

MINUTES

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION**

June 18, 1987

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 Richmond at 7:05 P.M.

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

B. Roll Call:

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

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

C. Approval of Agenda:

ACTION: To continue item VII. B. to June 25, 1987,
item VII. G. to July 2, 1987 and item VII.
H. to a date uncertain. Item VII. I. was
withdrawn.

Motion: Siegel Second: Liebowitz-Neglia
Vote: All Ayes
Motion Carried

D. Report of Posting of Agenda:

Howard Zelefsky reported that the Agenda was posted in two locations at City Hall and at the Library.

II. ELECTION OF COMMISSION OFFICERS

ACTION: Commissioner Siegel nominated Vice-Chair
Richmond for Chairperson.
Vote: All Ayes

Commissioner Smith nominated Commissioner
Siegel for Vice-Chairperson.

Vote: All Ayes

III. SPECIAL PRESENTATION

Dave Wilcox made a presentation to the Planning Commission of a pre-development feasibility study prepared for the city.

IV. ITEMS FROM CITIZENS

Jeanne Dobrin, West Hollywood - Commented on the poor quality of the sound system.

V. CONSENT CALENDAR

None

VI. EXCLUDED CONSENT CALENDAR

None

VII. PUBLIC HEARING ITEMS

- A. Development Permit 86-130, Demolition Permit 86-131, Negative Declaration 87-09

Request to construct a 74,144 sq. ft. commercial project with parking for 404 cars and demolish an existing 59 room two-story motel (continued from May 21, 1987).

Location: 8775 Sunset Boulevard

Tim Gawronski presented the staff report and recommended approval of the applications.

Chairperson Richmond opened the public hearing.

Ali Ebrahimi, applicant for the project, spoke in favor of the applications.

The following persons spoke in opposition to the project:

- Robert Italia, 8780 Shoreham, West Hollywood
- Ron Shipton, 8718 Rosewood, West Hollywood
- P. Y. Hsieh, 8780 Shoreham, West Hollywood
- Ethel Shapiro, 328 Westbourne, West Hollywood
- David Hahn, 8760 Shoreham, West Hollywood
- G. Bruce Traub, 828 Huntley, West Hollywood
- Guy Honore, 8770 Shoreham, West Hollywood

The following persons spoke neutral to the project:

- Sibyl Zaden, 1211 Horn, West Hollywood
- Stephen Sacks, 1230 Horn, West Hollywood
- Rose Borne, 8787 Shoreham #409, West Hollywood
- Marna Writer, 1230 Horn #416, West Hollywood
- David Weissfeld, 1230 Horn, West Hollywood
- Ray Bellizi, 8760 Shoreham, West Hollywood
- Jeanne Dobrin, 9000 Cynthia, West Hollywood

The applicant rebutted public testimony.

ACTION: To continue Development Permit 86-130 to the regular meeting of July 16, 1987 for further design analysis and neighborhood meetings.

Motion: Weinberger Second: Liebowitz-Neglia
 Vote: All Ayes
 Motion Carried

Commissioner Siegel moved to re-order the remaining agenda items based on the number of persons wishing to speak to those items.

Commissioner Liebowitz-Neglia seconded.

ACTION: To consider the remaining public hearing items in the following order: C, F, D then E.

Vote: All Ayes
 Motion Carried

C. Conditional Use Permit 87-03

Request to develop a pinball and video game arcade (continued from June 4, 1987).

Location: 8939 1/2 Santa Monica Blvd.

Howard Zelefsky gave a brief follow-up report, recommending approval of the permit as conditioned with 31 required parking spaces.

Mark Nottoli, applicant for the project spoke in favor of the application, but expressed frustration over the requirement for 31 parking spaces.

After much discussion by the Commission regarding the need for 31 parking spaces, a motion was made by Commissioner Weinberger to close the public hearing. Seconded by Commissioner Smith.

Vote: All Ayes.
 Motion Carried

ACTION: To adopt a resolution approving CUP 87-03 and also requiring 31 parking spaces.

Motion: Smith Second: Weinberger
 Vote: Ayes: Smith, Weinberger, Siegel,
 Liebowitz-Neglia

Abstain: Krause, Richmond
Motion Carried

F. Development Permit 87-16, Demolition Permit

Request to demolish 11 existing dwelling units and construct 16 townhouses (continued from June 4, 1987).

Location: 616-32 West Knoll Drive

Tim Gawronski presented the staff report and recommended denial of the application requests.

Chairperson Richmond opened the public hearing.

The applicant, Anatoly Shamisov, explained the project, requesting that the Commission approve the applications.

The following persons spoke in favor:

G. Bruce Traub, 828 Huntley Dr, West Hollywood
David Behr, 8127 Norton, West Hollywood

The following person spoke in opposition:

Brian Birdsall, 616 West Knoll, West Hollywood

The following person spoke neutral to the project:

Ralph Feeley, 812 Westbourne, West Hollywood

ACTION: To continue to the special meeting of June 25, 1987.

Motion: Liebowitz-Neglia Second: Siegel
Vote: All Ayes
Motion Carried

D. Development Permit 86-107, Demolition Permit
86-106

Request to demolish a single-family dwelling and construct a 5-unit apartment building (continued from May 21, 1987).

Location: 825 N. Larrabee Street

Howard Zelefsky presented the staff report and recommended denial of the project based on the age and historical significance of the existing dwelling.

Chairperson Richmond opened the public hearing.

The architect for the applicant, Karl Mantl, spoke in favor of the project.

Commissioner Weinberger moved to close the public hearing. Seconded by Commissioner Smith.

Vote: All Ayes.

Motion Carried

ACTION: To continue for additional analysis of the historical significance of the house.

Motion: Liebowitz-Neglia Second: Weinberger

Vote: All Ayes

Motion Carried

E. Development Permit 87-25, Demolition Permit 87-10

Request to demolish one single-family dwelling unit and construct a new single-family dwelling (continued from June 4, 1987)

Location: 520 N. San Vicente Boulevard

The Commission chose to waive the staff report, and Chairperson Richmond opened the public hearing.

Peter Merlin, representative for the applicant, spoke in favor of the project.

Jeanne Dobrin, 9000 Cynthia, suggested that staff provide the applicant with home occupation information.

Commissioner Weinberger moved to close the public hearing. Seconded by Commissioner Smith.

Vote: All Ayes

Motion Carried.

ACTION: To approve Development Permit 87-25 and Demolition Permit 87-10 subject to an additional condition requiring that no office uses be allowed which are not consistent with home occupation permit guidelines.

Motion: Liebowitz-Neglia Second: Weinberger

Vote: Ayes: Smith, Liebowitz-Neglia, Siegel & Weinberger

Abstain: Krause, Richmond

Motion Carried

VIII. COMMISSION CONSIDERATION

A. Off-site Parking Agreement

Request to provide three off-site parking spaces for a beauty salon.

Location: 8805 Santa Monica Boulevard, 815 Palm Avenue

Howard Zelefsky gave a staff report asking the Planning Commission for direction on what to do about time periods for lease agreements.

Martin Sefton, 8401 Melrose Place, owner of the building space to be leased, spoke in favor of approving the lease for less than 20 years.

After lengthy discussion, the Commission directed staff to prepare a text amendment addressing time frames for lease agreements, with the intent of setting the time frame to be consistent with the applicable property lease.

IX. ITEMS FROM COMMISSIONERS

- A. Commissioner Krause recommended that the Commissioners save their reports to avoid having staff make duplicate copies each time a case is continued.
- B. Commissioner Liebowitz-Neglia suggested that the area being considered for the traffic analysis be expanded.
- C. Commissioner Smith recommended a master plan for the Sunset Strip area rather than simply studying the area.
- D. Commissioner Weinberger suggested that the other Commissioners may want to meet one hour early at the next meeting to discuss how to conduct better meetings.
- E. Commissioner Siegel pointed out that the Commission's modifications to the conditions for CUP 87-03 should be incorporated into the resolution of approval.

X. ITEMS FROM STAFF

Howard Zelefsky stated that Woodie Tescher will be sending out 27,000 notices advertising the Draft General Plan, and that the first Planning Commission public hearing on the plan would be on September 3, 1987.

He also noted that the City Council had approved three new planning positions out of the four requested.

XI. ITEMS FROM CITIZENS

None

XII. ADJOURNMENT

ACTION: To adjourn to the June 25, 1987 special meeting of the Planning Commission.

Motion: Weinberger Second: Liebowitz-Neglia

Vote: All Ayes

Motion Carried



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT