

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

NOVEMBER 1, 1990

West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

I. STUDY SESSION - 6:00 p.m. to 7:00 p.m.

- A. Joint Study Session with the City of West Hollywood Rent Stabilization Commission to discuss the proposed One-for-One Replacement Policy.

The Commissions conducted a closed session from 7:00-7:15 to discuss confidential legal matters.

II. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Commissioner Litz at 7:15 p.m.

- A. Pledge of Allegiance: The Pledge of Allegiance was led by Jeff Richmond.

B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith, Zaden

Others Present: Anne Browning, Planning Manager; Christi Hogin, Assistant City Attorney; Jennifer Davis, Associate Planner; Tim Gawronski, Urban Designer; David Amorena, Assistant Planner

C. Approval of Agenda:

Action: To pull Items IV.B, IV.C and IV.D; continue Item VI.A to a date uncertain, and approve the agenda as amended.

Motion: Richmond Second: Zaden

Vote: All Ayes Motion carried.

- E. This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

III. ITEMS FROM CITIZENS - None

IV. CONSENT CALENDAR

A. Approval of Minutes

1. October 18, 1990

Action: To approve the minutes of October 18, 1990.

Motion: Richmond Second: Behr

Vote: All Ayes Motion carried.

V. EXCLUDED CONSENT CALENDAR

A. Approval of Resolutions

1. Approval of Landscape Plan for 1428-1434 North Harper Avenue, in accordance with Condition 7.4 of Resolution No. PC 89-47 approving Development Permit 89-08.

Pulled by Commissioner Zaden. She inquired about the trees being destroyed during development of the project.

Staff informed the Commission that one of the conditions included in the resolution is that the palm tree be saved. If the rest of the matured trees cannot be saved, or if they are destroyed, they must be replaced with trees of similar size before issuance of the Certificate of Occupancy.

Motion: To approve Landscape Plan for 1428-1434 North Harper Avenue.

Motion: Clavan Second: Crowe

Vote: All Ayes Motion carried.

2. Approval of a revised Parking Plan for 1428-1434 North Harper Avenue, in accordance with Condition 8.3 of Resolution No. PC 89-47 approving Development Permit 89-08.

Pulled by Commissioner Zaden who asked how the City can be assured that the parking levels will actually be built/striped in accordance with the revised plans.

Staff informed the Commission that prior to issuance of a Certificate of Occupancy, staff will inspect the completed project to determine compliance with the the approved plans.

Action: To approve the revised parking plan for 1428-1434 North Harper Avenue.

Motion: Clavan Second: Zaden

Vote: All Ayes Motion carried.

3. Approval of Landscape Plan for 9024-9026 Cynthia Street, in accordance with Conditions 7.1 and 7.2 of City Council Resolution No. 699 approving Development Permit 89-44.

Pulled by Commissioner Behr. His concern was whether the design on 9024-9026 Cynthia will affect the landscape plan. Staff informed him that it will not.

Action: To approve landscape plan, including required changes noted in staff report (the inclusion of an additional leafy tree in the Vista Grande setback), for 9024-9026 Cynthia.

Motion: Behr Second: Crowe

Vote: All Ayes Motion carried.

VI. PUBLIC HEARINGS

- A. Demolition Permit 90-04; Development Permit 90-03; Conditional Use Permit 90-02; and Tentative Tract Map #21897 - Request to demolish a two-family residence and construct three unit condominium building with subterranean parking.

Applicant: Hadara and Inosh Ishak

Owner: Hadara Ishak

Location: 963 Hancock Avenue

Location: 908 Sierra Bonita Avenue

Recommended Action: Approve Demolition Permit 90-28; Development Permit 90-40 and Conditional Use Permit 90-11 subject to the findings and conditions of draft Resolution No. PC 90-49 and approve Parcel Map 22381 subject to the findings and conditions of draft Resolution No. PC 90-32.

David Amorena presented the staff report.

Commissioner Litz opened the public hearing.

Darryl Robinson spoke for the project.

Action: To close the public hearing.

Motion: Richmond Second: Zaden

Vote: All Ayes Motion carried.

Action: Approve the project subject to findings and conditions in Resolutions 90-32 and 90-49.

Motion: Zaden Second: Clavan

Vote: All Ayes Motion carried.

VII. ITEMS FROM COMMISSIONERS

A. Proposed Tandem Parking Plan for "La Boheme".

Anne Browning presented the staff report.

Fred Regal, architect, spoke for the project.

Commissioner Behr asked that in the future, parking spaces be dimensioned on plans.

Action: To approve staff recommendation.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

VIII. ITEMS FROM CITIZENS - None

IX. ITEMS FROM COMMISSIONERS

- A. Commissioner Clavan inquired about signage at Westbourne and Santa Monica, and whether it is permitted.
- B. Commissioner Behr requested a report on 963 Larrabee. Staff gave a verbal report. He also inquired about 8929 Sunset Boulevard and 1211 Sunset Plaza Drive.
- C. Commissioner Behr inquired about a phone booth on the public right of way, specifically on the 7900 block of Santa Monica.
- D. Commissioner Clavan requested an update on 1323 Sweetzer project.
- E. Commissioner Litz informed the Commissioners that he will be sending each one information about the Planning Commission study session on November 14, 1990, at Alouette Restaurant.

X. ITEMS FROM STAFF

- A. Staff reminded the Commissioners about the Roundtable Meeting at the Sunset Hyatt on Thursday, November 8, 1990.

VIII. ADJOURNMENT

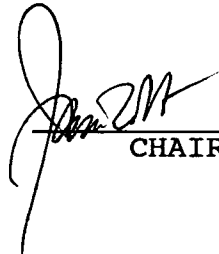
Action: To adjourn to the meeting of the Planning Commission on Wednesday, November 14, 1990, 7:00 p.m., at the Alouette Restaurant.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT