

MINUTES OF THE PLANNING COMMISSION

August 4, 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 Budd Kops.

B. Roll Call:

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

Commissioners Absent: Doering

Others Present: Mark Winogron, Director
Howard Zelefsky, Manager
Tim Gawronski, Assistant
Jeff Lambert, Technician

C. Approval of Agenda:

ACTION: To move item III(A) (Sports Connection) to
item IV(A) under Commission Consideration
(Motion - Siegel, Second - Weinberger)
Motion Carried

II. ITEMS FROM CITIZENS

None

III. PUBLIC HEARINGS

A. Conditional Use Permit No. 86-07 (Tropicana Mixed Use
Development) for property located at 8585 Santa Monica
Boulevard.

1. Howard Zelefsky and Tim Gawronski presented the staff
report.

2. Applicant - Arlen Andelson, agent for the owner,
introduced those present on behalf of the applicant for
Commissioner's information.

3. Persons in favor - none

4. Persons in Opposition - the following twelve (12) persons spoke in opposition to this application:

Donald Phelps, 929 1/2 Westmount Drive
Dick Rosengarten, 8535 West Knoll Drive, #212
Connie Gerber, 8535 West Knoll Drive
John Byrne, 1009 Hancock
Steve Michael, 7351 Crescent Heights
Ralph Feeley, 812 Westbourne Drive
Richard Maggio, 1147 Horn
Frank Diernhammer, 8605 Rugby Drive
Dell Ross, 8566 Appian Way
Joyce Heftel, 8535 West Knoll Drive
Tom Giancoli, 8535 West Knoll Drive
Sally Gilson, 8543 Santa Monica Blvd.

5. Persons Neutral - the following eight (8) persons spoke neutral to this application:

Walter Schlosser, 1013 Hancock Avenue
Christine Lazar, 933 Westmount Drive
Jeanne Dobrin, 9000 Cynthia
Kim Schneider, 929 Westmount Drive
John Rocha, 1013 Hancock
Terry Hollowell, 956 Westbourne
Harold Hahn, 8731 Rosewood
Joyce Hundal, 9002 Rangely

Public concerns include the following issues:

- o The exits on Westmount Drive will increase traffic flows through the residential area north of the project.
- o Pollution will increase
- o The efficiency units will attract transients
- o The facade of the apartment building should be modified.
- o The parking lot should be covered.
- o Where will parking be during construction?
- o Single-family homes should be retained and remodeled.
- o The noise levels will be too high.
- o Explore vehicular exit along Santa Monica.
- o Intersections should be re-engineered.
- o Free on-site validated parking for all users should be available.
- o A location of taxi stands and airport limo stands should be defined.
- o Project timing in relation to GPAC discussions.
- o The 71% tandem parking should be reduced to 40%.
- o Project intensity in the West Knoll Triangle.

6. Applicant response -
Arlen Andelson responded to some public concerns. David Oved, project Architect, described the project's design and answered questions from Planning Commissioners. The City's traffic consultant described the traffic impact and the parking layout of the project.

Discussion by Commissioners:

The Planning Commission discussed the entrance and exits of the proposed project and questioned staff and the applicant about alternative plans for ingress and egress. Commissioners asked staff to explore the feasibility of incorporating an exit along Santa Monica Boulevard (could it be done in a PD [Pedestrian Orientation Overlay] Zone?). It was also suggested that exits along Westmount Drive be limited to left-hand turns only, to avoid adverse traffic impacts into the neighborhood to the north of the project.

The Commission directed staff to return with a report on the uses of the traffic mitigation fee: how it could be used and how far it will go towards the mitigation of increased traffic demands of the proposed project. The Planning Commission was concerned about the uncovered parking lot and initiated discussion about available alternatives including covering the lot and using this new space for common open space.

The Commission directed staff to explore and evaluate the following issues and questions:

- o a taxi and airport limo loading and unloading area should be provided on Santa Monica Boulevard;
- o what is the effect of reducing the compact car allowance in project?
- o employee parking should be free and provided on site;
- o art in public places should be integrated into the project;
- o construction plan should be integrated with other projects in the area; and
- o can the City authorize the cut in the Santa Monica median strip?

ACTION: to continue the public hearing on Conditional Use Permit No. 86-07 to the next regular meeting of the Planning Commission on August 18, 1986.

(Motion - McAlear, Second - Weinberger)

Vote:

Ayes:

McAlear, Richmond, Land,
Fulton, Weinberger,
Siegel

Motion Carried.

B. Conditional Use Permit No. 86-06 (Athletic Club) located at 8560-68 Santa Monica Boulevard.

1. Jeff Lambert presented the staff report.
2. Applicant - Paul Diener and his attorney, Nils Rudovics, explained the proposal and further described the background of the property.
3. Persons in favor - the following fifteen (15) persons spoke in favor of this application:

Joel Rutstein, 9000 Cynthia
John Rocha, 1013 Hancock
Tim Green, 852 Crescent Heights
Ralph Feeley, 812 Westbourne
Jim Jacks, 840 N. Larrabee
Peter Paanakker, 1401 Oriole Drive
Saundra Renard, 9229 Sunset
Norman Chramoff, 806 Westbourne
Walter Batt, 7531 Hampton
Eric Butler, P.O. Box 38146
Andy Jelmezt, 1119 Hacienda Avenue
Thomas Conover, 1309 N. Harper
Dale Liebowitz, 623 Westbourne
Walter Schlosser, 1013 Hancock
Jeanne Dobrin, 9000 Cynthia

4. Persons in Opposition -
None

All public comment was in favor of the health club expansion.

Discussion by Commissioners:

After some discussion, the Commissioners recommended the following changes to Resolution No. 86-17:

- o The traffic mitigation fee can be paid in three (3) equal installments beginning October 1, 1986.
- o Windows should be added along Santa Monica Boulevard according to PD (Pedestrian Orientation) Overlay Zone.

- o Signage should be placed in the on-site parking lot and within the health club directing members to the off-site parking lot.
- o Employee parking should be provided free of charge at all times.

ACTION: to approve Conditional Use Permit No. 86-06 with the above mentioned amendments.

(Motion - McAlear, Second - Weinberger)

Vote: Ayes: McAlear, Richmond,
Land, Fulton, Weinberger,
Siegel

Motion Carried

C. Oversight Ordinance

Mark Winogron introduced the Clean-Up Ordinance and discussed the key changes.

Public Testimony:

- o Budd Kops, 969 N. Larrabee, voiced concerns about the effects on parking of allowing one employee in a home business. He was also concerned about the proximity of liquor sales to residential dwellings.
- o Joyce Hundal, 9002 Rugby, questioned the City's ability to enforce the allowable one employee in a home business.
- o Arlen Andelson, 825 North San Vicente, would prefer that the showroom parking standard remain at 2.0 per 1,000 sq. ft. gfa.
- o Jeanne Dobrin, 9000 Cynthia, proposed new language for the home business section of the code: prohibit the pick-up or delivery of goods, the assembly, manufacturing or selling of goods.

Discussion by Commissioners:

After some discussion, the Commission directed staff to make the following recommendations to the proposed Clean-Up Ordinance:

- o Remove the secretary from the home business section of

- o the code;
- o Add language suggested by Jeanne Dobrin to the home business section of the code; and
- o leave the parking standard for showrooms at 3.3 per 1,000 sq. ft. gfa.

ACTION: to approve and recommend, as amended, the Clean-Up Ordinance to the City Council.

(Motion - Weinberger, Second - McAlear)

Vote: All Ayes

IV. COMMISSION CONSIDERATION

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

Howard Zelefsky explained revisions to the conditions of approval. The Commission discussed fire access for the Palms Bar and how that should be addressed; it was determined that it was a private matter that should be settled between the property owners and the fire department. The Commission added Condition No. 28, establishing a 60 day window period for discussing the parking level.

ACTION: to approve Conditional Use Permit No. 86-03 as amended.

(Motion - Weinberger, Second - Siegel)

Vote: Ayes: McAlear, Richmond,
Land, Fulton,
Weinberger, Siegel

Motion Carried

B. Resolution Permit Parking

ACTION: to approve Resolution No. 86-16 to recommend that the City Council establish permit parking for the West Knoll Triangle and Sherman Area neighborhoods.

(Motion - McAlear, Second - Weinberger)

Vote: All Ayes

Motion Carried

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C. Selection of Committee members for Parking Joint Task Force

Commissioners Fulton and Siegel were chosen to be Planning Commission Committee members for the Parking Joint Task Force. While Commissioner McAlear was chosen as the alternate.

V. ITEMS FROM STAFF

Howard Zelefsky described the new proposed Planning Commission binder and the Commission agreed to direct staff to implement this new packet format.

VI. ITEMS FROM COMMISSIONERS

A. Howard Zelefsky noted the letter sent from Chairperson Land to Murray Feldman of the Pacific Design Center concerning the Temporary Use Permit for a parking lot. Also included in the Commission packet was a response letter from Murray Feldman.

The Commissioners agreed that it should be a policy of the Planning Commission to encourage citizens to yield their public hearing time to a spokesperson or spokespersons. Commissioner Fulton asked staff to explore the locational trends of the design industry and what effects a change in the showroom parking standard would have on the location of showrooms in the City. The Commission asked that staff take action towards the 8500 Melrose building as its signage is in violation. Commissioner Richmond expressed concern that two medical offices are renting space at 8205 Santa Monica Blvd.; this may be too intense for the available parking. The Planning Commission directed staff to return to the next regular meeting with status reports on the 8500 Melrose building and Matrix restaurant.

VII. ITEMS FROM CITIZENS

Jeanne Dobrin, 9000 Cynthia, suggested an attorney be present at all Planning Commission public hearings. She also questioned the adequacy of the Conditional Use Permit fee.

Joyce Hundel, 9002 Rugby, was concerned that there was not a sufficient buffer between the Sports Connection project and the neighborhood to the south.

Ralph Feeley, 812 Westbourne, made a complaint to the Planning Commission regarding the Pacific Design Center construction noise and times of operation.

Dale Liebowitz, 623 Westbourne, suggested that public comment be allowed on all Commission consideration items.

Frank Diernhammer expressed concern that the fourth parking level for the Sports Connection would be detrimental to the community.

Arlen Andelson, 825 N. San Vicente, suggested the City should explore downzoning commercial zones if proposed projects within the zoning ordinance requirements results in public criticism.

VIII. ADJOURNMENT

The meeting adjourned at 12:15 a.m. to the next regular meeting of the Planning Commission on August 18, 1986.

(Motion - Weinberger, Second - McAlear)

Motion Carried



CHAIRPERSON, PLANNING COMMISSION

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT