

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

DECEMBER 20, 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 Litz at 7:00 p.m.

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

B. Roll Call:

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

Commissioner Absent: Richmond

Others Present: Anne Browning, Planning Manager;
Bill Meeker, Associate Planner;
Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull the minutes of December 6, 1990; continue Item V.A to a date uncertain; Item V.B to January 17, 1991; and continue discussion of One for One Replacement Policy (Commission Consideration) to the January 3, 1991 meeting;

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

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

II. ITEMS FROM CITIZENS - None

III. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. December 6, 1990

Pulled by Commissioner Behr for the following corrections:

- a. Page 2, III.B.1, second paragraph - to change FHS-style to FHA-style;
- b. Page 6, V.A, on the Raleigh Enterprises EIR hearing - it should state Commissioner Litz "opened" the public hearing instead of "reopened"; and
- c. Page 9, IX.C, regarding the request of Commissioner Behr to take up the One for One Policy - it should state that the reason is to discuss recommendations of the Rent Stabilization Department.

Action: To approve the minutes as amended.

Motion: Behr Second: Clavan

Vote: All Ayes Motion carried.

IV. PUBLIC HEARINGS

- A. Demolition Permit 90-26; Development Permit 90-34; Conditional Use Permit 90-19; and Parcel Map 22499 - Request to demolish a single-family residence and construct four condominium units.

Applicant: 1201 Clark Street Ltd.

Owner: 1201 Clark Street Ltd.

Location: 1201 N. Clark Street

Recommended Action: Continue to date uncertain.

Bill Meeker gave a brief update of this project.

- B. Demolition Permit 89-19; Development Permit 89-40; Conditional Permit 89-40; and Tentative Tract Map 48527 - Request to demolish a single-family residence and construct five condominium units.

Applicant: Edward Shashoua

Owner: Edward Shashoua
 Location: 1051 N. Sierra Bonita Avenue
 Recommended Action: Continue to January 3, 1991.

Anne Browning gave a brief update and the reason for the continuance.

- C. Demolition Permit 90-18; Development Permit 90-23; Conditional Use Permit 90-15; and Tentative Parcel Map 22003 - Request to demolish a single-family residence and construct four condominium units.

Applicant: Jeffrey Lambert

Owner: Samuel Azemoon

Location: 547 N. Sweetzer Avenue

Recommended Action: Approve project in concept and request that applicant submit redesigned plans for Planning Commission review on January 17, 1991.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

Jeff Lambert, applicant, spoke for the project.

The following spoke against the project:

Norman Chranoff, West Hollywood
 Olga Kravetz, Los Angeles

Jeff Lambert rebutted public testimony.

Action: Applicant should work closely with staff to incorporate design suggestions contained in the staff report and continue the public hearing to January 17, 1991.

Motion: Smith Second: Zaden

Vote: All Ayes Motion carried.

- D. Variance 90-03 - Request to permit the reconstruction of an accessory building (garage) at less than a 6 foot separation from a primary structure (residence).

Applicant: Jim Lawrence

Owner: Jim Lawrence
Location: 728 N. Westbourne Drive
Recommended Action: Approve Variance 90-03, subject to findings and conditions contained in draft Resolution No. PC 90-51.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

Jim Lawrence, applicant, spoke for the project.

Action: To close the public hearing.

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

Action: To approve Variance 90-03 subject to findings and conditions in Draft Resolution PC 90-51; with an additional condition that the garage cannot be converted to a residential dwelling unit; that four parking spaces are not required and two tandem and one regular parking space is allowed; and an additional finding that approval requires only the replacement of three parking spaces.

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

V. COMMISSION CONSIDERATION

- A. Discussion of One for One Replacement Policy - continued to January 3, 1991.

VI. ITEMS FROM CITIZENS - None

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Litz initiated discussion on the Design Review Subcommittee based on earlier comments made by Commissioner Clavan. The Planning Manager proposed monthly meetings between interested Commissioners and staff to review current projects. It was decided that the Chair would appoint a revolving subcommittee of 2 Commissioners to meet once a month with staff for design review, for a 6-month trial period, from January to June, 1991.

- B. Commissioner Zaden mentioned the letter dated December 17, 1990, from Mr. Kahn regarding the draft EIR.
- C. Commissioner Behr inquired whether changes have been made in the ordinance regarding the garage issue.
- D. Commissioner Zaden requested an update on the 8775 Sunset Boulevard project.
- E. Commissioner Behr raised some questions on the monthly status report.
- F. Commissioner Clavan asked about the rezoning request on the north side of Rugby Drive.
- G. Commissioner Behr asked about the 8565 West Knoll project.

VIII. ITEMS FROM STAFF - None

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, January 3, 1991, 7:00 p.m., West Hollywood Park, 647 San Vicente Boulevard.

Motion: Smith

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT