

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

FEBRUARY 16, 1989

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

Prior to the regular meeting, the Planning Commission held a study session on the Cultural Heritage Preservation Ordinance at 6:00 P.M. with members of the Historic Preservation Task Force.

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Richmond at 7:05 P.M.

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

B. Roll Call:

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

Others Present: Howard Zelefsky, Planning Manager; Dina Tasini, Associate Planner; Joyce Parker-Bozylinski, Associate Planner; Anne Browning, Associate Planner; David Amorena, Assistant Planner; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To approve the agenda.

Motion: Liebowitz-Neglia Second: Gene Smith

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

Jeanne Dobrin, West Hollywood, complained that no set up has been made by the television crew for the 6:00 o'clock p.m. study session. She requested that subsequent study session be televised so that people at home may have the opportunity to view the study sessions.

III. CONSENT CALENDAR

A. Approval of Planning Commission Meeting Minutes

1. February 2, 1989

Action: To approve the February 2, 1989 minutes.

Motion: Liebowitz-Neglia                      Second: Read

Vote: All Ayes

Motion carried.

IV. PUBLIC HEARINGS

A. Cultural Heritage Preservation Ordinance - Consider a recommendation to the City Council to adopt a Cultural Heritage Preservation Ordinance.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Open hearing and hear public testimony, and continue to March 2, 1989.

Anne Browning and David Amorena presented the staff report. David discussed the background of the preparation of the ordinance while Anne talked on the ordinance and staff recommendation.

Commissioner Richmond opened the public hearing.

The following spoke in favor of the Ordinance.

Jim Lytle, West Hollywood  
Nicholas Kloman, West Hollywood

The following commented on the Ordinance.

Al Zukor, West Hollywood  
Jeff Lambert, Los Angeles  
Mike Radcliffe, West Hollywood  
Eugene Scott, West Hollywood  
Thomas H. Griffith, West Hollywood  
Don Daves, West Hollywood  
Jeanne Dobrin, West Hollywood  
Kerry Blasdel, West Hollywood  
Bob Eilbacher, West Hollywood

Action: To continue the public hearing to the next  
Planning Commission meeting on March 2, 1989.

Motion: Liebowitz-Neglia                      Second: Gene Smith

Vote: All Ayes

Motion carried.

- B. Development Permit 88-09 - Request to construct a three-unit residential project on a vacant lot.

Applicant: Nahum Sahar

Location: 1256 N. Gardner Street

Recommended Action: Approve subject to findings and  
conditions contained in draft  
Resolution No. 88-44.

Dina Tasini presented the staff report.

Commissioner Richmond opened the public hearing.

Shawn Aks, Los Angeles; and Nahum Sahar, Beverly Hills,  
spoke for the project.

Jeanne Dobrin, West Hollywood, spoke against the project.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

Action: To approve Development Permit 88-09 with the condition that when the resolution for the parcel map comes back, that there be specific restrictions that prohibit construction of walls enclosing the family area on the first floor of the units and a wall separating bedrooms to two parts on the second floor of the units.

Motion: Read Second: Siegel

Ayes: Read, Richmond, Siegel

Noes: Guarriello, Liebowitz-Neglia, Steve Smith, Gene Smith

Motion failed.

Action: To deny Development Permit 88-09 without prejudice.

Motion: Liebowitz-Neglia Second: Guarriello

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

Noes: Read, Richmond

Motion carried.

C. Development Permit 88-56, Tentative Parcel Map 20524 - Request to construct a 4-unit condominium building.

Applicant: Keith Resnick

Location: 828 Westbourne Drive

Recommended Action: To continue to March 2, 1989.

Action: To continue to March 2, 1989, meeting.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

- D. Parcel Map 20359 - Request for approval of a parcel map for a three-unit building currently under construction.

Applicant: Afriat/Blackstone Consultants

Location: 805 West Knoll Drive

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. 89-06.

Joyce Parker-Bozylinski presented the staff report.

Commissioner Richmond opened the public hearing.

Jeff Lambert, Los Angeles, spoke on the project.

Jeanne Dobrin, West Hollywood, commented on the project.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

Action: To approve request subject to changes in draft Resolution No. 89-06.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

- E. Parking In-Lieu Fee 89-01 - Request for approval to pay an in-lieu fee for one parking space.

Applicant: Murray's Iron Works

Location: 8632 Melrose Avenue

Recommended Action: Approve request.

Joyce Parker-Bozylinski presented the staff report

Commissioner Richmond opened the public hearing.

Sam Leisner, West Hollywood, spoke for the project.

The following spoke against the project:

David Berman, Los Angeles  
Jeanne Dobrin, West Hollywood

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

Action: To deny the request for the in-lieu fee and direct staff to come back with another recommendation/report on the property.

Motion: Gene Smith Second: Liebowitz-Neglia

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

Noes - Richmond

Motion carried.

#### V. COMMISSION CONSIDERATION

- A. Commissioner Liebowitz-Neglia brought up the issues of the in-lieu fees: whether there should be a difference between a request for in-lieu fees before and after the fact.
- B. Commissioner Read suggested to the Commissioners to think about a policy which makes it explicit to the project components from the very beginning that floor plans with unusually large rooms, with the possibility of converting into additional bedrooms, will be questioned and additional parking may be required.

#### VI. ITEMS FROM STAFF

- A. Brown Act Update is on cassette tape and will be available for Commissioners who are interested.
- B. Signs will be made at the doors so people will know how to get inside the auditorium.

- C. Transportation Manager has been informed about setting up a meeting between the Transportation Commissioners and the Planning Commissioners.
- D. The Commissioners were informed that the City Attorney's Office is researching the option of requiring new developments to enter into parking assessment districts.
- E. The ROMA Streetscape/Urban Design Masterplan was handed out. Commissioner Gene Smith suggested that it might be a good idea for the ROMA Group to give a presentation to the Commission.
- F. Information on the League of Cities meeting was also handed out.
- G. Staff informed the Commissioners that the month of April might have only one meeting (April 13, 1989).

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on March 2, 1989, at the West Hollywood Park Auditorium.

Motion: Liebowitz-Neglia                      Second: Guarriello

Vote: All Ayes

Motion carried.

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CHAIRPERSON

ATTEST:

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DIRECTOR OF COMMUNITY DEVELOPMENT