

Jeanne Dobrin, West Hollywood, wanted clarification on date of approval for appeal purposes.

(At this point, Commissioner Smith arrived).

Action: To bring back the resolution for approval on the second meeting in November with changes suggested by the Commission, namely: revise Development Agreement to reflect a more stringent supplemental fee agreement; revise Development Agreement to include a clause which allows City to collect all development fees required at any time; bring back a recommendation for the exact number of parking spaces required by development in their request for parking reduction; submit for review a management plan by the Human Services Department as to how they will operate the community space; and make various typographical and textual changes to body of resolution.

Motion: Richmond

Second: Crowe

Vote: All Ayes

Motion carried.

IV. PRESENTATION

Parking Scarcity, Fact or Fiction - A report from the City of West Hollywood Transportation Department regarding parking availability within the City of West Hollywood.

Toby Fox, Parking Manager, gave a report on transportation problems, issues and related policies, including permit parking, education and Transportation Management Ordinance plans, additional parking facilities, and enforcement. She also explained the Planning Commission's role in these programs.

The following commented on the report:

Jeanne Dobrin, West Hollywood
Mike Radcliffe, West Hollywood

At the conclusion of the report, Joan English, Transportation Director and Lucy Dyke, Transportation Manager, gave additional information. All three answered questions of Commissioners.

V. PUBLIC HEARINGS

- A. Demolition Permit 91-09, Development Permit 91-18, Conditional Use Permit 91-08 - Request for approval to demolish existing structures on the site and to construct a six bay auto diagnostic and inspection service with associated auto space.

Applicant: Paul J. Essick
Owner: Jay Edward Silverman
Location: 1200 N. La Brea Avenue

(This item was permanently withdrawn by the applicant.)

B. Conditional Use Permit 91-13 - Request for permission to convert two apartment units into condominium units.

Applicant: Civitech, Inc.
Owner: Julius Silver and Gary Silver
Location: 8737-8739 Rosewood Avenue

Recommended Action: Approve Conditional Use Permit 91-13, subject to the findings and conditions contained in draft Resolution No. PC 91-50 and approve Parcel Map 23105, subject to the findings and conditions contained in draft Resolution No. PC 91-51.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the project:

Ben Manesh, owner's representative, Van Nuys
Gary Silver, owner, West Hollywood

Action: To close the public hearing.

Motion: Clavan Second: Zaden

Vote: All Ayes Motion carried.

Action: Approve Conditional Use Permit 91-13, subject to the findings and conditions contained in draft Resolution No. PC 91-50 and approve Parcel Map 23105, subject to the findings and conditions contained in draft Resolution No. PC 91-51, and require applicant to pay an inclusionary housing fee of \$5.14 per square foot of livable area in the two units.

Motion: Clavan Second: Zaden

Vote: All Ayes Motion carried.

Vote: All Ayes Motion carried.

- E. Zoning Text Amendment 91-05 - Proposed adoption of a Zoning Map for the City and amendment to the General Plan Map to rezone 1422 N. Sweetzer Avenue from C2.2A (Commercial/Mixed-Use) to R4 (High Density Residential). Discussion regarding zoning for Betty Way.

Applicant: City of West Hollywood

Location: 1422 N. Sweetzer Avenue and Betty Way

Recommended Action: Adopt draft Resolution No. PC 91-53, recommending to the City Council, adoption of an amendment to the General Plan Map to rezone 1422 N. Sweetzer from C2.2A (Commercial/Mixed-Use) to R4 (High Density Residential) and adoption of the Zoning Map for the City of West Hollywood.

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

The following commented on the amendment:

Bernard Judge, Los Angeles
Charlie Mercer, West Hollywood
Edwin Silver, Los Angeles
Jeanne Dobrin, West Hollywood
Allan Nixon, West Hollywood

Action: To close the public hearing.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

Action: Approve Zoning Map with change on Betty Way zoning, but deny the General Plan amendment for Sweetzer.

Motion: Crowe Second: Behr

Vote: Ayes - Behr, Crowe, Litz, Richmond, Smith, Zaden

Noes - Clavan

Motion carried.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, November 7, 1991, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood

Motion: Crowe

Second: Zaden

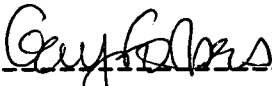
Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT