

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

AUGUST 2, 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 7:08 p.m.

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

B. Roll Call:

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

Others Present: Mark Winogron, Director; Anne
Browning, Planning Manager; John
Jakupcak, Associate Planner;
Bill Meeker, Associate Planner;
David Amorena, Assistant
Planner; Moonyeen Gatanela,
Secretary

C. Approval of Agenda:

Action: Pull out Items III.A.1, III.A.2, III.B.1,
III.B.2, take public testimony for IV.A (but postpone
deliberation on this item), continue IV.D to a date
uncertain and approve the agenda as amended.

Motion: Steve Smith 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

Noes - Behr, Guarriello, Litz

Abstain - Gene Smith

Motion failed.

B. Approval of Minutes

1. July 5, 1990

Pulled by Commissioner Gene Smith as he was not present during this meeting.

Commissioner Zaden suggested that the project for 1106 La Cienega should include the reason for denial.

Commissioner Litz pointed out that Item V.B, second line, should read "front yard and hedges" instead of "hinges".

Action: To approve July 5th minutes as amended.

Motion: Zaden Second: Richmond

Vote: Ayes - Behr, Guarriello, Litz, Richmond,
Steve Smith, Zaden

Abstain - Gene Smith

Motion carried.

2. July 19, 1990

Pulled by Commissioner Behr as he was not present during this meeting.

Commissioner pointed out wordings on Action, page 21, (eighth line) should read, "so that columns will not be added", not "cars", and to add how the palm trees would be incorporated in the design.

Commissioner Richmond asked to delete the last three lines of the same Action. This was only suggested in the event that the Commission actually discussed and came to a conclusion on the project.

Commissioner Gene Smith suggested to elaborate on the request for copies of City Council agenda. He requested City Council agenda should be mailed to all the Commissioners at the same time that all packets are mailed to the Councilmembers.

Motion: Behr Second: Guarriello

Vote: All Ayes Motion carried.

- B. Development Permit 90-13; Demolition Permit 90-10; Conditional Use Permit 90-09; and Tentative Tract Map 49278 - Request to demolish two residential units and construct a five-unit condominium building.

Applicant: Rose Gonzales

Owner: Cynthia Mort

Location: 1125 Formosa Avenue

Recommended Action: Approve Development Permit 90-13; Demolition Permit 90-10; Conditional Use Permit 90-09; and Tentative Tract Map 49278, subject to findings and conditions of Draft Resolution 90-30.

David Amorena presented the staff report.

Commissioner Gene Smith opened the public hearing.

Michael Murphy, Project Designer, spoke for the project and requested continuance.

Jeanne Dobrin, West Hollywood, spoke against the project.

Action: To continue this item to the second meeting in September, using staff's recommendations; not to consider the rooftop as open space; the square feet of the open space be addressed.

Motion: Zaden Second: Guarriello

Vote: All Ayes Motion carried.

- C. Development Permit 90-16; Demolition Permit 90-11; Negative Declaration 90-11 and Conditional Use Permit 90-10 - Request to demolish two single-family residences and construct nine condominium units.

Applicant: Anthony Eckelberry

Owner: Willard Michlin

Location: 8546 West Knoll Drive

Recommended Action: Approve Development Permit 90-16; Demolition Permit 90-11; Negative

the Assemblymen about their stand on this.

- B. Commissioner Steve Smith requested that staff work closely with Commissioner Gene Smith to present at the earliest opportunity (determined by Commissioner G. Smith) alternatives and background on planning and legal basis so that the Commission can establish new standards for handicap accessibility on residential construction.
- C. Commissioner Litz complained that chairs used by the Commissioners during meetings are uncomfortable and in disrepair.
- D. Commissioner Litz requested that the Commissioners be informed of neighborhood meetings regarding developments and also notice of appeals on Planning Commission decisions so the Commissioners can decide whether they want to go to City Council meetings or talk to Councilmembers.
- E. Commissioner Behr talked about dilapidated properties that are brought to the Commission for demolition. He requested that the owners of unoccupied properties be forced to barricade those properties under Building and Safety standards. He also requested a name to contact if the Commissioners want access to a property.

VII. ITEMS FROM STAFF

- A. Staff informed the Commissioners about projects on appeal to the City Council.

VII. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, August 16, 1990, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Litz

Second: Behr

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT

CITY OF WEST HOLLYWOOD
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Others Present: Mark Winogron, Director; Anne
Browning, Planning Manager; John
Jakupcak, Associate Planner;
Bill Meeker, Associate Planner;
David Amorena, Assistant
Planner; Moonyeen Gatanela,
Secretary

C. Approval of Agenda:

Action: Pull out Items III.A.1, III.A.2, III.B.1,
III.B.2, take public testimony for IV.A (but postpone
deliberation on this item), continue IV.D to a date
uncertain and approve the agenda as amended.

Motion: Steve Smith 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, showed a brochure on 930 Doheny which made no mention of West Hollywood. She suggested that the Commission consider passing a resolution that all future development projects in West Hollywood be required to mention the City in their advertising brochures.

III. CONSENT CALENDAR

A. Approval of Resolutions

1. Adoption of Resolution No. PC 90-25, "A Resolution of the Planning Commission of the City of West Hollywood denying, with prejudice, Conditional Use Permit 90-08, on application of the Southland Corporation, dba 7011 Store 2132-24131, for approval for the sale of alcoholic beverages for off-site consumption on property located at 7609 Santa Monica Boulevard, West Hollywood, California."

This item was pulled by Commissioner Behr as he was not present during the meeting.

Action: To approve Resolution No. PC 90-25.

Motion: Litz Second: Richmond

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

Abstain - Behr

Motion carried.

2. Adoption of Resolution No. PC 90-22, "A Resolution of the Planning Commission of the City of West Hollywood granting Variance 90-01, to allow an attached carport to be built to the property line at 554 Westbourne Drive.

This item was pulled by Commissioner Gene Smith as he was not present when this was taken up by the Commission.

Commissioner Litz expressed disapproval on the fire wall being built.

Action: To approve Resolution No. PC 90-22.

Motion: Steve Smith Second: Richmond

Vote: Ayes - Richmond, Steve Smith, Zaden

Noes - Behr, Guarriello, Litz

Abstain - Gene Smith

Motion failed.

B. Approval of Minutes

1. July 5, 1990

Pulled by Commissioner Gene Smith as he was not present during this meeting.

Commissioner Zaden suggested that the project for 1106 La Cienega should include the reason for denial.

Commissioner Litz pointed out that Item V.B, second line, should read "front yard and hedges" instead of "hinges".

Action: To approve July 5th minutes as amended.

Motion: Zaden Second: Richmond

Vote: Ayes - Behr, Guarriello, Litz, Richmond,
Steve Smith, Zaden

Abstain - Gene Smith

Motion carried.

2. July 19, 1990

Pulled by Commissioner Behr as he was not present during this meeting.

Commissioner pointed out wordings on Action, page 21, (eighth line) should read, "so that columns will not be added", not "cars", and to add how the palm trees would be incorporated in the design.

Commissioner Richmond asked to delete the last three lines of the same Action. This was only suggested in the event that the Commission actually discussed and came to a conclusion on the project.

Commissioner Gene Smith suggested to elaborate on the request for copies of City Council agenda. He requested City Council agenda should be mailed to all the Commissioners at the same time that all packets are mailed to the Councilmembers.

Commissioner Litz wants to correct the language to show that he not only requested an update on 1106 La Cienega, but that he wants a written historical report on the project.

Action: To approve July 19th minutes as amended.

Motion: Zaden Second: Guarriello

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

Abstain - Behr

Motion carried.

IV. PUBLIC HEARINGS

- A. Development Permit 89-22; Development Permit 90-04; Conditional Use Permit 89-24; Negative Declaration 89-09; and Tentative Tract Map 48405 - Request to demolish a single-family residence and construct an eight-unit condominium building.

Applicant: Sherman and Ball Architects

Owner: Sam Regwan

Location: 1323 Sweetzer Avenue

Recommended Action: Approve Development Permit 89-22; Demolition Permit 90-04; Conditional Use Permit 89-24; Tentative Tract Map 84805; and Negative Declaration 89-09 subject to the findings and conditions of Draft Resolution 90-09.

The Commission agreed to continue this item with the Commission forming a Subcommittee (Commissioners Gene Smith, Litz and Guarriello) to meet with the architect and developer to discuss possible changes.

Commissioner Gene Smith opened the public hearing.

The following spoke against the project:

Sara Lee, West Hollywood
Sally Marr, West Hollywood

Action: To continue to October 4, 1990 meeting.

Motion: Behr Second: Guarriello

Vote: All Ayes Motion carried.

- B. Development Permit 90-13; Demolition Permit 90-10; Conditional Use Permit 90-09; and Tentative Tract Map 49278 - Request to demolish two residential units and construct a five-unit condominium building.

Applicant: Rose Gonzales

Owner: Cynthia Mort

Location: 1125 Formosa Avenue

Recommended Action: Approve Development Permit 90-13; Demolition Permit 90-10; Conditional Use Permit 90-09; and Tentative Tract Map 49278, subject to findings and conditions of Draft Resolution 90-30.

David Amorena presented the staff report.

Commissioner Gene Smith opened the public hearing.

Michael Murphy, Project Designer, spoke for the project and requested continuance.

Jeanne Dobrin, West Hollywood, spoke against the project.

Action: To continue this item to the second meeting in September, using staff's recommendations; not to consider the rooftop as open space; the square feet of the open space be addressed.

Motion: Zaden Second: Guarriello

Vote: All Ayes Motion carried.

- C. Development Permit 90-16; Demolition Permit 90-11; Negative Declaration 90-11 and Conditional Use Permit 90-10 - Request to demolish two single-family residences and construct nine condominium units.

Applicant: Anthony Eckelberry

Owner: Willard Michlin

Location: 8546 West Knoll Drive

Recommended Action: Approve Development Permit 90-16; Demolition Permit 90-11; Negative

V. COMMISSION CONSIDERATION

- A. Demolition Permit 90-09: a request to demolish a secondary unit at 8920 Cynthia Street.

John Jakupcak presented the staff report.

The following commented on the project:

Alex Kosich, architect, Los Angeles
Helen McDowell, Los Angeles
Jeanne Dobrin, West Hollywood

Action: To approve the request with a covenant the unit as an efficiency unit; that the architect works with staff on design compatibility; and to approve the tandem parking as incentive for maintaining the unit as a historic property.

Motion: Litz Second: Steve Smith

Vote: Ayes - Behr, Litz, Steve Smith
Noes - Guarriello, Richmond, Gene Smith,
Zaden

Motion failed.

Following brief discussion, Commissioner Litz asked if anyone wanted to reconsider the previous motion. Commissioner Gene Smith asked that the Commission reconsider.

Action: To approve the request with a covenant the unit as an efficiency unit; that the architect works with staff on design compatibility; and to approve the tandem parking as incentive for maintaining the unit as a historic property.

Motion: Litz Second: Steve Smith

Vote: Ayes - Behr, Litz, Gene Smith, Steve Smith
Noes - Guarriello, Richmond, Zaden

Motion carried.

VI. ITEMS FROM COMMISSIONERS

- A. Assembly Bill 4242 - Commissioner Litz passed out a copy of AB 4242 and requested the other Commissioners to write

the Assemblymen about their stand on this.

- B. Commissioner Steve Smith requested that staff work closely with Commissioner Gene Smith to present at the earliest opportunity (determined by Commissioner G. Smith) alternatives and background on planning and legal basis so that the Commission can establish new standards for handicap accessibility on residential construction.
- C. Commissioner Litz complained that chairs used by the Commissioners during meetings are uncomfortable and in disrepair.
- D. Commissioner Litz requested that the Commissioners be informed of neighborhood meetings regarding developments and also notice of appeals on Planning Commission decisions so the Commissioners can decide whether they want to go to City Council meetings or talk to Councilmembers.
- E. Commissioner Behr talked about dilapidated properties that are brought to the Commission for demolition. He requested that the owners of unoccupied properties be forced to barricade those properties under Building and Safety standards. He also requested a name to contact if the Commissioners want access to a property.

VII. ITEMS FROM STAFF

- A. Staff informed the Commissioners about projects on appeal to the City Council.

VII. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, August 16, 1990, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Litz

Second: Behr

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT