

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES
Thursday, November 21, 1991

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 7:05 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Clavan.

B. Roll Call:

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

Others Present: Anne Browning, Planning Manager; Lucy Dyke, Transportation Manager; Christi Hogin, Asst. City Attorney; Jennifer Davis, John Jakupcak, and Bill Meeker, Associate Planners; Chris Partouch, Transportation Planner; Craig Rhea, Staff Assistant II

C. Approval of Agenda:

Action: To pull III.A.1, III.B.1; continue V.E to December 19, 1991 and V.F to December 5, 1991, and approve the agenda as amended.

Motion: Smith 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. Mike Meraz, West Hollywood, spoke on the Sephardic Hebrew Academy parking situation.

III. EXCLUDED CONSENT CALENDAR

A. Approval of Minutes

1. November 7, 1991

The Planning Manager requested that:

- a. The minutes should mention that staff pulled the staff report in addition to continuing the item; and
- b. On "Items From Commissioners", it should mention that Commissioner Clavan gave a report on the Environmental Design Subcommittee.

Commission Zaden requested that Item IV.A.1.b should read as follows: "Commissioner Zaden requested that the minutes reflect the concerns made by the Commissioners relative to the Transportation Department parking report presented by Toby Fox."

Action: To approve the minutes as amended.

Motion: Smith

Second: Crowe

Vote: All Ayes

Motion carried.

B. Resolutions

1. Resolution No. PC 91-04: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A COMPREHENSIVE DEVELOPMENT PLAN, DEVELOPMENT PERMIT 89-36, MINOR CONDITIONAL USE PERMIT 90-12, 90-13, 90-14, DEVELOPMENT AGREEMENT 89-01, FINAL ENVIRONMENTAL IMPACT REPORT CERTIFICATION, AND MITIGATION MONITORING PLAN FILED BY RALEIGH DEVELOPMENT TO CONSTRUCT AN OFFICE/RETAIL DEVELOPMENT AT 8580 SUNSET BOULEVARD."

Bill Edwards, West Hollywood, gave comments on the resolution.

This resolution was pulled because the Commissioners wanted to ask questions of staff and to correct the typographical errors. The following conditions were added: a) requiring tenants to meet the City's waste reduction and recycling program; b) any exhaust and venting for restaurant facilities shall be situated so that such exhaust is directed away from residential areas; c) the applicant shall, at its own cost and expense, procure and maintain policies of comprehensive public liability insurance to the amount of \$1,000,000.00

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

Abstain - Behr

Motion carried.

- B. Zoning Text Amendment 91-03 - Proposed amendments to Article IX (Zoning Ordinance) of the West Hollywood Municipal Code, to correct errors in the April 4, 1991 revision and to add supplementary policies regarding residential zone districts, commercial zone districts, property development standards, seismic safety, courtyard housing, height measurement, off-street parking and loading standards, signs, cultural heritage preservation, nonconforming buildings and uses, development permits, conditional use permits, development fees, applications and fees, hearings and appeals, and definitions.

Applicant: City of West Hollywood

Owner: City of West Hollywood

Location: Citywide

Recommended Action: Adopt draft Resolution No. PC 91-39, recommending to the City Council, adoption of amendments to Chapters 9200, 9300, 9400, 9500, 9600, and 9700 of Article IX of the West Hollywood Municipal Code (Zoning Ordinance).

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

Mike Meraz, West Hollywood, spoke on temporary parking lots.

Action: To close the public hearing.

Motion: Zaden Second: Behr

Vote: All Ayes Motion carried.

Action: To approve Resolution No. PC 91-39 with the following changes: garage sales permit are limited to 2 per calendar year per site with no fees; Section 38 should be revised to include the date (April 4, 1984) used by Rent Stabilization Department in determining rents on rent-controlled units when calculating inclusionary housing requirements; require 300 feet mailing radius or

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

- D. Conditional Use Permit 91-10, Vesting Tentative Tract Map 50939 - Request for approval to convert fifty (50) apartment units into condominium units.

Applicant: David Oved Architects

Owner: Elyahu Dromy

Location: 724 N. West Knoll Drive

Recommended Action: Approve Conditional Use Permit 91-10, subject to the findings and conditions contained within draft Resolution No. PC 91-57 and approve Vesting Tentative Tract Map 50939, subject to the findings and conditions contained within draft Resolution No. PC 91-58.

Bill Meeker presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke for the project:

David Oved, West Hollywood, architect
Yehuda Naftali, Los Angeles, developer

Lee Youkeles, West Hollywood, spoke against the project.

The following commented on the project:

Don Azars, West Hollywood
Doug Fine, West Hollywood

David Oved rebutted public testimony.

Action: To continue to the Planning Commission meeting of no later than January 16, 1992, and renotice property owners and tenants. Staff and the developer are to: develop a renovation management plan, provide tenants with detailed unit cost information, define "market rate," describe renovations, determine vacancy rate, develop detailed project plans for post renovation assistance offered to relocated tenants.

Motion: Smith Second: Zaden

Vote: All Ayes Motion carried.

- E. Demolition Permit 91-19, Development Permit 91-14 - Request for approval to demolish existing commercial structures and to permit the construction of a 14,500 square foot retail and commercial building.

Applicant: David Kermani

Owner: David Kermani

Location: 8222-8228 Sunset Boulevard

Recommended Action: Continue public hearing to until December 19, 1991.

- F. Demolition Permit 91-15, Development Permit 91-29, Conditional Use Permit 91-14, Tentative Tract Map 50912 - Request for approval to demolish a single-family dwelling and to construct five (5) condominium units.

Applicant: The SW Group

Owner: Louis Silver

Location: 1048 N. Curson Avenue

Recommended Action: Continue public hearing until December 5, 1991.

V. COMMISSION CONSIDERATION

- A. Review of proposed floor plan for Raleigh Development's office/retail development to be located at 8580 Sunset Boulevard.

Jennifer Davis presented the report.

Lou Angelikus (architect) and Deborah Rosenthal (applicant), answered questions of the Commissioners.

Jeanne Dobrin, West Hollywood, suggested a community meeting room instead of a theater.

Action: To accept staff recommendation about not providing a carriage lane.

Motion: Clavan Second: Richmond

Vote: Ayes - Clavan, Richmond

Noes - Behr, Crowe, Litz, Smith, Zaden

- B. Commissioner Richmond requested staff to check on pedestrian access/walkways at construction sites. He also suggested to the Zoning Ordinance Subcommittee to add language requiring neighborhood meetings for condo conversions.

VIII. ITEMS FROM STAFF - None

IX. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, December 5, 1991, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT