

MINUTES
CITY OF
WEST HOLLYWOOD
PLANNING COMMISSION

August 6, 1987
7:00 P.M.

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

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 Richmond at 7:00 P.M.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lehman.

B. Roll Call

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

C. Approval of Agenda

ACTION: to continue item III.A and approve the
Agenda
MOTION: Weinberger **SECOND:** Smith
VOTE: All Ayes
Motion Carried

D. Report of Posting of Agenda

This agenda was posted at: both counters at City Hall, window at City Hall, West Hollywood Library on San Vicente Boulevard, and Plummer Park.

II. ITEMS FROM CITIZENS

.Budd Kops, 969 N. Larrabee., W.H.; asked the Planning Commission to discuss the proliferation of Alcoholic Beverages.

III. CONSENT CALENDAR

Consent items may be approved by one motion without discussion, or pulled for discussion.

A. Time Extension for Conditional Use Permit 86-08.

Request for a one-year extension of time to fulfill conditions of approval for CUP 86-08, allowing the establishment of a communal dining facility.

Location: 1424 N. Crescent Heights Blvd.ulevard

Recommended Action: Approve subject to conditions contained in Resolution 86-20.

B. Approval of Resolutions

1. Resolution No. 87-11 - Recommending that the City Council adopt various text amendments for the purpose of expanding public hearing noticing requirements.
2. Resolution No. PC87-28 - Denying the appeal of Tina Carno Productions of the Director's decision to revoke Temporary Use Permit 87-04.
3. Resolution No. 87-32 - Recommending that the City Council adopt minor text amendments for the purpose of clarifying language on non-profit groups and appeal procedures.
4. Resolution No. 87-15 - Approving Development Permit 86-130 for a commercial project at 8775 Sunset Boulevard.
PULLED FOR DISCUSSION

Recommended Action: Approve all resolutions as amended.

C. In-lieu Parking Fee

Request to pay fee of \$40,000 in-lieu of providing two parking spaces.

Location: 8674 Melrose Avenue

Recommended Action: Approve in concept, direct staff to schedule for public hearing.

D. Demolition Permit 87-12 - Emergency request by Fire Department and Building and Safety to demolish three

fire-damaged dwelling units.

Location: 1037, 1047, 1051 N. Laurel Avenue Avenue

Recommended Action: Approve as submitted.
PULLED FOR DISCUSSION

E. Approval of revised elevations for Development Permit 86-22.

Location: 1252 N. Formosa Avenue

Recommended Action: Approve as submitted.

ACTION: to pull items III.B.4 and III.D

IV. EXCLUDED CONSENT CALENDAR

Those consent items pulled for discussion by the Commission.

Consent Calendar III.B.4 -

ACTION: to approve with minor amendments.
MOTION: Liebowitz-Neglia SECOND: Smith
VOTE: All Ayes
Abstain: Lehman
Motion Carried

Consent Calendar III.D -

Public Testimony:

- . Helen Albert, City Councilwoman
- . Ron Shipton, Rosewood, W.H.
- . Maurice Zeller, 1040 Crescent Heights, W.H.
- . Francis Zeller, 1040 Crescent Heights, W.H.

Chief Shakelford, from the Los Angeles County Fire Station, responded to questions from the Planning Commission.

ACTION: to demolish three units and surround the property with a fence.
MOTION: Weinberger SECOND: No Second

ACTION: to approve the demolition of fire-damaged units at 1047 and 1051 Laurel Avenue and preserve the house at 1037 Laurel Avenue; no rights of the Planning Commission to require the replacement of all dwellings are waived;

a fence shall be installed around the entire three properties and the properties shall be cleaned prior to the installation of the fence.

MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried

V. PUBLIC HEARING ITEMS

A. Demolition Permit 87-09, Development Permit 87-23

Request to demolish two single-family dwellings and construct a 21-unit apartment building (continued from July 16, 1987).

Location: 8815-8823 Cynthia Street

Recommended Action: Approve subject to conditions contained in Resolution No. 87-32.

Jeff Archuleta presented the staff report.

Chairperson Richmond opened the public hearing.

Applicant: _____

The following persons spoke in favor of this application:

- . Budd Kops, 969 N. Larrabee, W.H.
- . Jeanne Dobrin, 9000 Cynthia, W.H.
- . Steve Chapman, 8824 Betty Way, W.H.

The applicant responded to public testimony.

Chairperson Richmond closed the public hearing.

ACTION: to approve the Negative Declaration.
MOTION: Siegel SECOND: Krause
VOTE: All Ayes
Motion Carried

ACTION: to approve Development Permit 87-09 with the following additional conditions of approval:

1. Remove the common area recreation room;
2. Add helicopter Identification number
3. condition "aa" shall require sufficient concern and effort.
4. Condition "cc" shall read the West Hollywood Housing Division

MOTION: Weinberger SECOND: Lehman
VOTE: All Ayes
Motion Carried

ACTION: to reconsider the decision of this
permit.

MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried

ACTION: to add the approval of the demolition
permit to the above-approved resolution

MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried

- B. 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
(continued from July 16, 1987).

Location: 9028 Sunset Boulevard

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

Dean Sherer presented the staff report.

Chairperson Richmond opened the public hearing.

Applicant: Arlen Andelson, 825 N. San Vicente
Boulevard

The following person spoke in favor of this
application:

- . Marian Gibbons, 6406 Bryn Manor, 90068

The following persons spoke in opposition to
this application:

- . Carol Hossan, 1122 N. Ogden Dr., W.H. 90046
- . Robert Vulcan, 1400 N. Sweetzer, 90069
- . Natascha Martin, 9040 Harratt, W.H. 90069
- . Patrick Wall, 9016 Harratt, W.HY. 90069
- . David Amorena, 916-1/2 N. MARTEL, W.H. 90046
- . Jamie Wolf, 1162 N. Wetherly, L.A. 90069
- . Lester Hirsch, 1020 Hilldale, W.H. 90069

- . David Edwards, 6406 Bryn Manor, 90068
- . Janet Bridgers, 9016 Harratt, W.H. 90069
- . Jeanne Dobrin, 9000 Cynthia, W.H. 90069
- . Marie-Claude Oty, 9008 Harratt, W.H. 90069

The following person spoke neutral to this application:

- . Ron Shipton, Rosewood, W.H. 90069

The applicant, Arlen Andelson, responded to public testimony.

The Planning Commission determined the following to be issues of concern for this application:

- . traffic report is not adequate;
- . architectural facade is not adequate;
- . no analysis of impact of 8-unit building on Harratt Street;
- . not made maximum use of parking;
- . need for a parking demand study before the approval of shared parking;
- . high-density residential may not be appropriate;
- . trees should not be lost;
- . need more analysis of historical nature of structures;
- . need more analysis of continuity of Sunset Blvd.; What should nature of Sunset be?

ACTION: to continue this item and require the preparation of a focused EIR on Traffic, Circulation and parking.

MOTION: Liebowitz-Neglia SECOND: Smith
VOTE: ??

Motion Failed

ACTION: to continue this item and require the preparation of a Mitigated Negative Declaration and expanded traffic study.

MOTION: Weinberger SECOND: Krause
VOTE: Ayes: Lehman, Krause, Siegel,
Richmond, Weinberger, Smith
Noes: Liebowitz-Neglia

Motion Carried

C. Development Permit 87-27, Demolition Permit 87-11

Request to demolish three single-family dwellings and construct an 18-unit apartment building (continued from July 16, 1987).

Location: 1031-41 N. Crescent Heights Blvd.
Blvd.

Recommended Action: Approve subject to conditions contained in the attached resolution.

Jeff Archuleta presented the staff report.

Chairperson Richmond opened the public hearing.

Applicant: David Green

The following persons spoke in favor of this application:

- . Jerome Pastor, 1901 Ave.of the Stars, L.A.
- . Lee Oaks, 1316 3rd St. S.M. 90401

The following persons spoke in opposition to this application:

- . Nancy Taylor, W.H. 90046
- . David Behr, 8127 Norton, W.H. 90046
- . Florence Delbarian,
- . Janet Bridgers, 9016 Harratt, W.H. 90069
- . Patric Wall, 9016 Harratt, W.H. 90069
- . Maurice Zeller, 1040 N. Crescent Heights, 90046
- . Francis Zeller, 1040 N. Crescent Heights, 90046

The following persons spoke neutral to this application:

- . Julie Harden, 927 7th st., S.M. 90403

The applicant, David Green, responded to public testimony.

ACTION: To accept the Negative Declaration.
MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried

ACTION: to approve Development Permit 87-27 for construction of a 15-unit apartment building and the payment of the inclusionary housing in-lieu fee.
MOTION: Weinberger SECOND: Lehman
VOTE: Ayes: Lehman, Krause, Siegel, Weinberger
Noes: Richmond, Smith, Liebowitz-Neglia
Motion Carried: 4 to 3

- D. Text Amendment - to amend the zoning ordinance for the purpose of adding specific uses which would be

permitted in the Pedestrian Orientation Overlay Zone.

Location: City-wide

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

Chairperson Richmond opened the public hearing.

Commissioner Siegel excused himself due to a conflict of interest.

Jeff Archuleta presented the staff report.

Applicants: Bruce Becket
Ron Carper

The following persons spoke in favor of this application:

- . Andrew Raines, 9107 Wilshire Blvd., B.H. 90210
- . Lark Christenson, 9107 Wilshire Blvd.,
- . Jeanne Dobrin, 9000 Cynthia, W.H. 90069
- . Lester Hirsch, 1020 Hilldale, W.H. 90069

The applicants responded to public testimony.

ACTION: to approve proposed text amendment adding provisions for used cars, limited to the smaller of 50% of of the block or 150 feet, and adding language prohibiting a proliferation of these uses.

MOTION: Weinberger SECOND: Smith

VOTE: Ayes: Lehman, Krause, Weinberger
Smith, Liebowitz-Neglia

Noes: Richmond

Abstain: Siegel

Motion Carried

- E. Development Permit 87-49, Demolition Permit 87-21, Tentative Tract No. 45588

Request to demolish two single-family residences and construct a 12-unit townhome project.

Location: 8562 West Knoll Drive

Recommended Action: Continue to August 20, 1987.

- F. Development Permit 87-62, Minor Conditional Use Permit 87-03.

Request to convert a single-family dwelling into a residential care facility for 10-12 ambulatory elderly persons.

Location: 1048 Curson Avenue

Recommended Action: Continue to August 20, 1987.

G. Development Permit 87-20.

Request to construct a 40,000 sq. ft. mixed-use project containing 9,000 sq. ft. of commercial space and 39 dwelling units (continued from June 25, 1987).

Location: 8741 Santa Monica Boulevard

Recommended Action: Remove from the Planning Commission agenda, as applicant is significantly downsizing the project. It now may be approved by the Director.

H. Development Permit 87-40, Demolition Permit 87-18

Request to demolish a single-family residence and construct a 6-unit condominium building.

Location: 846 Westbourne Drive

Recommended Action: Continue to August 20, 1987.

VIII. COMMISSION CONSIDERATION

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.

ACTION: CONTINUE

B. Setting of new hearing date for Development 87-34, Marix Tex-Mex.

ACTION: to approve new hearing for September 17, 1987.

MOTION: Weinberger SECOND: Liebowitz-Neglia

VOTE: All Ayes

Abstain: Lehman

- IX. ITEMS FROM COMMISSIONERS
- X. ITEMS FROM STAFF
- XI. ITEMS FROM CITIZENS
- XII. ADJOURNMENT

Next regular meeting of the Planning Commission - West
Hollywood Park Auditorium - August 20, 1987.

ACTION: to adjourn to the next regular meeting
of the Planning Commission.

MOTION: Weinberger SECOND: Liebowitz-Neglia

VOTE: All Ayes

Motion Carried