

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

OCTOBER 20, 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 7:00 p.m.

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

B. Roll Call:

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

Others Present: Howard Zelefsky, Planning Manager; Jeff Archuleta, Associate Planner; David Amorena, Planning Technician; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To approve the agenda.

Motion: Liebowitz-Neglia Second: Guarriello

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. CONSENT CALENDAR - None

IV. PUBLIC HEARING

A. Development Permit 88-31, Demolition Permit 88-10

Request to demolish a single-family dwelling and construct a nine-unit residential building (continued from October 13, 1988).

Applicant: Michael J. Park

Location: 8565 West Knoll Drive

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. 88-39.

David Amorena presented the staff report.

Commissioner Richmond opened the public hearing.

Robert Dinsmore, architect, and Michael Park, owner, spoke for the property.

The following persons spoke against the project:

Irene Oppenheim, 8535 W. Knoll Drive, West Hollywood
Christine Lazar, 933 Westmount Drive, West Hollywood
Rae Mitchell, 8535 W. Knoll Drive, West Hollywood
Sondra Hill, 8558 Holloway Drive, #204A, W. Hollywood
Melissa Naso, 327 N. Kilkea, West Hollywood
Joyce Heftel, 8535 W. Knoll Drive, West Hollywood
John Holtz, 8557 West Knoll Drive, West Hollywood
Celeste McKinley, 8558 Holloway Drive, 207A, W.H.
Jeanne Dobrin, 9000 Cynthia, West Hollywood

Neil Golden (also an architect for the project), and Robert Dinsmore rebutted public testimony and answered questions from the Commissioners.

Action: To close the public hearing.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve the permit with the following changes: lofts be reduced in size according to the general policy; 15 foot setback on front be observed by all owners; street level to look habitable from the street; the facade be redesigned for pedestrian friendliness; that the parking comply in all respects according to Code; that the rear of the building be modified to step down substantially as it approaches the rear yard; that the building as redesigned shall not exceed the building envelope established by the submitted project Exhibit A; that a construction worker parking plan be approved by the Director of Community Development; that the standard time restrictions for construction be imposed, and that construction not commence until at least six months after the approval date of the development permit.

Motion: Liebowitz-Neglia Second: Siegel

Vote: Ayes: Guarriello, Liebowitz-Neglia, Read, Siegel, Steve Smith

Noes: Richmond, Gene Smith

Motion carried.

A. Action: To include the issue on moratorium at the November 3rd Planning Commission meeting.

Motion: Gene Smith Second: Read

Vote: All Ayes

Motion carried.

B. Development Permit 88-09 - Request to construct a three-unit residential building on a vacant lot (continued from October 13, 1988).

Applicant: Nahum Sahar

Location: 1256 N. Gardner Street

Recommended Action: Continue to November 3, 1988.

Action: To continue as recommended.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

V. COMMISSION CONSIDERATION

- A. Appeal of Director of Community Development's decision denying a request to subdivide a commercial building located at 8912 Sunset Boulevard into two tenant spaces.

Jeff Archuleta presented the staff report.

Commissioner Richmond explained that although this was not a public hearing, he would call on individuals who handed a speaker's slip.

The following spoke for the project:

Anthony Demario, representing the property owner, and Mansour Yamin, 9460 Wilshire, Beverly Hills.

The following spoke against the project:

Lester Hirsch, 1020 Hilldale Avenue, West Hollywood
Jeanne Dobrin, 9000 Cynthia, West Hollywood

Anthony Demario rebutted the testimonies.

Action: To uphold the decision of the Director of Community Development and deny the request to subdivide the commercial building located at 8912 Sunset Boulevard into two tenant spaces.

Action: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

VI. ITEMS FROM COMMISSIONERS

- A. Commissioner Liebowitz-Neglia asked about her request for investigation of prosecution against those who demolish without a proper demolition permit, particularly the project on 815 Huntley Drive. She requested for a report on this.
- B. Commissioner Read talked on code enforcement issues. He suggested that the Planning Commission might be able to propose some creative solutions, like hiring somebody just to listen to the constituents, registering their complaints and focus enforcement on these issues.

