

MINUTES OF THE
PLANNING COMMISSION

December 18, 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 Richmond.

B. Roll Call:

Commissioners Present: McAlear, Richmond, Fulton, Siegel

Commissioners Absent: Weinberger

Others Present: Mark Winogron, Director
Howard Zelefsky, Manager
Tim Gawronski, Assistant

C. Approval of Agenda:

ACTION: to approve Agenda
MOTION: Siegel SECOND: McAlear
VOTE: All Ayes
Motion Carried

II. ITEMS FROM CITIZENS

None

III. PUBLIC HEARINGS

A. Development Permit 86-87 - A request to construct a 29-unit apartment complex on a 21,000-square foot site at 852-916 Palm Avenue.

1. Tim Gawronksi presented the staff report and added to the suggested conditions of approval condition W: The vertical height clearance of the parking structure should be a minimum of 7'0" and the plans should be changed to reflect this.
2. Applicant - Johannes Van Tilberg reported that he will be able to meet condition W regarding the 7'0" clearance in the garage.

The Commission discussed the issue of providing public art and agreed to direct the applicant to return to staff with a proposal for the provision of public art.

3. Public Comment:

None

Discussion by Commissioners:

The Planning Commission entered into a discussion regarding the street facade of this project. This project cannot be considered a true courtyard building. The Commission requested clarification of the height measurement for this project and staff responded.

ACTION: to close the public hearing on D.P. 86-87
MOTION: Siegel SECOND: McAlear
VOTE: All Ayes
Motion Carried.

ACTION: to adopt a Negative Declaration.
MOTION: Siegel SECOND: Richmond
VOTE: All Ayes
Motion Carried.

ACTION: to approve Resolution No. 86-30 as amended.
MOTION: Siegel SECOND: McAlear
VOTE: All Ayes
Motion Carried.

B. Development Permit 86-86 - A request to construct a 17 unit apartment project at 1115 Larrabee Street.

1. Tim Gawronski presented the staff report and added a suggested condition of approval to require a 7'0" clearance in the parking area. Howard Zelefsky added that a number of letters of opposition had been received by staff.
2. Applicant - Johannes Van Tilburg, presented new material regarding the blocked view to the

condominium building to the north: the lofts somewhat block the view.

3. Public Comment:

Ron Celona, 1129 N. Larrabee, #205, 90069, presented the following concerns:

- o the second floor has a view and will be totally blocked;
- o parking is adequate; and
- o the building is too large.

4. Rebuttal - The applicant responded that the new loft level will block the condominium units.

Discussion by Commissioners:

The Planning Commission entered into a lengthy discussion regarding the views blocked by the proposed building, Edith Kolman, 1129 N. Larrabee, requested that the proposed lofts be eliminated from the project.

ACTION: to continue this public hearing in order to allow the applicant to return with a revised plan removing the lofts. The applicant shall also provide a three dimensional illustration of the building as it would appear from the third floor condominiums to the north.

MOTION: McAlear
VOTE:
Motion Carried.

SECOND: Richmond
All Ayes

IV. COMMISSION CONSIDERATION

A. Minutes of November 20, 1986

ACTION: to approve the minutes of November 20, 1986
MOTION: McAlear
VOTE:
Motion Carried.

SECOND: Richmond
All Ayes

B. Minutes of December 4, 1986

ACTION: to approve the minutes of December 4, 1986
MOTION: McAlear
VOTE:
Motion Carried.

SECOND: Richmond
All Ayes

C. Communication from the Transportation Commission.

Howard Zelefsky presented clarifications to the written document. The Commission asked Jeanne Dobrin, Transportation Commissioner, to present a report on this item. Commissioner Dobrin did so and the Planning Commission asked the Transportation Commission to return with a comparison report to be calendared for a later Planning Commission hearing.

V. ITEMS FROM STAFF

A. Update on non-discretionary projects

Howard Zelefsky presented the list of development permits and minor conditional use permits to the Planning Commission.

VII. ITEMS FROM COMMISSIONERS

- o Commissioners requested that a discussion of tandem parking be included in the residential liability discussion on January 15, 1987.
- o Commissioner Siegel suggested that applicants be required to submit a massing model for projects submitted to the Planning Commission.

ACTION: to require applicants of residential projects with more than ten units and (discretionary commercial projects) to submit massing models.

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

Commissioner Richmond asked for an update about a request to address the placement of stop signs at the intersection of Willey Lane and Keith Avenue. Staff responded that this item was forwarded to the Traffic Engineer.

VII. ITEMS FROM CITIZENS

- o Jeanne Dobrin, 9000 Cynthia, requested that staff stamp all items with a received stamp to include the City of West Hollywood as well as the date. She also suggested that views are not guaranteed and cross-covenanting should be required for off-site parking and take-out facilities.

ACTION: that all uses proposing to fulfill parking

requirements off-site or to acquire new off-site parking shall appear before the Planning Commission for approval of the off-site spaces and be cross-covenanted in the case of required parking.

MOTION: Richmond
VOTE:
Motion Carried.

SECOND: Siegel
All Ayes

VIII ADJOURNMENT

ACTION: to adjourn the meeting of the Planning Commission to the next regular meeting on January 8, 1986 at West Hollywood Park.

MOTION: Siegel
VOTE:
Motion Carried.

SECOND: McAlear
All Ayes


Chairperson

ATTEST:


Director of Community Development