

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JULY 13, 1989

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

I. CALL TO ORDER

The special meeting of the Planning Commission was called to order by Commissioner Gene Smith at 7:09 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; John Jakupcak, Assistant Planner; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To approve the agenda.

Motion: Richmond 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.

III.A.1.

II. ITEMS FROM CITIZENS

- A. Budd Kops, West Hollywood, thanked the Planning Commission, City Attorney and staff for getting things done.
- B. Jeanne Dobrin, West Hollywood, reported that lights were on at 9:00 p.m. at 900 Hammond Avenue.

III. PUBLIC HEARINGS

- A. Development Permit 89-05, Demolition Permit 89-02 - Remodel of an existing apartment building for the purposes of expanding an existing adult residential care facility.

Applicant: Cyla Trank and Marianna Slaten

Location: 1030 and 1034 Martel Avenue

Recommended Action: Continue public hearing until September 3, 1989, after appeal for CUP has been resolved by the City Council.

Action: To continue to September 3, 1989.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

Action: To combine III.B and III.C into one public hearing.

- B. Appeal of Minor Conditional Use Permit 87-08 - Appeal of decision by Director of Community Development to allow sale of alcoholic beverages subject to conditions.

Applicant: Ashkenazy Enterprises

Location: 1000 Westmount Drive

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-41.

- C. Conditional Use Permit 89-09 - Request to convert apartment building to hotel and permit other hotel-related facilities.

Applicant: Ashkenazy Enterprises

Location: 1000 Westmount Drive

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-42.

John Jakupcak presented the staff report for Minor Conditional Use Permit 87-08.

Joyce Parker presented the staff report for Conditional Use Permit 89-09.

Commissioner Gene Smith opened the public hearing for both III.B and III.C.

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

Jeanne Dobrin, appellant, spoke against the request.

The following spoke against the item(s):

Budd Kops, West Hollywood
Dell Ross, West Hollywood
David Behr, West Hollywood

Tom Winfield and Jeanne Dobrin rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith Second: Richmond

Vote: All Ayes

Motion carried.

Action: To approve Minor Conditional Use Permit 87-08 and Conditional Use Permit 89-09 subject to the conditions recommended by staff with the following revisions: eliminate approval of dining room and sale of alcoholic beverages; usable area of the patio be reduced to the area as shown in the approved permit plan and that the remainder area be landscaped; no charge for parking except when the parking district is in place and only for those hours when the district is in effect but never for tenants who live in the building; that the applicant submit a Transportation Management Plan to the City to be reviewed and recommended by the Transportation Commission, approved by the Planning Commission and reviewed and updated periodically; that the TMP include educational programs for hotel employees (which City

staff shall attend), schedules for tour bus arrival and departures (including loading and unloading), a system to keep guests inside the hotel until their taxi or bus arrives, a carpooling program; no luggage will be allowed on the sidewalk; all special events be tied to a guest(s) at the hotel and restaurant tab should be paid through a room number; no outdoor parties are allowed after 7:00 p.m.; limit the number of people to 25 unless a Temporary Use Permit (not to exceed 6 per year) has been allowed by the City with one hour interval between events; no amplified sound is allowed at any of the functions; loading area for deliveries be restricted for use between 8:00 a.m to 5:00 p.m. and preferably inside the garage; that a signage program be brought back to the Planning Commission for approval; that the CUP shall expire after five years with a one year review after the initial approval; and that the resolution be revised so there will no conflict between the Settlement Agreement and the resolution.

Motion: Guarriello Second: Steve Smith

Vote: All Ayes

Motion carried.

- D. Conditional Use Permit 89-06 - Request to convert apartment building to hotel and permit other hotel-related facilities.

Applicant: Le Parc Associates

Location: 733 West Knoll Drive

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-43.

Joyce Parker presented the staff report.

Tom Winfield spoke, representing the applicant.

The following spoke against the request:

Budd Kops, West Hollywood
Ralph Feeley, West Hollywood
Jeanne Dobrin, West Hollywood
David Behr, West Hollywood

Tom Winfield rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Read

Vote: All Ayes

Motion carried.

Action: To approve Conditional Use Permit 89-06 subject to the conditions recommended by staff with the following changes: that all signing be restricted to guests of the hotel and the resident; limit the number of people to 25 unless a Temporary Use Permit (not to exceed 6 per year) has been allowed by the City with one hour interval between events; no paid parking unless permit parking remains in existence; that a signage program be brought back to the Planning Commission for approval; that the CUP shall expire after five years with a one year review after the initial approval; and to adopt same changes imposed on Conditional Use Permit 89-09.

Motion: Liebowitz-Neglia Second: Steve Smith

Vote: All Ayes

Motion carried.

E. Conditional Use Permit 89-11 -Request to charge for hotel parking.

Applicant: Ashkenazy Enterprises

Location: 8440 Sunset Boulevard

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-44.

Joyce Parker presented the staff report.

Tom Winfield represented the applicant.

The following spoke against the request:

David Behr, West Hollywood
Budd Kops, West Hollywood
Jeanne Dobrin, West Hollywood

Applicant did not rebut public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Read

Vote: All Ayes

Motion carried.

Action: To approve Conditional Use Permit 89-11 subject to the findings and conditions in draft Resolution 89-44, with two hour free parking for restaurant, cocktail lounge and gift shop patrons.

Motion: Steve Smith Second: Read

Vote: All Ayes

Motion carried.

IV. ITEMS FROM COMMISSIONERS

- A. Commissioner Richmond inquired about the Historic Ordinance. He was informed that the Cultural Heritage and Historic Preservation Ordinance will be brought back to the Commission on the first meeting in August.
- B. Commissioner Guarriello inquired whether there was some way to eliminate last minute materials given just before each meeting. Staff informed her that those are letters (serving as testimonies) from citizens received after the packets have been delivered.
- C. Commissioner Steve Smith inquired regarding 944 Palm Street (apartment converting into condominiums). The City Attorney said that the apartment owner was told about obtaining a CUP from the Planning Commission, otherwise no units can be sold.
- D. Commissioner Liebowitz-Neglia requested staff to proceed with enforcement procedures against Mondrian for the removal of the dumpster and closing of the wall.

VII. ITEMS FROM STAFF

- A. Staff requested the Commissioners to think of times to meet regarding the Zoning Ordinance.
- B. Staff informed the Commissioners about what is coming up for appeal in the City Council agenda: Martel Boarding House, 450 N. Robertson, and Brasil-Up. Commissioner

Guarriello volunteered to attend and represent the Commission on 450 N. Robertson.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on July 20, 1989.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes Motion carried.

CHAIR

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT