

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JULY 6, 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 at 2:12 p.m.

A. Pledge: The Pledge of Allegiance was led by Commissioner Liebowitz-Neglia.

B. Roll Call:

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

Others Present: Howard Zelefsky, Planning Manager; Mike Jenkins, City Attorney; Joyce Parker, Associate Planner; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

To take up Item V.C under the Public Hearing Section and approve the agenda.

Motion: Richmond 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, read a certified true copy of restrictions placed on the Bel Age and La Mondrian.

III. CONSENT CALENDAR

A. Approval of Minutes

1. June 1, 1989
2. June 15, 1989

B. Approval of Resolutions

1. Resolution No. 89-46 - Approving Major Conditional Use Permit 88-001 for Spago Restaurant.

Staff informed the Planning Commission that the phrase "up to three additional years" has been deleted from Section 3, condition "e".

2. Resolution No. 89-45 - Approving Major Conditional Use Permit 89-02 for the conversion of an apartment building to condominium units.

Action: To approve the Consent Calendar as amended.

Motion: Liebowitz-Neglia Second: Steve Smith

Vote: All Ayes

Motion carried.

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

IV. PUBLIC HEARING

- A. 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 (continued from June 22, 1989).

Applicant: Ashkenazy Enterprises

Location: 8822 Cynthia Avenue

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

Joyce Parker presented the staff report.

Commissioner Smith reopened the public hearing.

Tom Winfield, attorney for the applicant, spoke for the project.

The following spoke against the project:

Evelyn Pascoe, West Hollywood
Don Pascoe, West Hollywood
David Behr, West Hollywood
Harriet Segal, West Hollywood
Budd Kops, West Hollywood
Jeanne Dobrin, West Hollywood

Tom Winfield rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Richmond

Vote: All Ayes

Motion carried.

Action: To approve Conditional Use Permit 89-12 subject to the conditions recommended by staff, with the same changes and/or restrictions previously imposed on the Valadon; but modified to be appropriate with the facility since there is no tennis court in this hotel; paid parking will not be permitted until such time that there is permit parking; that if it is determined as part of the Transportation Management Plan that the fire hydrant which may be a problem needs to be moved and the plan calls for it to be moved as approved by the Transportation Committee, that the cost of the relocation be borne by the applicant; parking for long-term tenants will continue to be provided for free; that deliveries be limited from 8:00 AM to 5:00 PM; that there be not more than six (6) temporary use permits per year for events for more than 25 people; that the settlement agreement

provisions be incorporated directly into the resolution; and that the sign program for the hotel come back to the Planning Commission for final approval.

Motion: Richmond Second: Read

Vote: All Ayes

Motion carried.

Action: To continue V.F and V.G to July 13, 1989.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

- B. Conditional Use Permit 89-08 - Request to convert apartment building to hotel and other hotel-related facilities including sale of alcoholic beverages (continued from June 22, 1989).

Applicant: Nathan Kates

Location: 949 Larrabee Street

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

Joyce presented the staff report.

Commissioner Gene Smith reopened the public hearing.

Tom Winfield spoke for the applicant.

The following spoke against the project:

Albert Gasser, West Hollywood
Harriet Segal, West Hollywood
David Behr, West Hollywood
Budd Kops, West Hollywood
Jeanne Dobrin, West Hollywood

Tom Winfield rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 89-08 subject to the conditions recommended by staff, as amended, to include the conditions the Planning Commission imposed on Le Reve with respect to denial of the request for a liquor license; all of the conditions connected with the Transportation Management Plan; the conditions involving the size of parties and limit on the number of temporary use permits; the five-year duration with one year review; modifications made to Le Reve involving sign programs, settlement agreement provisions, charging for parking only after parking permit is in place but long-term tenants are exempted from paying for parking; deliveries should be made between 8:00 AM and 5:00 PM; requiring the garage on the southside of the property to be enclosed and increased in height; and recommending that the Transportation Management Plan provide for loading on the side instead of on the curb side.

Motion: Richmond Second: Read

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

Noes - Steve Smith

Motion carried.

Staff suggested that due to lack of time items V.D and V.E be continued to July 13, 1989 at 7:00 PM. The meeting will be held either at the West Hollywood Park Auditorium or the Werle Building. (Anyone interested in attending this meeting was requested to inquire details from the Planning Department).

- C. Conditional Use Permit 89-10 - Request to construct suites on 9th floor and rooftop of existing hotel and charge for use of parking facilities (continued from June 22, 1989).

Applicant: Sunset Larrabee Company

Location: 1020 N. San Vicente Boulevard

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

Joyce Parker presented the staff report.

Commissioner Gene Smith reopened the public hearing.

Tom Winfield spoke on behalf of the applicant.

The following spoke against the project:

Jacqueline Gasser, West Hollywood
Harriet Segal, West Hollywood
David Behr, West Hollywood
Budd Kops, West Hollywood
Jeanne Dobrin, West Hollywood

Tom Winfield rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve Conditional Use Permit 89-10 as recommended by staff with the following additions: that the specific number of 21 suites and 2 presidential suites on the roof be specified in the resolution; that there will be no charge for parking during those hours not covered by the permit parking district when it goes into effect (for guests or events); that the applicant submit a Transportation Management Plan to include educational programs for hotel staff, schedules for tour bus arrival and departures, and a system to keep guests inside the hotel until their taxi or bus arrives; the carpooling program shall be required to specify how the goals outlined in the Settlement Agreement will be met; there will be no change in the exterior construction - all construction will be in the interior only, and that the construction hours conform to the General Plan guidelines.

Motion: Steve Smith Second: Richmond

Votes: Ayes - Richmond, Gene Smith, Steve Smith

Noes - Guarriello, Liebowitz-Neglia, Read

Motion Failed.

Action: To deny Conditional Use Permit 89-10.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

VI. ITEMS FROM COMMISSIONERS

- A. Commissioner Smith commented on his recent attendance at the City Council meeting.
- B. Commissioner Read inquired about the status of the Zoning Ordinance.

VII. ITEMS FROM STAFF - None

IX. ADJOURNMENT


To adjourn until the next special meeting of the Planning Commission on July 13, 1989.

Motion: Richmond

Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.



CHAIR PRO TEMP

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT