

MINUTES

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION**

July 2, 1987

West Hollywood Park Auditorium
647 San Vicente Boulevard
West Hollywood, CA 90069

I. SPECIAL STUDY SESSION

Topic: Inclusionary housing development and fees.

The Planning Commission entered into a discussion regarding issues of inclusionary housing and the adequacy of the existing in-lieu fee schedule.

II. CALL TO ORDER

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

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Liebowitz-Neglia.

B. Roll Call:

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

Others Present: Mark Winogron, Director
Jeff Lambert, Technician

C. Approval of Agenda:

ACTION: to continue item VI.C and move item VI.b to
before item VI.a

Motion: Siegel Second: Smith

Vote: All Ayes

Motion carried

D. Report of Posting of Agenda:

Mark Winogron reported the Agenda was posted in two locations at City Hall and at the Library.

III. ITEMS FROM CITIZENS

Budd Kops, West Hollywood asked the Planning Commission to review the adequacy of the inclusionary zoning in-lieu fee schedule.

Ron Shipton, West Hollywood asked that Planning Commission resolutions be brought back to the Commission for review and approval.

IV. CONSENT CALENDAR

Consent items may be approved by one motion without discussion.

- A. Minutes of the Planning Commission Meetings - May 21 & June 4, 1987
- B. Revoking Resolution 87-12 and approving Resolution 87-26

Additional conditions added to Planning Commission approval of a pinball and video arcade.

Location: 8939 1/2 Santa Monica Boulevard

Recommended Action: Approve Resolution 87-26.

ACTION: to pull item IV.B for discussion and approve the remainder of the Consent Calendar
Motion: Liebowitz-Neglia Second: Siegel
Vote: All Ayes
Motion Carried

V. EXCLUDED CONSENT CALENDAR

Those consent items pulled for discussion by the Commission.

IV.B. Revoking Resolution 87-12 and approving Resolution 87-26: to approve a request for a pinball and video arcade at 8939-1/2 Santa Monica Boulevard.

ACTION: Weinberger Second: Smith
Vote: All Ayes
Motion Carried

VI. PUBLIC HEARING ITEMS

- A. Conditional Use Permit 87-04

Request to sell beer and wine for off-site consumption as an accessory use to a convenience market (continued from June 18, 1987)

Location: 7073 Santa Monica Boulevard

Mark Winogrand presented the staff report and recommended denial of the application. Lt. Baker, of the West Hollywood Sheriff's Department explained his department's opposition to this request.

Chairperson Richmond opened the public hearing and explained the public hearing process.

The following persons spoke in favor of this application:

- .George Daneshgar, 7071 Santa Monica Blvd.
- .Nassrollah Aliabadi, Mission Hills, 91345
- .Murray Saka, 1112-1114 La Brea, West Hollywood
- .Mohammad Monfared, 6381 Hollywood Blvd., 90028
- .Manny Zahabi, 6180 Laurel Canyon Blvd., 91606
- .Letha Aliabadi, 10613 Marklein Avenue, 91345
- .Nader Daneshgar, 7067 Santa Monica Blvd., 90038
- .Wilson Nadal, 1424 Chamberlain Rd., 91103
- .Joseph Daneshgar, 7071 Santa Monica Blvd., 90038
- .Raymond Levy, 7051 Santa Monica Blvd., 90038

The following persons spoke in opposition to this permit:

- .Richard Settle, 7213 Santa Monica Blvd., 90046
- .Jeanne Dobrin, 9000 Cynthia Street, 90069
- .Budd Kops, 969 N. Larrabee Street, 90069

The following person spoke neutral to this permit:

- .Ron Shipton, 8719 Rosewood Ave., 90048

The applicant rebutted public testimony.

Action: to close the public hearing.

Motion: Weinberger Second: Liebowitz-Neglia

Vote: All Ayes

Motion Carried

Action: to deny Conditional Use Permit 87-04 based on the findings outlined in the Resolution

Motion: Liebowitz-Neglia Second: Siegel

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

Noes: Krause, Weinberger
Motion Carried

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

Request to demolish a single-family dwelling and construct a 5-unit apartment building (continued from June 18, 1987).

Location: 825 N. Larrabee Street

Jeff Lambert presented the staff report and introduced John Chase, the Historical Resources Review Committee, to add comments.

Chairperson Richmond opened the public hearing.

Karl Mantl, representative of the owner, spoke in favor of this application

The following persons spoke in opposition to this application:

- .Jeanne Dobrin, 9000 Cynthia Street, 90069
- .Ralph Feeley, West Hollywood, 90069
- .A. Bruce Traub, 828 Huntley Drive, 90069

ACTION: to continue D.P. 86-106 to the July 16, 1987 regular meeting of the Planning Commission
Motion: Weinberger Second: Liebowitz-Neglia
Vote: All Ayes
Motion Carried

C. Development Permit 87-32, Demolition Permit 87-13, Modification 87-03

Request to demolish two single-family dwellings and construct a 10-unit apartment building with a reduced front yard setback.

Location: 9037-9041 Keith Avenue

Action : continued this item to July 16, 1987 meeting of the Planning Commission under approval of the Agenda

VII. COMMISSION CONSIDERATION

VIII> ITEMS FROM COMMISSIONERS

ACTION: that Chairperson Richmond will write a letter

Supervisor Ed Edelman asking him to facilitate the preservation of the Pan Pacific Building
Motion: Siegel Second: Weinberger
Vote: All Ayes
Motion Carried

Commissioner Richmond, with the unanimous support of the Commission, directed staff to bring all resolutions back to the Planning Commission under Consent Calendar for final approval.

IX. ITEMS FROM STAFF

X. ITEMS FROM CITIZENS

Jeanne Dobrin, West Hollywood, suggested that businesses should not be allowed in historic districts

XI. ADJOURNMENT

ACTION: to adjourn to the next regular meeting of the Planning Commission on July 16, 1987
Motion: Weinber Second: Smith
Vote: All Ayes
Motion Carried



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT