

MINUTES  
CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION  
JULY 16, 1987  
7:00 P.M.

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

I. CALL TO ORDER

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

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Krause.

B. Roll Call

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

C. Approval of Agenda

Action: to continue items V.C., V.E., V.F. and IV-A  
to the next Planning Commission meeting.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To pull Consent Calendar Items A, B, and C  
and approve the Agenda.

Motion: Siegel Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

II. ITEMS FROM CITIZENS

- o Budd Kops, 969 N. Larrabee, W.H., re: proliferation of alcoholic sales.
- o Jeanne Dobrin, 9000 Cynthia, W.H., re: A.B.C. licensing.
- o Ron Shipton, Rosewood, W.H., re: Resolution Findings

III. CONSENT CALENDAR

Consent items may be approved by one motion without discussion.

A. Temporary Use Permits Nos. 87-10 and 87-11.

Request to provide the required parking spaces off-site during the construction of the Sports Connection parking structure (8612 Santa Monica Boulevard).

Locations: 8730 Santa Monica Boulevard  
8720-8724 Melrose Avenue

Recommended Action: Approve subject to the conditions of approval outlined in the staff report.

Pulled for Discussion.

B. Tandem Parking - Request to permit tandem parking stalls to fulfill the parking requirements of an existing video store.

Location: 8800 Sunset Boulevard

Recommended Action: Approve based upon the conditions outlined in the staff report.

Pulled for Discussion.

C. Resolution No. 87-16 - Approval of a resolution to deny Demolition Permit 86-107 and Development Permit 86-106.

Location: 825 N. Larrabee Street

Recommended Action: Approve Resolution 87-16 as submitted.

Pulled for Discussion.

D. Landscape plans for Development Permit 86-91.

Location: 909-917 Gardner Street

Recommended Action: Approve plans as submitted.

E. Reactivation of Tentative Tract 41801.

Location: NE Corner of Larrabee & Cynthia Streets

Recommended Action: Approve reactivation of tentative tract with conditions as outlined in staff report.

Action: To approve the Consent Calendar.

Motion: Liebowitz-Neglia Second: Smith

Vote: All Ayes

Motion carried.

#### IV. EXCLUDED CONSENT CALENDAR

Those consent items pulled for discussion by the Commission.

##### A. Off-site Parking Agreement

Request to provide off-site parking for an expanded bar and restaurant.

Location: 8277-79 Santa Monica Boulevard

Recommended Action: Deny based on discussions in the staff report.

##### Consent Calendar A:

The following persons spoke in opposition to this application:

- o Ralph Latten, West Hollywood
- o Jeanne Dobrin, 9000 Cynthia, West Hollywood
- o Dianne Bolotin, 930 Westbourne Drive, West Hollywood
- o John Baldwin, 8612 Santa Monica Boulevard, West Hollywood

David Oved, applicant, responded to public comments.

Action: To approve the use of all three Temporary Parking Lots provided a shuttle bus is run to the Melrose Avenue lot with a 5-minute headway.

Motion: Siegel Second: Weinberger

Vote: All Ayes

Motion carried.

#### Consent Calendar B:

The applicant made a presentation to the Planning Commission.

The following persons spoke in opposition to this request:

- o Budd Kops, 969 Larrabee Street

Action: To approve the use of tandem parking.

Motion: Krause Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

#### Consent Calendar C:

The following person spoke in favor of this request:

- o Sharon Von Fleet, West Hollywood

Action: To approve Resolution 87-16.

Motion: Leibowitz-Neglia Second: Weinberger

Vote: All Ayes

Motion carried.

#### V. PUBLIC HEARING ITEMS

- A. Development Permit 86-130, Demolition Permit 86-131, Negative Declaration 87-09 - Request to construct a 74,144 square foot commercial center with parking for 404 cars and demolish an existing 59-room 2-story hotel (continued from May 21, 1987).

Location: 8775 Sunset Boulevard

Recommended Action: Approve with conditions outlined in the attached resolution.

Howard Zelefsky presented the staff report.

Chairperson Richmond opened the public hearing.

Applicant: Ali Ebrahimi

The following persons spoke in favor of this application:

- o Kathleen Sonnet, 1230 Horn Avenue, West Hollywood
- o Joyce Hundal, 9002 Rangely, West Hollywood
- o David Wheeler, 1230 N. Horn, West Hollywood

The following persons spoke in opposition to this application:

- o Eugene Komer, 8755 Shoreham, West Hollywood
- o Rosa E. Tarchinsky, 8780 Shoreham, West Hollywood
- o Budd Kops, 969 N. Larrabee, West Hollywood
- o Ruth Komer, 8755 Shoreham, West Hollywood
- o Sybil Zaden, P.O. Box 69530, West Hollywood

The following persons spoke neutral to this application:

- o David Hahn
- o Jeanne Dobrin, 9000 Cynthia Street

The applicant responded to public testimony.

Action: To close public hearing.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To adopt the Negative Declaration.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve Development Permit 86-130 and Demolition Permit 86-131 with the following additional conditions:

- 1) comply with General Plan pedestrian requirements;
- 2) provide traffic officer at Holloway and Sunset intersection;
- 3) prohibit fast food;
- 4) all stores closed by 1:00 a.m.; and
- 5) provide bike racks.

Motion: Smith Second: Siegel

Vote: All Ayes

Motion carried.

3. Temporary Use Permit 87-04 (Appeal)

Request to reverse the Director of Community Development's decision revoking a request to permit a swap meet.

Location: 3900 Harratt Street

Recommended Action: Deny the appeal and uphold the decision of the Director.

Jeff Archuleta presented the staff report.

Chairperson Richmond opened the public hearing.

Applicant:

Commissioner Siegel excused himself from hearing this item.

The following persons spoke in opposition to this appeal:

- o Jeanne Dobrin, 9000 Cynthia, West Hollywood
- o Budd Kops, 969 N. Larrabee, West Hollywood

The applicant responded to public testimony.

Action: To close the public hearing.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To deny the appeal and uphold the Director's decision.

Motion: Weinberger Second: Krause

Vote: All Ayes

Motion carried: 6 to 0

- C. Demolition Permit 87-09, Development Permit 87-23 - Request to demolish two single-family dwellings and construct a 21-unit apartment building.

Location: 8815-8823 Cynthia Street

Recommended Action: Open the public hearing, take testimony and then continue for redesign and submittal of plan for the public art.

- D. Text Amendment - to clarify the language on non-profit groups and appeal procedures.

Location: City-wide

Recommended Action: Approve a resolution recommending to the City Council adoption of this text amendment.

Jeff Archuleta presented the staff report.

Chairperson Richmond opened the public hearing.

The following person spoke in favor of this text amendment.

- o Patrick Bell, West Hollywood

The following persons spoke in opposition to this application:

- o Craig Mordoh, West Hollywood
- o Jeanne Dobrin, Cynthia, West Hollywood

Action: to close the public hearing.

Motion: Weinberger Second: Smith

Vote: All Ayes

Motion carried.

Action: to approve Resolution 87-32.

Motion: Weinberger Second: Smith

Vote: All Ayes

Motion carried.

- E. Demolition Permit 87-19, Development Permit 87-41, Minor Conditional Use Permit 87-06, Modification 87-02.

Request to demolish a 3-story commercial building and single-family residence and construct a mixed-use building consisting of 30,980 square feet of commercial space and 23 dwelling units.

Location: 9028 Sunset Boulevard

Recommended Action: Open the public hearing and take testimony, then continue for further review.

- F. Development Permit 87-27, Demolition Permit 87-11 - Request to demolish a 3 single-family dwellings and construct a 24-unit apartment building.

Location: 1031-41 N. Crescent Heights Blvd.

Recommended Action: Continue to the August 6, 1987 Planning Commission meeting.

- G. Demolition Permit 87-15, Development Permit 87-34 - Request to demolish two (2) residential units and construct a 15-space surface parking lot to serve an adjacent restaurant.

Location: 1110 N. Flores Street

Recommended Action: Deny based upon findings outlined in the attached resolution.

Jeff Lambert presented the staff report.

Chairperson Richmond opened the public hearing.

Applicant: Mary Sweeney

The following persons spoke in favor of this application:

- o Lou Giboney, P.O. Box 2036, Van Nuys.



- o Michael Mackay, 126 E. Lupita, Sta. Fe, NM 87501
- o Bernard Brite, 1146 N. Fuller, 90046
- o Steve Levitt, 401 N. Croft, 90048
- o Mary Blair, 1016 Edinburgh, 90046
- o Martin Byrne, 1108 N. Flores, 90069
- o Gary Beckman, 8230 Santa Monica Blvd.
- o Ralph Walin, 848 N. Sweetzer, 90069
- o Richard Eshoo, 1137 N. Formosa, 90046
- o Josh Matute, 848 N. Sweetzer, 90069
- o Pepi Kelman, 8535 West Knoll, 90069
- o Daniel A. Rowland, 1200 N. Flores, 90069
- o Keith Miller, 1200 N. Flores, #120, 90069
- o Hal Bastian, 901 Levering, #7, 90024
- o Mark Lehman, 935 Westbourne, #101, 90069
- o Keith Kaplan, 950 N. Kings, 90069
- o R. Weber, 5350 Santa Monica Blvd., 90069
- o Alexis Pittman, 909 Westbourne, #109, 90069
- o Michael Horn, 1210 N. Sweetzer, 90069
- o Ken Paulsen, 1239 Larrabee, #2, 90069
- o Dave Oshna, 932 N. Larrabee, 90069

The following persons spoke in opposition to this application:

- o Tade Thomas, 1112 N. Flores, 90069
- o Chris Stavroudis, 1115 N. Flores, #8, 90069
- o A.J. Engelmann, 1115 N. Flores, #19, 90069
- o Craig Mordoh, 301 Ocean Avenue, S.M., 90402
- o Carole Housan, 1122 Ogden Drive
- o Patrick Wall, 9016 Harratt, 90069
- o Chava Danielson, 8251 Willoughby, 90069
- o Iris Falk, N. Flores, 90069
- o Jeanne Dobrin, 9000 Cynthia, 90069
- o Jim De Fozio, 1114 N. Flores, 90069
- o Elise Danielson, West Hollywood
- o Deena Brand, West Hollywood
- o Claire Straus, 1114 N. Flores, 90069
- o Warren Windsor, 1255 N. Flores, 90069
- o Zaltan Yaeger, 1115 N. Flores, 90069
- o Sal Guarriello, 8220 Norton, 90046
- o Carole Kovnick, 12040 Sylvester
- o Allan Rinde, 1111 N. Flores, 90069
- o Budd Kops, 969 N. Larrabee, 90069
- o Al Wright, 1259 N. Flores, 90069

The following persons spoke neutral to this application:

- o Debra de Avila, 1206 N. Flores, 90069
- o Mary Beth Dolan
- o Dan Jordan

The applicant responded to public testimony.

Action: To continue to September 3, 1987 and direct staff to conduct mediation sessions.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

#### VIII. COMMISSION CONSIDERATION

None

#### IX. ITEMS FROM COMMISSIONERS

The Commission established a Historic Preservation Committee with Commissioners Weinberger, Smith and Krause.

#### X. ITEMS FROM STAFF

None

#### IX. ITEMS FROM CITIZENS

Ralph Feeley asked that the Planning Commission verify that the Pacific Design Center expansion is building according to its approved plans.

Budd Kops - re: commercial uses in residentially zoned historic structures.

#### XII. ADJOURNMENT

Action: To adjourn at 1:00 a.m. to the next Planning Commission meeting.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.