

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

Thursday, March 19, 1992

West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Commissioner Litz at 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Bruce Traub.

B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith, Zaden

Others Present: Gay Forbes, Director; Anne Browning, Planning Manager; Lucy Dyke, Transportation Manager; Bill Meeker, Associate Planner; Chris Patrouch, Transportation Planner; David Amorena, Assistant Planner; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To pull out Item III.A.1; take up Items from Commissioners (VIII.) before the Consent Calendar (III.); continue V.B to April 16, 1992; continue V.E to April 2, 1992; and approve the agenda as amended.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

D. This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

- A. Effie Reuveni, West Hollywood, requested a minute of silence to remember West Hollywood resident Ron Shipton.
- B. Bruce Traub, West Hollywood, talked on problems of traffic and scheduling of events that coincide with Planning Commission meetings. He suggested spreading events on different parts of the City

III. ITEMS FROM COMMISSIONERS

- A. Commissioner Zaden reported the following:
 - 1. She attended the City Council meeting on March 16, 1992, as representative of the Planning Commission, and reported about the appeal from 1320 Harper:
 - a. Appeal of Jamie Wolf was denied;
 - b. Appeal of developers to change payment schedule of inclusionary housing in-lieu fee was denied. Developers are required to pay half of the inclusionary housing in-lieu fee prior to the issuance of the Building permit and the remaining half prior to the issuance of a Certificate of Occupancy;
 - c. Review of the redesign. Council directed the Director of Community Development to meet with the Design Subcommittee of both the Planning Commission and the Cultural Heritage Advisory Board and review the redesign; and
 - d. Developers requested reduction in courtyard dimensions. City Council approved the request subject to the approval by the Planning Commission and Cultural Heritage Advisory Board Design Subcommittees.
 - 2. The area surrounding the Beverly Sunset Hotel is full of debris and a liability to the City.
 - 3. The ongoing construction at 1145 Horn Avenue has resulted in damages to the public right-of-way (i.e., large number of substantial potholes on the street).

Applicant: Jean Lahigani/Richard Tumpowsky

Owner: Charlotte Reed/Natalie Robin
Location: 7073 Santa Monica Boulevard

Recommended Action: Approve Conditional Use Permit 91-22, subject to the findings and conditions of Draft Resolution No. PC 92-06.

Anne Browning gave a brief background report.

Commissioner Litz opened the public hearing.

Richard Tumpowsky spoke for the project.

Action: To close the public hearing.

Motion: Crowe Second: Clavan

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 91-22 with a change in workings in Section 5.A that "This Permit shall be reviewed by the Planning Commission six months after the issuance of the Alcoholic Beverage Control license."

Motion: Crowe Second: Zaden

Vote: Ayes - Clavan, Crowe, Richmond, Smith, Zaden

Noes - Behr, Litz

Motion carried.

- B. Development Permit 91-36 - Request for the approval of the construction of a retail store of 13,405 square feet.

Applicant: Fred Pena

Owner: Enayat Abrishami representing Realty Investments, Inc.

Location: 1041 N. Fuller Avenue

Recommended Action: Continue public hearing to April 16, 1992.

- C. Development Permit 89-42 - Request for the approval to construct 8,000 sq.ft. of retail and 70,250 sq.ft. of medical office, with 384 parking spaces.

Applicant: David Dunn

Owner: Mansour Sinai

Location: 300 N. San Vicente Boulevard
(Gateway South)

Recommended Action: Approve Development Permit 89-42 and Mitigated Negative Declaration subject to the findings and conditions of Draft Resolution PC No. 92-09.

David Amorena presented the staff report and Chris Patrouch discussed traffic issues.

Commissioner Litz opened the public hearing.

The following in favor of the project:

David Dunn, San Diego, applicant
Barry Milofsky, Los Angeles, architect
Drew Hild, Venice
Howard Kaye, Placentia

The following spoke against the project:

Harald Hahn, Los Angeles
Effie Reuveni, West Hollywood
Larry Markes, West Hollywood

The following commented on the project:

Martin Strudler, West Hollywood
Bruce Traub, West Hollywood

David Dunn rebutted public testimony.

Action: To close the public hearing.

Motion: Smith Second: Clavan

Vote: All Ayes Motion carried.

Action: Approve Development Permit 89-42 and Mitigated Negative Declaration with the following provisions: the design be returned to the Design Review Subcommittee for approval; explore traffic egress/ingress and

coordination of traffic crosswalk signals at Beverly Boulevard; free validated parking for patrons; no traffic signals on San Vicente Boulevard; explore options for vanpools; landscaping on the buffered area (north and east) with mature trees; spell out seismic requirements; no helipad on roof; no use of reflective type material; no emergency room facility; and the project should comply with General Plan and Zoning Ordinance requirements.

Motion: Clavan Second: Smith

Vote: All Ayes Motion carried.

- D. Conditional Use Permit 91-20 - Request for the approval of a synagogue with offices, educational facilities and associates uses.

Applicant: Chabad Russian Synagogue

Owner: Chabad Lubavitch

Location: 7630 Santa Monica Boulevard

Recommended Action: Approve Conditional Use Permit, a Mitigated Negative Declaration and Mitigation Monitoring Plan, subject to the findings and conditions contained in Draft Resolution No. PC 92-10.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the project:

Earl Rubenstein, Los Angeles, architect
Rabbi Estulin, Santa Monica
Randy Frankez, West Hollywood
Rabbi Joseph Brod, Los Angeles
Mr. Glosman, West Hollywood
Igor Kotler, West Hollywood
Boris Gorbis, Beverly Hills

Jeanne Dobrin spoke against the project.

Rabbi Estulin rebutted public testimony.

Action: To close the public hearing.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit, a Mitigated Negative Declaration and Mitigation Monitoring Plan, subject to the findings and conditions contained in Draft Resolution No. PC 92-10 but permitting after-school activities for children to occur daily and directing that a loading space be provided on Stanley Avenue, if possible. The permit will be reviewed in six months to determine if problems have occurred due to the lack of parking.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

- E. Adoption of a Citywide Drainage Plan - Request for the adoption of a citywide drainage plan.

Applicant: City of West Hollywood (Department of Transportation and Engineering)

Location: Citywide

Recommended Action: Continue public hearing to April 2, 1992.

VII. COMMISSION CONSIDERATION

- A. Creative Sign Application 91-74 for 8265 Santa Monica Boulevard.

Recommended Action: Make a determination as to whether or not the proposal meets the criteria for creative signage and approve or deny the sign.

Anne Browning gave a brief background report before Joe Mehan, the applicant, spoke regarding the application.

Action: To deny Creative Sign Application 91-74.

Motion: Crowe Second: Zaden

Vote: Ayes Motion carried.

VIII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, requested that the Commissioners be given their packets on time.

IX. ITEMS FROM STAFF - None

X. ADJOURNMENT

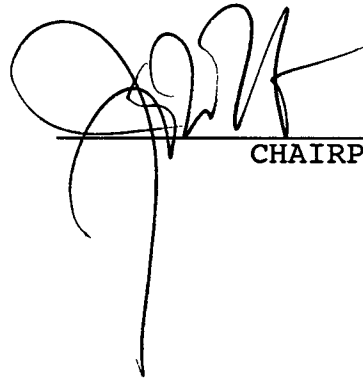
Action: To adjourn, in the memory of Ron Shipton, to the meeting of the Planning Commission on Thursday, April 2, 1992, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT