

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MARCH 2, 1989

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

I. STUDY SESSION

Prior to the regular meeting, the Planning Commission held the continuation (from February 16) of the study session on the Cultural Heritage Preservation Ordinance at 6:00 P.M. with members of the Historic Preservation Task Force.

II. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Richmond at 7:05 p.m.

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

B. Roll Call:

Commissioners Present: Richmond, Guarriello, Liebowitz-Neglia, Read, Siegel, Gene Smith, Steve Smith

Others Present: Howard Zelefsky, Planning Manager; Joyce Parker-Bozylinski, Associate Planner; Anne Browning, Associate Planner; John Jakupcak, Assistant Planner; David Amorena, Planning Technician; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

To pull Item IV.C.1, continue Items VI.B, VI.D and VI.E and approve the agenda.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

D. Posting of Agenda

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

III. ITEMS FROM CITIZENS - None

IV. CONSENT CALENDAR

A. Approval of Planning Commission Meeting Minutes

1. February 16, 1989

B. Approval of Resolutions

1. Resolution No. PC 89-12 - Denying Development Permit 88-09 to construct a 3-unit residential project on a vacant lot at 1256 Gardner Street.
2. Resolution No. PC 89-11 - Denying Parking In-lieu Fee 89-01 for \$20,000 at 8632 Melrose Avenue.
3. Resolution No. PC 89-06 - Approving Parcel Map 20359 for a 3-unit condominium building at 805 West Knoll Drive.

Action: To approve February 16, 1989 minutes and PC Resolution Nos. 89-12, 89-11 and 89-06.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

V. EXCLUDED CONSENT CALENDAR

A. Approval of landscaping plans on 1151 N. Fuller Avenue (DP-89).

Pulled by Commissioner Liebowitz-Neglia. She inquired whether the project will have to be redesigned and if so, what will that redesign entail.

Action: To approve with the changes recommended by staff subject to the issue of the north side coming back to the Planning Commission for a final vote.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

VI. PUBLIC HEARING

- A. Cultural Heritage Preservation Ordinance - To consider a recommendation to the City Council to adopt a Cultural Heritage Preservation Ordinance (continued from February 16, 1989).

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: To close the public hearing and begin discussion on the Ordinance.

There was no supplementary report although staff submitted a packet of letters received from citizens. Commissioner Richmond opened the continuation of the public hearing.

The following spoke regarding the Ordinance.

Dianna Greenfield, Los Angeles
Robert Lucinatelli, Los Angeles
Nick Kloman, West Hollywood
David Cameron, Santa Monica
Soheil Rabbani, West Hollywood
Al Zukor, West Hollywood
Gini Barrett, Sherman Oaks
David Behr, West Hollywood
Thomas Griffith, West Hollywood

Action: To have this hearing open once more and continue to the next regular Planning Commission meeting on March 16, 1989.

Motion: Siegel Second: Steve Smith

Vote: Ayes - Richmond, Guarriello, Read, Gene Smith, Steve Smith

Noes - Liebowitz-Neglia

Motion carried.

- B. Development Permit 88-56, Tentative Parcel Map 20524 - Request to construct a 4-unit condominium building (continued from February 16, 1989).

Applicant: Keith Resnick

Location: 828 Westbourne Drive

Recommended Action: Approve subject to findings and conditions contained in draft Resolution Nos. 89-04 and 89-05.

Action: To continue this item to April 13, 1989 meeting.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes

Motion carried.

- C. Development Permit 88-57, Demolition Permit 88-24, Parcel Map 20733, and Modification 89-01 - Request to demolish an existing duplex and construct a four-unit condominium building.

Applicant: Leo Chalupowicz

Location: 1280 N. Sweetzer Avenue

Recommended Action: Approve subject to findings and conditions contained in draft Resolution Nos. 89-07 and 89-08.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project.

Jose Iujvidin, West Hollywood
Gary Byrd, Los Angeles

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To approve with the following modifications: that both side elevations will be reviewed by staff to improve and provide more interesting appearance; that it be conditioned that if the tree is removed, the stairway must conform to code requirements on setbacks; to require that the tree be protected and watered during construction process; and on the condition that there are only two units as stated by the owner, and request staff to report back to the Planning Commission.

Motion: Siegel Second: Steve Smith

Vote: Ayes - Richmond, Guarriello, Read, Siegel,
Steve Smith

Noes - Liebowitz-Neglia, Gene Smith

Motion carried.

- D. Conditional Use Permit 89-01, Minor Conditional Use Permit 88-13, Development Permit 89-05, Demolition Permit 89-02 - Request to expand an existing 24-bed adult residential care facility to 106 beds. This includes the remodel of an existing apartment building and the construction of a new building.

Applicant: Cyla Trank and Marianna Slaten

Location: 1030 and 1034 Martel Avenue

Recommended Action: Open public hearing, take testimony and continue until April 13, 1989.

Joyce Parker-Bozylinski presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Crystal Russell, lawyer, Los Angeles
John Dolinsky, architect, West Hollywood
Mark Rennebohm, West Hollywood
Connie Axelrod, Redondo Beach

The following spoke against the project:

Saul Bernstein, West Hollywood

Dixie Eger, West Hollywood
M. Fogel, Los Angeles
Kimberly Baker, West Hollywood
Mike Radcliffe, West Hollywood
Kim Tongkun, West Hollywood
David Behr, West Hollywood
Ronald Berry, Los Angeles

Action: To have this hearing open and continue to the next regular Planning Commission meeting on April 13, 1989.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

- E. Development Permit 87-29, Tentative Tract 47453 - Request is to construct a 20-unit condominium project.

Applicant: Poly-Tech Construction

Location: 1037-52 N. Laurel Avenue

Recommended Action: Open public hearing, take testimony and continue until March 16, 1989.

Action: To continue to April 13, 1989.

Motion: Read Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

VII. COMMISSION CONSIDERATION

- A. James Shirey of the Housing & Economic Development Division presented a slide show on the proposed Streetscape Master Plan prepared by ROMA Design Group.

VIII. ITEMS FROM COMMISSIONERS

Commissioner Read brought up the issue of new projects that involve the demolition of existing units. He suggested imposing an in-lieu fee that covers not only the cost of replacing the demolished units, but also providing for collection of fees based on square footage of the new

structure so that there will be a combined replacement fee and the usual in-lieu fee that are required on projects where units are being demolished.

VIII. ITEMS FROM STAFF

- A. Staff handed out the draft Environmental Impact Report for the Rossmore Regency project.
- B. Staff informed the Commissioners that the Policy Subcommittee met and drafted a list of preliminary issues and will be meeting with the Director of Community Development next week. The subcommittee will report back to the entire Planning Commission on the results of the meeting.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on March 16, 1989 at the West Hollywood Park Auditorium.

Motion: Read Second: Steve Smith

Vote: All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT