

MINUTES OF THE  
PLANNING COMMISSION

September 2, 1986

City of West Hollywood

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 Fulton 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, Doering, Richmond,  
Land, Fulton, Weinberger,  
Siegel

Commissioners Absent: None

C. Approval of Agenda:

ACTION: to approve the Agenda as submitted.

VOTE: All Ayes

II. ITEMS FROM CITIZENS:

A. Steven Nash, 1325 N. Orange Grove

B. Cynthia Kasten, 621 1/2 Westmount Drive, expressed a concern regarding the need for a coherent policy in noise pollution regarding construction noise and leaf blowers.

III. PUBLIC HEARINGS:

A. Conditional Use Permit No. 86-07 - Tropicana Mixed-Use Development.

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

2. Applicant - Arlen Andelson, agent for the applicant deferred his comments until after the public testimony, but the Planning Commission requested the project architect to explain any revisions to the project's design. David Oved responded and did so.

3. Persons in favor - none.

4. Persons in opposition - The following five (5) persons spoke in opposition to this application:

Walter Schlosser, 1013 Hancock  
Skip Sklanowsky, 935 Westmount  
Ralph Feeley, 812 Westbourne  
G. Bruce Traub, 828 Huntley  
Richard Maggio, 1147 Horn

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

Christine Lazar, 933 Westmount, requested that a screening wall be constructed along Westmount drive.

Budd Kops, 969 N. Larrabee

Jeanne Dobrin, 9000 Cynthia

6. Arlen Andelson, agent for the applicant, responded to public testimony.

Discussion by Commissioners:

The Planning Commission engaged in extensive discussions with staff and the applicant regarding the status of the Santa Monica Boulevard median cut, the scale of the residential building, and the exiting along Westmount Drive. Due to the unclear future of the median, The Planning Commission conditioned the approval of this application on the approval of this median cut by Caltrans and the West Hollywood City Council. The Commission determined that all required residential parking spaces must be standard size and the mix of unit types shall remain the same.

ACTION: to close the public hearing on CUP 86-07.

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

NOES: McAlear

Motion Carried

After continued discussion by Commissioners, the Planning Commission made changes to the resolution and conditions of approval.

ACTION: to approve Conditional Use Permit No. 86-07 as amended by the Planning Commission.

MOTION: Weinberger

SECOND: Siegel

VOTE:

AYES: Doering, Richmond,  
Weinberger, Siegel, Fulton

NOES: McAlear, Land

Motion carried

The Chair requested a ten minute break at 9:50 p.m.

B. Development Permit No. 86-60, 8260 Sunset Boulevard.

1. Howard Zelefsky presented the staff report.
2. Applicant Jocelyn Mackey, architect for the project, requested a timely decision on the application.
3. Persons in favor - None.
4. Persons in opposition - None.
5. Persons Neutral - The following four (4) persons spoke neutral to this application.

-Nancy Taylor, 1047 N. Crescent Heights  
-Lester Hirsch, 1020 Hilldale  
-Erik Olson, 23 Reinway  
-Jeanne Dobrin, 9000 Cynthia

Public testimony on this application was primarily concerned with covering the parking garage to screen the residential neighborhood to the south.

6. Applicant Rebuttal - The applicant responded to public testimony and commented on the marginal nature of this project.

Discussion by Commissioners:

The Planning Commissioner engaged in a discussion concerning the acoustic reduction provided by the cantilevered roof design of the parking garage.

ACTION: to close the public hearing on Development Permit (PC) No. 86-60.

MOTION: Doering                      SECOND: McAlear

VOTE:                                  All Ayes

Motion carried

The Planning Commission made provisions to allow the applicant to pay the traffic mitigation fee over a five (5) year period.

ACTION: to approve Development Permit (PC) No. 86-60 as amended.

MOTION: Doering                      SECOND: McAlear

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

NOES: None

Motion carried.

C. Conditional Use Permit No. 86-08 (The Granville) - continued to the next regular meeting of the Planning Commission.

D. Conditional Use Permit No. 86-05 (Gina B.)

1. Tim Gawronski presented the staff report and Howard Zelefsky commented on the letter to the Planning Commission from Jeanne Dobrin.
2. Applicant - Irving Feffer, attorney for the applicant requested that the traffic mitigation fee be reduced and requested that condition No. 18 concerning evening supervision of the parking lot be eliminated.
3. Persons in favor - The following person spoke in favor of this application:

G. Bruce Traub, 828 Huntley Drive

4. Persons in opposition - The following person spoke in opposition to this project:

Roslyn Krause, 8611 Rugby Drive, expressed concerns regarding the traffic conditions in the area.

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

-Ralph Feeley, 812 Westmount Drive, #8  
-Jeanne Dobrin, 9000 Cynthia  
-Diane Farrison, 863 Westbourne Drive

Public testimony included concern about the demolition of a single-family dwelling, the number of compact spaces, and the prohibition of loading and unloading along Westbourne Drive. Dianne Farrison requested that the existing street trees along Westbourne Drive be retained if possible.

6. The applicant responded to the public comment.

ACTION: to close the public hearing on Conditional Use Permit No. 86-05.

MOTION: Weinberger                      SECOND: Land

VOTE:                                      All Ayes

Motion carried.

Discussion by Commissioners:

The Planning Commission questioned the parking lot layout: Is it conforming to the 40% compact maximum? Staff responded in the affirmative. Commissioner Richmond commented on the difference between this project and Development Permit (PC) No. 86-60 on Sunset Boulevard. The latter project was required to provide some form of parking garage covering while the present project is not so required. The primary difference is that the present project has little, if any, night-time activity.

The Planning Commission directed the City Engineer to study the Rugby/Westbourne intersection and return to the Planning Commission with a report within sixty (60) days.

ACTION: To approve Conditional Use Permit No. 86-05 (Gina B.)

MOTION: Weinberger

SECOND: Doering

VOTE:

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

NOES: None

Motion carried.

#### IV. COMMISSION CONSIDERATION

Request from "No on Proposition 64" campaign (moved from  
Items From Staff)

David Smith, representing the "No on Proposition 64"  
campaign, described the proposed event and the use of the  
Pacific Design Center temporary parking lot.

Jeanne Dobrin, 9000 Cynthia, questioned the notification  
procedures and recommended that the neighborhood residents  
be notified of this event.

The Planning Commission agreed that the appropriate  
neighborhood group should have been notified of this  
proposal. The Commission recommended to staff to follow  
this procedure in the future and expressed dissatisfaction  
with pressure to make urgent decisions without proper  
notification.

ACTION: to approve request to use the Pacific Design Center  
Temporary parking lot for "No on Proposition 64" campaign  
event.

MOTION: McAlear

SECOND: Doering

VOTE:

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

NOES: Siegel

Motion carried.

##### A. Minutes of August 18, 1986

ACTION: to approve minutes of August 18, 1986 as  
submitted

VOTE: All Ayes

Motion passed.

B. Leaf blower study (continued to the next regular meeting of the Planning Commission)

V. ITEMS FROM STAFF

A. APA Conference update - Howard Zelefsky reported on the status of accommodations for the APA Conference.

B. New Planning Commission Meeting Dates - The Planning Commission tentatively decided to change meeting dates to the first and third Thursdays of each month.

C. Attendance sheet record - Commissioners reviewed the attendance sheet and made corrections.

VI. ITEMS FROM COMMISSIONERS

None.

VII. ITEMS FROM CITIZENS

Jeanne Dobrin, 9000 Cynthia

VIII. ADJOURNMENT

The meeting was adjourned at 12:25 a.m. to the next regular meeting of the Planning Commission on September 15, 1986.

MOTION: McAlear

SECOND: Weinberger

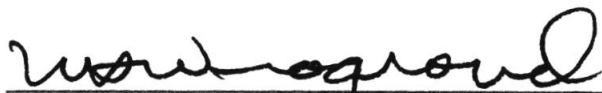
VOTE:

All Ayes

Motion carried.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT