

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

JUNE 22, 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 Gene Smith.

A. Pledge: The Pledge of Allegiance was led by Howard Zelefsky.

B. Roll Call:

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

Commissioner Absent: Read

Others Present: Howard Zelefsky, Planning Manager; Joyce Parker, Associate Planner; Mike Jenkins, City Attorney; John Jakupcak, Assistant Planner

C. Approval of Agenda:

Action: On the public hearing section, to take up V.B first, then V.A, and approve the agenda as amended.

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

David Behr and Budd Kops spoke on various issues.

III. CONSENT CALENDAR

A. Approval of Minutes

1. May 18, 1989

Action: To approve May 18, 1989 minutes.

Motion: Richmond Second: Guarriello

Vote: All Ayes Motion carried.

At this time, Commissioner Siegel excused himself for potential conflict of interest.

IV. PUBLIC HEARING

A. Conditional Use Permit 89-07 - Request to convert an apartment building to a hotel.

Applicant: Valadon Hotel Venture

Location: 900 Hammond Avenue

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-36.

Joyce Parker presented the staff report.

Commissioner Gene Smith opened the public hearing.

Tom Winfield, spoke as representative of the applicant.

Garry Shay, representing the Transportation Commission, spoke regarding the project.

Helen Samett, West Hollywood, spoke for the project.

The following spoke against the project:

Budd Kops, West Hollywood  
David Behr, West Hollywood  
Roy Lahr, West Hollywood  
Harriet Segal, West Hollywood  
Patrick Wall, West Hollywood  
Jeanne Dobrin, West Hollywood

Natalie Kaplan, West Hollywood  
Blossom Weiner, West Hollywood  
Nick Zuberbuhler, West Hollywood

The following commented on the project:

Joyce Hundal, West Hollywood  
Sibyl Zaden, West Hollywood

Tom Winfield rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

Action: To approve Minor Conditional Use Permit 87-09 subject to the conditions recommended by staff with the following changes: that sale of alcoholic beverages and a new dining room shall be eliminated; that the barrier between the room service kitchen and the library be reinstalled; that parties/special events on site be limited to 25 people unless a Temporary Use Permit has been issued by the City and that only one function shall be allowed at any one time and there must be a one-hour interval between scheduled functions; that no outdoor functions are allowed after 7:00 P.M. and no amplified music is allowed at any of the functions; that the applicant submit a Transportation Management Plan to the City to be reviewed and approved by the Transportation Commission; that the TMP shall include staff training program for hotel employees (which City staff shall attend), schedules for tour bus arrival and departures, and a system to keep guests inside the hotel until their bus/taxi arrives; that a car pooling program shall be required to specify how the goals outlined in the Settlement Agreement will be met and this TMP shall be reviewed by the City after six months for compliance; that the use of the rooftop tennis court after 9:00 P.M. be prohibited and the lights off at that time; and that the CUP will expire after five years with a one year review after the initial approval.

Motion: Richmond Second: Liebowitz-Neglia

Vote: Ayes - Guarriello, Liebowitz-Neglia,  
Richmond, Gene Smith

Noes - Steve Smith

Motion carried.

B. Appeal of Minor Conditional Use Permit 87-09 - Appeal of decision by Director of Community Development to allow sale of alcoholic beverages subject to conditions.

Applicant: Valadon Hotel Venture  
Location: 900 Hammond Avenue  
Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-40.

Joyce Parker presented the staff report.

Commissioner Gene Smith opened the public hearing.

Tom Winfield, appellant, spoke on behalf of Ashkenazy Enterprises.

Jeanne Dobrin, appellant, spoke against the sale of alcoholic beverage.

Helen Samett spoke in favor of the project.

The following spoke against the project:

David Behr, West Hollywood  
Roy Lahr, West Hollywood  
Blossom Weiner, West Hollywood  
Ken Savage, West Hollywood  
Janet Bridges, West Hollywood  
Ethel Shapiro, West Hollywood  
Harriet, Segal, West Hollywood  
Florence Delbarian, West Hollywood  
Joyce Hundal, West Hollywood  
Budd Kops, West Hollywood

Tom Winfield and Jeanne Dobrin rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

Action: To deny Minor Conditional Use Permit 87-09 at 900 Hammond Street.

Motion: Steve Smith Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

- C. Conditional Use Permit 89-08 - Request to convert apartment building to hotel and other hotel-related facilities including sale of alcoholic beverages.

Applicant: Nathan Kates

Location: 949 Larrabee Street

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-37.

- D. Conditional Use Permit 89-10 - Request to construct suites on 9th floor and rooftop of existing hotel and charge for use of parking facilities.

Applicant: Sunset Larrabee Company

Location: 1020 N. San Vicente Boulevard

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-38.

- E. Conditional Use Permit 89-12 - Request to convert apartment building to hotel and permit other hotel related facilities including dining and the sale of alcoholic beverages.

Applicant: Ashkenazy Enterprises

Location: 8822 Cynthia Avenue

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-39.

Due to lack of time, Commissioner Gene Smith opened the public hearing for the last three items (V.C, V.D and V.E) to allow citizens, who won't be able to attend the next meeting, to testify.

The following spoke against Conditional Use Permit 89-12:

Don Pascoe, West Hollywood  
Daniel Schulman, West Hollywood

The following spoke against Conditional Use Permit 89-08:

Richard Marks, West Hollywood  
Michael Ford, West Hollywood

VI. ITEMS FROM COMMISSIONERS - None

VII. ITEMS FROM STAFF - Staff recommended that the three remaining public hearings be continued to July 6, 1989.

Action: To continue items V.C, V.D and V.E to July 6, 1989.

Motion: Richmond Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on July 6, 1989.

Motion: Liebowitz-Neglia Second: Steve Smith

Vote: All Ayes Motion carried.

  
CHAIRPERSON

ATTEST:

  
DIRECTOR OF COMMUNITY DEVELOPMENT