

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MAY 11, 1989

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

I. CALL TO ORDER

The Planning Commission started its meeting at 6:20 p.m., taking up the Cultural Heritage Preservation Ordinance (Item V.A) before the regular meeting. Anne Browning gave a supplemental staff report on the Ordinance.

The regular meeting was called to order by Commissioner Richmond at 7:15 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:

Mark Winogron, Director; Howard Zelefsky, Planning Manager; Joyce Parker-Bozylinski, Associate Planner; Anne Browning, Associate Planner; Tim Gawronski, Assistant 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., continue Items V.C, V.F and V.G as recommended 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 Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

- A. Christine Lazar, West Hollywood, talked about a letter sent earlier to the Commission. The West Knoll Triangle Association is formally requesting to place in the agenda for public hearing all the concerns in the letter regarding the Ramada Hotel. It has the possibility of converting a two-bedroom unit into one bedroom.
- B. Budd Kops, West Hollywood, talked about change of zoning on Harratt Street from R2 to R3. He also asked about an approval for 5 apartments behind Bank of Los Angeles but which were never built.
- C. Jeanne Dobrin, West Hollywood, requested that proper noticing be carried out and questioned the policy of the City regarding appeals.
- D. David Behr, West Hollywood, also mentioned that the notices he received were conflicting and confusing.

III. CONSENT CALENDAR

A. Approval of Minutes

1. April 13, 1989

Action: To approve minutes of April 13, 1989.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Resolutions

1. Resolution No. PC89-20 - Approving Major Conditional Use Permit No. 89-01 and Minor Conditional Use Permit No. 88-13 to permit a 44-bed adult residential care facility at 1030-34 Martel Avenue. This item was pulled by the Planning Manager to modify Section 3 (b) to indicate..."that it be limited to a 42-bed facility" instead of 44; and to change the wordings on Section 6 (h) to read ..."a minimum of 15 regular size parking spaces will be provided at ..." instead of maintained for the facility. He also suggested adding language to the findings regarding occupancy per unit, depending on what standards the Commission wants to use.

Action: To approve Resolution No. PC 89-20 as amended.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: Ayes - Richmond, Read, Liebowitz-Neglia, Siegel, Gene Smith

Noes - Guarriello, Steve Smith

Motion carried.

2. Resolution Nos. PC 89-09 and 89-10 - Approving Development Permit 87-29 and Tentative Tract No. 47455 for the construction of a 20-unit condominium at 1037-51 Laurel Avenue.

This item was pulled by Commission Gene Smith to modify condition (dd) of Resolution 89-09 to include ..."in maintaining the street elevation, the entrances to the parking garages shall be better integrated into the design of the front facade."

Action: To approve Resolution PC 89-09 and 89-10 as recommended.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

V. PUBLIC HEARING

- A. Development Permit 89-02, Demolition Permit 89-01, and Tentative Tract 47295 - Request to demolish six-dwelling units and construct an eleven-unit building (continued from March 16, 1989).

Applicant: Mark Kaufman

Location: 9037-47 1/2 Keith Avenue

Recommended Action: Approve subject to findings and conditions contained in draft Resolution Nos. 89-13 and 89-14.

Joyce Parker-Bozylinski presented the staff report.

The following spoke for the project:

Commissioner Richmond reopened the public hearing.

Mark Lehman, West Hollywood, represented the applicant

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To approve Resolution 89-13 and Resolution 89-14.

Motion: Siegel Second: Read

Vote: All Ayes

Motion carried.

- B. Development Permit 88-56 and Parcel Map 20524 - Request to construct a 4-unit condominium (continued from February 16, 1989).

Applicant: Keith Resnick

Location: 828 Westbourne Drive

Recommended Action: Continue to June 1, 1989.

Action: To continue to June 1, 1989.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

- C. Development Permit 89-03 and Variance 89-01 - Request to add a third story to an existing two-story restaurant/office building to create a three-story mixed use building with retail, office, and residential uses. Variance is for additional height and density (continued from April 13, 1989).

Applicant: Diane Abbitt and Mark Lehman

Location: 450 N. Robertson Boulevard

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-16.

John Jakupcak presented the staff report. He also reported that the request for Variance 89-01 has been withdrawn.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Mark Lehman, West Hollywood, representing the applicant
David Jones, West Hollywood, applicant
Logan Brown, West Hollywood
Yolanda Stevens, West Hollywood
Marta Mathieu, West Hollywood
Jack Risbrough, West Hollywood
Thomas Gaines, West Hollywood

The following spoke against the project:

Ron Shipton, West Hollywood
Martin Strudler, West Hollywood

The following simply commented on the project:

Earl McGrath, West Hollywood
David Behr, West Hollywood
Jeanne Dobrin, West Hollywood
Joyce Hundal, West Hollywood

Action: To close the public hearing.

Motion: Siegel Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To deny, without prejudice, the development permit and modification request.

Motion: Siegel Second: Guarriello

Vote: All Ayes

Motion carried.

- D. Major Conditional Use Permit 89-03 - Request to permit the sale of used classic automobiles (continued from April 13, 1989).

Applicant: Maria Levin

Location: 8760 Sunset Boulevard

Recommended Action: Approve subject to the findings and conditions in draft Resolution No. 89-19.

David Amorena presented the staff report.

Commissioner Richmond opened the public hearing.

The following commented on the project:

Sibyl Zaden, West Hollywood
David Weissfeld, West Hollywood
Jeanne Dobrin, West Hollywood

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

Action: To approve Resolution No. 89-19 with conditions recommended by staff and with stated stipulations that there will be no outdoor

sales or outdoor storage of vehicles for sale; and that car shows shall be viewed as special events and require a temporary use permit and that additional off-site parking should be provided.

Motion: Siegel Second: Guarriello

Vote: All Ayes

Motion carried.

- E. Appeal of Minor Conditional Use Permit 87-08 - Appeal of Community Development Director's decision to permit the sale of alcoholic beverages for on-site consumption.

Appellants: Ashkenazy Enterprises and
Community Residents

Location: 1000 Westmount Drive

Recommended Action: Open public hearing and continue to July 6, 1989.

Action: To continue to July 6, 1989.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

- F. Major Conditional Use Permit 88-02 - Request to convert existing hotel (The Granville) to 40-unit condominium and add lofts to six units on 7th floor.

Applicant: Crescent Heights II, Inc.

Location: 1424 & 1428 N. Crescent Heights Blvd.

Recommended Action: Open public hearing, take testimony and continue hearing until May 18th when variance application will be heard.

Action: To continue to May 18, 1989.

Motion: Steve Smith Second: Gene Smith

Vote: All Ayes

Motion carried.

- H. Major Conditional Use Permit 89-02 - Request to permit a bed and breakfast inn in a historic building.

Applicant: Robert Kresser

Location: 837-41 San Vicente Boulevard

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-21.

David Amorena presented the staff report.

Commissioner Richmond opened the public hearing.

Robert Kresser, applicant, spoke for the project.

Jeanne Dobrin, West Hollywood, commented on the project.

Robert Kresser rebutted public testimony.

Action: To close the public hearing.

Motion: Siegel Second: Steve Smith

Vote: All Ayes

Motion carried.

Action: To approve Resolution 89-21 and Major Conditional Use Permit 89-02 with the requirement that condition (c) include that the design signage be approved by staff and should be compatible with and in the spirit of the historic structure. Also that the parking spaces be standard in size and the alterations be in conformance with the Secretary of the Department of Interior standards.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

- A. Appeal decision of the Director of Community Development regarding height determination.

Mark Lehman and John Black spoke for this project.

Action: To uphold the decision of the Director of Community Development regarding height determination.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

- B. Sign Program for 8030-42 Santa Monica Boulevard.

Action: To approve sign program for 8030-42 Santa Monica Boulevard.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Richmond requested from staff an oral update on the conversion of the apartments at Ramada (Tropicana).
- B. Commissioner Siegel requested staff to check on the low- and moderate-income units. The Commission has heard some complaints about these units not being reserved for low- and moderate-income households.
- C. The Commissioners talked about sending a representative (Commissioner Steve Smith) to attend the City Council meeting when the Harratt General Plan amendment is on the City Council agenda.
- D. Commissioner Richmond inquired if the final edition of the General Plan is being printed and to check the Planning Commission By-laws and check what's supposed to be the officers' election date.

VIII. ITEMS FROM STAFF

- A. Palette Report - Staff reported that the City Attorney is aware of the nature of the business and are proceeding and investigating the matter.
- B. Appointment of two Planning Commissioners to review the Civic Center design. Commissioners Gene Smith, Siegel and Read were appointed.

IX. ADJOURNMENT

Action: To adjourn to the next regular meeting of the Planning Commission on May 18, 1989.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT