

street elevation; and the payment of the Transportation Facilities and Programs Development fee of \$440 per unit (\$2,200 total).

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

- D. Variance 91-01 - Request to construct an addition 4'-10" into a front yard setback area and to construct a new two-story dwelling unit in the rear yard area.

Applicant: Marvin M. Beck

Owner: Marvin M. Beck

Location: 8944 Dicks Street

Recommended Action: Continue public hearing to April 4, 1991.

- E. Conditional Use Permit 91-02 - Request for approval of an extension of a non-conforming commercial use in a residential zone.

Applicant: Dean Reynolds

Owner: Dean Reynolds

Location: 801 & 805 N. Westmount Drive

Recommended Action: Continue public hearing to April 4, 1991.

- F. Demolition Permit 90-18, Development Permit 90-23, Conditional Use Permit 90-15, Tentative Parcel Map 22003 - Request to demolish a single-family dwelling and to construct four condominium units.

Applicant: Jeffrey Lambert

Owner: Samuel Azemoon

Location: 547 N. Sweetzer Avenue

Recommended Action: Continue public hearing to April 18, 1991.

- G. Demolition Permit 90-30, Development Permit 90-41, Conditional Use Permit 90-20, Tentative Parcel Map 22659 - Request to demolish four residential rental units and construct six townhouse-style condominium units.

Applicant: Shapiro-Fogelman Partnership/
Miguel Maio

Owner: Shapiro-Fogelman Partnership

Location: 1038 N. Carol Drive

Recommended Action: Continue public hearing to April 18,
1991.

- H. Appeal of Minor Conditional Use Permit 90-15 - Appeal of Director of Community Development's approval of a request to permit on-site sale and consumption of alcoholic beverages in an outdoor dining area.

Appellant: Jeanne Dobrin, et al.

Applicant: Alberto Lensi, dba Petit Four

Owner: Alberto Lensi

Location: 8652-8654 Sunset Boulevard

Recommended Action: Continue public hearing to April 18,
1991.

- I. Consider recommending to the City Council, adoption of "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING INTERIM DEVELOPMENT REGULATIONS AND PROJECT REVIEW AND APPROVAL PROCEDURES FOR CERTAIN PERMITS, INCLUDING THE PROCESSING OR APPROVAL OF DEVELOPMENT PERMITS, ZONE CHANGES, CONDITIONAL USE PERMITS, VARIANCES AND GRADING PERMITS ON SUNSET BOULEVARD AND DECLARING THE URGENCY THEREOF."

Recommended Action: Continue public hearing to April 18,
1991.

V. COMMISSION CONSIDERATION

- A. Consider request of Arcdesign Studio for a one-year extension of the expiration date of Resolution No. PC 89-04 and Resolution No. PC 89-05, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING DEVELOPMENT PERMIT 88-45 ON AN APPLICATION OF KEITH RESNICK TO CONSTRUCT FOUR DWELLING UNITS AT 828 WESTBOURNE DRIVE" and "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD GRANTING TENTATIVE PARCEL MAP 20524 ON AN APPLICATION OF KEITH RESNICK FOR 828 WESTBOURNE DRIVE."

Recommended Action: Approve one-year extension of expiration dates, as requested.

John Jakupcak presented the staff report.

Commissioner Clavan excused himself from this deliberation.

(At this point, the applicant/representative had not arrived, so the Commission decided to proceed with next items).

Action: To table the item until later in the evening.

Motion: Richmond Second: Crowe

Vote: Ayes - Behr, Crowe, Litz, Richmond, Zaden
Abstain - Clavan

Motion carried.

(Upon arrival of the architect, the Commission proceeded with the item.)

Dan Miclea (Los Angeles) architect, spoke for the extension.

During the architect's testimony, he stated that he was under the impression that the expiration date of the permits was April so he requested for the extension.

He was informed by the Commission that the expiration date of the permits under consideration was August 17, 1991. When asked if he needed an extension if the date was August 17, 1991, the applicant answered he did not. No action was taken.

VI. ITEMS FROM CITIZENS

- A. Stan Lothridge, West Hollywood, spoke regarding the Rugby Drive project.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Clavan spoke regarding the status of the Design Review Subcommittee. He informed the Commission that there was no meeting for the month of March because nobody showed up. Staff was requested to send out a copy of the master list to remind Commissioners when they are

scheduled to meet; also so that Commissioners who are not scheduled but are interested in attending may do so.

B. Commissioner Litz spoke regarding:

- 1) the Construction Management Plan for Rugby Drive. The Commission directed staff to meet with Rugby Drive neighbors by the third or fourth week of April, 1991;
- 2) a study session to deal separately with Cultural Heritage Ordinance. This has been tentatively scheduled for April 25, 1991 (Thursday). The appropriateness of meeting with applicants outside of public hearings was discussed. Staff was directed to have Christi Hogin discuss this with the Planning Commission at a future meeting.
- 3) the Handicapped Ordinance. The Planning Manager said it should be coming before the Planning Commission soon.
- 4) Commissioners keeping their comments to the point when addressing public hearing items.

IX. ITEMS FROM STAFF - None

X. ADJOURNMENT

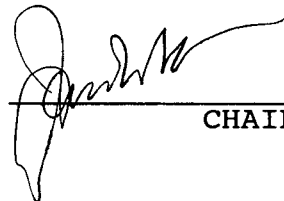
Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, April 4, 1991, at 7:00 P.M., West Hollywood Park Auditorium, 647 San Vicente Boulevard, West Hollywood.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

Cathy Folger
DIRECTOR OF COMMUNITY DEVELOPMENT