

MINUTES OF THE  
PLANNING COMMISSION

July 21, 1986

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date in the Council Chambers, at 8611 Santa Monica Boulevard, was called to order by Chairperson Land at 7:00 P.M.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Howard Zelefsky, Planning Manager.

B. Roll Call

Commissioners Present: McAlear, Richmond, Land,  
Fulton, Weinberger,  
Siegel

Commissioners Absent Doering

Others Present Mark Winogron, Director  
Howard Zelefsky, Manager  
Dean Sherer, Consultant  
Tim Gawronski, Assistant  
Planner  
Jeff Lambert, Technician

C. Approval of Agenda

The Agenda was amended to move item III (A) (Sports Connection) to the end of the public hearings.

ACTION: to approve Agenda as amended.

MOTION: Siegel Second: Weinberger

Motion carried

II. Items From Citizens

None

III. Public Hearing

A. Draft Environmental Impact Report 86-01 (Tropicana Mixed-Use Development).

1. Howard Zelefsky presented the staff report and informed Commissioners and the public that this

public hearing is to receive public comment on the Tropicana Environmental Impact Report.

2. Linda DeLong, representative of Atlantic Scientific, the firm preparing the EIR, presented the major findings and conclusions - other than traffic considerations - of the EIR.

3. Persons in Favor - The following two (2) persons spoke in favor of this application.

Inez H. Mogul, 8490 Santa Monica Blvd.  
Mits; March Mogul, 7626 Santa Monica Blvd.

4. Persons in opposition - The following fourteen (14) persons spoke in opposition to this application.

Walter Schlosser, 1013 Hancock Ave., President,  
West Knoll Triangle Assoc.  
Ruth Williams, 7548 Lexington Ave., Lexington Area  
Resident's Association.  
Suzann Brent, 8535 West Knoll #309, Homeowners of  
West Knoll Condos Association.  
Joyce Heftel, 8535 West Knoll #308  
John Byrne, 1009 Hancock Avenue  
Christine Lazar, 933 Westmount Drive  
Liza Hill, 8633 West Knoll  
Ralph Feeley, 812 Westbourne, Sherman Community  
Watch Resident's Association  
Kay Hawk, 72725 Sweetbush Lane  
Donald Phelps, 929 1/2 Westmount Drive, Vice-  
President, West Knoll Triangle Association.  
Dell Ross, 8566 Appian Way  
Allen Chivens, 435 Westmount, President, West  
Hollywood West Chair, West Hollywood Neighborhood  
Council  
Richard Maggio, 1147 Horn #4, Shoreham Heights  
Neighborhood Association

5. Persons Neutral - The following seven (7) persons spoke neutral to this application.

Sally Gilson, 8543 Santa Monica Blvd.  
Frank Whittenburg, 1123 Greenacres  
Jeanne Dobrin, 9008 Cynthia  
Dick Rosengarten, 8535 West Knoll #212  
Frank Diernhammer, 8605 Rugby Drive  
Beatrice Cronin, 131 So. Arden Blvd.  
Evette Mathews, 948 Westmount

The following is a list of concerns presented during the public comment phase of the public hearing:

- The EIR does not address specific uses in the development nor parking requirements for those uses.
- The EIR does not adequately address the cumulative impacts of surrounding projects.
- Proposed exits on Westmount will have a significant negative effect on surrounding property.
- The EIR does not address employee parking; parking should be provided and free for all employees of the site.
- The proposed project scale is too intense
- The proposed project will significantly increase the pollution level.
- The proposed project will result in increased congestion and traffic problems along Santa Monica Boulevard.
- The EIR gives a false impression of the surrounding neighborhood; it describes single-family homes as uninhabitable and this is not true.
- Single apartments are not appropriate; the neighborhood needs family units.
- All parking should be covered.
- There will be significant negative impacts on the La Cienega/Santa Monica intersection.
- The designation of the use as a hotel, not a motel, was questioned.

Other neighborhood associations - Lexington Area Research Association, Sherman Community Watch Residents Association, West Hollywood West, West Hollywood Neighborhood Association - supported the West Knoll Triangle Association's concerns.

Commission Discussion:

After considerable consideration the commission recommended staff to work with Atlantic Scientific and provide added alternatives to be discussed in the EIR. Variations in the number of residential units, number of hotel rooms, and amount of commercial space to be developed and the effects of these alternatives included in the EIR. The Planning Commission also directed the staff to analyze the traffic impacts of these alternatives.

The public hearing was <sup>continued</sup> ~~closed~~ at 8:00 p.m. by Chairperson Land. to the next regular meeting of the Planning Commission.

David Oved, architect for the project, gave a presentation of the Tropicana Mixed-Use Development proposal.

- B. Conditional Use Permit No. 86-05 (Gina B.) for property located at 8704 Santa Monica Boulevard.
1. Tim Gawronski presented the staff report.
  2. Persons in Favor - none
  3. Persons in Opposition - The following persons spoke in opposition to this application:  
Ralph Feeley, 812 Westbourne Drive  
Budd Kops, 969 Larrabee  
G. Bruce Traub, 828 Huntley Drive  
Diane Farrison,  
Frank Deirnhammer, 8605 Rugby Drive  
Jeanne Dobrin, 9000 Cynthia  
Joyce Hundal, 9002 Rangeley  
Walter Schlosser, 1013 Hancock  
Ted Montigue, 8621 Rugby
  4. Persons Neutral - none

Commission Discussion:

The Planning Commission questioned staff concerning noticing procedures for the Gina B. project and then directed staff to renotify the project and address the following issues;

-A traffic analysis to address the proposed project and possible alternatives

-Parking fees;

-Physical separation for residential/commercial uses;

-What is the use of mitigation fees?

-Exploration of a scaled down project to comply with parking standards;

-Expanded explanation of shared parking provisions including localized parking statistics as applied to this project;

-Possibility of tandem parking;

-Traffic and pedestrian safety considerations;

-The possibility of two-level parking lot to replace open lot at back of project; and

-An explanation of construction schedule.

Mr. Coffee, architect and agent for the owner, expressed concern that he had been working on this project with staff and was under the impression that he was in conformance with existing standards and goals of the City of West Hollywood.

C. Conditional Use Permit No. 86-06 (Athletic Club):  
Continued to August 4, 1986 regular Planning Commission Meeting, at request of the applicant.

D. Conditional Use Permit No. 86-03 (Sports Connection)

Commission Discussion:

Commissioners expressed concerns and initiated discussion with staff regarding the approval of this project with a number of conditions left up to future negotiation with staff. The Planning Commission required the applicant to submit a Parking Structure Management Plan, Construction Parking Plan, Vehicular Access Plan, revised front elevations, revised exterior elevations of the south-facing wall of the parking structure to the Planning Commission prior to the issuance of building permits. The Commission further required that if applicant cannot propose a satisfactory construction Parking Plan, the Club will close during construction.

Mark Winogrand explained the traffic mitigation fee to the Commission. The Commission agreed to require the applicant to provide free parking in the completed parking structure for club members and employees for a period of one year from completion or until permit parking is established in the Sherman Watch neighborhood.

ACTION: to continue Planning Commission discussion to the next regular meeting of the Planning Commission on August 4, 1986 at 7:00 p.m.

MOTION: McAlear

SECOND: Richmond

VOTE:

ALL AYES: McAlear, Land,  
Fulton,  
Weinberger,  
Siegel

MOTION CARRIED

- E. Clean-Up Ordinance  
ACTION: to continue to August 4, 1986 meeting of  
the Planning Commission.

IV. COMMISSION CONSIDERATION

- A. Resolution No. PC 86-12 (Sign program No. 86-24 for  
property located at 8205 Santa Monica Blvd.)

ACTION: to approve Resolution No. PC 86-12

MOTION: Siegel

SECOND: Fulton

VOTE:

AYES: Fulton, Siegel,  
Land,  
Weinberger,  
McAlear,  
Richmond

Motion carried

V. ITEMS FROM COMMISSION

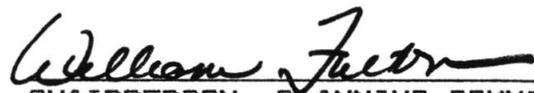
---

VII. ITEMS FROM CITIZENS

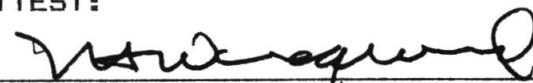
---

VIII. ADJOURNMENT

The meeting adjourned at 11:10 p.m. to the Joint Study  
Session on July 29, 1986 at 7:00 p.m.

  
\_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

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