

MINUTES OF THE PLANNING COMMISSION

February 19, 1987
City of West Hollywood

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date in the City Hall Council Chambers, was called to order by Chairperson Fulton at 7:05 p.m.

- A. Pledge of Allegiance:
The pledge of allegiance was led by Mark Winogron.
- B. Swearing in of the new and re-appointed Planning Commissioners: New Commissioners Lisa-Marie Krause, Dale Liebowitz-Neglia and Gene Smith, and re-appointed Commissioners Jeff Richmond and Bernard Siegel were sworn in by Deputy City Clerk Vivian Vukojevich.
- C. Roll Call:
Commissioners Present: Liebowitz-Neglia, Krause, Richmond, Fulton, Weinberger, Smith, Siegel

Commissioners Absent: None

Others Present: Mark Winogron, Director
Howard Zelefsky, Manager
Jeff Archuleta, Associate
- D. Approval of Agenda:
The Commission asked staff for clarification of agenda items recommended for continuance and approved the agenda as submitted.

II. ITEMS FROM CITIZENS

- o Ron Shipton, 8718 Rosewood, stated that the project at 689 N. Robertson was approved for expansion and new uses by staff without a consideration of parking and asked the Commission to look into the issue.

Staff responded that the new uses are not an expansion but in fact are less intensive than the previous uses, and thus allowed by the zoning ordinance without the need for additional parking.

ACTION: To continue the public hearing on MCUP 86-09
(appeal) to March 5, 1987.

MOTION: Siegel SECOND: Liebowitz-Neglia

VOTE: All Ayes

Motion Carried.

- C. Development Permit 86-100, Demolition Permit 86-101 - a request to construct an 18-unit project with 29% density bonus and demolish four rental units at 800, 806 Westbourne Drive and 8615 Sherwood Avenue.

ACION: To continue to March 5, 1987

MOTION: Weinberger SECOND: Smith

VOTE: All Ayes

Motion Carried.

- D. Demolition Permit 87-03, Development Permit 86-88 - a request to demolish a single family dwelling and develop a commercial parking lot at 1026 Cory Avenue (continued from February 5, 1987).

1. Howard Zelefsky presented the staff report, recommending the action be continued to March 5, 1987, to allow staff to research historical and architectural significance of the residence. Mr. Zelefsky noted that staff received approximately 18 letters expressing opposition to the project.

2. Public Testimony

- o Applicant - Bruce Becket, 1516 Pontius Ave., Architect for applicant (Hornburg Motors) described proposals for an 18-car and alternative 15-car parking lots and discussed mitigation measures which would be included in the project design. He also stated that an apartment building at allowable densities would actually have a greater impact on the neighborhood, and that without the lot, Hornburg Motors would probably have to relocate.
- o Stephen Baker, 1033 N. Carol Drive, spoke in opposition to the project, and as a member of the G.P.A.C., noted that the parking overlay

has met with repeated resistance throughout the community.

- o Phil Bodovitz, 1033 N. Carol Drive, spoke in opposition.
- o Alan Pando, 1033 N. Carol Drive, spoke in opposition, adding that his condo unit would overlook the parking lot, and thus would be the most negatively affected.
- o Irene Heyman, 1020 Cory Avenue, stated she is not opposed to a parking lot next-door so long as proper landscaping, walls and lighting are used.
- o Jack Hartney, 1033 N. Carol Drive, spoke in opposition to the project, stating the parking lot would add to problems resulting from another adjacent restaurant parking lot.

Commissioner Siegel asked Mr. Hartney if he would object to a 4-story building similar to the one he lives in going up on the site rather than a parking lot. Mr. Hartney responded that he didn't believe a 4-story building would be permitted, but that he and his neighbors feel that Hornburg Motors still has other alternatives available to solve their parking problems.

Commissioner Liebowitz-Neglia asked Mr. Hartney if he had any suggestions for Hornburg Motors. He responded that there are numerous on-street parking spaces in the vicinity, and that Hornburg might consider valet parking.

- o Jeanne Dobrin, 9000 Cynthia, questioned the appropriateness of the present use of the driveways at 1026 Cory for parking by Hornburg, but she commended Mr. Hornburg for attempting to obtain more parking. She commented on the idea of shared parking in the future, and urged the Commission to add a condition, should they approve the project, prohibiting the use of the lot for any shared night time parking in the future.
- o Donna Lineberry, 9200 Sunset, Building Manager for the Luckman Building, requested that a block wall and electronic gate for

security be installed for the project.

- o Bill Gaby, President of Hornburg Motors, explained that he has been unable to lease monthly parking for his employees within the surrounding area, and that the company would make every attempt to mitigate any impacts.
- o Bruce Becket rebutted that the owner of the property at 1026 Cory does not intend to keep the property in its present condition but rather sell, lease or develop it for some other use. Mr. Becket also responded to questions from the Commission.

Commissioner Siegel asked staff about the early G.P.A.C. consideration to eliminate the parking overlay zones and expand the commercial zones over them. Mr. Winogron responded that the latest G.P.A.C. proposal is simply to eliminate the parking overlay, retaining the underlying zoning. He added that the G.P.A.C. would be completing their work and making formal recommendations to the Commission in about 60 days.

The Commission discussed whether or not the results of the historical committee's investigation of the property would affect their decision.

ACTION: To continue Development Permit 86-88 and
Demolition Permit 87-03 to March 5, 1987.

MOTION: Weinberger **SECOND:** Liebowitz-Neglia

VOTE: All Ayes

Motion Carried.

E. Text amendment to sign ordinance - an amendment to the sign ordinances affixing responsibility for posting handbills.

1. Howard Zelefsky presented the staff report.
2. Public Testimony
 - o Tony Melia, President of West Hollywood Chamber of Commerce, 1022 Carol Drive, stated that stronger, clearer language is needed to ensure an enforceable code.

- o Stephen Baker, 1033 N. Carol Drive, stated that West Hollywood has a serious handbill problem and spoke in favor of stricter laws.
- o Jeanne Dobrin, 9000 Cynthia, spoke in favor of stronger controls on handbills, and urged the Commission to recommend passing this text amendment.

ACTION: To close the public hearing.

MOTION: Weinberger SECOND: Krause

VOTE: All Ayes

Motion Carried.

Commission discussion followed, with concerns expressed regarding enforcement of businesses located outside the City but still passing out handbills in the City, adequate circulation of the proposed amendment for public review, and the self-enforcement intent of the ordinance.

ACTION: To recommend approval of the ordinance to the City Council with additional comments from the City Attorney addressed to the Council.

MOTION: Weinberger SECOND FOR DISCUSSION: Smith

VOTE: Ayes: Weinberger, Smith, Siegel

Nays: Liebowitz-Neglia, Krause, Fulton, Richmond

Motion Failed.

ACTION: To continue this item to the March 5, 1987 meeting of the Planning Commission and direct staff to obtain a written opinion by the City Attorney and a copy of letters mentioned by Tony Melia.

MOTION: Weinberger SECOND: Richmond

VOTE: All Ayes

Motion Carried.

IV. COMMISSION CONSIDERATION

- A. Minutes of January 15, 1987
- B. Minutes of January 29, 1987
- C. Minutes of February 5, 1987

ACTION: To approve the minutes of all three meetings as amended.

MOTION: Weinberger SECOND: Leibowitz-Neglia

VOTE: All Ayes (Richmond, Fulton, Weinberger, Siegel)

Motion Carried.

V. ITEMS FROM COMMISSIONERS

- A. Commissioner Weinberger requested that staff investigate the actual cost of replacing dwelling units and report to the Commission in a short memo.
- B. Commissioner Siegel noted that he agreed that all speakers on appealed or continued items should be notified.
- C. Commissioner Fulton reiterated that the next meeting would be at West Hollywood Park. He also asked staff to provide the appropriate materials for the three new Commissioners.

VI. ITEMS FROM STAFF

None

VII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, 9000 Cynthia, reminded the Commission about flashing signs, and stated that sign standards should be fair and equitable.

Mark Winogron responded to questions from the Commission regarding signs still flashing. Crown Books has turned off their sign, and Unity Savings and Hi-Tech Fitness have filed for exemptions. The flashing lottery sign is being enforced against.

VIII. ADJOURNMENT

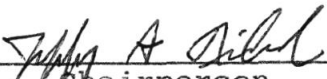
ACTION: To adjourn at 9:15 p.m. to the next regular meeting
on March 5, 1987.

MOTION: Weinberger

SECOND: Liebowitz-Neglia

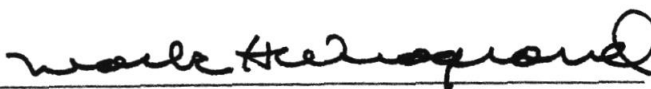
VOTE: All Ayes

Motion Carried.



Chairperson

ATTEST:



Director of Community Development