

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JULY 7, 1988

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 Richmond at 7:10 p.m.

A. Pledge: The Pledge of Allegiance was led by John Read.

B. Roll Call:

Commissioners Present: Richmond, Leibowitz-Neglia, Siegel, Gene Smith, Steve Smith

Others Present: Howard Zelefsky, Planning Manager; Jeff Archuleta, Associate Planner; Dina Tasini, Associate Planner; David Amorena, Planning Technician; M. Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Consent Calendar Items III.A.1 and III.A.2 and approve the agenda, as amended.

Motion: Leibowitz-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 - None

III. EXCLUDED CONSENT CALENDAR

- A. Resolution No. PC 88-26 - Approving Development Permit 88-14 and Demolition Permit 88-05 for the construction of a four-unit apartment project at 908 N. Sierra Bonita Drive.

Pulled by Commissioner Leibowitz-Neglia, amending Section 6.1 to say ... "All permits must be signed by the owner/applicant or duly authorized representative of the owner of the property ...If the applicant is a corporation, then an officer of the corporation shall sign on behalf of the corporation." She also requested inclusion of the rights of the City so that the applicant is aware of those rights in case they fail to comply with the conditions.

Action: To approve Resolution No. 88-26, approving Development Permit 88-14 and Demolition Permit 88-05 as amended.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

- B. Resolution No. PC 88-27 - Approving Conditional Use Permit 88-001 for the continued use of a parking lot for Trattoria Spago, Inc. at 1114 Horn Avenue.

Pulled by Commissioner Leibowitz-Neglia for the following changes.

Action: Section 3.e to read: "Further hearing on this permit is continued for a period of eight (8) months to February 16, 1989, and shall be a renoticed open public hearing. After that time ..."

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: Change on Section 3.e to read: ... "No stopping of any motorized vehicles including limousines for the purpose of discharging passengers ...It shall be the responsibility of the applicant to direct restaurant

management or their designee (valet) to enforce this prohibition. No Stopping signs along Horn Avenue shall be installed by the City in front of the restaurant and the curb shall be painted red within 30 days."

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: Change on Section 3.i to read: ... "No Right Turn signage shall be erected at the exit from the parking lot. It shall be the responsibility of the applicant to require restaurant valets ..."

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: Change on Section 3.j to read ... "The applicant shall work with staff to develop a raised landscape design for the circular turn-around which permits truck deliveries and is still large enough to accommodate the turning of limousines. Even if the turn-around is removable, it shall be in place during all business hours. This shall be done within 30 days."

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: Section 3.k should include some language stating the Planning Commission retains the right to require the 5 parking spaces at the north end of the Spago parking lot to be reserved for the community only. On re-evaluation that takes place in 8 months, a decision is to be made as proposed in alternative no. 10.

Motion: Leibowitz-Neglia Second: Siegel

Vote: All Ayes Motion carried.

Action: Section 3.o last sentence should include ..." so that no person can slip under the barricade or easily move it. The barricade shall extend from the parking lot entrance to the storm drain near Sunset."

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Motion carried.

Action: To deny Sign Modification 88-01.

Motion: Steve Smith Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

At this juncture, staff suggested that the Commission inform the applicant that it will be in his best interest if Mr. Janneck (the owner of the shopping center) prepare a sign program, then staff will be able to work more effectively with Nike, Inc.

- B. Development Permit 88-25: Vesting Tentative Tract 45632 - To construct five condominium units.

Applicant: Carol Associates, Ltd.

Location: 1006 Carol Drive

Recommended Action: Approve Development Permit 88-25 and Vesting Tentative Tract 45632 as proposed, subject to the findings and conditions in Draft Resolution Nos. 88-29 and 88-30.

Jeff Archuleta presented the staff report and explained that this 5-unit condominium project will consist of two stories with lofts with subterranean parking garage and contemporary architecture. The project complies with all residential design guidelines, both in the zoning ordinance as well as the new General Plan. Applicant proposes to pay in-lieu housing fee and in terms of the public art, the 1% requirement will also be paid. Staff recommended approval of development permit 88-25 and vesting tentative map 45632 applications as submitted with conditions in the draft resolution.

Commissioner Richmond opened the public hearing.
The following persons spoke in favor of the project:

Craig Lawson, 11835 W. Olympic Blvd., Los Angeles, 90064
Art Pastel, 3000 Ocean Park Boulevard
Ted Tanaka, 41 Market Street, Los Angeles

The following persons spoke against the project:

Deloris Luckman, 1012 Carol Drive, #8, West Hollywood
Jeanne Dobrin, 9000 Cynthia, West Hollywood

Neil Senturia and Craig Lawson rebutted public testimony and answered questions from the Commissioners.

Commissioners discussed the loft, tandem parking, setback and alley dedication issues.

Action: To have a resolution prepared for the next Planning Commission meeting on July 21, 1988, approving the project with two additional conditions of approval beyond what staff has recommended, i.e.:

- a) Staff is directed to look into the case at 959 Doheny, and to make conditions relating to the alley dedications consistent with the setback in that case;
- b) Tandem parking would be reduced to a maximum of 6 spaces or three pairs.

Motion: Leibowitz-Neglia Second: Steve Smith

Ayes: Leibowitz-Neglia, Richmond, Steve Smith, Siegel

Noes: Gene Smith

Motion carried.

VI. COMMISSION CONSIDERATION

Commissioner Siegel said the task force needed a third member to talk about the tandem issue. And also to set a date by which a report will have to be submitted to the Commission. Commissioner Gene Smith volunteered to be the third member.

Commissioner Gene Smith said that in future staff reports, he would like to see more detailed topographic information in the packet.

Commissioner Siegel suggested another task force on lofts.

Commissioner Richmond requested staff to look into the possibility of giving former Commissioner Mark Lehman some recognition or award, whatever is the present practice.

Commissioners Guarriello and Read were accorded a warm welcome.

VII. ITEMS FROM STAFF

Staff called the Commissioners attention on the General Plan which was sent to them, together with the correspondence from the Mayor.

Commissioners were informed that the sub-committee for the 90-day work program met and details of the work program that will be going to the Council for their approval was discussed.

Commissioner Richmond asked staff regarding sign code amendments.

VIII. ADJOURNMENT

Action: To adjourn (10:00) until the next regular meeting on July 21, 1988.

Motion: Leibowitz-Neglia Second: Steve Smith

Vote: All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT