

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

DECEMBER 15, 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 Vice Chairman Bud Siegel at 7:03 p.m.

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

B. Roll Call:

Commissioners Present: Guarriello, Read, Siegel, Gene Smith, Steve Smith

Others Present: Howard Zelefsky, Planning Manager; Dina Tasini and Ann Browning, Associate Planners; John Jakupcak, Assistant Planner; David Amorena, Planning Technician; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Items III.B.1, III.B.2, III.B.3; continue V.C and V.D to January 5, 1989; take up V.A and V.E concurrently at the Public Hearing Section and approve the agenda.

Motion: Read Second: Guarriello

Vote: All Ayes

Motion carried.

D. Posting of Agenda

This agenda was posted at both counters at City, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

David Behr, West Hollywood, talked about the property which was previously Cafe L.A. He is concerned that as part of the remodeling project, the owners might be adding a patio onto an existing restaurant in an area that was previously parking. If this is so, he would like to know when the hearing for the Minor Conditional Permit is going to be held. Another issue he brought up is the enormous sand pile at the rear of the building.

III. CONSENT CALENDAR

Action: To approve Planning Commission Meeting minutes of November 17, 1988.

Motion: Steve Smith Second: Read

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

A. Resolution No. PC 88-39 - Approving Development Permit 88-31 and Demolition Permit 88-10 for the demolition of a single-family dwelling and construction of a nine-unit residential building located at 8565 West Knoll Drive.

This item was pulled by Commissioner Guarriello to make the following corrections:

- 1) The Development Permit in the Resolution was revised to read 88-31 instead of 88-14.
- 2) The resolution should indicate 8 dwelling units instead of 9.

- 3) Section 6, number 5 be amended to read, "The property shall be developed in conformance with Exhibit 'A', with modifications as required in Section 6, number 29".
- 4) Delete Condition Section 6, number 5 which reads, "The property shall be developed and maintained in substantial conformance with Exhibit 'E'. The site plan and street facade of 'Exhibit E' shall be redesigned to reflect concerns expressed ... "
- 3) It was suggested that Section 6, number 5 be amended to read, "The property shall be developed in conformance with Exhibit 'A', with modifications as required in Section 6, number 29".
- 5) It was suggested that the resolution include in Section 6, number 29, "The project shall be redesigned to meet the following requirements ... and brought back to the Commission for final approval."
- 6) Include a standard paragraph on parking spaces and include a provision for a handicap space.

Action: To approve the resolution as amended.

Motion: Steve Smith Second: Gene Smith

Vote: All Ayes

Motion carried.

- B. Resolution Nos. PC 88-48 and 88-49 - Approving Development Permit 87-82, Demolition Permit 88-30. and Tentative Tract 46004 for the demolition of a single-family dwelling and construction of a 5-unit condominium building at 1133 N. Formosa Avenue.

This item was pulled by Commission Guarriello for the correct development permit and demolition permit numbers. This was corrected to reflect Development Permit 87-82 and Demolition Permit 87-30.

The Planning Manager suggested that Section 2 regarding the CEQA be deleted since this is a categorically exempt project.

Action: To approve the resolution as amended.

Motion: Gene Smith

Second: Read

Vote: All Ayes

Motion carried.

V. PUBLIC HEARING

- A.1 Tentative Tract 46877 - Request for approval of a tentative tract map for the creation of a 41-unit condominium building approved under Development Permit 88-32.

Applicant: Homestead Group Associates

Address: 930 N. Doheny Drive

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

- A.2 Development Permit 88-52, Demolition Permit 88-19 - Request to rehab 6 units, demolish 3 illegal units building and construct an 11-unit residential senior housing.

Applicant: Homestead Group Associates

Address: 1274 N. Harper Avenue

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. 88-54.

The staff report on both items were presented by Dina Tasini.

Commissioner Siegel opened the public hearing on both items.

The following spoke regarding the project:

Mark Brown, Sherman Oaks
Paul Zimmerman, West Hollywood
Mario Fonda-Bonardi, Architect, Santa Monica
Carole Olegario, West Hollywood
John Angelo, West Hollywood
Sal Guarriello, West Hollywood
Jeanne Dobrin, West Hollywood
Robert MacIntosh, Los Angeles

Paul Zimmerman rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To eliminate the section regarding performance bond on Section 3, condition (cc) of Resolution No. PC 88-38.

Motion: Steve Smith Second: Guarriello

Vote: All Ayes

Motion carried.

Action: To approve Development Permit 88-52 and Demolition Permit 88-19 as amended.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes

Motion carried.

Action: To approve Resolution 88-45.

Motion: Steve Smith Second: Read

Vote: All Ayes

Motion carried.

- B. Development Permit 88-09 - Request to construct a three-unit residential project on a vacant lot.

Applicant: Nahum Sahar

Location: 1256 N. Gardner Street

Recommended Action: Approve subject to findings and conditions contained in draft Resolution No. 88-44.

Dina Tasini presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Nahum Sahar, Beverly Hills
Shabtay Aks, Woodland Hills

Jeanne Dobrin, West Hollywood, spoke against the property.

Action: To close the public hearing.

Motion: Gene Smith Second: Guarriello

Vote: All Ayes

Motion carried.

Action: To deny without prejudice.

Motion: Gene Smith Second: Guarriello

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

- A. Change in tenancy for the Frank Lloyd Wright house at 858 N. Doheny Drive.

Although not a public hearing, Jeanne Dobrin was allowed to speak regarding this issue.

Action: To deny approval of change in tenancy. Findings do not comply with the usage of the building as designated in the previous action of the Planning Commission.

Motion: Steve Smith Second: Read

Vote: Ayes: Siegel, Read, Gene Smith, Steve Smith

Noes: Guarriello

Motion carried.

- B. Amendment to Sign Program 87-16 for the Sports Connection Athletic Club - continued to January 5, 1989.

VII. ITEMS FROM COMMISSIONERS - None

VIII. ITEMS FROM STAFF

A. Staff report on Minor Conditional Use Permit 88-07 for the sale of beer and wine in a proposed restaurant at 8276 Santa Monica Boulevard (Brazil-Up) - distributed for the Planning Commissioners' information.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on January 5, 1989 at the West Hollywood Park Auditorium

Motion: Steve Smith Second: Read

Vote: All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT