To continue Items IV.D and IV.E to May 3, 1990,

and approve the agenda.

Motion: Gene Smith Second: Richmond

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. Lonny Haatia, West Hollywood, talked about his property on Betty Way.

B. Jeanne Dobrin, West Hollywood, also talked about the property of Lonny Haatia on Betty Way.

## III. CONSENT CALENDAR

A. Approval of Minutes

1. February 15, 1990

Action: To approve minutes of February 15, 1990.

Motion: Gene Smith Second: Richmond

Vote: All Ayes Motion carried.

2. March 1, 1990

Action: To approve minutes of March 1, 1990.

Motion: Richmond Second: Guarriello

Vote: Ayes - Guarriello, Litz, Richmond, Siegel,

Steve Smith

Abstain - Gene Smith

Motion carried.

#### IV. PUBLIC HEARINGS

A. Development Permit 89-24; Conditional Use Permit 89-23 (continued from April 5, 1990) - Request to construct a 12-unit condominium building.

Applicant: Take Uemura and Grant Wada

Owner: Baylund Corporation

Location: 9024-9026 Cynthia Street

Recommended Action: Approve Development Permit 89-24 and

Conditional Use Permit 89-23 subject to the findings and conditions of

Draft Resolution 89-54.

Anne Browning presented the staff report.

Commissioners Gene Smith and Steve Smith excused themselves at this point.

Commissioner Siegel reopened the public hearing.

The following spoke for the project:

Take Uemura, Santa Monica, applicant Grant Wada, Santa Monica, applicant

The following spoke against the project:

Andonia Katsaros, West Hollywood Gary Dontzig, West Hollywood Ken Savage, West Hollywood Ralph Schroeder, West Hollywood Alfred Sole, West Hollywood Timothy Boland, West Hollywood Patrick Wall, West Hollywood Robert Adels, West Hollywood Peter Depew, West Hollywood Jeanne Dobrin, West Hollywood Phil Elder, West Hollywood

Jack Berger, West Hollywood, commented on the project.

Grant Wada, Take Uemura and Isaac Jacobson, architect, rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Litz

Vote: All Ayes Motion carried.

Action: To request staff to redraft a resolution with changes including: hours of construction, temporary sidewalks, helicopter hauling, access to the property, (ask Anne the rest), with an exhibit of the redesigned floor plans.

Motion: Richmond Second: Litz

Vote: Ayes - Richmond, Litz, Siegel

Notes - Guarriello

Motion failed.

B. Demolition Permit 89-22; Development Permit 90-04;
 Conditional Use Permit 89-24; Negative Declaration 89-09;
 Tentative Tract Map 48405 (continued from April 5, 1990)
 Request to demolish a single-family residence and construct an eight-unit condominium building.

Applicant:

Jerry Sherman (Sherman & Ball

Architects)

Owner:

Sam Beruch Regwan

Location:

1323 Sweetzer Avenue

Recommended Action: Approve Demolition Permit 89-22,

Development Permit 90-04, Conditional

Use Permit 89-24, and Negative Declaration 89-09 subject to the findings and conditions of Draft Resolution 90-09 and continued Tentative Tract Map 48405 to the regular meeting of May 17, 1990.

John Jakupcak presented the staff report.

Commissioners Gene Smith and Steve Smith rejoined the Commission.

Commissioner Siegel opened the public hearing.

Mike Ball, architect, spoke for the project.

The following spoke against the project:

Stuart Kiehl, West Hollywood Sally Marr, West Hollywood Kara Bennett, West Hollywood Peter Dudar, West Hollywood Nettie Mislore, West Hollywood Jeanne Dobrin, West Hollywood

Mike Ball rebutted public testimony.

Action: To close the public hearing.

Motion: Gene Smith

Second: Litz

Vote: All Ayes Motion carried.

Action: To deny without prejudice.

Motion: Litz Second: Steve Smith

Vote: Ayes -Litz, Steve Smith

> Noes -Guarriello, Richmond, Siegel, Gene

> > Smith

Motion failed.

Action: Continue this item and ask the developer to work with staff in the redesign and for this project to come back to the Commission as a fully noticed public hearing.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes Motion carried.

C. Conditional Use Permit 90-05 - Request to develop and operate an unmanned cellular telephone facility with roof-mounted antennas.

Applicant: Jerome Buckmelter Associates, Inc.

for L.A. Cellular

Owner: Santa Monica Joint Venture

Location: 8151 Santa Monica Boulevard

Recommended Action: Approve Conditional Use Permit 90-05

subject to the findings and

conditions of Draft Resolution 90-13.

David Amorena presented the staff report.

Commissioner Siegel opened the public hearing.

Jerome Buckmelter, Woodland Hills, spoke for the project.

The following commented on the project:

David Behr, West Hollywood Jeanne Dobrin, West Hollywood

Jerome Buckmelter rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 90-05 with the following modifications: That the permit will be valid for a period of five years. Every two years, the company will submit a report to the Commission stating that it complies with all requirements and notify the Planning Commission of and changes in Federal standards, and should it be found to be hazardous; and should the facility or cellular telephones be found in the future to be hazardous, the CUP will be revoked. There will be a

provision that restricts the bands to be used, radio frequency to be used and broadcasting (uhf); limit microwaves; use 3-1/2 foot above roof parapet type antenna; and work with staff on location of two Southern clusters of antennas and bring the design solution back to the Planning Commission. The project should be beefed up to include safety standards. In cases of complaints, the permittee will pay for the first complaint and the complainant will pay for the second complaint. If the second complaint is found to be valid, the permittee will reimburse the cost incurred for testing. Additionally, if any other purveyor wishes to use the site and there is available space, the permittee will cooperate to the greatest extent possible.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

## V. COMMISSION CONSIDERATION

A. Update on Betty Way Design Standards

Anne Browning gave an update on Betty Way.

Commissioner Siegel suggested that this matter come back to the Planning Commission as a noticed hearing.

Ms. Browning indicated that this would be part of the text amendment hearing.

B. Request for Demolition Permit 90-08 and tandem parking at 8753 Rosewood Avenue.

Anne Browning presented the staff report.

Leon Ozeran, applicant, testified for the project.

Jeanne Dobrin, West Hollywood, spoke against the project.

Action: To deny the Demolition Permit.

Motion: Richmond Second: Litz

Vote: All Ayes Motion carried.

# VI. ITEMS FROM COMMISSIONERS

None

# VII. ITEMS FROM STAFF

A. Update on the Sunset Specific Plan

Anne Browning gave an updated report on the Sunset Specific Plan.

The following gave comments/suggestions regarding the project:

Charlie Mercer, West Hollywood Jamie Wolf, West Hollywood

B. Staff passed the Joint Roundtable memo.

# VIII. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, May 3, 1990, 7:00 p.m., West Hollywood Park Auditorium.

Motion:

Litz

Second:

Steve Smith

Vote:

All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT