

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JULY 20, 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 Siegel at 7:12.

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

B. Roll Call:

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

Commissioners Absent: Guarriello, Read

Others Present: Howard Zelefsky, Planning Manager; Anne Browning, Associate Planner; Tim Gawronski, Urban Planner; John Jakupcap, Assistant Planner; David Amorena, Planning Technician; Susan Matthews, Planning Intern; M. Gatanela, Secretary

C. Approval of Agenda:

Action: To combine Items VI.A and VI.B into one public hearing since they are contiguous lots.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To approve the agenda as modified.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

- B. Development Permit 89-10; Parcel Map #20928 - Request to construct a three-unit condominium project on a vacant parcel (continued from June 22, 1989).

Applicant: Sherman and Ball Architects

Location: 861 Westbourne Drive

Recommended Action: Approve Resolution 89-32 for Development Permit 89-10 and Resolution 89-33 for Parcel Map #20928.

Since IV.A and IV.B have been combined into one public hearing, John Jakupcak presented the staff report for both requests.

Bill Porkowitz, General Partner of Sherman and Ball Architects, spoke for the project.

The following commented on the project:

Ralph Feeley, West Hollywood
Eva Heifetz, West Hollywood
Dianne Farison, West Hollywood

Bill Porkowitz rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neliga Second: Richmond

Vote: All Ayes Motion carried.

Action: To approve Resolution 89-30 for Development Permit 89-09 and Resolution 89-32 for Development Permit 89-10, and Parcel Maps #20927 and #20928 with the following changes: that the drainage be connected directly into the storm drain; that only one electrical outlet be installed on the roof deck; that there should be reciprocal access agreement between the adjacent project; that the Cypress trees should be saved during construction phase and any dead trees should be replaced; and that there should be permeable surface near the Cypress trees.

Motion: Gene Smith Second: Steve Smith

Vote: All Ayes Motion carried.

- C. Major Conditional Use Permit 89-04 - Request to permit 450 square foot area within existing restaurant to be used for dancing (continued from May 18, 1989).

Applicant: Club Gregory/Barrymore's

Location: 8430 Sunset Boulevard

Recommended Action: Dismiss application.

Action: To dismiss the request for CUP 89-04.

Motion: Richmond Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

- D. Development Permit 87-58; Demolition Permit 87-24 - Request to remodel existing restaurant and add 35 foot high, 160 space parking garage. Restaurant use would be expanded to include a micro-brewery.

Applicant: Barney's Beanery

Location: 8447 Santa Monica Boulevard

Recommended Action: Continue to August 17, 1989, to allow time for staff to review addition to plans for brewery use.

Action: To continue to August 17, 1989.

Motion: Richmond Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

- E. Development Permit 89-09; Demolition Permit 89-03 - Request to demolish two existing single family houses and to construct a 45 foot high, 41 unit apartment building.

Applicant: Emil Gabbay

Location: 1428-30 Harper Avenue

Recommended Action: Approve subject to the findings and conditions in draft Resolution 89-47.

Tim Gawronski presented the staff report.

Commissioner Siegel opened the public hearing.

Craig Lawson of C.W. Cook, represented the applicant.

The following spoke for the project:

Ann Mullaney, West Hollywood
David Behr, West Hollywood

The following spoke against the project:

Thomas Jones, West Hollywood
Laura Ernst, West Hollywood
Stuart Kaplan, West Hollywood
Gerda Spiegler, West Hollywood
Steve Yoder, West Hollywood
Evelyn Kert, West Hollywood
Douglas Burns, West Hollywood
Bruce Westland, West Hollywood
Wendy Hewland, West Hollywood
Ruth Ford, West Hollywood

The following commented on the project:

Budd Kops, West Hollywood
Ed Mullaney, West Hollywood

Craig Lawson and Emil Gabbay, architect for the project,
rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To continue and reopen to a fully noticed
public hearing on September 21, 1989.

Motion: Steve Smith Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

IV. ITEMS FROM COMMISSIONERS - None

VII. ITEMS FROM STAFF

- A. Staff informed the Commission that the City Council upheld the Planning Commission decisions on the Martel and Brazil-up cases but overturned the decision on the project at 450 N. Robertson.

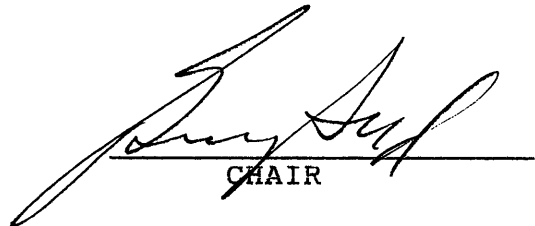
- B. Staff reminded the Commission about the Historic Preservation Ordinance which is upcoming.
- C. Staff informed the Commission about the State Planning Conference in San Jose.

IX. ADJOURNMENT

To adjourn until the next regular meeting of the Planning Commission on August 3, 1989.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.



CHAIR

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT