

MINUTES OF THE
PLANNING COMMISSION

CITY OF WEST HOLLYWOOD

September 15, 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 Fulton at 7:00 p.m.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Howard Zelefsky

B. Roll Call:

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

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

C. Approval of Agenda:

ACTION: to continue Conditional Use Permit No. 86-08 (Granville Hotel) and add an Item From Staff updating the Hilldale development conditions of approval.

MOTION: Siegel SECOND: Land
VOTE: All Ayes
Motion carried.

II. ITEMS FROM CITIZENS

- Ron Stone, 8722 3/4 Holloway, presented examples of signs to advertise development proposals and requested the Commission to reconsider the City's requirements for posting properties.
- Dick Rosengarten, 8535 West Knoll, #212, requested that citizen comments be accepted at the time of Planning Commission consideration and vote on conditions of approval for all projects.

III. PUBLIC HEARINGS

A. Conditional Use Permit No. 86-08 (Granville Hotel) - Continued until the next regular meeting of the Planning Commission on October 6, 1986.

B. Variance No. 86-02 (Studio One)

1. Dean Sherer presented the staff report.

Commissioners questioned the status of required but not provided off-site parking spaces and expressed concern regarding past violations of conditions of approval.

2. Applicant - Nathan Goller responded to past violations and explained parking spaces used by the Palm Restaurant.

3. Persons in favor - none.

4. Persons in opposition - The following two (2) persons spoke in opposition to this application and accepted time donated to them by eight (8) others present:

- Cynthia Grace, 414 N. Sycamore
- Jeanne Dobrin, 9000 Cynthia

Public comment consisted of the following concerns:

- No information on how the number of required parking spaces was determined was provided;
- No factual basis for shared parking was provided;
- The state-mandated variance finding (namely: there must be special circumstances unique to the property) was not met;
- Economic hardship cannot be considered a special circumstance unique to the property;
- The variance is not consistent with the Community Plan as required: parking is an unmet need in the City.
- A deed should be required to tie all lots together and restrict use of the parking area to parking;
- Any expansion of use on the property should be prohibited; and applicant should be restricted from leasing any portion of the property to tenants not listed in Variance No. 86-02; and

- Additional off-site spaces shall be provided as required.
5. Persons neutral - none.
6. Applicant rebuttal - the applicant responded to public comments.

Discussion by Commissioners:

Commissioners and staff engaged in a lengthy discussion regarding the special circumstances of this project and directed staff to return with the following items of information:

- Floor plans showing details of various uses on the site;
- Reduced approval time of two years;
- A means of requiring the applicant to participate in a parking plan for this area of the city;
- A more in-depth study and explanation of special circumstances on this property;
- An evaluation of the five-deep parking spaces;
- A complete explanation and description of shared parking program for the site;
- A copy of the Los Angeles County's conditions of approval of the original variance; and
- Discussion of the possibility of an amortization schedule for existing illegal uses.

The Commission specifically suggested two conditions of approval:

- The additional 78 required spaces must be provided within a specified time period, or it must be demonstrated to the Planning Commission that these cannot be provided.
- Valet parking shall be provided at each parking lot.

ACTION: to continue the public hearing on Variance No. 86-02 to the next regular meeting of the Planning Commission on October 6, 1986.

MOTION: Siegel
VOTE:

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

NOES: None

Motion carried.

A ten (10) minute break was taken at 8:50 p.m.

C. Zone change No. 86-02 (Willey Lane)

1. Howard Zelefsky presented the staff report.

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

- Lenore Cordell, 9027 Santa Monica Boulevard

- Victor Low, 9053 Neme Street

3. Persons in opposition - The following fourteen (14) persons spoke in opposition to the application:

- Harris Miller, 9018 Keith Ave. #102

- Linda Picollo, 9001 Lloyd Place

- Christian Beck, 730 Willey Lane

- Richard M. Dufford, 728 Willey Lane

- Christina M. Winters, 9024 Keith Ave.

- Joyce Hundal, 9002 Rangeley

- Michael Ward, 728 Willey Lane

- Edward Kush, 9010 Lloyd Place

- Dean Reynolds, 512 N. San Vicente

- Kevin Scott, 9041 Harland

- Joseph Rosman, 9040 Harland

- Fred Saxon, 9018 Keith, #203

- Steve Michael, 7711 Norton

- Jeanne Dobrin, 9000 Cynthia

Citizens voiced objections to this application on the following grounds:

1. Willey Lane is too narrow to provide access for a parking lot;

2. A parking lot will disrupt the community character and quality of life in the area; and,

3. A parking lot will disrupt the residential areas to the north, east, and west of this property.

Discussion by Commissioners:

The Planning Commission questioned the limited scope of this application: it should have considered the whole block. After some discussion, the Planning Commission directed staff to renotice the application and return with a discussion of two options: to bring the Community Plan into conformance with the West Hollywood Zoning Ordinance or to bring the Zoning Ordinance in conformance with the Community Plan.

ACTION: to readvertise this public hearing for the next available Planning Commission meeting.

MOTION: McAlear SECOND: Land

VOTE: All Ayes

Motion carried.

D. Sign Program No. 86-32 - (The Boulevard)

1. Dean Sherer presented the staff report.
2. Applicant - no comments.
3. Public comment.

- Jeanne Dobrin, 9000 Cynthia, questioned the design quality of the signs.

Discussion by Commissioners:

The Planning Commission recommended that the City should make every effort to follow the requirements of the sign program and conform to the West Hollywood Zoning Ordinance.

ACTION: to close the public hearing on Sign Program No. 86-32.

MOTION: Doering SECOND: Weinberger

VOTE: All Ayes

Motion carried.

ACTION: to approve sign program No. 86-32 as amended.

MOTION: Doering SECOND: Land

VOTE: All Ayes

Motion carried.

IV. COMMISSION CONSIDERATION

A. Minutes of September 2, 1986.

ACTION: to approve as amended
MOTION: Weinberger SECOND: McAlear
VOTE: All Ayes
Motion carried.

B. Leaf Blower Study

ACTION: to move this item to Items From Staff.

MOTION: Siegel SECOND: Weinberger
VOTE: All Ayes
Motion carried.

C. Sports Connection revised elevations -

- David Oved, project architect presented revised elevations and materials and the Planning Commission engaged in a lengthy discussion regarding the provision of art in public places. The Commission required the applicant to either conform to the letter of the zoning ordinance requiring approval of the Director of Community Development or return to the Planning Commission for discretionary approval of any nonconforming proposal.

ACTION: to direct applicant to conform to the West Hollywood Zoning Ordinance or return to the Commission for approval of public art.

MOTION: Land SECOND: Weinberger
VOTE: All Ayes

NOES: None

Motion carried.

D. Extension of time for Joint Commission on Parking Facilities.

1. Commissioner Siegel presented an update of the activities of the Joint Commission on Parking Facilities.
2. The Planning Commission solicited comments from the chairs of the Transportation Commission and Public Facilities Board.

- Joyce Hundal recommended that the decision to extend the time of the Joint Commission be made by the Transportation Commission.
- James Litz, explained the position of the Public Facilities Board to require a Joint Commission meeting to extend the time of the Joint Commission on Parking Facilities.

ACTION: to recommend that the chairs of the Commission discuss the need to schedule a joint commission meeting to extend the time limit of the Joint Commission on Parking Facilities.

MOTION: Land SECOND: Weinberger
 VOTE: All Ayes
 Motion carried.

V. ITEMS FROM STAFF

A. Development at 8920 Sunset Boulevard

The staff asked for Commission clarification on two conditions of approval. The Commission agreed that the second floor balconies to the rear of the building shall be limited to six (6) feet in width and the second floor should be limited to office use only.

B. Leaf Blower Study.

After some discussion, the Planning Commission agreed to recommend additional restriction on gas-powered leaf blowers: to limit them to the hours of 9:00 A.M. TO 6:00 P.M., Monday through Friday.

ACTION: To recommend to the City Council to restrict gas-powered leaf blowers to the hours of 9:00 A.M. to 6:00 P.M., Monday through Friday.

MOTION: Weinberger SECOND: Siegel
 VOTE: AYES: Doering, Fulton,
 Land, Weinberger,
 Siegel
 NOES: McAlear, Richmond

Motion carried.

ACTION: Recommendation to encourage the City Council to rapidly develop a comprehensive interim noise ordinance.

MOTION: Siegel
VOTE:

SECOND: Land
AYES: McAlear, Doering,
Fulton, Land,
Weinberger, Siegel
NOES: Richmond

Motion carried.

VI. ITEMS FROM COMMISSION

The Commission made the following requests of staff:

- The 8500 Melrose building is advertising restaurant space for lease. Request staff to transmit this request to the Senior Code Enforcement Officer.
- Request staff to return with comments regarding the posting of development sites.
- Request staff to explore and develop specific West Hollywood CEQA Guidelines.
- Request staff to return with comments regarding public hearing procedures: accepting more public comment later in the hearing procedures.
- Asked staff when design review procedures will be coming back to the Planning Commission.
- Request a report on the traffic mitigation fees.
- Request report on notification procedures.
- Request staff to return with a resolution to change Planning Commission meeting dates to the first and third Thursdays of each month.

VII. ITEMS FROM CITIZENS

- Jeanne Dobrin, 9000 Cynthia, requested that all materials should be date stamped when submitted to the Community Development Department. The filing fees are inadequate to cover expenses. The Planning Commission staff should compile a list of active citizens and notify them of public hearings.

VIII. ADJOURNMENT

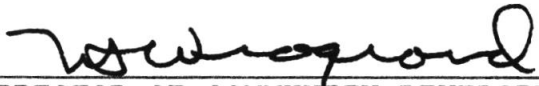
This meeting of the Planning Commission was adjourned at 11:35 p.m. to the next regular meeting of the Planning Commission on October 6, 1986.

ACTION: to adjourn at 11:35 p.m.
MOTION: Siegel SECOND: Land
VOTE: All Ayes
Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT