

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

SEPTEMBER 7, 1989

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

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Siegel at 7:06 p.m.

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

B. Roll Call:

Commissioners Present: Guarriello, Read, Richmond, Siegel, Gene Smith, Steve Smith

Others Present: Mark Winogron, CDD Director; Dean Sherer and Linda Pierce of EIP Consultants; Ted Gostin of Kaku Associates; Joyce Parker, Associate Planner; Anne Browning, Associate Planner; David Amorena, Planning Technician; Jeff Jensen, Intern; Moonyeen Gatanela, Recording Secretary

C. Approval of Agenda:

Action: To separate the Ashkenazy items (B.1 to B.9) from other items and let Commissioner Gene Smith preside on these items; Items V.C and V.E to be continued to the meeting of September 21, 1989; All items on the Consent Calendar to be moved over to the Excluded Consent Calendar.

Motion: Read Second: Gene Smith

Vote: All Ayes

Motion carried.

C. Approval of Resolutions

1. Resolution No. 89-36 - Approving Major Conditional Use Permit 89-07 on an application of Valadon Hotel Venture to permit the conversion of an apartment/hotel at 900 Hammond Drive.
2. Resolution 89-37 - Approving Major Conditional Use Permit 89-08 on an application of Nathan Kates to permit the conversion of an apartment/hotel to a hotel with related facilities at 949 Larrabee Street.
3. Resolution No. 89-38 - Denying Major Conditional Use Permit 89-10 on an application of Sunset-Larrabee Company to permit the construction of guest suites on the 9th floor and two presidential suites in an existing penthouse on the rooftop and to allow the hotel to charge for parking at 1020 N. San Vicente Boulevard.
4. Resolution No. 89-39 - Approving Major Conditional Use Permit 89-12 on an application of Ashkenazy Enterprises to permit the conversion of an apartment/hotel to a hotel at 8822 Cynthia Street.
5. Resolution No. 89-40 - Denying Minor Conditional Use Permit 87-09 on an application of Ashkenazy Property Management Corporation to permit the on-site sale of alcohol in an existing mixed-use apartment/hotel at 900 Hammond Street.
6. Resolution No. 89-41 - Denying Major Conditional Use Permit 87-08 on an application of Ashkenazy Property Management Corporation to permit the sale of alcohol for on-site consumption in an existing restaurant located at 1000 Westmount Drive.
7. Resolution No. 89-42 - Approving Major Conditional Use Permit 89-09 on an application of Ashkenazy Enterprises to permit the conversion of an apartment/hotel to a hotel at 1000 Westmount Drive.
8. Resolution No. 89-43 - Approving Major Conditional Use Permit 89-06 on an application of Le Parc Associates to permit the conversion of an apartment/hotel to a hotel at 733 West Knoll Drive.
9. Resolution No. 89-44 - Approving Major Conditional Use Permit 89-11 on an application of Ashkenazy Enterprises to amend Conditional Use Permit 2364-3 to allow the hotel to charge for parking at 8440 Sunset Boulevard.

Commissioner G. Smith invited one-minute comments from the audience, requesting them to confine their remarks only to discrepancies that are found in the resolutions.

Jeanne Dobrin, West Hollywood, pointed out that the resolutions did not include the condition that food or alcoholic beverage be charged to the room rate, and that all luggage should be placed inside the hotel.

Commissioners requested the resolutions to include: food or alcohol beverages be charged to a room; all luggage shall be left inside the hotel before arrival of the buses; a Transportation Management Plan include parking of large tour buses off site and transporting guests via small shuttle buses; and that there should be a designated loading area within the hotel.

Action: To approve the resolutions as amended.

Motion: Richmond Second: Read

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

Abstain - Siegel

Motion carried.

D. Approval of Art for One Percent Requirement

1. 930 N. Doheny Drive
2. 8704 Santa Monica Boulevard

Action: To approve Art for One Percent Requirement

Motion: Read Second: Richmond

Vote: All Ayes Motion carried.

IV. PUBLIC HEARING

A. Text Amendment 89-05 - Request to amend definition of "Residential Community Apartment House" (continued from August 17, 1989).

Applicant: City of West Hollywood

Location: City-wide

Recommended Action: Recommend approval of ordinance amending definition of "Residential Community Apartment House" to the City Council.

Director of Community Development presented the staff report.

Commissioner Siegel opened the public hearing. There were no speakers.

Action: To recommend approval of text amendment 89-05.

Motion: Richmond Second: Read

Vote: All Ayes Motion carried.

- B. Conditional Use Permit 89-15; Demolition Permit 89-11; Tentative Tract Map 47946 - Request to demolish single-family house and construct a five-unit condominium project.

Applicant: Frederick Leeds

Location: 1145 Horn Avenue

Recommended Action: Approve Conditional Use Permit 89-15 and Demolition Permit 89-11 subject to the conditions in Resolution 89-57; and Tentative Tract Map 47946 subject to the conditions in Resolution 89-58.

Joyce Parker-Bozylinski presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Todd Howell, attorney for the applicant
Edward Villareal Hunt, landscape architect
Jeff Lloyd, West Hollywood
Doug Gross, Los Angeles
Fred Leeds, Los Angeles

The following spoke against the project:

George Bell, West Hollywood
Derek Widdiss, West Hollywood
Marc Menasche, West Hollywood
Richard Maggio, West Hollywood
Sibyl Zaden, West Hollywood
Steven Clemons, West Hollywood

Scott Biggam, West Hollywood
Michealene Cristini, West Hollywood
Daniel Alperin, West Hollywood
Richard T. Godfrey, West Hollywood
Stephen Martin, West Hollywood
Alex Pittman, West Hollywood

Todd Howell, Edward Hunt and Fred Leeds rebutted public testimony.

Action: To close the public hearing.

Motion: Guarriello Second: Richmond

Vote: All Ayes Motion carried.

Action: To express consensus for approval of the project in concept if the project can be redesigned sufficiently to deal with a series of issues articulated by the Commission: height, design, landscaping, protection of views to maximum extent possible.

Motion: Steve Smith Second: Gene Smith

Vote: All Ayes Motion carried.

- C. Conditional Use Permit 89-18; Demolition Permit 89-12; Tentative Tract Map 48271 - Request to demolish two detached houses to construct an eight unit condominium building.

Applicant: Oakes and Associates

Location: 916 Westbourne Drive

Recommended Action: Continue public hearing to the meeting of September 21, 1989.

Action: To continue to September 21, 1989 (Refer to I.C).

- D. Environmental Impact Report - Rossmoor Regency - Request to approve an Environmental Impact Report prepared by EIP Associates for a proposed 152-room congregate care facility for senior citizens on Doheny Drive between Harland and Keith Avenues.

Applicant: Rossmoor Regency of West Hollywood

Location: Doheny Drive

- B. Commissioner Steve Smith talked about potentially homophobic housing practices by projects applicants that come before the Planning Commission and what due process and procedures staff can look at and whether it is fair and equitable under the social goals on the General Plan and laws of the City. He asked the Director to research the question with the City Attorney.

VI. ITEMS FROM STAFF

- A. Staff passed out a form to Commissioners to fill out and indicate what address and phone number information they want accessible to the public.
- B. Staff informed the Commissioners of a special study session meeting for the Zoning Ordinance which was set for September 28, 1989.

VII. ADJOURNMENT

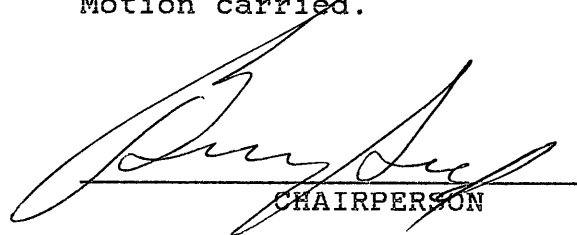
Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, September 21, 1989, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Gene Smith

Second: Steve Smith

Vote: All Ayes

Motion carried.


CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT