

MINUTES OF THE
PLANNING COMMISSION

December 4, 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 Commissioner Siegel.

B. Roll Call:

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

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

C. Approval of Agenda

The Agenda was amended to read as follows:

III. Public Hearings:

A. MCUP 86-06 (Appeal)

IV. Commission Consideration

A. Design Review Discussion

III. Public Hearing

B. Development Permit 86-67 (8228 Fountain)

C. Development Permit 86-70 (940 Larrabee)

ACTION: to approve the Agenda as amended

MOTION: McaLEAR

SECOND: Weinberger

VOTE:

All Ayes

Motion Carried

II. ITEMS FROM CITIZENS

None.

III. PUBLIC HEARINGS

A. Minor Conditional Use Permit No. 86-06 (Appeal) located at 1296 N. Fairfax

1. Mark Winogron presented the staff report.
2. Appellant - John Parks, 2500 Jupiter drive
3. Persons in Favor - The following nine (9) persons spoke in favor of this appeal and against the approval of MCUP 86-06:
 - o Ron Shipton, 8718 Rosewood, 90048, accumulated six minutes and read a prepared statement.
 - o Kathy Grossman, 1253 N. Orange Grove, 90046.
 - o Larry Neumeister, 1240 N. Fairfax #L, 90046
 - o Steven Nash, 1325 N. Orange Grove, 90046, read a prepared statement. Commissioners asked this citizen when the majority of neighborhood complaints take place. He replied, "In the evening".
 - o John Adler, 1211 N. Orange Grove, 90046
 - o Julia Claxton, 1211 N. Orange Grove, 90046, informed the Commission that a Los Angeles Public hearing is scheduled for December 15, 1986 to hear a proposal for an 8-unit apartment building at the north east corner of Fairfax and Fountain.
 - o Michael Chelmer, 1211 N. Orange Grove, 90046
 - o Jeanne Dobrin, 9000 Cynthia
 - o Elizabeth Brady, 1301 N. Orange Grove, 90046

4. Persons Opposed. The following eleven (11) persons spoke in opposition to this application:

- o Delia Ibar, 1330 N. Sweetzer, 90069
- o Rachelle Smith, 1140 N. Clark, #11, 90069
- o Robert Manners, Lay leader of the church. The Commissioner asked for clarification on efforts to obtain additional parking. This referred to later testimony.
- o John Van Douris, Crescent Heights
- o Morris Newman, 537 N. Orlando, 90048
- o Janet Bridges, 9016 Harratt, 90069
- o Babette Long, 8440 De Longpre
- o Frances Eisenberg, 1265 N. Harper #2, 90046
- o Elizabeth Burns, 1326 N. Hayworth, 90046
- o Carol Hossan, 1122 N. Ogden Drive, 90046
- o Alan Brayman, 1417 1/2 N. Hayworth, 90046

The Commission asked Pastor Stump to present an update of the efforts to obtain additional parking spaces. She responded that some parking may be available but their spaces would not be within the 400 feet requirement.

5. Applicant Rebuttal - John Parks offered to aid CES in efforts to find an alternative site.

Discussion by Commissioners:

The Planning Commission entered into a lengthy discussion regarding the uses in the church building. It was suggested that only office uses be permitted. It was further suggested that all political activities be prohibited from this site and that only non-political organizations be allowed to conduct activities there. The Commission agreed that the majority of the problem concerning the affects of this site on the surrounding neighborhood is the public assembly uses. These should be strictly limited.

ACTION: to close the public hearing
MOTION: Weinberger SECOND: McAlear
VOTE: All Ayes
Motion Carried

ACTION: to continue this item to the January 8, 1987 meeting of the Planning Commission and inform the applicant that if at that time additional spaces are not obtained for the public assembly uses on this site, their public assembly uses will not be permitted.

MOTION: Weinberger SECOND: Siegel
VOTE: AYES: McAlear, Richmond,
 Fulton, Weinberger,
 Siegel

Motion Carried.

B. Design Review Discussion

The Director reviewed the issues from Monday's Planning Commission special session on design and proposed the following questions for consideration:

- (1) Is there a problem?
- (2) How does it affect existing projects?
- (3) How does the Commission want the staff to proceed?

Commissioners discussed time frame considerations regarding vested rights, a one-year limit to make a decision on any projects, and the (6) month limit to approve or deny a negative declaration. The Commissioners engaged in a lengthy discussion and advised the staff to return in a timely manner with recommendations of design guidelines to include analysis of how these design guidelines will affect density and inclusionary housing. The Commission recommended that projects that have had a hearing, and those scheduled for hearing, should be unaffected by these new guidelines, but other projects not scheduled should be governed by these guidelines when they go into effect. These latter projects should be approached on a case-by-case basis.

C. Development Permit 86-70 (request to construct a 7-unit apartment building at 8228 Fountain Avenue).

1. Howard Zelefsky presented the staff report.

2. Applicant - Arthur Tucker, applicant, and Miguel Flores, architect, presented the project to the Commission.

3. Public Comment:

- o Jeanne Dobrin, 9000 Cynthia, suggested that the extra width for spaces adjacent to columns is not necessary.

ACTION: to close the public hearing for DP 86-67
MOTION: Weinberger SECOND: McAlear
VOTE: All Ayes
Motion Carried

The Planning Commission discussed the quality of the project but expressed reservations concerning the requested side yard variance. The findings for such a variance can not be made. The Commission agreed to allow the applicant a choice: to either excavate and bring the parking level at least 50% below natural grade or reduce the width of the project to allow six foot side yards.

ACTION: to approve Development Permit 86-67, Demolition Permit 86-105 and Negative Declaration 86-15 and deny Variance 86-07.

MOTION: Weinberger SECOND: Siegal
VOTE: All Ayes
Motion Carried.

D. Development Permit 86-70 (request to construct a 41-unit apartment building at 940 Larrabee)

Howard Zelefsky explained the revisions to Resolution 86-29 and Exhibit "A" for this project. The Commission suggested changes to Resolution 86-29.

ACTION: to approve Development Permit 86-70 and Negative Declaration 86-16 as amended.

MOTION: Siegel SECOND: Richmond
VOTE: All Ayes
Motion Carried.

IV. COMMISSION CONSIDERATION

None.

V. ITEMS FROM STAFF

Howard Zelefsky presented Brown Act amendments and the City Council Resolutions for the Tropicana and the Sunset/Holloway projects. Staff presented an update on the Code Enforcement proceedings for Monica TV. The flashing light has been turned away from the street.

VI. ITEMS FROM COMMISSIONERS

Commissioner Siegel distributed policy paper that states that any new use that proposes to fulfill its parking requirements off-site must come before the Planning Commission for approval of these off-site spaces. This policy would not include minor projects heard before the Director of Community Development but would direct the staff to report on these projects to the Commission.

ACTION: to require all new uses proposing to fulfill its parking requirements off-site must appear before the Planning Commission for approval of these off-site parking spaces.

MOTION: Siegel SECOND: Richmond
VOTE: All Ayes
Motion Carried.

Commissioner Richmond asked staff to investigate the sale of goods in the empty lot at the corner of Santa Monica Boulevard and Fairfax Avenue.

Commissioner McAlear asked staff to investigate a light at Almont and Melrose which is placed in such a way to interfere with traffic movement on Melrose.

VII. ITEMS FORM CITIZENS

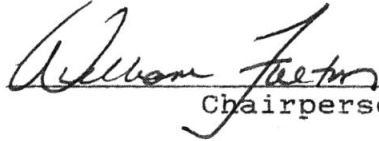
- o Jeanne Dobrin, 9000 Cynthia, requested a weekend code enforcement answering machine to accept code violation complaints. Ms. Dobrin also reported that the Unity Savings Bank has a flashing sign. The Director responded that Unity Savings has made a special request for exemption.

VIII. ADJOURNMENT

The meeting of the Planning Commission was adjourned at 12:20 a.m. to the next regular meeting of the Planning Commission on December 18, 1986.

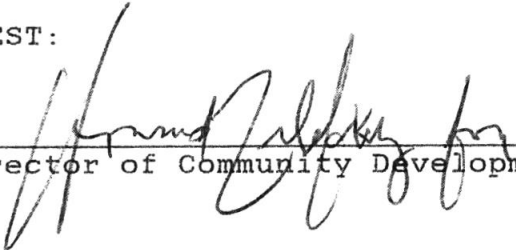
MOTION: Siegel
VOTE:
Motion Carried.

SECOND: McAlear
All Ayes



Chairperson

ATTEST:



Director of Community Development