

Minutes of the
Planning Commission

August 18, 1986

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date is 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 Chairperson Land.

B. Roll Call:

Commissioners Present: McAlear, Doering,
Richmond, Land, Fulton,
Siegel, Weinberger, (7:10
p.m.)

Commissioners Absent: None

C. Approval of Agenda:

ACTION: to move the Street Beautification report
before public hearing items and approve
Agenda as amended.

MOTION: Siegel SECOND: Doering

VOTE: All Ayes

II. ITEMS FROM CITIZENS

Budd Kops, 969 Larrabee, requested that Commissioners address all public comments during public hearings.

Street Beautification and Public Improvements for Revitalization Area.

Debbie Potter, Economic Development Manager, introduced the project.

Jim Shirey, Commercial Revitalization Specialist, explained the intent and progress of the project.

Bob Takata, Project Consultant, presented a detailed description of the project.

III. PUBLIC HEARINGS

A. First Environmental Impact Report 86-01 and Conditional Use Permit 86-07 - Tropicana Mixed Use Development.

1. Howard Zelefsky presented the staff report explaining the final EIR exhibit. Tim Gawronski explained Staff's design concerns for the project.

The Planning Commission agreed to make a separate motion and vote on the EIR certification and the Conditional Use Permit for the Tropicana Project. The public hearing was opened and public comment was limited to two minutes.

2. Arlen Andelson, agent for the owner, presented the following concerns:

--Condition P should indicate a maximum of two commercial driveways;

--The Planning Commission to recommend that the median cut be addressed and expedited by the City Council;

--The number of allowable residential units should be increased to thirty (30);

--The minimum of two hour validated parking should be reduced; and

--As a final site plan, floor plan, and elevation plan shall be submitted to the Director of Community Development.

3. Persons in favor - Rick Garia, 940 Westmount, spoke in favor of this project.

4. Persons in Opposition - The following three (3) persons spoke in opposition to this application:

Walter Schlosser, 1013 Hancock
Kim Schneider, 929 Westmount
John Gould, 8604 West Knoll

5. Persons Neutral - The following three (3) persons spoke neutral to this application:

Christine Lazar, 933 Westmount
Jeanne Dobrin, 9000 Cynthia

Helyne Landres, 8440 De Longpre

Walter Schlosser presented the following demands of the West Hollywood Community Alliance:

--No retail;

--One restaurant only;

--no entrance on Westmount Drive;

--No cut on median;

--Free on-site validated parking for all project users; and

--Complete reengineering of Santa Monica Blvd. and La Cienega intersection.

Other concerns presented by the public include an explanation of "Comment noted" in the final EIR, request for a definition of "Fast Food", the single-family homes should be retained, compact spaces should be reduced and right turns on Westmount Drive should be prohibited.

6. Arlen Andelson responded to public testimony.

Discussion by Commissioners:

The Planning Commission first addressed the certification of the Final Environmental Impact Report. The Planning Commission was generally satisfied with the Final EIR but expressed concerns that this document only minimally fulfilled the requirements and their expectations. The Commission addressed a number of questions to the traffic consultant and initiated a lengthy discussion on the traffic section of EIR.

ACTION: to certify the Final Environmental Impact Report.

MOTION: Fulton SECOND: Richmond

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

NOES: None

Motion Carried.

Conditional Use Permit 86-07

The Planning Commission asked for a classification of "Fast-food" establishment and questioned the Commission's ability to control types of retail uses in the project. The traffic consultant was asked his opinion of providing tandem and compact spaces for residential uses. He responded by stating that approximately 75% of new cars purchased in Southern California are compact. Commissioner Richmond explained that compact spaces are not allowed in residential projects.

The Planning Commission directed staff to return with the following information items:

--Parking layout of reduced residential unit proposals.

28 units and 30 units

--Possible alternatives to prohibit right turns when exiting on Westmount Drive;

--Further discussion of design issues;

--Caltrans recommendations for the median cut;

--Maximum size allowable on this site; and

--A more detailed Santa Monica Blvd. and Westmount Drive

ACTION: to continue the public hearing on Conditional Use Permit No. 86-07 to the next regularly scheduled Planning Commission meeting.

The meeting resumed after a ten minute break.

B. Conditional Use Permit No. 86-08 (Grenville Hotel) for property located at 1424 N. Crescent Heights Blvd.

1. Howard Zelefsky presented the staff report.
2. Applicant - Arlen Andelson represented the

applicant.

3. Persons in favor - none
4. Persons in opposition - The following three (3) persons spoke in opposition to this application:

David Bahr, 8127 W. Norton
Jeanne Dobrin, 9000 Cynthia
Adam Moss, 1341 N. Crescent Heights Blvd. #109

Public testimony questioned the legal status of the existing restaurant and lounge. Concerns were voiced that the existing parking would not be sufficient for guests, employees, or special events. Alleged past and present violations on this site should prompt the City to carefully evaluate any future permit applications.

5. Arlen Andelson responded to public testimony.

Discussion by Commission:

After some discussion, the Planning Commission directed staff to return and report on the legal status of the existing restaurant, the status of the tentative tract map to consolidate air space lots in the site, and the intent of Section 9224 of the Zoning Ordinance.

ACTION: to continue Commission discussion to the next regular meeting of the Planning Commission.

MOTION: McAlear SECOND: Siegel

VOTE: All Ayes

Motion carried

- C. Tentative Tract No. 44703 (Sunset Tower) for property located at 8358 Sunset Boulevard.

1. Howard Zelefsky presented the staff report.
2. Applicant - Arlen Andelson requested a classification of the street dedication on Sunset boulevard. He also emphasized that this application has been made to comply with previous conditions of approval for the project.

No public testimony.

Discussion by Commissioners:

After some discussion the Planning Commission asked staff to verify the dimension of the street dedication on Sunset Blvd.

ACTION: to approve Tentative Tract 44703

MOTION: Siegel SECOND: Weinberger

VOTE: All Ayes

Motion carried.

D. Development Permit No. 86-60 for property located at 8420 Sunset Blvd.

1. Howard Zelefsky presented the staff report and proposed an additional condition to require the applicant to pay a traffic mitigation fee of \$581.00 per required parking space.
2. Applicant - Jocelyn Mackey, architect for the project, objected to the traffic mitigation fee and asked that the location of the trash area remain unchanged.

Andy Sinanian, developer, objected to the removal of the larger center planter along the front of the building.

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

Georgie Johnstone, 1010 N. Hilldale Ave.
Pete Depew, 9000 Cynthia

4. Persons in opposition - Richmond Ziegler, 1016 Hilldale Ave., spoke in opposition to this applicant.

5. Persons Neutral - The following persons spoke neutral to this application:

Lester Hirsch, 1020 Hilldale Ave.
Lauren Kaye, 1222 Hilldale Ave.
Jeanne Dobrin, 900 Cynthia
Betty Anne Rees, 8967 Shoreham
Joyce Hundal, 9002 Rangely
Avery Rennick, 1201 N. Hilldale
Barnett B. Gord, 1212 N. Hilldale

Most public testimony was in favor of this application but the following concerns were addressed the Planning Commission:

- Increased landscaping along Hilldale;
- Roof-top parking should be covered;
- Transformer should be relocated to Sunset Blvd.;
- Road equipment should be rented towered Sunset Blvd.;
- Buffer trees should be larger;
- Limit retail to prohibit 24 hour convenience stores;
- Parking should be provided during construction; and
- Extra parking should be free and available to other users during evening hours.

The applicant responded to the public concerns. He explained that covering the parking garage would be too costly and he preferred 24" tree boxes.

Discussion by Commissioners:

After some discussion the Planning Commission made a number of recommendations to staff and the applicant. Night clubs and 24 hour convenience stores should be prohibited in this project. The second floor balconies should be reduced to six foot in width. The second floor should be limited to general and professional office use only. The south wall of the parking structure should be increased to six feet to further buffer the nearby residential areas from the subject project. Public assembly should be prohibited on the rear second floor balconies.

The Commission directed staff to explore alternative methods of covering the parking garage; the proper size of buffer trees; and the emergency exit walkway design. The latter should be gated at each end and the door from the garage should be openable only from within the garage.

ACTION: to continue Commission discussion to the next regular meeting of the Planning Commission.

MOTION: SECOND:

VOTE: All Ayes

Motion carried.

1. Howard Zelefsky presented the staff report.

2. Public testimony:

Jeanne Dobrin, 9000 Cynthia

ACTION: to approve the Condominium Conversion Ordinance and recommend approved to City Council.

MOTION: Siegel SECOND: McAlear

VOTE: All Ayes

Motion carried.

IV. COMMISSION CONSIDERATION

Approval of minutes of July 7, 1986, July 21, 1986, April 29, 1986, and August 4, 1986.

Commissioner Land asked that the minutes of July 21, 1986 be amended to say that the Public Hearing for the Tropicana EIR was continued, not closed.

ACTION: to approve all minutes as amended.

MOTION: Weinberger SECOND: Richmond

VOTE: All Ayes

V. ITEMS FROM STAFF

A. Street Beautification and Public Improvements for Revitalization Area.

Howard Zelefsky presented the land use enforcement update.

VI. ITEMS FROM COMMISSIONERS

The Study Session of housing, scheduled for August 25, 1986 was postponed to the September Study Session meeting. The Planning Commission asked Commissioner Siegel to return to the next regular meeting with an update on the Parking Structure Task Force.

Chair and Vice-Chair:

ACTION: to approve a change of title between Commissioner Land and Fulton: Commissioner Fulton would become Chairperson and Commissioner Land would become Vice-Chair.

VOTE:

All Ayes

Motion carried.

Commissioners requested an attendance record by presented to the Commission at the next regularly scheduled meeting. Commissioners asked for an update on the Design Review procedures and the fourth floor of the Sports Connection Parking Structure. Howard Zelefsky responded to these requests. Commission Fulton asked that applicants be informed that they may be continued to a second Planning Commission meeting.

VII. ITEMS FROM CITIZENS

Jeanne Dobrin, 9000 Cynthia, asked for increased enforcement to prevent the proliferation of signs in the public right-of-way. The Commission conducted some discussion on this issue and asked for an explanation of current code enforcement procedures.

VIII. ADJOURNMENT

The meeting was adjourned at 12:30 a.m. to the next regular meeting of the Planning Commission on September 2, 1986.

MOTION: Siegel

SECOND: Fulton

VOTE:

All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT