

MINUTES
CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

November 5, 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 and place, 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, Smith
Weinberger, Richmond
Lehman, Liebowitz-Neglia

C. Approval of Agenda

ACTION: to move Item VI.A to after Item IV.
MOTION: Liebowitz-Neglia SECOND: Lehman
VOTE: All Ayes
Motion Carried

ACTION: to approve the Agenda as amended.
MOTION: Liebowitz-Neglia SECOND: Smith
VOTE: All Ayes
Motion Carried

D. Report of Posting of Agenda

Howard Zelefsky reported that the Agenda was posted in three public places: City Hall, Sheriff Station, and the Library.

II. ITEMS FROM CITIZENS

.G. Bruce Traub, suggested that the Planning Commission remove the developer's option to pay in-lieu fees for affordable housing.

.Jeanne Dobrin, reported that there were no more Agendas available.

III. CONSENT CALENDAR

All Consent Calendar items were pulled for discussion by the Planning Commission.

A. Minutes of the Planning Commission for October 15, 1987

Recommended Action: Approve as submitted

ACTION: To approve the Minutes of October 15, 1987 as amended.

MOTION: Leibowitz-Neglia SECOND: Lehman

VOTE: All Ayes

Motion Carried

B. Approval of Resolutions

1. Resolution No. 87-45 - Granting Conditional Use Permit 87-08 to allow the conversion of a residential rental unit to a condominium at 828-30 Westmount Drive.

ACTION: to approve Resolution 87-45 as amended.

MOTION: Lehman SECOND: Liebowitz-Neglia

VOTE: All Ayes

Motion Carried.

2. Resolution No. 87-46 - Granting Development Permit 87-32 and Demolition Permit 87-13 to permit the demolition of a single-family dwelling and the construction of a 7-unit condominium building at 9037-41 Kieth Avenue.

ACTION: to approve Resolution 87-46 for seven units and require staff review of plan revisions.

MOTION: Weinberger SECOND: Lehman

VOTE: All Ayes

Motion Carried

3. Resolution No. 87-47 - Granting Tentative Tract

Map No. 45798 to permit a 7-unit condominium at 9037-41 Kieth Avenue.

ACTION: to approve for seven units and change condition "b" to reflect 45 day time limit to request extension, delete conditions "g", "c", and "d".
MOTION: Weinberger SECOND: Liebowitz-Neglia
VOTE: All Ayes
Motion Carried

4. Resolution No. 87-49 - Recommending that the City Council Adopt text amendments to Article IX of the West Hollywood Municipal Code for the purpose of modifying the height requirements for fences, walls and hedges in the front yard.

ACTION: to approve Resolution 87-49
MOTION: Weinberger SECOND: Siegel
VOTE: Ayes: Krause, Smith, ~~Liebowitz-Neglia~~
Siegel, Weinberger, Lehman
Noes: Richmond, ~~Liebowitz-Neglia~~
Motion Carried

IV. EXCLUDED CONSENT CALENDAR ITEMS

V. PUBLIC HEARING ITEMS

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

Request to demolish a single-family dwelling and construct a six-unit condominium complex (continued from October 15, 1987)

Location: 846 Westbourne Drive

Recommended Action: Continue to November 19, 1987

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 a single-family residence and construct a mix-use building consisting of 30,980 square feet of commercial space and 23 dwelling units (continued from October 1, 1987)

Location: 9028 Sunset Boulevard

Recommended Action: Continue to November 19, 1987

ACTION: to continue items V.A and V.B as recommended by staff.

MOTION: Liebowitz-Neglia SECOND: Lehman

VOTE: All Ayes

Motion Carried

C. Development Permit 87-60

Request to construct a 14,358 square foot commercial center

Location: 7901 Santa Monica Blvd.

Recommended Action: Approve based on Resolution No. 87-43

Jeff Archuleta presented the staff report.

Arlen Andelson, 825 San Vicente, and Jack Holundar presented arguments for the applicant.

The following person spoke in opposition to this project:

.Joyce Hundal, 9002 Rangely

ACTION: to approve Development Permit 87-60 with the following conditions of approval:

- .45-day option by West Hollywood to explore the possibility of subterranean parking;
- .free employee and customer parking (validated for 1-1/2 hours;
- .prohibit any restaurant over 1000 square feet;
- .screening and landscaping shall be provided according to the Municipal Code;
- .provide street trees unless this is impossible due to street improvements; in this case, the required in-lieu fee must be paid;
- .decorative paving for any sidewalks that are replaced; and
- .the applicant shall submit a parking management plan.

MOTION: Weinberger SECOND: Lehman

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

Noes: Siegel, Krause

Motion Carried

D. Sign Modification 87-02

Request to permit the alteration and remodel of an existing pole sign at 7300-7328 Santa Monica Boulevard (Movietown Plaza)

Location: 7300-7328 Santa Monica Blvd.

Recommended Action: Deny based upon Resolution No. 87-48

Jeff Lambert presented the staff report.

Michael Gray, applicant, presented arguments for the approval of this request.

The following persons spoke in favor to this application:

.Michael Radcliffe, 7320 Santa Monica Blvd.,
.Byron Miller, 7300 Santa Monica Blvd.
.Duane T. Walters, 1534 Brookhoolrow Drive, 92705
.Ruth Williams, 7548 Lexington, 90046
.Joe Brewster, 7558 Lexington, 90046
.Jeanne Dobrin, 9000 Cynthia Dr., 90069

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

ACTION: to approve Sign Modification 87-02 because the site is not developed in a way envisioned by the zoning ordinance, provided the applicant submits revised plans to staff for review and approval; these plans shall exhibit improved graphic design and shall be tied with the design of the Center's revised sign program.

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

E. Development Permit 87-66, Demolition Permit 87-33

Request to replace an existing fast-food restaurant with a new one.

Location: 1133 N. La Brea

Recommended Action: Approve based upon findings

cited in Resolution
No. 87-51

Jeff Archuleta presented the staff report.

Doug Ring, Century City, presented arguments for the applicant.

The following person spoke neutral to this application:

.Jeanne Dobrin, 9000 Cynthia St.

ACTION: to approve Development Permit 87-66 and Demolition Permit 87-33 provided the applicant remove the pole sign.

MOTION: Weinberger SECOND: Siegel

VOTE: Ayes: Siegel, Weinberger, Smith,
Richmond, Liebowitz-Neglia,
Lehman

Motion Carried

F. Development Permit 87-24, Demolition Permit 87-34

Request to demolish an existing single-family dwelling and construct a new residential duplex.

Location: 613 Westmount Drive

Recommended Action: Approve based on Resolution
No. 87-52

Jeff Lambert presented the staff report.

Tim O'Brien and Marc Wassan, presented arguments for the applicant.

The following persons spoke in favor of this application:

.G. Bruce Traub, 828 Huntley Dr.

.Jeanne Dobrin, 9000 Cynthia St.

ACTION: to close the public hearing.

MOTION: Weinberger SECOND: Liebowitz-Neglia

VOTE: All Ayes

Motion Carried

ACTION: to refer back to staff and require a revised second floor plan to be submitted to the Planning Commission for review and approval.

MOTION: Weinberger SECOND: Liebowitz-Neglia

VOTE: All Ayes
Motion Carried

VI. COMMISSION CONSIDERATION

A. Temporary Use Permit No. 87-18

Request to permit a temporary parking lot to accommodate employee parking for the Beverly Center and on-going construction projects in the area.

Location: 365 N. San Vicente Blvd.

Recommended Action: Approve based on staff report.

This item was heard prior to item "V" but is described here for clarity.

Howard Zelefsky presented the staff report.

Lorraine Howell, applicant, 1100 Alta Loma Rd., presented arguments in favor of her application.

The following persons spoke in favor of this application:

554 Westbourne, #90048

.Jeanne Dobrin, 9000 Cynthia,

The following persons spoke in opposition to this application:

.Effi Reuveni, 424 Norwich, 90048

.Ron Shipton, 8718 Rosewood,

.Lillian Dwork, 8708 Bonner,

.Harriett Hassler, 8711 Bonner,

.G. Bruce Traub, 828 Huntley

.Joyce Hundal, 9002 Ranglely

The applicant responded to public comments.

ACTION: to approve Temporary Use Permit 87-18 subject to the following conditions:

.6 month time limit (with a 6 month extension);

.no overnight parking;

.hours of operation are limited to 7:30 A.M. to 10:00 P.M. Monday through Friday and 8:30 A.M.

to 10:00 P.M. Saturday and Sunday;

.cleaning activities shall be limited to operating

- hours;
- .a landscaping plan shall be submitted to the Department of Community Development for review and approval;
- .a sign shall be posted at the entrance and along the Sherbourne side of the property; this sign shall state there is a residential neighborhood nearby and please be quiet;
- .no parking spaces shall be closer than 15 feet to any occupied unit;
- .businesses ~~on Robertson~~ shall be permitted to use this lot provided they are limited to all day parking.
- .the gates must be kept locked while the facility is closed; and
- .an attendant must be on site while the facility is open.

MOTION: Weinberger SECOND: Lehman

VOTE: Ayes: Weinberger, Lehman, Richmond,
Krause, Liebowitz-Neglia, Siegel

Noes: Smith

Motion Carried

B. Development Permit 87-79 (Appeal)

Appeal of Director of Community Development denial of the above-cited permit requesting the expansion of an existing commercial building without providing additional parking.

Location: 8206-8208 Santa Monica Blvd.

Recommended Action: Deny based upon staff report.

Jeff Lambert presented the staff report.

Peter Renecker presented arguments in favor of this application.

ACTION: to approve Development Permit 87-79

MOTION: Weinberger SECOND: Lehman

VOTE: ALL AYES

Motion Carried

VII. ITEMS FROM COMMISSIONERS

- .Commissioner Liebowitz-Neglia requested that staff number all pages in agenda packets.
- .Commissioner Smith requested a map of the proposed historic structures and districts; and asked that the

City begin discussions about developing unified street-scape standards.

.Commissioner Siegel requested that the issue of tandem parking be placed on some future Planning Commission Agenda.

.Commissioner Weinberger reported that he had submitted his letter of resignation to the Mayor.

VIII. ITEMS FROM STAFF

A. Additional letters of correspondence regarding the Draft General Plan

IX. ADJOURNMENT

ACTION: to adjourn to November 10, 1987.
MOTION: Siegel SECOND: Liebowitz-Neglia
VOTE: All Ayes
Motion Carried.

**Next meeting of the Planning Commission
November 10, 1987 at 7:00 P.M.
Plummer Park - Long Hall
Subject: Draft General Plan**