

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

OCTOBER 13, 1988

Great Hall - Plummer Park
7737 Santa Monica Boulevard
West Hollywood, CA 90069

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Richmond at 7:15 p.m.

A. Pledge: The hall had no flag; there was no Pledge of Allegiance.

B. Roll Call:

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

Commissioner Absent: Steve Smith

Others Present: Howard Zelefsky, Planning Manager; Dan Cohen, Housing Manager; Dina Tasini, Associate Planner; Tim Gawronski, Assistant Planner; David Amorena, Planning Technician; Moonyeen Gatanela, Secretary.

C. Approval of Agenda:

Action: To continue hearing Minor Conditional Use Permit 88-02 and Parking Use Permit 88-02 to November 3, 1988; Development Permit 88-0 to October 20, 1988; Development Permit 88-24, Demolition Permit 88-08 to November 3, 1988, and change the order of the public hearing.

Motion: Siegel Second: Read

Vote: All ayes

Motion carried.

Action: To approve the agenda as amended.

Motion: Liebowitz-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

- A. Ruth Waytz, West Hollywood, talked on Spago's non-compliance of conditional use permit.
- B. David Weissfeld, West Hollywood, also talked on Spago's non-compliance.
- C. Sibyl Zaden, West Hollywood, also talked on Spago's non-compliance.
- D. Jeanne Dobrin, West Hollywood, talked on 838 Doheny Road. The garage has not been cleaned, the cars are not parked in the garage or driveway, but instead are parked in the street, blocking the driveway so that nobody can get in it.

III. SPECIAL PRESENTATION/DISCUSSION

This item has been rescheduled to November 3, 1988.

IV. CONSENT CALENDAR

- A. Approval of Planning Commission Meeting Minutes:
 - 1. March 31, 1988
- B. Approval of Resolution No. PC 88-36 - Approving Minor Conditional Use Permit 88-08 and Parking Use Permit 88-01 for a 660 square foot expansion of La Fabula restaurant and the area of sale of alcoholic beverages for on-site consumption, and lease of seven off-site parking spaces to serve the expansion.

Action: To approve as amended.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All ayes

Motion carried.

V. PUBLIC HEARING

- A. Development Permit 87-89, Demolition Permit 87-35, Tentative Tract 45894 - Request to demolish a single-family dwelling and construct a five-unit condominium building (continued from September 15, 1988).

Applicant: Avnery Development Company

Location: 1151 Fuller Avenue

Recommended Action: Approve subject to findings and conditions contained in draft Resolution Nos. 88-34 and 88-35.

Tim Gawronski presented an updated staff report.

Commissioner Richmond opened the public hearing.

The following persons talked for the project.

Uzi Avnery, 7060 Hollywood Boulevard, applicant.

The following persons spoke neutral to the project.

Jay Westbrook, 1156 N. Fuller Avenue, West Hollywood
Ed Stanley, 1155 N. Fuller Avenue, West Hollywood
Juli Odum, 1147 N. Fuller Avenue, West Hollywood
Warren Blum, 1419 Cardiff, #1, West Hollywood

Oded Miadovsky, architect, explained plans of the building and Uzi Avnery rebutted public testimony.

Action: To close the public hearing.

Motion: Siegel Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To approve Demolition Permit 87-35, Development Permit 87-89 and Vesting Tract Map 46894 with provisions and amendments made. It has been established that the property is a public hazard that would allow demolition to take place as soon as the permit is approved. The property would be required to be fenced with the maximum

height fence permissible; property be kept clear of ground level vegetation, debris and storage materials; requirement of the posting of \$25,000.00 bond; pest control should take place before or at the time of demolition and specifics of that program to be approved by staff; staff to see what is the most suitable way of handling the tree, compatible with the neighbors' desires at the time of demolition; and the handicap space should meet the legal space requirements.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

Action: To continue Development Permit 88-31 and Demolition Permit 88-10 (Item VI.D) to November 3, 1988.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried, with apologies.

B. Zoning Ordinance Amendment - Inclusionary Housing

Amendment to Section 9225 of the Municipal Code to allow the provision of inclusionary housing off-site.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Recommend approval to the City Council

Dina Tasini presented the staff report.

Commissioner Richmond opened the public hearing.

Paul Zimmerman, Bruce Traub and Jeanne Dobrin expressed their support for this ordinance amendment.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To recommend approval of the proposed ordinance with two changes: 1) to change the second line to "may apply for permission to provide", and 2) the sixth line to read, "the number of units shall be equal to or greater than the number required on site and should be of comparable value".

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes.

Motion carried.

- C. Development Permit 88-31 - Request to construct a 41-unit residential project on a vacant lot (continued from September 1, 1988).

Applicant: Homestead Group

Location: 930 Doheny Drive

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. 88-38.

Dina Tasini presented an updated staff report and Dan Cohen, Housing Manager, explained some points regarding off-site inclusionary housing.

Commissioner Richmond opened the continuation of the public hearing.

The following persons spoke for the project:

Mark Brown, 14148 Magnolia Avenue, Burbank
Navy Banvard, 1101 Broadway, Santa Monica
David Etezadi, 7906 Santa Monica, #203, W. Hollywood
Marla Baklin, 538-1/2 N. San Vicente, West Hollywood
Paul Zimmerman, 7906 Santa Monica, #203, W. Hollywood
Patrick Wall, 9016 Harratt St., West Hollywood
Jeanne Dobrin, 9000 Cynthia, West Hollywood

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

Commissioners asked questions from staff, developers and members of the West Hollywood Community Housing Corp.

Action: To approve the development permit with the further step of negotiations over the design which would include looking at setbacks around the courtyard and along the north side of the building; create a greater sense of habitable space along the ground floor at the front of the building, and additional work on breaking up the facade across the front. Added conditions should be that the loft be reduced to 10'x10'; that the two courtyards be connected; the word "condominium" be changed to "residential building" and that the condition tying it to a tentative tract map be removed; that the condition that refers to the recording of the condition specify that that be a signed affidavit; the condition regarding the traffic study with recommendation for mitigation measures to be considered by Beverly Hills and West Hollywood Public Works Departments and the change to item 3(e) referring to the revised Exhibit A, whatever final version it is.

Motion: Read Second: Siegel

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

- A. Report back on status of employee parking and compliance with other conditions for Trattoria Spago (Conditional Use Permit 88-001).

Staff gave a report and explained that some of the delays are partly due to the City's fault because of the schedule of the Department of Public Works, the phone company, and that of Southern California Edison.

Commissioner requested this item be placed on the agenda for the next Planning Commission meeting to be discussed again.

Jeanne Dobrin, West Hollywood, commented on the validity of the lease agreement between Spago and Petersen Publishing.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Guarriello said she felt that the inclusionary housing rates are too low, considering that costs for almost everything are going up.

She also asked what could be done to save small homes.

- B. Commissioner Liebowitz-Neglia talked on development going along West Knoll Drive and postponement of approval on development of vacant properties that are in violation of the code.
- C. Commissioner suggested that with regards to inclusionary housing, developers should be given the option to build one bedroom units which are of the same size as two bedroom units.

VIII. ITEMS FROM STAFF

- A. Report on status of Safeway Store.

Staff informed the Commissioners that the new manager of Von's seemed to be cooperative. Another update will be given next Planning Commission meeting.

- B. Letter from Code Enforcement to Nahum Sahar regarding storage of materials at 1256 N. Gardner.

This item can be taken up next Planning Commission meeting.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on October 20, 1988, at the West Hollywood Park Auditorium.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT