

**MINUTES**

**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION**

October 1, 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 Chairperson Richmond at 7:10 P.M.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Howard Zelefsky.

B. Roll Call:

Commissioners Present: Krause, Lehman, Richmond,  
Smith, Weinberger

Commissioners Absent: Liebowitz-Neglia, Siegel

Others Present: Howard Zelefsky, Manager  
Jeff Archuleta, Associate  
Dean Sherer, Consultant  
Woodie Tescher, Consultant

C. Approval of Agenda:

ACTION: To pull the minutes of August 20, 1987,  
and allow the applicant to withdraw  
Development Permit 87-19 and Demolition  
Permit 87-07 prior to the Commission  
adoption of the final resolution of denial

Motion: Smith                      Second: Lehman

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. ITEMS FROM CITIZENS**

A. Budd Kops, West Hollywood - commented on the relationship between environmental quality and

EIRS

- B. Arlen Andelson, 825 San Vicente, West Hollywood - addressed the condition requiring a valet in Resolution No. 87-44 and asked that it be re-considered

III. CONSENT CALENDAR

- A. Minutes of the Planning Commission for July 16 and August 6, 1987

ACTION: To approve as submitted.  
MOTION: Weinberger SECOND: Smith  
VOTE: AYES: Lehman, Richmond, Smith,  
Weinberger  
ABSTAIN: Krause

Motion Carried

- B. Resolution No. 87-29 denying Demolition Permit 87-15 and Development Permit 87-34 on an application by Mary Sweeney for 1110 N. Flores Street

ACTION: To approve as submitted.

MOTION: Smith SECOND: Weinberger  
VOTE: AYES: Krause, Richmond, Smith,  
Weinberger  
ABSTAIN: Lehman

Motion Carried

IV. EXCLUDED CONSENT CALENDAR

- A. Minutes of the Planning Commission for August 20, 1987 pulled by Commissioner Smith requesting that staff listen to the tape and verify the proper wording of Condition "hh"; Commissioner Lehman also noted some minor spelling corrections.

- B. Resolution No. 87-44 approving an off-site parking agreement for an existing bar at 8277-79 Santa Monica Blvd (Raincheck Room)

ACTION: To approve with revised conditions "c" and "d" to read:

c. The off-site parking shall be provided free of charge to employees, and any parking not used by employees shall be provided for patrons.

d. That 571 square feet of floor area of

the bar shall be closed to patrons until 6:00 p.m. Monday through Friday, as shown on Exhibit "A".

MOTION: Weinberger SECOND: Krause  
VOTE: AYES: Krause, Richmond, Smith,  
Weinberger  
ABSTAIN: Lehman  
Motion Carried

IV. PUBLIC HEARING ITEMS

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

Request to demolish a three-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 August 6, 1987).

Location: 9028 Sunset Boulevard

Howard Zelefsky noted that staff was recommending a continuance of the project because of the need to make additional design changes, complete additional traffic impact analysis and add additional conditions to the resolution.

Commissioner Weinberger suggested that staff look at shared parking when reviewing the project.

ACTION: To continue to November 5, 1987

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

- B. Development Permit 87-60, Demolition Permit 87-29

Request to demolish a 10-unit apartment building and replace it with a 10-unit senior citizen's apartment building at 7914-16 Norton Avenue, and construct a 14,115 square foot commercial center at the northwest corner of Santa Monica and Fairfax

Dean Sherer presented the staff report and recommended that the Planning Commission open the public hearing, take testimony and continue the hearing to November 5, 1987 to allow for redesign of the project.

Chairperson Richmond opened the public hearing.

The Planning Commission asked several questions of staff regarding the senior housing portion of the project and also design and access to parking.

Jack Hollander, project architect representing the applicant, explained the project design.

The following persons spoke in favor of the project:

- Harry Williams, West Hollywood
- Raymond Mashian, West Hollywood
- Darcy Masin, West Hollywood

The following persons spoke against the project:

- Irv Weber, West Hollywood
- Don Kern, West Hollywood
- Ruth Williams, West Hollywood
- James Litz, West Hollywood
- Dave Behr, West Hollywood
- Marc Troy, West Hollywood
- Betty Jacobs, West Hollywood

The following persons spoke neutral to the project:

- Budd Kops, West Hollywood
- Jerry Hundal, West Hollywood

The applicant rebutted public testimony.

The Planning Commission discussed the following issues:

1. Loss of 10 apartment units.
2. Subterranean and tandem parking
3. Only seven parking spaces for 10 senior apartments.

ACTION: To continue to November 5, 1987.

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

- C. Draft Environmental Impact Report for the West Hollywood Draft General Plan

Location: Citywide

Woodie Tescher presented the staff report, stating the Draft EIR was prepared in accordance with the State CEQA Guidelines, and that the document is a statement of the general environmental impacts which would result from the proposed General Plan elements and policies. It is not a detailed impact statement analyzing specific impacts resulting from a particular project or projects.

Chairperson Richmond opened the public hearing, and after conferring with the other Commissioners, set a four-minute time limit on speakers. He also encouraged the public to submit their comments to the Commission in writing even though they intend to speak.

The following persons spoke on the Draft EIR:

- Ron Shipton, West Hollywood
- Audrey Arlington, representing City of Beverly Hills
- Garry Shay, West Hollywood
- Sibyl Zaden, West Hollywood
- Joyce Hundal, West Hollywood
- Ira Stein, West Hollywood
- Lorraine Howell, West Hollywood
- David Behr, West Hollywood
- Sandra Klein, West Hollywood
- Nancy Taylor, West Hollywood
- Jeanne Dobrin, West Hollywood
- George Marshall, West Hollywood

ACTION: To close the public hearing.  
MOTION: Weinberger      SECOND: Smith  
VOTE:      All Ayes  
Motion Carried

Chairperson Richmond noted that the period of comment on the Draft EIR is open to October 30, 1987.

#### V. COMMISSION CONSIDERATION

None

#### VI. ITEMS FROM COMMISSIONERS

- A. Chairperson Richmond noted that on October 8th the Commission will discuss the General Plan, and will allow one hour for additional comments on the staff commentary. He suggested dividing discussion to three elements, starting with the elements or

chapters where there seems to be general agreement and then on to land use policies, and finally the land use map.

He also asked staff to find out about getting a podium to future Commission meetings.

- B. Commissioner Weinberger stated that the in-lieu fee revisions are being bounced back. The fee schedule should be presented to the City Council separately. Regarding the draft letter about the historic survey, as long as the changes which have been made are acceptable to the City Attorney, it would be acceptable to him. He also asked staff for a copy of the residential design guidelines. He stated that projects coming before the Commission have not been meeting the intent of the guidelines.
- C. Commissioner Smith was curious as to how other cities write historic preservation ordinances. He urged that a letter be sent to realtors who represent properties for sale to inform them of the survey.

#### VII. ITEMS FROM STAFF

Howard Zelefsky reminded the Commission of the Planning Commissioners' roundtable dinner meeting on November 12, 1987.

#### VIII. ITEMS FROM CITIZENS

- A. Ira Stein - suggested that City Attorney should write ordinances; spoke to State Office of Planning and Research and was told that no general plan is a draft until the Planning Commission approves such a draft plan; and stated that two minor conditional use permits which staff is reviewing are in fact major CUP's which the Commission should review.
- B. Jeanne Dobrin - commented that some speakers were not given adequate time, and that staff should be directed to obtain a stopwatch or other adequate time-measuring device; she also urged that a city attorney be present at Planning Commission hearings.

#### IX.. ADJOURNMENT

ACTION: To adjourn at 10 50 P.M. to the October 8, 1987 special meeting of the Planning

Commission, to be held at Plummer Park  
(Fiesta Hall)  
MOTION: Weinberger      SECOND: Lehman  
VOTE: All Ayes  
Motion Carried

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

MINUTES  
CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

September 22, 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, Siegel, Richmond,  
Weinberger, Smith, Krause

Commissioners Absent: Leibowitz-Neglia

C. Approval of Agenda

ACTION: to approve the Agenda as submitted.

MOTION: Krause SECOND: Lehman

VOTE: All Ayes

Motion Carried

D. Report of Posting of Agenda

Howard Zelefsky reported that the Agenda was posted at three locations: City Hall, Sheriff's Station, and West Hollywood Library

II. ITEMS FROM CITIZENS

.Budd Kops, 969 N. Larrabee St.

V. PUBLIC HEARING ITEMS



A. GENERAL PLAN

(Continued from September 10, 1987)

City Staff will present commentary on the Draft General Plan and the Planning Commission will receive public testimony.

Mark Winogrand presented the Staff Report.

Public Testimony:

- .Chris Bonbright, GPAC Minority Report
- .Sandra Jacoby Klein, 1133 Clark, Co-Chair Human Services Commission
- .Joyce Hundal, Chair, Transportation Commission
- .Richard Settle, 7213 Santa Monica Blvd.,
- .Jack Foreman, 1041 N. Formosa, 90046
- .Martha Melinda, 824 Westmount, 90069
- .Ruth Williams, 7548 Lexington, 90046
- .Craig Lawson, 11835 W. Olympic Blvd., L.A. 90064
- .Dale Beland, 1028 Lake, Suite 107, Pasadena, 91104
- .Tony Melia, 1022 Carol Drive, 90069
- .Budd Kops, 969 N. Larrabee, 90069
- .Wuzzie Spaulding, 7524 Norton, 90048
- .Thomas A. Mesereau Jr., Writers Guild of American, 8955 Beverly Blvd., 90048
- .Robert H. Uyeda, 808 North Spring, L.A. 90012
- .Steve Rose, 1129 Poinsettia Pl., 90046
- .John Evans, 1020 1/2 Carol Dr.,
- .E. Emanuele, 1018 Larrabee St., 90069
- .Delores Kelemen, 7215-25 Santa Monica Blvd., 90046
- .Ann Crowell, 812 N. Westbourne, 90069
- .G. Bruce Traub, 828 Huntley Dr., 90069
- .Naomi Jacobs, 4265 Marina City Dr., #1117, 90292
- .Doug Routh, 1264 N. Harper Ave., #4, 90046
- .George Marshall, 554 Westbourne, 90048
- .David Behr, 8127 Norton, 90046
- .Herb Graham, 1925 Century Park East, #2000, 90067
- .Ronald Rosen, 623 Oakhurst Dr.,
- .Stephen Martin, 816 Westbourne, #8, 90069
- .Lorraine Howell, 1100 Alta Loma Road,
- .Jeanne Dobrin, 9000 Cynthia, 90069
- .Fred Vanacore, 7519 3/4 Lexington Ave., 90046
- .Michael Radcliffe, 7320 Santa Monica Blvd., 90046
- .Ethel Shapiro, 328 Westbourne, 90048
- .Joyce Hundal, 9002 Rangely Drive,

ACTION: to continue the hearing to October 8, 1987  
and impose a one-hour time limit on new  
information.

MOTION: Siegel SECOND: Lehman

VOTE: All Ayes

Motion Carried

VII. ITEMS FROM COMMISSIONERS

VIII. ITEMS FROM STAFF

IX. ITEMS FROM CITIZENS

.Ron Shipton, 8718 Rosewood, 90048, asked to speak on the General Plan at the next Planning Commission meeting.

X. ADJOURNMENT

ACTION: to adjourn at 11:40 P.M.  
MOTION: Smith SECOND: Weinberger  
VOTE: All Ayes  
Motion Carried

Next regular meeting of the Planning Commission  
October 1, 1987 at 7:00 P.M.  
West Hollywood Park Auditorium  
647 N. San Vicente Boulevard