

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JANUARY 5, 1989

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

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Vice Chair Siegel at 7:03 p.m.

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

B. Roll Call:

Commissioners Present: Guarriello, Liebowitz-Neglia, Read, Siegel, G. Smith, S. Smith

Commissioner Absent: Richmond

Others Present: Mark Winogron, Director; Dina Tasini, Associate Planner; Joyce Bolyzinski, Associate Planner; John Jakupcak, Assistant Planner; David Amorena, Assistant Planner; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To continue items V.C, V.D, VI.B and VI.C to the next Planning Commission meeting on January 19, 1989.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

Action: To pull items III.A.1, III.A.2, III.B.1, III.B.2 and approve the agenda.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

D. Posting of Agenda

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 1, 1988

Pulled by Commissioner Liebowitz-Neglia regarding Resolutions PC 88-50 and PC 88-51. She pointed out that it should read "Deny Demolition Permit 88-13 for the demolition of single-family dwellings at 8719 and 8712-14 Bonner Drive" instead of just 8719 Bonner Drive.

Action: To approve as amended.

Motion: Steven Smith Second: Read

Vote: All Ayes

Motion carried.

2. December 15, 1988

Pulled by Commissioner Liebowitz-Neglia since she was not present during this meeting. Commissioner Gene Smith requested that IV.A.3, (Section 6, number 5) be amended to include language to strengthen the concept and definition of the building envelope.

B. Approval of Resolutions

1. Resolution No. PC 88-60 - Denying Development Permit 88-09 to construct a three-unit residential project on a vacant lot at 1256 N. Gardner Street.

Pulled by Commissioner Liebowitz-Neglia since she was not present at the December 15, 1988 meeting.

2. Resolution No. PC 88-54 - Approving Development Permit 88-52 and Demolition Permit 88-19 to demolish a 3-unit building and construct a 11-unit residential senior building at 1274 N. Harper Avenue.

Pulled by Commissioner Liebowitz-Neglia since she was not present at the December 15, 1988 meeting. She suggested that Section 3, condition (gg) should be amended to read, "The eleven-unit housing project shall remain affordable housing for low- and moderate-income seniors in perpetuity".

Commissioner Gene Smith suggested conditions to include: requiring the first floor to appear as if there is habitable space on the courtyard side and Section 3, condition (dd) should state that "there should be 6 minimum spaces for current residents".

Action: To approve December 15, 1988 minutes and Resolution No. PC 88-60 and PC 88-54 as amended.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: Ayes - Guarriello, Read, Siegel, Gene Smith
Steve Smith

Abstain - Liebowitz-Neglia

Motion carried.

IV. PUBLIC HEARING

- A. Development Permit 88-45, Demolition Permit 88-16, Parcel Map 20522 - Request to demolish a single-family residence and construct a 4-unit condominium building.

Applicant: Sam Roter

Location: 601 N. Sweetzer Avenue

Recommended Action: Approve subject to findings and conditions contained in draft Resolution Nos. 88-52 and 88-53.

John Jakupcak presented the staff report.

Commissioner Siegel opened the public hearing.

Sam Roter spoke for the project.

Commissioner Siegel closed the public hearing.

Action: To approve with staff's recommendation to adopt Resolution Nos. 88-52 and 88-53, with amendments as suggested.

Motion: Steve Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

- B. Development Permit 88-43, Demolition Permit 88-15, Tentative Tract Map 46947 - Request to demolish two single-family dwellings and one duplex and construct a 16-unit condominium building.

Applicant: Homestead Associates

Location: 952-962 N. Doheny Drive

Recommended Action: Approve subject to findings and conditions contained in draft Resolution Nos. 88-55 and 88-56.

Dina Tasini presented the staff report.

Commissioner Siegel opened the public hearing.

Charles McCune, architect, spoke for the project.

The following spoke against the project:

Susan Wallace, West Hollywood
Bill Wallace, West Hollywood
Colin Booker, West Hollywood

Ken Savage spoke neutral on the project.

Mark Brown rebutted public testimony.

Action: To close the public hearing.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes

Motion carried.

Action: To approve Resolution No. 88-55 and 88-56 and Tentative Tract Map 46947 with the following changes:

- a) to redesign the parking garage in order to preserve the two mature ficus trees;
- b) that the City hire an independent licensed landscape architect (at the expense of the developer) to review the feasibility of saving the tree; and
- c) bring back the revised plans to the Planning Commission for approval.

Motion: Gene Smith Second: Read

Vote: All Ayes

Motion carried.

Action: To have additional 5 feet setback and have a total of 10 feet on the fourth floor on the east side.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: Ayes - Guarriello, Liebowitz-Neglia, Siegel,
Gene Smith

Noes - Read, Steve Smith

Motion carried.

- C. Appeal of Minor Conditional Use Permit 87-16 - Appeal of Community Development Director's decision to deny request for outdoor dining.

Applicant: Rainbow Bar & Grill

Location: 9015 Sunset Boulevard

Recommended Action: To overturn the Community Development Director's decision to deny MCUP 87-16.

David Amorena presented the staff report.

Commissioner Siegel opened the public hearing.

Michael Bustamante, Los Angeles, represented the owner.
Other persons who spoke for the project:

Chris DeRose, West Hollywood
Charles Bornstein, West Hollywood
Paul Fegen, Los Angeles
Wayne Herbert, Los Angeles
Lucy Bush-Bornstein, Los Angeles
Michael Mitchell, West Hollywood
Tracy Larsen, West Hollywood
Dona Magrina, West Hollywood
Laura Kaufman, West Hollywood
John Boghosian, Manhattan Beach
Jan Bursey, Los Angeles
Sandi Oba, West Hollywood
Janice Brooks, Los Angeles
Carmen Perez, Los Angeles

The following spoke against the project:

Harriet Segal, West Hollywood
Jeanne Dobrin, West Hollywood
Joyce Heftel, West Hollywood
Margot Siegel, West Hollywood
Ken Savage, West Hollywood
Colin Booker, West Hollywood

Michael Bustamante rebutted public testimony.

Action: To close the public hearing.

Motion: Read Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To deny the request without prejudice, and confirm the Community Development Director's decision to deny MCUP 87-16.

Motion: Steve Smith Second: Liebowitz-Neglia

Vote: Ayes - Guarriello, Liebowitz-Neglia, Siegel,
Gene Smith, Steve Smith

Noes - Read

Motion carried.

VI. COMMISSION CONSIDERATION

- A. Amendment to Sign Program 87-16 for the Sports Connection Athletic Club.

Although not a public hearing, Jeanne Dobrin, West Hollywood, was allowed to speak on this issue.

Action: To approve amendment to the Sign Program for the Sports Connection Athletic Club.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

VII. ITEMS FROM COMMISSIONERS - None

VIII. ITEMS FROM STAFF

- A. A Schedule for Commission Review of Historic Preservation Ordinance was passed out to each Commissioner.
- B. Staff presented to the Commissioners a report on the status of the former Cafe L.A. site.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on January 19, 1989, at the West Hollywood Park Auditorium.

Motion: Liebowitz-Neglia Second: Read

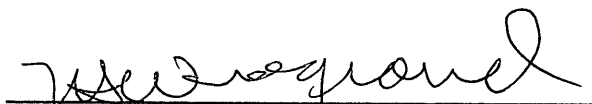
Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT