

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

JANUARY 19, 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 Chairperson Richmond at 7:02 p.m.

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

B. Roll Call:

Commissioners Present: Guarriello, Liebowitz-Neglia, Read, Richmond, Siegel, Gene Smith, Steve Smith

Others Present: Howard Zelefsky, Planning Manager; Debbie Potter, Housing and Economic Development Manager; Joyce Parker, Associate Planner; Anne Browning, Associate Planner; John Jakupcak, Assistant Planner; David Amorena, Planning Technician; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Items III.B.1 and III.B.2 and approve the agenda (revised minutes of January 5, 1989).

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

D. Posting of Agenda

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 - None

III. EXCLUDED CONSENT CALENDAR

A. Approval of Resolutions:

1. Resolution Nos. PC 88-52 and 88-53 - Approving Development Permit 88-45, Demolition Permit 88-16, and Parcel Map 20522 to demolish a single-family dwelling and construct a 4-unit condominium building.

Pulled by Commissioner Liebowitz-Neglia to add to Resolution 88-52 condition (jj) to read, "Bay windows shall be allowed to project into the required side yard setback only above the level of the first floor"; and conditions (dd) and (ee) to include condition (jj) as well, and to change the right number of the resolution; to remove Section 4 as this project is categorically exempt; and to revise condition (aa) to specify, "The building address shall be displayed in a manner acceptable to the County of Los Angeles Fire Department. The address shall also be displayed on the roof and the numbers shall measure four (4) feet by eight (8) feet.

Action: To approve the resolution as amended.

Motion: Liebowitz-Neglia Second: Siegel

Vote: Ayes - Guarriello, Liebowitz-Neglia,  
Read, Siegel, G. Smith, S. Smith

Abstain - Richmond

Motion carried.

2. Resolution Nos. PC 88-55 and 88-56 - Approving Development Permit 88-43, Demolition Permit 88-15, and Tentative Tract Map 46947 to demolish three

residential dwelling and construct a 16-unit condominium building.

Pulled by Commissioner Liebowitz-Neglia to revise condition (hh) to read, "The applicant shall add the common space required for the project and it shall be submitted to the Planning Commission for approval", and change the date on Resolution 88-56, Section 1.b to read January 5, 1989, and not December 15, 1988.

Commissioner Guarriello requested to clarify Section 3, conditions a-d and begin the sentences to read:

- a) "One existing single-family house ..."
- b) "The second existing single-family house ..."
- c) "Neither the two single-family houses nor the duplex ..."
- d) "The single-family houses and the duplex ..."

Action: To approve both resolutions with the changes that have been noted.

Motion: Liebowitz-Neglia Second: Guarriello

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

Noes - Read

Abstain - Richmond

Motion carried.

#### IV. PUBLIC HEARING

- A. Development Permit 88-47 - Request to construct a parking deck for 13 cars above the existing below grade parking.

Applicant: 8151 Santa Monica Joint Venture

Location: 8161 Santa Monica Boulevard

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. 88-58.

Joyce Parker presented the staff report.

Commissioner Richmond opened the public hearing.

The following persons spoke for the project:

Arlen Andelson spoke as attorney for the applicant.  
Alan Steier, West Hollywood, owner of the project.

The following persons spoke against the project:

David Behr, West Hollywood  
Jeanne Dobrin, West Hollywood  
Lorinda Stone, West Hollywood  
Nancy Taylor, West Hollywood

Arlen Andelson rebutted public testimony.

Action: To close the public hearing.

Motion: Siegel                      Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve the request to construct a parking deck for 13 cars above the existing below grade parking with the following changes and conditions: that these new parking spaces will not be used for intensification of use on the properties; that plans be revised to include new landscaping and new buffering generally consistent with the recommendations in the staff report; that take out will not be permitted in the building at 8161-8163; that not more than 40% of the parking spaces be for compact cars; that there will be no construction at all on Saturdays; that a \$25,000.00 bond for monitoring be posted in the event of an enforcement problem on the site; that the upper parking deck be closed at 12:00 midnight every night; that a non-CUP type process to bring back for extending the closing time is permissible.

Motion: Siegel                      Second: Steve Smith

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

Noes - Guarriello, Liebowitz-Neglia

Motion carried.

Action: To move Item V.C ahead of Item V.B.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

- B. General Plan Amendment - GP 89-01 - Density Bonus -  
Amendment to allow 100% density bonus for projects  
developed by nonprofit corporations.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Adopt a resolution to the City  
Council recommending approval of the  
amendment.

Debbie Potter presented the staff report.

Commissioner Richmond opened the public hearing.

The following persons spoke in favor of the project:

Paul Zimmerman, West Hollywood  
David Etezadi, West Hollywood  
Tom McGovern, Los Angeles  
Janet Witkin, Los Angeles  
Morris D. Newman, West Hollywood  
Max Oslezy, West Hollywood  
Edythe Margolis, West Hollywood  
Dennis Meehan, Los Angeles

The following spoke against the project:

Jeanne Dobrin, West Hollywood  
Bruce Traub, West Hollywood  
Mike Radcliffe, West Hollywood

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

Action: To approve Resolution 89-03, as amended, with additional findings that special consideration will be given to rent control tenants and their rights.

Motion: Gene Smith                      Second: Read

Vote: All Ayes

Motion carried.

- C. Development Permit 86-106 - Request to convert a historic residential property to an office and to construct a new single-family dwelling.

Applicant:                      Zwi Goldberg

Location:                      825 N. Larrabee Street

Recommended Action: Approve in concept and hold final decision until Historic Preservation is approved.

David Amorena presented the staff report.

Commissioner Richmond opened the public hearing.

Jacob Ristic, architect, spoke for the owner.

Jeanne Dobrin, West Hollywood, commented on the project.

Action: To close the public hearing.

Motion: Liebowitz-Neglia                      Second: Gene Smith

Vote: All Ayes

Motion carried.

As the Preservation Ordinance is not in place, the Planning Commission can only make the following recommendations:

- 1) The project shall be redesigned to be consistent with exhibit (d);
- 2) The new house shall be redesigned to be a better backdrop for the historic residence;
- 3) The architect shall work with Planning staff in the redesign of the project; and

4) The entire project shall be brought back to the Planning Commission after the Preservation Ordinance is in place.

D. Development Permit 88-57, Demolition Permit 88-24 - Request to demolish a single-family dwelling and construct a new single-family dwelling.

Applicant: Alexander Zatuchny

Location: 823 N. Huntley Drive

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. 89-01.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Barney Villareal spoke for the applicant.  
Bruce Traub, West Hollywood, spoke in support of the project.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Steve Smith

Vote: All Ayes

Motion carried.

Action: To approve Demolition Permit 88-24 and Development Permit 88-57.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

#### V. COMMISSION CONSIDERATION

A. Appeal of Denial of Temporary Use Permit 88-36 to allow the projection of photographic slides on the side of a building.

The applicant did not show up but Commissioner Richmond called on the following who wanted to comment against the project.

Scott Forbes, West Hollywood  
Jeanne Dobrin, West Hollywood

Action: To uphold staff's finding and deny the appeal.

Motion: Guarriello                      Second: Siegel

Vote: All Ayes

Motion carried.

B. Revised landscaping plan for 1252 N. Formosa.

Action: To approve the revised landscaping plan as submitted.

Motion: Gene Smith                      Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

VI. ITEMS FROM COMMISSIONERS

Commissioner Siegel brought about:

- a) the Sunset Strip and contingent things that needed to come back to the Commission; and
- b) Tropicana - cutback in the strip.

Planning Manager said he will look at these projects and let the Commission know.

VII. ITEMS FROM STAFF

- A. Staff informed the Commissioners regarding the Planning Commissioners Institute on April 3rd through 7th, 1989 in Monterey.
- B. Staff handed out a newspaper article entitled "America Learns to Love L.A."



VIII. ADJOURNMENT

Action: To adjourn until the next meeting of the Planning Commission on January 26, 1989.

Motion: Liebowitz-Neglia

Second: Read

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT