

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JULY 21, 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 7:12 p.m. and welcomed both Commissioners Guarriello and Read.

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

B. Roll Call:

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

Commissioner Absent: Steve Smith

Others Present: Howard Zelefsky, Planning Manager; Jeff Archuleta, Associate Planner; M. Gatanela, Secretary

C. Approval of Agenda: To pull Consent Calendar Items III.A.1 and III.A.2 and approve the agenda.

Motion: Leibowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

D. Posting of Agenda

The agenda was posted at: City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard, and Plummer Park.

II. ITEMS FROM CITIZENS

Budd Kops, West Hollywood, talked about the proliferation of liquor license, especially on-site sale of beer and wine, on the west side of West Hollywood, and the granting of on-site and off-site liquor licenses especially on the Sunset Strip. He believes that one man alone should not have the power to grant Minor CUPs.

III. CONSENT CALENDAR

- A. Resolution No. PC 88-30 - Approving Vesting Tentative Tract 45632 for a five-unit condominium subdivision at 1006 Carol Drive.
- B. Resolution No. PC 88-31 - Denying Sign Modification 88-01, a request by Nike, Inc. for a larger sign than permitted by Code at their store at 8464 Holloway Drive.

Action: To approve as submitted.

Motion: Leibowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

- A. 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 Siegel regarding a number of items which were not to be imposed on Spago, but were recommendations to the City. He requested that those recommendations be included or attached or at least noted as part of the Conditional Use Permit. Commissioner Leibowitz-Neglia added that the letter be labeled and be made a permanent part of the CUP so that the actual will of the Commission is spelled out.

Commissioner Gene Smith requested that Section 3.o should state that the barricade should be non-removable.

Action: To approve with added/revised conditions.

Motion: Leibowitz-Neglia Second: Siegel

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

Abstain: Guarriello, Read

Motion carried.

- B. Resolution No. PC 88-29 - Approving Development Permit 88-25 for the construction of five condominium units at 1006 Carol Drive.

Pulled by Commissioner Siegel as he questioned what the setback of the project was.

Staff explained that the following was added to the resolution ... "the project shall be redesigned so that the rear wall is set back fifteen feet from the rear property line after dedication..."

Action: To approve as amended.

Motion: Leibowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

V. PUBLIC HEARING - None

VI. COMMISSION CONSIDERATION

A. Discussions of Tandem Parking

The Planning Manager reported that the sub-committee met for 2-1/2 hours to discuss tandem parking. The basic underlying policy is that the sub-committee wanted to recommend to the Commission that tandem parking remain discretionary with the entire Commission under certain circumstances; that they did want to allow it on a case-by-case basis.

He further explained that what they took up were just policies and not recommendations to amend the zoning ordinance to include tandem parking and also to set the policy on other developers.

Commissioner Leibowitz-Neglia emphasized that the basic decision that the sub-committee had was that tandem parking will never be preferred and that the Commission will consider it only on very special cases.

Tandem parking is specifically omitted for retail, but will be considered for outdoor dining on main streets and pedestrian oriented areas, but is not necessarily automatic for restaurants with valets.

Action: Accept the report from the sub-committee on tandem parking. Approval of tandem parking will be at the discretion of the Planning Commission. It may be permitted on residential buildings for single family or duplex units on small lots; as parking in excess of code requirements with free valet service; and for a development consisting of entirely affordable units. On commercial buildings, it will be considered for adaptive reuse of buildings when there is no intensification of use; for employee parking; and for parking in excess of code requirements and with free valet service only.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: Where the project includes affordable housing units at the option of the owner, tandem parking will be considered. This will not apply to the mandatory affordable housing units.

Motion: Read Second: Guarriello

Vote: All Ayes

Motion carried.

Discussion on loft will be scheduled for next meeting.

Staff told the Commissioners that all developers will be informed that if a loft can be construed as a bedroom, another parking space is necessary. That lofts less than 100 square feet in area of 7 feet in depth will not be required to provide parking.

VII. ITEMS FROM COMMISSIONERS

With regards to sale of alcohol is concerned, Commissioner Siegel commented that:

- a) People are complaining that hearings, particularly on alcohol, are not noticed in their area, and they don't know about it until it is too late, and there are more problems on-site than off-site;

- b) Time is inconvenient. He suggested that ideal time for the hearing should be 6:00-9:00 so that working people will be able to attend.
- c) Consider the best and appropriate place for the hearing.

VIII. ITEMS FROM STAFF

Staff suggested that the Commissioners meet an hour earlier on the August 4, 1988 meeting for a study session on how to conduct more efficient Commission meetings in the future.

Staff informed the Commissioners that the Fine Arts Advisory Board Chairman would like to present their proposed new policy guidelines and some changes that would affect the zoning ordinance they have adopted. Staff suggested that the Chairman could come in one of the meetings and make a presentation.

IX. ADJOURNMENT - To adjourn (8:30 p.m.) until the next regular meeting of the Planning Commission on August 4, 1988. The meeting will meet an hour earlier, at 6:00 p.m. for the study session.

Motion: Leibowitz-Neglia

Second: Gene Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT