

MINUTES
PLANNING COMMISSION

November 6, 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 Land at 7:04 p.m.

A. Pledge of Allegiance:
The Pledge of Allegiance was led by Jeff Lambert.

B. Roll Call:

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

Commissioners Absent: Doering, Fulton

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

C. Approval of Agenda:

Item VI(A) - Time frames for public comments and presentations - was postponed to the next meeting.

Action: To approve minutes as amended.

(Motion, Siegel - Second, McAlear)

Vote: All Ayes

Motion carried.

II. ITEMS FROM CITIZENS

- o Annette Pies, 9025 Keith Ave., expressed concern regarding the intersection of Keith Ave. and Willey Lane. The stop sign triangle is a hazard.

The Planning Commission directed staff to address this issue and refer the item to the Transportation Commission.

III. PUBLIC HEARING

A. Development Permit No. 86-73 - 20 unit apartment building located at 1156 Hacienda Place.

1. Tim Gawronski presented the staff report. Dan Cohen, Housing Manager, explained the procedures for the use of the affordable housing in-lieu fee.
2. Applicant - Bruce Sternberg, architect for the applicant, described the project.
3. Public Comment - the following three (3) persons spoke in opposition to this application:
 - o Ken Niemeyer, 1215 N. Olive Drive
 - o Dan Genhart, 1215 N. Olive, #400
 - o Jeanne Dobrin, 9000 Cynthia

Discussion by Commissioners:

The Commission discussed the designation and use of the two required handicapped spaces and agreed to leave the assignment of these spaces to the owner. Commissioner Weinberger questioned the design of this project and the people-scale of this project. The Commission asked staff to explain, and offer an opinion on, the use of roofs for required open space.

Action: to close the public hearing on D.P. 86-73.

(Motion, Weinberger - Second, McAlear)

Vote: All Ayes

Motion carried.

Action: to approve Resolution No. 86-28 and the Negative Declaration

(Motion, Weingerger - Second, Richmond)

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

Noes: None

Motion carried.

B. Development Permit No. 86-81 and Variance No. 86-08 -
4 unit apartment building located at 7766 Fountain Avenue.

1. Dean Sherer presented the staff report.
2. Applicant - Gus Malcione, 7712 Fountain Avenue,
described the project to the Commission.
3. Public Comment:
 - o Jeanne Dobrin, 9000 Cynthia, requested that the
Commission not approve any Variances for this
property.

Discussion by Commissioners:

The Commission agreed that the findings required for a variance
have not been made and offered the applicant the opportunity to
withdraw his application. After some discussion, the Applicant
withdrew application for Development Permit No. 86-81 and
Variance No. 86-08.

Commissioner Land left the meeting at 8:30 p.m.

C. Zone change No. 86-02 (to place a PK [parking overlay] at
722-730 Willey Lane, 715-729 Ramage St., and 9008-9018 Keith
Avenue.

1. Dean Sherer presented the staff report. Howard
Zeleftsky noted that three members of the community
submitted written opposition at the meeting and
submitted petitions to the Planning Commissions.
2. Arlen Andelson, 825 North San Vicente, made the
following comments in favor of this application:
 - o other similar properties have a PK zoning;
 - o existing properties are in disrepair; and
 - o any development on this site will require a public
hearing and discretionary review.
3. The following seven (7) persons spoke in opposition to
this application:
 - o Martin Heselov, 9119 Lloyd Place
 - o Fred Saxon, 9018 Keith Avenue, #203
 - o Joyce Hundal, 9002 Rangely

- o Richard Dufford, 728 Willey Lane
- o Christian Beck, 730 Willey Lane
- o Jeanne Dobrin, 9000 Cynthia
- o John Sikera, 729 Ramage

Public comment in opposition to this project consisted of the following concerns:

- o residential character of the neighborhood should be preserved;
- o traffic is currently dangerous and congested; and
- o parking problems should be solved in commercial areas

Members of the public submitted additional letters and petitions to the Planning Commission.

Discussion by Commissioners:

Action: to close the public hearing for Zone Change No. 86-02.

(Motion, Weinberger - Second, McAlear)

Vote: All Ayes

Motion carried.

The Commission asked staff to clarify the surrounding zoning and the application of a parking overlay. A parking overlay district would be an encroachment into an otherwise low density residential neighborhood. Some concern arose regarding a parcel-by-parcel zoning policy.

Action: to deny Zone Change No. 86-02 and recommend to the City Council to eliminate the Parking Overlay in the Community Plan.

(Motion, McAlear - Second, Siegel)

Vote: Ayes: McAlear, Richmond, Weinberger, Siegel

Noes: None

Motion carried.

IV. COMMISSION CONSIDERATION

A. Minutes of October 6, 1986

Action: to approve as submitted.

(Motion, Weinberger - Second, McAlear)

Vote: All Ayes

Motion carried.

B. Minutes of October 16, 1986

Action: to approve as submitted.

(Motion, Weinberger - Second, McAlear)

Vote: All Ayes

Motion carried.

C. Tropicana Revised Evaluations.

1. Howard Zelefsky presented the staff report and explained additional conditions placed on the project by the City Council.

2. Public Comment:

Jeanne Dobrin, 9000 Cynthia

After some discussion the Planning Commission took the following action:

Action: to approve commercial facades and continue residential facade review.

(Motion, Siegel - Second, Weinberger)

Vote: All Ayes

Motion carried.

V. ITEMS FROM STAFF

A. Update on noticing procedures

Howard Zelefsky explained that the City Council will be scheduling a study session on this matter.

- B. Howard questioned the Commission regarding the Joint Commission/Council get-together.
- C. In-lieu fee.

Mark explained that the Council has continued consideration of the in-lieu fee and asked the Commission for guidance regarding the application of these fees.

- D. Howard asked the Commission to appoint a representative for the parking facility RFP interview committee. Commissioner McAlear was appointed.

VI. ITEMS FROM COMMISSIONERS

The Commission discussed future hearing schedules and the need to catch-up on the back-logged administrative and discretionary items. The Commission asked that time be set aside at the next meeting to discuss design issues of residential projects.

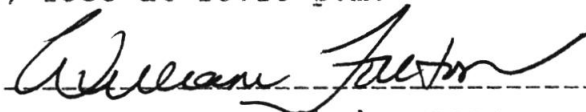
Commissioners requested staff to explore illegal signs at 8500 Melrose and to take action to close Sunset BBQ.

VII. ITEMS FROM CITIZENS

- o Jeanne Dobrin, 9000 Cynthia
- o Lorraine Howall, 1101 Alta Loma, informed the Commission that permit/fee costs may not always be connected to construction loans. Also, the Tail-O-The-Pup is now open.

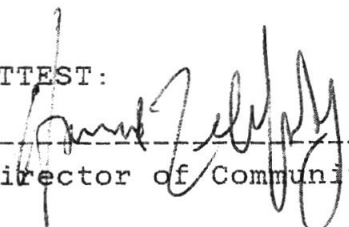
VIII. ADJOURNMENT

The meeting of the Planning Commission was adjourned to the next regular meeting on November 20, 1986 at 10:10 p.m.



Chairperson

ATTEST:



Director of Community Development