

MINUTES OF THE
PLANNING COMMISSION

March 5, 1987

CITY OF WEST HOLLYWOOD

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date at West Hollywood Park, was called to order by Chairperson Fulton at 7:00 p.m.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present: Krause, Liebowitz-Neglia,
Richmond, Fulton, Weinberger,
Smith, Siegel

Staff Present: Mark Winogron, Director
Howard Zelefsky, Manager
Jeff Archuleta, Associate
Tim Gawronski, Assistant

C. Approval of Agenda:

Action: To continue item III.E to allow the
Commission to conduct a policy discussion
regarding the application of the PK (overlay)
zone.

Motion: Weinberger Second: Krause

Vote: Ayes: Krause, Liebowitz-Neglia,
Fulton, Weinberger, Smith,
Siegel

Noes: Richmond

Motion carried.

II. ITEMS FROM CITIZENS

None

III. PUBLIC HEARING ITEMS

A. Development Permit No. 86-78. A request to construct a 7-unit apartment project on a 6,820 square foot site (continued from February 19, 1987) located at 909 San Vicente Boulevard.

1. Jeff Lambert presented the staff report and recommended approval of this project.
2. Applicant: Jonathan Bait-Monsour, Sherman Oaks, presented drawings to the Commission.

The Commission asked why the north and south elevations appeared so different. The north elevation is designed as the entrance side of this project and is more detailed.

3. Public Testimony:

Jeanne Dobrin, 9000 Cynthia, asked that the Commission not accept an all tandem situation.

Action: To approve the Negative Declaration for this project.

Motion: Weinberger Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve this project and adopt Resolution No. 86-32.

Motion: Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

B. MCUP 86-09 (Appeal) to allow outdoor dining resulting in the renewal of on-site parking spaces at 354 N. Robertson.

1. Mark Winogron presented the staff report and recommended the approval of the Appeal.
2. Applicant: Arlen Andelson, 825 N. San Vicente Boulevard.

Henri M. Mangnay, 2527 Creston Drive, clarified hours of operation to be 10:00 a.m. to 7:00 p.m.
3. Persons in favor: The following two persons spoke in favor of this application:
 - o John Twiss, 1256 N. Sweetzer, #1, 90069
 - o Allen Zantman, 8816 Ashcroft, 90048
4. Persons in Opposition: The following two persons spoke in opposition:
 - o Arthur Trudeau, 8851 Rosewood, 90048
 - o Jeanne Dobrin, 9000 Cynthia
5. Persons Neutral:
 - o Ron Shipton, 8718 Rosewood
6. Applicant Rebuttal:

None

The Commission entered into a lengthy discussion regarding permit parking commercial spaces, the practical use of any off-site leased spaces, and the spaces currently provided.

Action: To approve the appeal of MCUP 86-09 as amended.

Motion: Weinberger Second: Smith

Vote: Ayes: Krause, Richmond, Fulton,
Weinberger, Smith

Noes: Liebowitz-Neglia, Siegel

Motion carried.

- C. Development Permit 86-100. Request to construct an 18-unit project and demolish 4 units at 800, 806 Westbourne Drive/8615 Sherwood Avenue.

Action: To continue this application to the March 19, 1987 meeting of the Planning Commission to allow the applicant time to redesign.

Motion: Weinberger Second: Richmond

Vote: All Ayes

Motion carried.

D. Conditional Use Permit 87-01. Request to permit a professional office in a single-family dwelling unit at 508 N. San Vicente Boulevard.

1. Jeff Lambert presented the staff report.
2. Applicant: Joanne Warfield, 508 N. San Vicente Boulevard

The Commissioner asked staff how much sign area is allowed for this site. Staff answered 1/2 foot per linear foot of street frontage.

Action: To approve CUP 87-01 as amended.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

E. Demolition Permit 87-03. Request to demolish a single-family dwelling and develop site as a surface parking lot at 1026 N. Cory Avenue.

1. Howard Zelefsky presented the staff report and recommended approval.

The Planning Commission entered into a lengthy discussion of the merit of a PK (parking overlay) Zone. Issues on this subject were determined to be as follows:

- loss of residential units;
- loss of the integrity of the street; and
- the intrusion of commercial streets into residential areas.

Commissioner Smith expressed concerns that the existing structure on this site was not adequately reviewed.

Action: To deny D.P. 87-03 and remove previous vote not to make a decision.

Motion: Weinberger Second: Siegel

Vote: Ayes: Liebowitz-Neglia, Richmond,
Weinberger, Smith

Noes: Krause, Fulton, Siegel

Motion carried.

G. Text amendment to high density residential development standards.

1. Tim Gawronski presented the staff report.

2. Public comment.

o Jeanne Dobrin, 9000 Cynthia

o David Green, 9625 Yoakum Drive

Action: To approve text amendments as proposed and recommend adoption to the City Council.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

H. Text Amendment - Handbills

1. Howard Zelefsky presented the staff report and recommended approval.

Action: To approve text amendment and recommend adoption to City Council.

Motion: Siegel Second: Weinberger

Vote: All Ayes

Motion carried.

Action: To recommend the City Council to request additional sheriff enforcement of posting ordinance.

Motion: Richmond Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

IV. COMMISSION CONSIDERATION

A. Tandem-valet parking request for 8465 Holloway Drive.

Continued to next Planning Commission meeting.

B. Extension of time for Center for Early Education.

1. Jeff Archuleta presented the staff report.

2. Public Comment:

Ron Shipton, 8718 Rosewood, asked that this extension not be granted due to violations of original conditions.

Action: To approve this one-year extension.

Motion: Smith Second: Krause

Vote: All Ayes

Motion carried.

V. ITEMS FROM COMMISSIONERS

Commissioner Liebowitz-Neglia:

- o Asked for more discussion to give staff clearer direction regarding the parking overlay.
- o Staff should give developers guidelines regarding the conduct of neighborhood meetings.

Commissioner Weinberger:

- o Asked how residential in-lieu fees are used and what the amount would cover.
- o Asked how low-income units are rented.
- o Suggested that developers pay for additional planning staff.

Commissioners asked for a copy of the list of historic structures.

Commissioner Smith presented suggestions for urban design.

Commissioner Fulton asked for detailed discussion on staffing problems.

VI. ITEMS FROM CITIZENS

None

VII. ADJOURNMENT

The meeting was adjourned at 11:45 p.m. to the next regular meeting of the Planning Commission on March 19, 1987.

Motion: Siegel Second: Richmond

Vote: All Ayes

Motion carried.



Chairperson

ATTEST:



Director of Community Development