

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MINUTES

JULY 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 Gene Smith at 7:04 p.m.

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

B. Roll Call:

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

Commissioner Absent: David Behr

Others Present: Mark Winogron, Director; Anne Browning, Planning Manager; Tim Gawronski, Urban Designer; Bill Meeker, Associate Planner; David Amorena, Planning Assistant; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To continue Items IV.D, IV.E and IV.F; combine Items IV.B (8561 Rugby Drive) and IV.C (8557 Rugby Drive) into one hearing, 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

- A. Jeanne Dobrin, West Hollywood, talked about proliferation of banners and signs on the east end of the City. She further talked about violations and monitoring of sign ordinances.

III. CONSENT CALENDAR

A. Approval of Resolutions

- 1. Resolution No. PC 90-24 of the Planning Commission of the City of West Hollywood recommending approval of the Proposed Zoning Map to the City Council.

Action: To approve Resolution PC 90-24.

Motion: Richmond Second: Litz

Vote: All Ayes Motion carried.

IV. PUBLIC HEARINGS

- A. Conditional Use Permit 90-08 - Request sale of alcoholic beverages for off-site consumption.

Applicant: The Southland Corporation  
dba 7-11 Store 2132-24131

Owner: Ori and Malka Fogel

Location: 7609 Santa Monica Boulevard

Recommended Action: Deny request with prejudice based upon findings in draft Resolution No. PC 90-25.

Bill Meeker presented the staff report.

Commissioner Gene Smith opened the public hearing.

The following spoke for the project:

Andrew Laspino, Redondo Beach, Field Consultant for the Southland Corporation  
Donny Cacy, franchisee for 7-11, West Hollywood

(At this point, a representative from the Sheriff's Department, Officer Powell, was invited to speak regarding the 7-11 store).

Others in favor of the request:

Jeff Reese, West Hollywood  
Gary Neuberg, West Hollywood  
John F. Streck, West Hollywood  
Lillian Guinn, West Hollywood

The following spoke against the request:

Gene Lemberg, West Hollywood  
Alex Perets, West Hollywood  
Tamara Garantelian, West Hollywood  
Chris Renly, West Hollywood  
Mertich Garantilyan, West Hollywood  
Florentina Balon, West Hollywood  
Jeanne Dobrin, West Hollywood  
David Tashman, West Hollywood  
Michael Sidler, West Hollywood  
Ignacio Lopez, West Hollywood

Andrew Laspino rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith                      Second: Litz

Vote: All Ayes                              Motion carried.

Action: To adopt staff's recommendation which is to deny Conditional Use Permit 90-08 and also to direct staff to bring a Resolution back to the Planning Commission with revised findings: to change Section 3.a (so as not to be tied to the ABC requirements); include findings based on crime and local circumstances; and undue proliferation of liquor establishments.

Motion: Steve Smith                      Second: Litz

Vote: All Ayes                              Motion carried.

- B. Development Permit 90-08; Demolition Permit 90-05; Conditional Use Permit 90-03; and Tentative Parcel Map #22025 - Request to demolish two residential units and construct four condominium units.

Applicant: Anosh Ishak

Owner: Anosh Ishak

Location: 8561 Rugby Drive

Recommended Action: Staff recommends that the Planning Commission approve Development Permit 90-08, Demolition Permit 90-05, Conditional Use Permit 90-03, and Tentative Parcel Map #22025 subject to the findings and conditions of the draft resolutions.

- C. Development Permit 90-06; Demolition Permit 90-06; Conditional Use Permit 90-04; and Tentative Parcel Map #22024 - Request to demolish two residential units and construct four condominium units.

Applicant: Anosh Ishak

Owner: Anosh Ishak

Location: 8557 Rugby Drive

Recommended Action: Staff recommends that the Planning Commission approve Development Permit 90-06, Demolition Permit 90-06, Conditional Use Permit 90-04, and Tentative Parcel Map #22024 subject to the findings and conditions of the draft resolutions.

(Earlier in the meeting, the Planning Commission has voted that IV.B and IV.C be combined into one public hearing).

Tim Gawronski presented the staff report.

The following spoke for the project:

Yair Koshet, Woodland Hills, architect for the project  
Anosh Ishak, owner of the project

The following spoke against the project:

Ted Guefen, West Hollywood  
Wayne Braun, West Hollywood  
Stan Lothridge, West Hollywood  
Roslyn Krause, West Hollywood  
Richard Maggio, West Hollywood

Richard Jeffrey, West Hollywood, commented on the project.

Yair Koshet rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

Action: To continue both items (IV.B and IV.C) and direct staff to work with the applicant to redesign that front facade, making it a more pedestrian-oriented street; improving the front facade so that the pieces are more in harmony with each other (as in composition), and trying to make it appear much as a single-family residence as possible; reword the resolution in such a way that would protect the parking layout so that columns will not be added in the future, making it an unacceptable parking garage; getting information to the Planning Commission in terms of where the four existing palm trees are up front and how they will be implemented; and a section of the existing grade so we can compare the slope of the existing grade to what might be proposed.

Motion: Gene Smith Second: Litz

Vote: All Ayes Motion carried.

#### IV. COMMISSION CONSIDERATION

- A. Request for approval of tandem parking at 8800 Sunset Boulevard (Chaya Diner).

David Amorena gave the staff report.

Action: To approve the tandem parking request of Chaya Diner as recommended by staff.

Motion: Litz Second: Zaden

Vote: All Ayes Motion carried.

- B. Request for approval of tandem parking (40 spaces) at First Church of Christ, Scientist, 1401 North Crescent Heights Boulevard.

Bill Meeker gave the staff report.

Andrew Paszternak, spoke as architect of the project. Jeanne Dobrin, West Hollywood, commented on the project.

Action: To accept staff's recommendation and approve the request for tandem parking at First Church of Christ.

Motion: Richmond Second: Guarriello

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

Noes - Litz

Motion carried.

- C. The Planning Commission is requested to review the staff report and hear public testimony to determine Spago's compliance with the conditions of its Conditional Use Permit which allows the continued use of the surface parking lot behind the restaurant.

Tim Gawronski gave the staff report.

The following commented on the project:

Jeanne Dobrin, West Hollywood  
David Weissfeld, West Hollywood

Action: To continue this item to the second meeting in August, 1990, duly renoticing the public. (Inviting a representative from the Transportation Commission to attend the meeting).

Motion: Steve Smith Second: Richmond

Vote: All Ayes Motion carried.

#### V. ITEMS FROM COMMISSIONERS

- A. Commissioner Guarriello wanted clarification on the Development Permit number for 8546 Westknoll Drive.
- B. Commissioner Litz requested a written history on the outdoor dining request at 1106 La Cienega Boulevard. He was informed that the request was withdrawn.
- C. Commissioner Steve Smith gave an update on the New City Hall Site Selection Committee.
- D. Commissioner Zaden requested that items be numbered chronologically for easier reference and that the minutes of the last meeting be included in the next packet.
- E. Commissioner Gene Smith proposed that a subcommittee be formed to review staff's comments, item by item, on the proposed Zoning Ordinance, for submittal to the City Council.

- F. Commissioner Gene Smith requested a copy of the City Council agenda, to be mailed to all Commissioners, prior to City Council meetings.

VI. ITEMS FROM STAFF

- A. The Planning Manager stated that resolution for variance 90-01 at 554 Westbourne will be on the next agenda.

She announced that a subcommittee of the Transportation Commission will be meeting to discuss the Transportation Management Plan and invited any Commissioner who is interested in attending the meeting.

She also announced the Joint Roundtable for July 31, 1990, with the Transportation Commission and Public Facilities Board.

The Planning Commission/Staff retreat was set for July 30, 1990.

VIII. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Monday, July 30, 1990, 7:00 p.m., at the Werle Building, 626 N. Robertson Boulevard.

Motion: Steve Smith

Second: Litz

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT