



PLANNING COMMISSION MINUTES

JUNE 5, 1997

West Hollywood Park Auditorium, 647 North San Vicente Boulevard, West Hollywood, CA 90069

1. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Fischer.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Chair Fischer.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, D'Lynda Fischer, Thomas Jones, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; John Chase, Urban Designer; John Keho, Associate Planner; Hassan Haghani, Associate Planner; Timothy Foy, Associate Planner; Thinkh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To pull the Consent Calendar and approve the Agenda as amended.

Motion: Crowe

Second: Altschul

Votes: All Ayes (DeLuccio, not sworn in) Motion carried.

D. Posting of Agenda

This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's station.

4. SWEARING-IN OF REAPPOINTMENTS AND DONALD DELUCCIO AS PLANNING COMMISSIONERS

Councilmember Jeffrey Prang swore-in reappointments Brad Crowe and Thomas Jones and his appointment Donald DeLuccio.

3. PUBLIC COMMENT

a. **Jeanne Dobrin**, West Hollywood, commented on swearing-in statement.

4. CONSENT CALENDAR - None

Action: To continue hearing to June 19, 1997.

Motion: Altschul

Second: DeLuccio

Votes: Ayes (Altschul, Behr, Crowe, DeLuccio, Fischer, Smith)
Noes (Jones)

Motion carried.

7. PUBLIC HEARING

A. Sign Modification 97-27 Request to legalize existing wall sign.

Applicant: Ami Shirian for Barbara's Place

Location: 7925 Santa Monica Blvd.

Case Planner: Timothy Foy

Recommendation: Continue to the hearing of June 19, 1997.

B. Development Permit 97-18 and Variance 97-16 Request to enlarge an existing rooftop recreation room by 183 square feet in an existing building that is nonconforming because it exceeds the height limit.

Applicant: Eduardo De La Torre

Location: 625 N. Flores Street

Case Planner: Hassan Haghani

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings therein.

Mr. Haghani presented the staff report.

a. Eduardo De La Torre, Applicant's Representative, presented Applicant's report.

The Commission discussed:

- ownership of property
- adjacent resident's concerns
- possible use as additional condo unit

b. Craig Holmes, West Hollywood, commented that he is opposed to the project because of noise concerns and suggested landscaping as solution.

c. Julia Ganohlsmoon, West Hollywood, commented that she is a resident of the building, the recreation room is currently not accessible to tenants, the building needs repairs, has been renting and unaware of condominium conversion.

d. Dan Guerrero, West Hollywood, commented that he has been of the building since 1984, the roof leaks, the recreation room has had tenant before and plumbing, and is mainly used as storage.

e. Abe Gothard, West Hollywood, commented that he has lived in building since 1970, there is no kitchen in recreation room, it has been used as storage, but a person had been living there before.

- f. **Jeanne Dobrin**, West Hollywood, commented that this should be a concern of the Rent Stabilization Department and appropriate documentation regarding condo conversion and that this project needs more investigation.
- g. **Ely Dromy**, West Hollywood, Owner, commented that he does not live at the property, there is no plumbing, building has been legally converted to condominiums, and the recreation room may not have been consistently use as such in the past 15 years.

The Commission discussed:

- on-site manager
- storage versus recreation use
- access by tenants

Action: To close the public hearing.

Motion: Altschul

Second: Crowe

Votes: All Ayes

Motion carried.

The Commission discussed:

- Finding #1 could not be made
- and that there is a finding that there would be noise for surrounding neighbors and those on top-floor occupants

Action: To deny Development Permit 97-18 and Variance 97-16.

Motion: Altschul

Second: Behr

Votes: All Ayes

Motion carried.

C. Development Permit 97-08, Variance 97-15 and Request for Waiver of Standards and Density Bonus Request to construct a ten-unit senior citizen apartment house, including four density bonus units, and a variance to permit waiving of development standards.

Applicant: West Hollywood Community Housing Corporation

Location: 1212 N. Detroit Street

Case Planner: Timothy Foy

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings therein.

Mr. Foy presented the staff report.

The Commission discussed the following:

- redefining urban design in area
- parking structure extensions' impact into sideyard
- reasoning behind variance should be discussed during zoning rewrite

a. **Paul Zimmerman**, Applicant, presented the Applicant's report.

The Commission discussed the following:

- rents
- housing for West Hollywood residents
- waiting list period

b. **Deirde Hays**, West Hollywood, commented that she is a low-income tenant of a similar project and is supportive of this project.

- c. **Ann Ehrental**, West Hollywood, read a statement of support from Anson Snyder.
- d. **Barbara Hamaker**, West Hollywood, commented that the design of the project is favorable to the neighborhood and is in support of the project.
- e. **Fred Vanacore**, West Hollywood, expressed support of the project.
- f. **Jeanne Dobrin**, West Hollywood, expressed concern regarding monetary provisions for maintenance and parking spaces/shortage.
- g. **Ramon Mendez**, West Hollywood, Treasurer of West Hollywood Housing Corporation, expressed support.

Mr. Zimmerman rebutted.

Action: To close the public hearing.

Motion: Crowe

Second: Jones

Votes: All Ayes

Motion carried.

Commissioner Altschul disclosed that he had visited the project sites.

Commissioner Crowe disclosed that he had driven-by.

Commissioner DeLuccio disclosed that he had driven-by and received information from Applicant, Paul Zimmerman.

Commissioner Behr disclosed that he had driven-by.

Commissioner Jones disclosed that he was on the Design Review Subcommittee.

Commissioner Fischer disclosed that she was on the Design Review Subcommittee, has been to neighborhood meetings and visited site.

Commissioner Smith disclosed that he had visited the site and had discussions with staff.

Action: To approve Resolution PC 97-128 with amendments to 5.9 and 6.2.

Motion: Crowe

Second: Altschul

Votes: All Ayes

Motion carried.

C. Development Permit 97-09, Demolition Permit 97-01, Variance 97-15 and Request for Waiver of Standards and Density Bonus Request to construct a ten-unit lower-income family apartment house, including one density bonus unit, and waiving of development standards.

Applicant: West Hollywood Community Housing Corporation

Location: 1151-55N. Detroit Street

Case Planner: Timothy Foy

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings therein.

Mr. Foy presented the staff report.

- a. **Paul Zimmerman**, Applicant, presented the Applicant's report.

The Commission discussed:

- parking
- parking needs based on size of apartment unit

- b. **Barbara Hamaker**, West Hollywood, commented that the Russian community has been very anxious to live in the new project, although she has told them that there is a long waiting list.
- c. **Jeanne Dobrin**, West Hollywood, commented that there is no provision for care-takers and space planning for their occupancy and Russian community's teen-agers and cars.

Mr. Zimmerman rebutted.

Commissioner Fischer stated that the disclosures in the last public hearing apply to this one as well.

Action: To close the public hearing.

Motion: Crowe
 Votes: All Ayes

Second: Altschul
 Motion carried.

Action: To approve Resolution PC 97-127.

Motion: Altschul
 Votes: All Ayes

Second: Crowe
 Motion carried.

8. PUBLIC COMMENT

- a. **Jeanne Dobrin**, West Hollywood, commented on windows signage, A-frame billboards, signage pizza place (8613 Santa Monica) and Glass Garage's outdoor display.

9. ITEMS FROM COMMISSIONERS

- a. Commissioner Altschul stated that there has not been a recent meeting of the Nightclub Council, but Beth Grant is the new chair.
- b. Commissioner Jones stated that at the last PAC meeting, there was discussion regarding the change in the by-laws and wish-list regarding planning/contextural stages.
- c. Commissioner Behr stated that he would like setback issue to be discussed during the zoning code rewrite and to agendize height issues for future discussion.
- d. Commissioner DeLuccio inquired about the lease signage at former Esprit building; Ms. Heep stated that the project planner recently inspected the site for Sav-On and that things are progressing.
- e. Commissioner Altschul and the Commission discussed participation at CSW. Spouses are invited to participate. Commissioners Crowe and Altschul will coordinate rental of convertible vehicle.

10. ITEMS FROM STAFF

A. Director's Update - Ray Reynolds

Mr. Reynolds presented an update on the following:

- outdoor merchandise
- billboards
- MCUP's
- PC election of chair/vice-chair

11. ADJOURNMENT

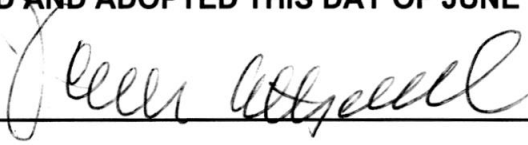
Action: To adjourn to the memory of Anne Polskin to the next regular Planning Commission on Thursday, June 19, 1997 from 6:30 PM until completion at West Hollywood Plummer Park, Fiesta Hall, 7377 Santa Monica Boulevard.

Motion: Crowe

Second: Behr

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 19, 1997.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

