

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

JUNE 15, 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 7:08 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 Mgr.; Debbie Potter, Housing and Economic Development Mgr.; Carol Lynch & Christi Hogin, City Attorney's Office; Joyce Parker-Bozylinski, Assoc. Planner; Anne Browning, Assoc. Planner; Tim Gawronski, Asst. Planner; John Jakupcak, Asst. Planner; Deborah Schnabel, Intern; M. Gatanela, Secretary

C. Approval of Agenda:

Action: To move Item III (Nomination of Officers) to Items From Commissioners Section; start the public hearing with Item VI.F with a half-hour time limit; continue Items VI.G and VI.H to July 20, 1989; and approve the agenda as amended.

Motion: Read Second: Steve 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 - None

III. CONSENT CALENDAR

A. Approval of Minutes

1. May 11, 1989

B. Approval of Resolutions

1. Resolution No. PC 89-30 - Denying Major Conditional Use Permit 89-04, requesting off-site sales of beer and wine at 901 N. Fairfax.

Action: To approve the consent calendar as submitted.

Motion: Liebowitz-Neglia                      Second: Gene Smith

Vote: All Ayes

Motion carried.

IV. PUBLIC HEARING

- A. Major Conditional Use Permit 88-01 - Annual review of Major Conditional Use Permit to establish compliance.

Applicant: Spago

Location: 1114 Horn Avenue

Recommended Action: Approve Resolution 89-35 to extend the effective date of Major Conditional Use Permit 88-01.

Tim Gawronski presented the staff report.

The following spoke for the project:

Tom Kaplan, West Hollywood

The following spoke against the project:

Ruth Komer, West Hollywood  
Eugene Komer, West Hollywood

The following commented on the project:

Sibyl Zaden, West Hollywood  
Susan Onofrey, West Hollywood  
Patricia Boland, West Hollywood  
Richard Maggio, West Hollywood  
Louis Agluni, West Hollywood

Arlen Anderson and Tom Kaplan rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith                      Second: Guarriello

Vote: All Ayes

Motion carried.

Action: To approve extension of Major Conditional Use Permit 88-01 for a period of two years with the proviso that: there should be an annual report from staff to the Planning Commission and the neighbors notified when there is discussion of compliance; staff attend the valet training; that the changes suggested by the neighborhood association, as modified by the Planning Commission, be included; that after a period of two years the Planning Commission can extend the permit for another three years (for a total of 5 years) and/or impose additional conditions, and the hearing will be a public hearing.

Motion: Siegel                              Second: Steve Smith

Vote: All Ayes

Motion carried.

- B. Parcel Map 20668 - Request to approve parcel map for three-unit building approved under DP 87-14. (Continued from May 18, 1989 to determine appropriate noticing).

Planning Manager informed the Planning Commission that the public notice regarding this item showed the correct address.

Action: To close the public hearing.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve Parcel Map 20668 and for staff to return the original resolution to the Commission for review under Consent Calendar, specifically regarding the design of the front elevation.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

- C. Major Conditional Use Permit 88-02; Variance 89-04 - Request to convert the Granville (Hotel) to a 40-unit condominium and grant a variance for height, parking, density, and open space. (Continued from May 18, 1989, to attain additional information regarding parking).

Applicant: Crescent Heights II, Inc.

Location: 1424 & 1428 N. Crescent Heights

Recommended Action: Approve subject to compliance with Inclusionary Housing Program to the satisfaction of the City Attorney.

Tim Gawronski presented the staff report.

Commissioner Richmond reopened the public hearing.

The following spoke for the project:

Tom Cairns, attorney, representing the applicant  
Mark Lehman, West Hollywood  
Chander Baines, West Hollywood

The following commented on the project:

Tobi Golonka, West Hollywood  
Zenon Kesik, West Hollywood

Tom Cairns and Mark Lehman rebutted public testimony.

Action: To close the public hearing.

Motion: Gene Smith Second: Guarriello

Vote: All Ayes

Motion carried.

Action: To approve Major Conditional Use Permit 88-02 with the proviso that a plan for what is going to be done with the parking be brought back to the Planning Commission for approval, and the applicant pay the in-lieu inclusionary housing fee of \$182,550.00. (This does not include the lot variance that has been withdrawn).

Motion: Liebowitz-Neglia Second: Read

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

Noes: Siegel

Motion carried.

- D. Text Amendment 89-03 - An amendment to the zoning ordinance to add Chapter 9490, Affordable Housing, Public Open Space and Child Care Development Fee Program (continued from June 1, 1989).

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Approve Resolution 89-28 recommending that the Council approve the amendment to the zoning ordinance.

Debbie Potter presented a supplementary staff report.

Commissioner Richmond reopened the public hearing.

The following spoke for the project:

Paul Zimmerman, West Hollywood  
Stephen Martin, West Hollywood  
Thomas Crail, West Hollywood

Action: To close the public hearing.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To recommend to the City Council to approve staff recommendation and the Negative Declaration.

Motion: Siegel Second: Read

Vote: All Ayes

Motion carried.

- E. Text Amendment 89-02 - A proposal to increase the in-lieu fees and amend the zoning ordinance to change in-lieu fee policies (continued from June 1, 1989).

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Approve Resolution 89-26 recommending an increase in in-lieu fees and Resolution 89-27 recommending an amendment to the zoning ordinance to change in-lieu fee policies.

Deborah Schnabel presented an updated staff report.

Paul Zimmerman, Stephen Martin and Sal Guarriello were invited to answer some questions from the Commissioners.

Action: To adopt one-for-one replacement policy and to go back to the sub-committee for detail analysis and explore how to implement this. As an interim measure, to use \$55./square feet, to be adjusted using the consumer price index for housing and to adopt the higher fee schedule for non-demolition projects; the interim ordinance to go directly to the City Council.

Motion: Steve Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve the Negative Declaration.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

- F. General Plan Amendment 89-03 - Changes to the format, content, and organization of the Housing Element of the General Plan as required by the State (continued from June 1, 1989).

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Approve Resolution 89-34 recommending an amendment to the Housing Element of the General Plan.

Deborah Schnabel presented the staff report and Debbie Potter answered questions from the Commissioners.

Commissioner Richmond reopened the public hearing.

Grafton P. Tanquary, West Hollywood commented on the project.

Action: To close the public hearing.

Motion: Siegel Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To approve Resolution 89-34 and recommend to the City Council that changes to the Housing Element of the General Plan be adopted.

Motion: Siegel Second: Read

Vote: All Ayes Motion carried.

#### VI. COMMISSION CONSIDERATION

- A. West Knoll Triangle Construction Management Plan - continued to July 20, 1989.

#### VII. ITEMS FROM COMMISSIONERS

A. Nomination of Officers

1. Commissioner Siegel was nominated as Chair.
2. Commissioner Gene Smith was nominated Vice Chair.

- B. Commissioner Gene Smith suggested that when design changes are made in the resolution, the resolution should be brought back to the Commission under Consent Calendar so that Commissioners will have an opportunity to review revisions.
- C. Commissioner Steve Smith was appointed as member of the Subcommittee on housing.

VIII. ITEMS FROM STAFF

- A. Staff informed the Commissioners that the following appeals are coming up before the City Council on their July 5th meeting:
  - 1. Martel Board and Care
  - 2. Text Amendment regarding commercial uses in RHD zones
  - 3. Certificate of Compliance on 828 Westbourne
- B. Commissioners retreat was tentatively reset for September 14th.

IX. ADJOURNMENT

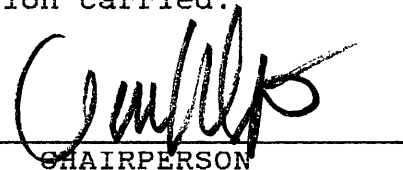
Action: To adjourn until the next meeting of the Planning Commission on June 22, 1989.

Motion: Liebowitz-Neglia

Second: Read

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT