

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JUNE 1, 1989

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

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Richmond at 7:10 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: Mark Winogron, Director; Debbie Potter, Housing and Economic Development Manager; Anne Browning and Joyce Parker, Associate Planners; John Jakupcak, Assistant Planner; Deborah Schnabel, Intern

C. Approval of Agenda:

To pull Items III.A.1 and III.A.2; include Resolution No. PC 89-29, and approve the agenda as amended. Resolution No. 89-29 involves a Certificate of Compliance where the Planning Commission has made a decision in an earlier meeting. Resolution 89-29 is prepared by the City Attorney memorializing that decision.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

- A. Resolution No. PC 89-16 - Denying Development Permit No. 89-03 requesting to convert a commercial building to mixed use at 450 N. Robertson Boulevard.

Pulled out by staff for clarification whether the Planning Commission was denying the height amendment as a General Plan modification, or the Development Permit (which include the issues of tandem parking and height), or both.

Planning Commission recommended denial of the General Plan modification and the Development Permit, both because it did not meet with the General Plan requirements for height and density and because of the parking issues.

Action: Approve Resolution No. PC 89-16.

Motion: Liebowitz-Neglia Second: Steve Smith

Vote: All Ayes

Motion carried.

- B. Resolution No. PC 89-23 - Approving Development Permit 89-23, Demolition Permit 88-09, and Variance 89-02, to demolish six commercial structures and construct two mixed use buildings at 9061 Nemo Street.

Pulled by Commissioner Liebowitz-Neglia. She requested that Section 5 also include the square footage specifically intended for residential and commercial uses. Commissioner Gene Smith requested that a parking management plan must be approved by the Community Development Director before the issuance of the Certificate of Occupancy and should be updated and reviewed periodically by the City. It should include shared parking of nonresidential spaces when not needed by the project, and eight spaces must be maintained at all times for the residential units. Commissioner Guarriello suggested that a covenant shall be recorded with the County Recorder which prevents the two lots from being sold separately and this covenant shall remain in place in perpetuity.

Action: To approve Resolution No. PC 89-23 as amended.

Motion: Guarriello Second: Siegel

Vote: All Ayes

Motion carried.

V. PUBLIC HEARING

- A. Development Permit 88-56 and Parcel Map 20524 - Request to construct 4-unit condominium (continued from May 18, 1989).

Applicant: Keith Resnick

Location: 828 Westbourne Drive

Recommended Action: Deny subject to findings and conditions in draft Resolution 89-25.

John Jakupcak presented the staff report.

Commissioner Richmond reopened the public hearing.

Ted Handel, Los Angeles, spoke on behalf of the owner.

David Behr, West Hollywood, commented on the resolutions.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried

Action: Deny Development Permit 88-56 and Parcel Map 20524 and approve Resolution 89-25.

Motion: Liebowitz-Neglia Second: Steve Smith

Vote: All Ayes

Motion carried

- B. General Plan Amendment 89-03 - changes to the format, content, and organization of the Housing Element of the General Plan as required by the State.

Recommended Action: Open the public hearing and continue to June 15, 1989.

Action: To open the public hearing and continue to June 15, 1989.

Motion: Steve Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

- C. Text Amendment 89-03 - An amendment to the zoning ordinance to add Chapter 9490, Affordable Housing, Public Open Space and Child Care Development Fee Program.

Recommended Action: Approve Resolution 89-28 recommending that the Council approve the amendment to the zoning ordinance.

Debbie Potter presented the staff report.

Paul Silvern of HRA, and Larry Greer of Greer & Associates, gave a presentation.

Commissioner Richmond opened the public hearing.

David Etezadi, West Hollywood, spoke against the project.

The following commented on the issue:

Thomas Crail, West Hollywood
Mark Lehman, West Hollywood
David Behr, West Hollywood

Action: To continue this hearing to June 15, 1989.

Motion: Steve Smith Second: Siegel

Vote: All Ayes

Motion carried.

- D. Text Amendment 89-02 - A proposal to increase the in-lieu fees and amend the zoning ordinance to change in-lieu fee policies.

Recommended Action: Approve Resolution 89-26 recommending an increase in in-lieu fees and Resolution 89-27 recommending an amendment to the zoning ordinance to change in-lieu fee policies.

Debbie Potter and Deborah Schnabel presented the staff report.

Commissioner Richmond opened the public hearing.

David Etezadi spoke for the project.

The following commented on the project:

Sal Guarriello, West Hollywood
Mark Lehman, West Hollywood
Patrick Wall, West Hollywood
David Behr, West Hollywood

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To continue the hearing to June 15, 1989.

Motion: Steve Smith Second: Gene Smith

Vote: All Ayes

Motion carried.

- E. Major Conditional Use Permit 89-04 - Request to permit the sale of off-site sale of beer and wine in a proposed mini-mart.

Applicant: Samaha Associates

Location: 901 N. Fairfax Avenue

Recommended Action: Deny subject to findings as stated in the staff report.

Joyce Parker-Bozylinski presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Demitri Samaha, Los Angeles
Beverly Mason, Los Angeles

The following spoke against the project:

Michael Kerze, Los Angeles
Julia Anne Donovan, Los Angeles

Action: To close the public hearing:

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

Action: To deny without prejudice, subject to findings
stated in the staff report, Major Conditional Use Permit
89-04.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

A. Resolution NO. 89-29

Ted Handel, West Hollywood, spoke against this issue.

Action: To approve Certificate of Compliance 89-29.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

B. West Knoll Triangle Construction Management Plan

Action: To continue this item to July 20, 1989.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

