

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MAY 18, 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 Commissioner Siegel at 7:21 p.m.

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

B. Roll Call:

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

Commissioner Absent: Richmond

Others Present: Howard Zelefsky, Planning Manager; Joyce Parker-Bozylinski, Associate Planner; Anne Browning, Associate Planner; Time Gawronski, Assistant Planner; Carol Lynch, City Attorney's Office; Christi Hogin, City Attorney's Office; Moonyeen Gatanela, Recording Secretary

C. Approval of Agenda:

Action: To approve the agenda.

Motion: Gene Smith Second: Liebowitz-Neglia  
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. Budd Kops, West Hollywood, talked on work being done on 935 N. San Vicente Boulevard. He requested staff to check on it because he believes that work is being done without any permits.

III. CONSENT CALENDAR

A. Approval of Resolutions

1. Resolution No. PC 89-19 - Approving Major Conditional Use Permit 89-03 to permit the sale of classic automobiles at 8760 Sunset Boulevard.

- B. Approval of six-month time extension to Parcel Map 15582 - Pacific Design Center.

Action: To approve the consent calendar.

Motion: Steve Smith                      Second: Liebowitz-Neglia

Vote: All Ayes                              Motion carried.

IV. PUBLIC HEARING

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

Applicant: Keith Resnick  
Location: 828 Westbourne Drive  
Recommended Action: Continue public hearing to June 1, 1989.

Action: To continue to June 1, 1989.

Motion: Steve Smith                      Second: Liebowitz-Neglia

Vote: All Ayes                              Motion carried.

- B. Major Conditional Use Permit 88-04 - Request to permit 450 square foot area within existing restaurant to be used for dancing (continued from April 13, 1989).

Applicant: Club Gregory/Barrymore's  
Location: 8430 Sunset Boulevard  
Recommended Action: Continue public hearing to July 20, 1989.

Action: To continue to July 20, 1989.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes Motion carried.

- C. Major Conditional Use Permit 88-02 and Variance 89-04 - Request to convert existing hotel (The Granville) to 40-unit condominium and add lofts to six units on 7th floor. Variance is for height, parking, density, and open space (continued from May 11, 1989).

Applicant: Crescent Heights II, Inc.  
Location: 1424 & 1428 N. Crescent Heights Blvd.  
Recommended Action: Approve subject to compliance with Inclusionary Housing Program to the satisfaction of the City Attorney.

(The Planning Commission met in close session with the City Attorney's office to discuss pending litigation involving this case).

Tim Gawronski presented the staff report.

Commission Siegel opened the public hearing.

The following spoke for the project:

Mark Lehman, West Hollywood, spoke for the applicant  
Tom Cairns, Los Angeles

The following simply commented on the project:

David Behr, West Hollywood  
Leslie Rosen, Los Angeles  
Andrew Shore, Ventura, spoke for the homeowners  
Kevin Elders, West Hollywood  
Victoria Billings, Los Angeles  
Tobi Golonka, West Hollywood

Tom Cairns and Mark Lehman rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes Motion carried.

Action: To continue the public hearing to June 15, 1989, and to come back with engineering information about the feasibility of adding parking to the project.

Motion: Liebowitz-Neglia Second: Gene Smith  
Vote: All Ayes Motion carried.

---

At this point, the Planning Manager requested that Item VI.A under "Commission Consideration" be taken while representatives from the City Attorney's office are still present.

Commissioner Siegel explained that this is not a public hearing, but public testimony is allowed.

(VI.A) Certificate of Compliance - 828 Westbourne

The Planning Manager informed the Planning Commission that the City Attorney has recommended to allow Certificate of Compliance for Lot "H" and deny it for Lot "Q". If the Planning Commission approves this recommendation, there would be a hearing on a development permit and the applicant will be required to redesign the project to cover only lot "H", thereby reducing density by one unit.

The following spoke for the project:

Jack Morris, Malibu  
William D. Ross, Los Angeles, attorney for the applicant

Action: To approve Certificate of Compliance for Lot "H" and deny Lot "Q".

Motion: Liebowitz-Neglia Second: Guarriello

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

Motion carried.

---

V.D Development Permit 88-29, Demolition Permit 88-09, and Variance 89-02 - Request to demolish six commercial structures and construct two three-story mixed used buildings. The Variance is to permit other uses than general retail on more than 10% of the block's frontage.

Applicant: EJM Development  
Location: 9061 Santa Monica Boulevard  
9064-74 Nemo Street

Recommended Action: Approve subject to the findings and conditions in draft Resolution No. 89-23 (with condition related to tying the lots together some way through a parcel map or through a covenant which would make it impossible for them to sell the lots unless they came back to the City and found additional parking).

Joyce Parker-Bozylinski presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Eugene Monkarsh, West Hollywood  
Arlen Andelson, West Hollywood

The following commented on the project:

Doug Weston, West Hollywood  
Josie Prado, West Hollywood

Eugene Monkarsh rebutted public testimony

Action: To close the public hearing.

Motion: Gene Smith            Second: Liebowitz-Neglia

Vote: All Ayes            Motion carried.

Action: To approve Development Permit 88-29, Demolition Permit 88-09, and Variance 89-02 with the revision that condition Section 5(b) include specific square footage of commercial and residential areas, a review of public art, the lot should be tied in perpetuity; that the owners look into the possibility of shared parking, and an acoustical engineer be consulted (during planning and construction stages) on how to mitigate the noise impact, and the glass should be non-reflective.

Motion: Liebowitz-Neglia            Second: Gene Smith

Vote: All Ayes            Motion carried.

E. Parcel Map 20668 - Request to approve a parcel map for three-unit building approved under DP 87-14.

Applicant: Nick Potiha  
Location: 824 Westmount Drive  
Recommended Action: Approve subject to the findings and conditions in the draft Resolution No. 89-22.

Joyce Parker-Bozylinski presented the staff report.

Commissioner Siegel opened the public hearing.

Judy Oakes, architect of the project, spoke on behalf of the applicant.

Edith Goldberg, West Hollywood, spoke against the project.

Martha Melinda, West Hollywood, commented on the project.

Nick Potiha, applicant, rebutted public testimony.

Action: To close the public hearing.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

Action: To continue the public hearing to June 15, 1989.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes Motion carried.

- F. Text Amendment - Request to amend the zoning code to permit commercial office as a conditionally permitted use in a residential high density zone.

Applicant: Nico Mastorakis  
Location: City-wide  
Recommended Action: Deny subject to the findings in the draft Resolution No. 89-24.

Anne Browning presented the staff report.

Commissioner Siegel opened the public hearing.

Roger Lockhart, representing the applicant, spoke in favor of the project.

David Behr, West Hollywood, spoke against the project.

Roger Lockhart rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To deny the request and support staff recommendation.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes Motion carried.

## VI. COMMISSION CONSIDERATION

### A. West Knoll Triangle Construction Management Plan

Anne Browning presented a background/staff report and recommended approval of the concept of a combined construction scheduling and management/design review plan.

The following commented on the project:

Mark Lehman, West Hollywood  
Walter Schlosser, West Hollywood

Action: To continue to June 1, 1989.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes Motion carried.

## VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Gene Smith suggested that commercial projects, where appropriate, include the condition that shared parking should be encouraged.
- B. Commissioner Guarriello suggested that change of use of a dwelling unit should be checked with Rent Stabilization and inquire if the change has been granted and requirements have been fulfilled.
- C. Commissioner Liebowitz-Neglia suggested that no Development Permit should be issued, unless it has gone through with plan check and permit fees have been paid.

VIII. ITEMS FROM STAFF

A. Staff suggested that Commissioners think of a date for the next Planning Commission retreat.

IX. ADJOURNMENT

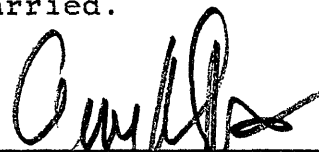
Action: To adjourn to the next regular meeting of the Planning Commission on June 1, 1989, at 7:00 p.m.

Motion: Gene Smith

Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
-----  
DIRECTOR OF COMMUNITY DEVELOPMENT