

**MINUTES
CITY OF WEST HOLLYWOOD
PLANNING COMMISSION**

**August 20, 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 Siegel.

B. Roll Call

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

Commissioners Absent: Krause

C. Approval of Agenda

ACTION: to pull items III.D and III.B.4 and continue all items recommended for continuance.

MOTION: Liebowitz **SECOND:** Lehman

VOTE: All Ayes

Motion Carried

ACTION: to move item VI.H to after VI.D

MOTION: Siegel **SECOND:** Smith

VOTE: All Ayes

Motion Carried

ACTION: to approve the Agenda as amended above

MOTION: Lehman **SECOND:** Smith

VOTE: All Ayes

Motion Carried

D. Report of Posting of Agenda

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

II. ITEMS FROM CITIZENS

Ron Shipton, Rosewood Avenue, West Hollywood; requested that staff make clear the definition of Floor Area Ratio to all those persons concerned with the General Plan.

III. CONSENT CALENDAR

A. Minutes of the Planning Commission for July 2, 1987

B. Approval of Resolutions

1. Resolution No. 87-22 - Denying an appeal of a decision by the Director of Community Development to deny Minor Conditional Use Permit No. 86-15 requesting approval of a residential care facility at 8220 W. Norton Avenue.
2. Resolution No. 87-23 - Denying Conditional Use Permit No. 87-04 on a request for the sale of alcoholic beverages for off-site consumption at 7073 Santa Monica Boulevard.
3. Resolution No. 87-30 - Granting Development Permit No. 87-23 and Demolition Permit No. 87-09 on a request to demolish two single-family dwellings and construct a 21-unit apartment building at 8815-8823 Cynthia St.
4. Resolution No. 87-36 - Granting Development Permit No. 87-11 on a request to demolish five (5) dwellings and construct a 15-unit apartment building at 1031-1041 N. Crescent Heights Boulevard.
PULLED FOR DISCUSSION
5. Resolution No. 87-38 - Recommending that the City Council approve and adopt an ordinance amending the Municipal Code for the purpose of adding certain specific allowable uses in the Pedestrian Orientation Overlay Zone.

C. Conditional Use Permit No. 86-08 - Request to allow a one-year extension of time to complete the conditions of approval for a new communal dining facility within an existing hotel.

Location: 1424 N. Crescent Heights
Boulevard

Recommended Action: Approve a twelve (12) month
time extension.

- D. Tentative Tract No. 41801 - Request to allow the applicant to pay the inclusionary in-lieu fee in a pro-rated fashion as units are sold.

Location: 908 N. Larrabee Street

Recommended Action: Approve the payment of the in-lieu fee in a pro-rated fashion as units are sold.

PULLED FOR DISCUSSION

IV. EXCLUDED CONSENT CALENDAR ITEMS

B.4: Resolution No. 87-36:

ACTION: to adopt Resolution 87-36 by amending same to add findings regarding compliance with the General Plan

MOTION: Siegel **SECOND:** Weinberger

VOTE: Ayes: Lehman, Krause, Siegel, Richmond, Weinberger, Smith

Noes: Liebowitz-Neglia

Motion Carried

The following action was taken at the public hearing on this item on August 6, 1987:

ACTION: To approve Development Permit 87-11 for a 15-unit apartment building

MOTION: Weinberger **SECOND:** Lehman

VOTE: Ayes: Lehman, Krause, Siegel, Weinberger
Noes: Richmond, Smith, Leibowitz-Neglia

Motion Carried

D. Tentative Tract No. 41801:

Dan Cohen, Housing Division Manager, responded to questions of the Planning Commission

ACTION: To approve with the inclusion of a trust deed, an interest/market rate until fee is paid when units are sold, occupied, or a 9-month time limit expires.

MOTION: Lehman **SECOND:** Siegel

VOTE: All Ayes
Motion Carried

V. PUBLIC HEARING ITEMS

- A. Variance No. 87-01 - Request to allow a wall higher than 42" within the front yard setback.

Location: 1440-1450 N. Hayworth Ave.

Recommended Action: Continue Variance No. 87-01 to October 15, 1987

- B. Minor Conditional Use Permit No. 87-03, Development Permit No. 87-62 - Request to allow the conversion of a single-family dwelling to a residential care facility

Location: 1048 N. Curson Avenue

Recommended Action: Continue MCUP 87-03 to September 17, 1987

- C. Development Permit No. 87-40, Demolition Permit No. 87-18 - Request to demolish one single-family dwelling and construct a 6-unit condominium building.

Location: 846 Westbourne Drive

Recommended Action: Continue D.P. 87-40 to September 17, 1987

- D. Development Permit No. 87-49, Demolition Permit No 87-21, Tentative Tract 45588 - Request to demolish two (2) single-family dwellings and construct a 12-unit townhouse project.

Location: 8562 West Knoll Drive

Recommended Action: Approve and adopt draft Resolution No. 87-33 and draft Resolution No. 87-34

Chairperson Richmond opened the public hearing

Commissioner Lehman excused himself from the hearing due to a conflict of interest.

Dean Sherer presented the staff report.

Applicant: Karen Brisen, 1212 Whilshire Blvd.

The following persons spoke in favor of this application:

.Christine Lazar, 933 Westmount Drive, W.H.
.Bill Carey, 1433 N. Harper St., W.H.

The following person spoke neutral of this application:

.Ron Shipton, Rosewood Avenue, W.H.

ACTION: to close the public hearing.
MOTION: Weinberger **SECOND:** Siegel
VOTE: All Ayes
Motion Carried

ACTION: to adopt the Negative Declaration
MOTION: Weinberger **SECOND:** Liebowitz-Neglia
VOTE: All Ayes
Motion Carried

ACTION: to approve Development Permit 87-49 and Demolition Permit 87-21 and require that the public art meet City Standards
MOTION: Smith **SECOND:** Liebowitz-Neglia
VOTE: Ayes: Krause, Siegel, Richmond, Weinberger, Smith, Liebowitz-Neglia
Abstain: Lehman
Motion Carried

- E. Development Permit No. 87-81, Demolition Permit No. 87-28 - Request to demolish a single-family dwelling and construct a 4-unit apartment building

Location: 7706 Fountain Avenue

Recommended Action: Approve and adopt draft Resolution No. 87-37

Chairperson Richmond opened the public hearing.

Jeff Lambert presented the staff report.

Applicant: Gus Malkoun, 7712 Fountain Ave., W.H.

The following person spoke in favor of this application:

.John Karroum, 7712 Fountain Ave., W.H.

The following person spoke in opposition to this application:

.Albert Braun, 1165-3/4 Orange Grove, W.H. 90046

.Ruth Williams, 7548 Lexington Ave., W.H. 90046
.Ralph Feeley, 812 Westbourne Drive, W.H.

The applicant, Gus Malkoun, responded to public testimony.

ACTION: to continue consideration of this item to September 3, 1987 and direct staff to conduct an inspection of the existing building and allow the applicant to consider the redesign of the project.

MOTION: Leibowitz-Neglia **SECOND:** Siegel

VOTE: All Ayes

Motion Carried

- F. Conditional Use Permit No. 87-05 - Request to permit the sale of alcoholic beverages for off-site consumption

Location: 8205 Santa Monica Boulevard

Recommended Action: Approve CUP 87-05 and direct staff to return with a resolution of approval

Chairperson Richmond opened the public hearing.

Jeff Lambert presented the staff report.

Applicant: Richard Tumpowsky, 10751 Wishire Blvd.
90024, agent for the applicant

The following person spoke in favor of this application:

.Brian Lantin, 8244 Santa Monica Blvd., W.H. 90046

The following persons spoke in opposition to this application:

.Dave Behr, 8122 W. Norton, W.H., 90046

.Nancy Taylor, W.H.

.Grover Walker, 2012 Rimpau Blvd., L.A., 90016

.Helyne Landres, 8440 De Longpre, W.H. 90069

.Nancy Hafner, 1135 S. Sherbourne, L.A. 90035

The applicant, Mr. Tsiprin, responded to public testimony.

ACTION: to close the public hearing.

MOTION: Weinberger **SECOND:** Siegel

VOTE: All Ayes

Motion Carried

ACTION: to approve Conditional Use Permit No. 87-05 with the following conditions of approval:
1) permit restricted to current owner and use
2) hours of operation limited to 9:00 am to 9:00 pm
3) signage shall conform to city standards prior to activation of CUP
4) alcoholic sales limited to 20 lineal feet
5) no alcoholic sales shall be directly accessible to the public

MOTION: Weinberger **SECOND:** Liebowitz-Neglia

VOTE: All Ayes

Motion Carried

- G. Sign Modification No. 87-01 - Request to continue the use of a flashing pole sign to display other than the time and temperature

Location: 8900 Santa Monica Blvd.

Recommended Action: Deny based upon findings in the attached resolution

Chairperson Richmond opened the public hearing.

Applicant: Jonathan Ahearn

The following persons spoke in favor of this application:

.Stephen Michael, 7711 W. Norton,
.Helyne Landres, 8440 De Longpre Ave., W.H. 90069
.Earl Gross, 880 N. Hilldale Ave., W.H. 90069
.Stephen Martin, 816 Westbourne, #8, W.H. 90069

The following persons spoke in opposition to this application:

.Ken Savage, 8991 Norma Pl., W.H. 90069
.Jeanne Dobrin, 9000 Cynthia, W.H. 90069

The following person spoke neutral to this application:

.Budd Kops, 969 N. Larrabee, W.H. 90069

The applicant responded to public testimony.

ACTION: to close the public hearing

MOTION: Siegel **SECOND:** Lehman

VOTE: All Ayes

Motion Carried

ACTION: to continue Sign Modification No. 87-01 to February 4, 1987 and direct staff to return with a proposed text amendment to allow the sign.

MOTION: Siegel **SECOND:** Weinberger

VOTE: All Ayes

Motion Carried

- H. Text Amendment - recommending changes to the Inclusionary Housing requirements.

Location: City-wide

Recommended Action: Recommend to the City Council to adopt the attached ordinance

Dan Cohen, Housing Division Manager, presented the staff report.

Public Testimony: NONE

ACTION: to close the public hearing

MOTION: Weinberger **SECOND:** Siegel

VOTE: All Ayes

Motion Carried

ACTION: to approve text amendment with an amendment that parking requirements can only be waived under exceptional conditions.

MOTION: Weinberger **SECOND:** Siegel

VOTE: All Ayes

Motion Carried

VI. COMMISSION CONSIDERATION

- A. Request for Off-site Parking

Location: 8277-79 Santa Monica Blvd.

Recommended Action: Deny based upon discussions in the attached staff report.

Commissioner Lehman excused himself from this hearing due to a conflict of interest

Chairperson Richmond opened the public hearing.

Jeff Archuleta presented the staff report.

Applicant: John Heglin, 1922 N. Sycamore Dr.,

The following persons spoke in favor of this application:

.Arlen Andelson, 825 N. San Vicente Blvd., W.H.
.Mike Stout, 1159 N. Poinsettia Pl., 90046
.Chris Cox, 8279 Santa Monica Blvd., 90046
.Todd Robinson, 922 N. Harper Ave., 90046
.Robert Tierney, 4200 Clinton Ave., 90004
.Michael Horne, 1210 N. Sweetzer Ave., 90069
.Steve Michael, 7711 W. Norton,

The following person spoke in opposition to this application:

.David Behr, 8127 W. Norton, 90046

The applicant responded to public testimony.

ACTION: to continue this item to September 17, 1987 and direct staff to return with a plan for closing off a portion of the public area.

MOTION: Liebowitz-Neglia **SECOND:** Weinberger

VOTE: All Ayes

Motion Carried

- B. Development Permit No. 86-130 - Request for Planning Commission reconsideration of condition "hh" of Resolution No. 87-15

Location: 8775 Sunset Boulevard

Ali Ebrahimi presented his arguments regarding this matter.

ACTION: to approve the request as formulated.

MOTION: Siegel **SECOND:** Weinberger

VOTE: All Ayes

Motion Carried

ACTION: to consider the second level of the project's east side as the ground floor.

MOTION: Liebowitz-Neglia **SECOND:** Weinberger

VOTE: All Ayes

Motion Carried

VII. ITEMS FROM COMMISSIONERS

- 1) Commissioners directed staff to notify the owners of buildings which have been included on the Historical Structures Inventory.

- 2) Commissioners directed staff to return with a description of ABC licenses.
- 3) Commissioners asked that Agendas include the names of commercial establishments under consideration.
- 4) Commissioners asked that Topographical reports be submitted by applicants.

VIII. ITEMS FROM STAFF

None

IX. ITEMS FROM CITIZENS

None

X. ADJOURNMENT

ACTION: to adjourn at 1:00 a.m. to the next meeting of the Planning Commission on September 3, 1987.

MOTION: Weinberger **SECOND:** Liebowitz-Neglia

VOTE: All Ayes

Motion Carried.

**Next meeting of the Planning Commission
West Hollywood Park Auditorium
September 3, 1987 at 7:00 p.m.**