

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

SEPTEMBER 21, 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 Siegel at 7:03 p.m.

A. Pledge: The Pledge of Allegiance was led by Commissioner Gene Smith.

B. Roll Call:

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

Others Present: Mark Winogron, Director; Linda Pierce (EIP Consultants); Ted Gostin, (Kaku Associates); Joyce Parker and Anne Browning, Associate Planners; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

To continue items V.F to October 5, 1989 meeting and V.G to a date uncertain and approve the agenda as amended.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

D. Report of Posting 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. PUBLIC HEARING

- A. Development Permit 89-08; Demolition Permit 89-03 - Request to demolish two existing single-family residences and to construct a 45-foot high, 41-unit apartment building (continued from July 20, 1989).

Applicant: Emil Gabbay

Location: 1428-30 Harper Avenue

Recommended Action: Approve subject to the changes contained in the staff report and the findings and conditions in draft Resolution 89-47.

Joyce Parker presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Craig Lawson, Los Angeles, representing the owners Emil Gabbay, Beverly Hills, architect of the project

The following spoke against the project:

Thomas Jones, West Hollywood  
Bruce Westland, West Hollywood  
Steve Yoder, West Hollywood  
Ralph Feeley, West Hollywood  
Gerda Spiegler, West Hollywood  
Edward Marcum, West Hollywood

The following commented on the project:

Budd Kops, West Hollywood  
David Behr, West Hollywood  
Dona Nicoloff, West Hollywood

Craig Lawson rebutted public testimony while the architect, Emil Gabbay answered questions from the Commissioners.

Action: To close the public hearing.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

The Commission suggested that they want to see a redesign on the project with the following changes: reduction in total square footage, breaking up the front facade into components to make it more friendly, and redo the entry way.

Action: To continue to the first meeting on November, 1989.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes Motion carried.

- B. 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 (continued from September 7, 1989).

Applicant: Rossmoor Regency of West Hollywood

Location: 702 Doheny Drive

Recommended Action: Certify the Environmental Impact Report subject to the findings and conditions in Resolution 89-61.

Anne Browning gave a short updated report, and the Commission asked questions from the consultants.

The following spoke regarding the project:

Jeanne Dobrin, West Hollywood  
Audrey Arlington, representing the City of Beverly Hills  
Leo A. Sant Angelo, West Hollywood  
Stephen Decker, West Hollywood  
Melissa Glossman, West Hollywood  
Richard A. Frankel, Beverly Hills  
Ron Rosen, Beverly Hills  
Marjorie Simon, West Hollywood  
Frances H. Finkelstein, Beverly Hills  
Lester Stein, Beverly Hills  
David Finkelstein, West Hollywood  
David Behr, West Hollywood  
Ken Savage, West Hollywood

Action: To close the public hearing.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

Commissioner Richmond suggested to allow staff to go ahead and place this resolution of certification on the agenda for the night when the Commission is holding the hearing on the merits; ask staff to draft an addendum which responds to the concerns which have been raised, and for the Commissioners to underscore concerns raised by the audience that they particularly want to see addressed.

Action: To request staff to prepare an addendum and return to the Commission on the night when the hearing on the merits is scheduled, along with the resolutions.

Motion: Richmond                      Second: Steve 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: Approve with the condition that the project be redesigned to reduce the parking requirement and that the parking garage be redesigned.

Anne Browning presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Lee Oakes, architect of the project, Santa Monica  
Larry Hoffman, Los Angeles  
Robert Dinsmore, Santa Monica  
Dan Knoller, Los Angeles  
Benton Fonner, Santa Monica  
Martin Landis, Encino  
David Lopez, West Hollywood

Action: To close the public hearing.

Motion: Steve Smith                      Second: Richmond

Vote: All Ayes                      Motion carried.

Action: To approve with the condition that the project be redesigned to show satisfactory parking.

Motion: Siegel Second: Steve Smith

Vote: All Ayes Motion carried.

- D. Conditional Use Permit 89-19; Demolition Permit 89-16; Tentative Tract Map 47395 - Request to demolish four residential units and construct five condominium units.

Applicant: Roger Behrstock

Location: 988 Hancock Avenue

Recommended Action: Approve subject to the findings and conditions in draft resolution 89-62.

Action: To continue to October 19, 1989

Motion: Gene Smith Second: Read

Vote: All Ayes Motion carried.

- E. Tentative Tract Map 47990 - Request to approve Tentative Tract Map for seven-unit condominium.

Applicant: Joseph H. Cahn

Location: 8565 West Knoll Drive

Recommended Action: Approve subject to findings and conditions in draft resolution 89-63.

Commissioner Siegel opened the public hearing.

Action: To close the public hearing.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

Action: To approve the Tentative Tract Map.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

- F. Environmental Impact Report (Greenwich West) - Request to approve an Environmental Impact Report prepared by Kleinfelder, Inc. for a proposed 74,000 square foot commercial building at 8950 Sunset Boulevard.

Applicant: Sinanian Development  
Location: 8950 Sunset Boulevard  
Recommended Action: The EIR has not been completed.  
Continue to October 5, 1989.

- G. Tentative Parcel Map 21059 - Request to approve Tentative Parcel Map for three-unit condominium.

Applicant: Nahum Sahar  
Location: 1256 Gardner  
Recommended Action: Continue to a date uncertain pending resolution of outstanding code violations.

#### IV. ITEMS FROM STAFF

- A. Staff informed the Commission that Ira Handelman felt uncomfortable addressing the West Hollywood Planning Commission before he addressed the Los Angeles Planning Commission about the Gilmore/Farmers Market case.
- B. The Director informed the Commission that the cost for Commissioner Leibowitz-Neglia's going away party will have to be shared among Commissioners and staff.
- C. Staff announced the appointment of a new Planning Commissioner (James Litz).
- D. Staff reminded the Commissioners of the study session on the new zoning ordinance on September 28, 1989.
- E. Staff announced that Tim Gawronski won the silver medal in an international design competition sponsored by the Milwaukee.

#### V. ITEMS FROM COMMISSIONERS

- A. Commissioner Steve Smith inquired about contract stipulations in housing standards. Staff will ask the City Attorney about the appropriateness of adding the stipulations currently used in standard contracts for documents concerning land use.

B. Commissioner Siegel suggested closer communication with members of other committees/commissions especially when there is an item which is of key interest to the Planning Commission.

VI. ADJOURNMENT

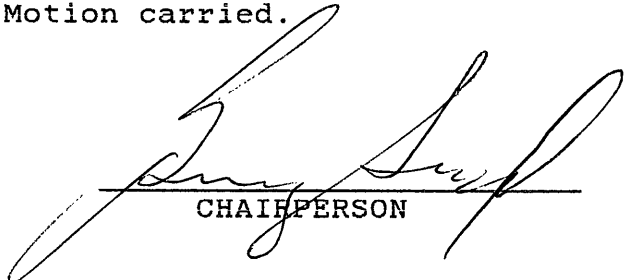
Action: To adjourn until the next regular meeting of the Planning Commission on September 28, 1989, West Hollywood Park Auditorium.

Motion: Read

Second: Richmond

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT