

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

NOVEMBER 17, 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 Steve Smith.

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; Anne Browning, Associate Planner; John Jakupcak, Assistant Planner, Moonyeen Gatanela, Secretary

C. Approval of Agenda:

To pull Items III.A.2 and A.3; III.B.1.-B.2 and B.3, and approve the agenda.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

D. Posting of Agenda

This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on Santa Vicente Boulevard, and Plummer Park

II. ITEMS FROM CITIZENS

- A. Rosemary Warren, West Hollywood, spoke in behalf of her community and thanked the Commission for denying PC 88-40 (request for outdoor dining and off-site parking by Morton's Restaurant at 8800 Melrose Avenue).
- B. Jeanne Dobrin, West Hollywood, questioned the sound judgment in including the addresses of citizens when they speak in public hearings, thus endangering their lives.

III. CONSENT CALENDAR

- A. Approval of Minutes of September 15, 1988.

Action: To approve September 15, 1988 minutes.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

- A. Approve of Planning Commission Minutes:

- 1. October 20, 1988

Pulled by Commissioner Gene Smith to amend Action on IV.A, Development Permit 88-31; Demolition Permit 88-10. Revisions should include, "street level to look habitable from the street"; "building as redesigned shall not exceed the building envelope established by the submitted project Exhibit A"; and "construction not commence until at least six months after the approval date of the development permit".

Action: To approve the minutes as amended.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

- 2. November 3, 1988

Pulled by Commissioner Gene Smith to amend Action on VI.A, Minor Conditional Use Permit 88-02 and Parking Use

Permit 88-02 to add, "investigate the legality of the fence that has been constructed and request staff as to what code enforcement proceedings could be done against the restaurant."

Action: To approve the minutes as amended.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

B. Approval of Resolutions:

1. Resolution Nos. 88-42 and 88-43 - Approving Development Permit 88-39 and Tentative Tract 46734 for the construction of a six-unit condominium building at 963 N. Larrabee Street

Pulled by Commissioner Liebowitz-Neglia for the required changes in plans, and for the resolution to mention the following:

- Section 6.e to say "Exhibit A (revised)."
- The loft should be reduced to 10' x 10'.
- The possibility of a construction monitor after three violations. Expenses to be drawn from the bond.
- South elevation should show facade modulation; should be reflected in the plans and not just a straight line.
- Ask the northeast corner to be brought back; revisions should be mentioned for the record;

Action: To approve with the changes discussed, including plans and elevations, and to be brought back to the Commission for final approval.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

2. Resolution No. PC 88-38 - Approving Development Permit 88-32 for the construction of a 41-unit residential building at 930 N. Doheny Drive.

Staff requested that this item be continued to December 1, 1988.

Action: To continue this item to December 1, 1988.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

3. Resolution No. PC 88-40 - Denying Minor Conditional Use Permit 88-02 and Parking Use Permit 88-20 on a request for outdoor dining and off-site parking in conjunction with Morton's Restaurant at 8800 Melrose Avenue.

Pulled by Commissioner Guarriello to correct the Resolution Number from 88-40 to 88-47. Commissioner Gene Smith requested to include the code parking requirements on condition (f).

Action: To approve Resolution No. PC 88-47, with the changes.

Motion: Gene Smith Second: Read

Vote: All Ayes

Motion carried.

V. PUBLIC HEARING

- A. Development Permit No. 88-24, Demolition Permit 88-08

Request to demolish an existing single-family dwelling and construct a duplex.

Applicant: Lawrence & Norma Reich,
Fred Halper and Leonard Halper

Location: 8558 Rugby Drive

Recommended Action: Approve the request.

David Amorena presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Abdul Farrah, Architect, West Hollywood
Leonard Halper, West Hollywood
Ralph Feeley, West Hollywood
Jeanne Dobrin, West Hollywood

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To approve the project with the additional conditions: existing trees to be retained; rear building front balcony be added (6 feet deep); front elevation or north of back building be treated as habitable space.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

B. Tentative Tract 46877

Request for approval of a tentative map for the creation of condominium units in a 41-unit project approved under Development Permit 88-32.

Applicant: Homestead Associates

Location: 930 N. Doheny Drive

Recommended Action: Approve subject to findings and conditions contained in Resolution No. PC 88-45.

Action: To continue this item to December 1, 1988.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

C. Development Permit 86-106

Request to convert a historic residential property to an office and to construct a new single-family dwelling.

Applicant: Zwi Goldberg

Location: 825 N. Larrabee Street

Recommended Action: Continue to December 15, 1988.

Action: To continue to December 15, 1988

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

- A. Demolition Permit 88-13 - Request to demolish a single-family dwelling at 8719 Bonner Drive so that a two-unit building, approved under Development 88-40, may be built.

Recommended Action: Approve the request.

- B. Demolition Permit 88-14 - Request to demolish a duplex at 8712-14 Bonner Drive so that a two-unit building, approved under Development Permit 88-41, may be built.

Recommended Action: Approve the request.

These two projects were combined into one staff report. At this juncture, Commissioner Siegel excused himself. Commissioner Richmond announced that although this is not a public hearing, the public is invited to speak.

Jeff Archuleta presented the staff report.

The following spoke for the project:

Lorraine Howell, developer, West Hollywood
Jeanne Dobrin, West Hollywood

The following spoke against the project:

Guy J. Louthan, West Hollywood
Richard Schoenberg, West Hollywood
Eric Martin, West Hollywood
Donald Richards, West Hollywood

Harriette Hassler, West Hollywood
Ethel Shapiro, West Hollywood
Kathy Fee, West Hollywood
Lillian Dwork, West Hollywood
Barbara Robertson, West Hollywood
Dennis Estes, West Hollywood
Effie Reuveni, West Hollywood
David Crismon, West Hollywood
Tommy Murou, West Hollywood
Antonie Becker, West Hollywood

The following spoke neutral on the project:

Joyce Hundal, West Hollywood

Lorraine Howell rebutted public testimony.

Commissioners discussed the issue among themselves, especially the possibility of Bonner Street being designated as a Historic Preservation district.

Action: To deny Demolition Permits 88-13 and 88-14 with the findings that the area has potential to be designated a historical district; and allow the neighbors the chance to nominate their street as a historical district.

Motion: Gene Smith Second: Steve Smith

Vote: Ayes: Steve Smith, Gene Smith, Read, Richmond
Guarriello

Noes: Liebowitz-Neglia

Motion carried.

(Commissioner Siegel returned for the latter portion of the meeting)

VII. ITEMS FROM COMMISSIONERS

Commissioner Siegel requested that staff prepare a map for TV so that when a project is being taken up, the camera can focus on the exact location and address. By so doing, those watching the proceedings would be more interested and get involved.

Commissioner Richmond questioned the inclusion of addresses of citizens in the minutes. Only name and city would suffice.

VIII. ITEMS FROM STAFF

- A. Report on the Bel Age patio enclosure
- B. List of construction costs from Building and Safety
- C. Information on lofts and tandem parking
- D. Working on date for the Commission to meet with the new sheriff - First meeting in January was suggested
- E. Introduction of Anne Browning

IX. ADJOURNMENT

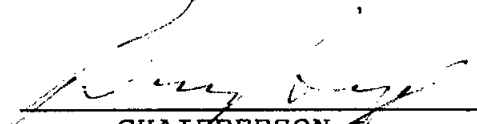
Action: To adjourn until the next regular meeting of the Planning Commission on December 1, 1988, at the West Hollywood Park Auditorium.

Motion: Gene Smith

Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT