

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

AUGUST 17, 1989

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 Chairperson Siegel at 7:06 p.m.

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

B. Roll Call:

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

Commissioners Absent: Guarriello

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

C. Approval of Agenda:

Action: To move Item III.C and take it up under Commission Consideration.

Motion: Richmond 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.

II. ITEMS FROM CITIZENS - None

III. CONSENT CALENDAR

A. Approval of Minutes

1. July 13, 1989
2. July 20, 1989

B. Approval of Resolutions

1. Resolution No. 89-51 - Denying Development Permit 89-07, Variance 89-03 and Demolition Permit 89-07 at 8955 Beverly Boulevard and 8944-8948 Rosewood Avenue.

Action: To move Item III.C under Commission Consideration and approve the Consent Calendar as amended.

Motion: Richmond Second: Liebowitz-Neglia

Vote: All Ayes Motion carried.

IV. PUBLIC HEARING

- A. Development Permit 87-58 - Request to construct a 2,500 square foot addition to an existing restaurant, construct a 150 car parking garage, and add a brewery as an accessory use.

Applicant: Irwin Held (Barney's Beanery)

Location: 8447 Santa Monica Boulevard

Recommended Action: Adopt Resolution 89-53 approving Development Permit 87-58.

David Amorena presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Elizabeth Watson, attorney for the applicant  
Tom Bright, West Hollywood

The following spoke against the project:

Leon Lann, West Hollywood  
Larry, West Hollywood  
Helaine Young, West Hollywood

Scott Campbell, West Hollywood  
David Behr, West Hollywood  
Jeanne Dobrin, West Hollywood

Elizabeth Watson rebutted public testimony:

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To deny Development Permit 87-58 based on findings that the proposed arrangements are likely to lead to significant parking impact on the neighborhood; that the impact of the circulation on the neighborhood, both on Hacienda Place and Santa Monica is unacceptable.

Motion: Richmond Second: Steve Smith

Vote: Ayes: Richmond, Gene Smith, Steve Smith

Noes: Liebowitz-Neglia, Siegel, Read

Motion failed.

Action: To approve Development Permit 87-58 with the following additional conditions: that the height of the garage entrance be able to accommodate delivery trucks; that there will no loss of parking, and free employee parking be included in the garage and a 2-hour validated parking for restaurant patrons; that the hours be limited from 10:00 a.m. to 2:00 a.m., and 24-hours service will not be allowed; that there should be a waste management plan; that the opening of the driveway be closed as recommended by staff; that the applicant appoint a liaison with residents to handle complaints; that applicant work with staff to make design changes to accentuate the historic significance and for the design to be submitted to the Planning Commission prior to approval; that acoustical steel be installed on the windows; and that after three code violations, the City may hire a third party to monitor the site.

Motion: Liebowitz-Neglia Second: Read

Vote: Ayes - Liebowitz-Neglia, Read, Siegel

Noes - Richmond, Gene Smith, Steve Smith

Motion failed.

Action: To deny without prejudice.

Motion: Steve Smith Second: Richmond

Vote: Ayes - Liebowitz-Neglia, Richmond, Gene  
Smith, Steve Smith

Noes - Read, Siegel

Motion carried.

- B. Conditional Use Permit 89-16; Demolition Permit 89-09 -  
Request to demolish one single-family dwelling and  
construct a 12-unit, 3 story condominium project.

Applicant: Oakes and Associates

Location: 1433 N. Havenhurst Drive

Recommended Action: Adopt Resolution 8954 for Development  
Permit 89-16 and Demolition Permit 89-  
09.

Howard Zelefsky presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Mark Lehman, attorney representing the applicant  
Lee Oakes, architect of the applicant  
Michael Deasy, Sherman Oaks  
John G. B. Kay, Los Angeles  
F. J. Pratt, West Hollywood  
Rick Millikan, West Hollywood  
Charles Klug, West Hollywood  
Paul Thompson, West Hollywood  
Manny Greenberg, West Hollywood  
Richard Klug, West Hollywood

The following spoke against the project:

Mrs. Zeke Manners, West Hollywood  
Jeanne Dobrin, West Hollywood  
Rosemary Knollman, West Hollywood

The following commented on the project:

Barbara George, West Hollywood  
Stephen Henderson, West Hollywood

Action: To close the public hearing.

Motion: Gene Smith Second: Richmond

Vote: All Ayes Motion carried.

Action: To approve Conditional Use Permit 89-16 and Demolition Permit 89-09 with the condition that the guest parking should be situated outside of the secured garage. Should the guest parking be behind the secured garage, its entrance to the garage should be equipped with intercom/buzzer system to allow owners to buzz in their guests' cars to the parking area.

Motion: Steve Smith Second: Richmond

Vote: All Ayes Motion carried.

- C. Conditional Use Permit 89-13; Demolition Permit 89-08 - Request to demolish existing service station and construct new gas station and mini-mart.

Applicant: Chevron, USA

Location: 1107 La Cienega Boulevard

Recommended Action: Adopt Resolution 89-48 denying Conditional Use Permit 89-13.

John Jakupcak presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

John Torwick, La Habra, representing Chevron, USA  
David Reeves, La Habra, representing Chevron, USA

The following spoke against the project:

Tom Bright, West Hollywood  
David Behr, West Hollywood

Jeanne Dobrin, West Hollywood, commented on the project.

David Reeves rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To deny Conditional Use Permit 89-13 and  
Demolition Permit 89-08.

Motion: Liebowitz-Neglia Second: Richmond

Vote: All Ayes Motion carried.

- D. Development Permit 88-56; Tentative Tract Map 20524;  
Certificate of Compliance - Request to construct a four-  
unit condominium project on a vacant lot.

Applicant: Keith Resnick

Location: 828 Westbourne Drive

Recommended Action: Adopt Resolution 89-04 approving  
Development Permit 88-56 and  
Resolution 89-04 approving Tentative  
Tract Map 20524.

John Jakupcak presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Ted M. Handel, attorney, representing the applicant.

The following commented on the project:

Ralph Feeley, West Hollywood  
Bruce Traub, West Hollywood  
Henrietta Swirsky, West Hollywood

Ted Handel rebutted public testimony.

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To approve Development Permit 88-56, Tentative  
Tract Map 20524 and Certificate of Compliance.

Motion: Liebowitz-Neglia Second: Richmond

Vote: All Ayes Motion carried.

- E. Text Amendment 89-05 - Request to amend definition of "Residential Community Apartment House" in the West Hollywood Zoning Ordinance.

Applicant: City of West Hollywood

Location: City-wide

Recommended Action: Recommend approval of ordinance amending definition of "Residential Community Apartment House" to the City Council.

Action: To continue to September 8, 1989.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

#### V. COMMISSION CONSIDERATION

- A. Approval of language of Cultural Heritage Preservation Ordinance for forwarding to City Council.

Action: Amend the language to state that service cannot be counted for the property on the existing list starting two years prior to the adoption of the ordinance and an owner of a nominated property is not permitted to refinance the property.

Motion: Steve Smith Second: Siegel

Votes: Ayes - Read, Richmond, Siegel, Steve Smith

Noes - Liebowitz-Neglia, Gene Smith

Motion carried.

Action: Direct staff to clarify language in the draft ordinance for approval to be forwarded to the City Council.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

#### VI. ITEMS FROM COMMISSIONERS

- A. Commissioner Liebowitz-Neglia gave a short valedictory speech.

- B. Commissioner Siegel suggested that a Commissioner represent the Planning Commission when items the Planning Commission has discussed will be appealed before the City Council.
- C. Commissioner Siegel suggested that the Planning Commission maintain open communication with other Commissions and organizations within the City structure especially on policy issues.

VII. ITEMS FROM STAFF

- A. Staff talked about applicants who have been unwilling to hold their meetings on sites which are convenient to residents and what the Commission's inclination would be.
- B. Staff informed the Commission of revocation and modification of the Conditional Use Permit of Palette, which is taking place simultaneously.

VIII. ADJOURNMENT

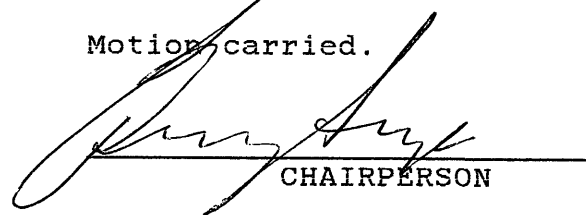
Action: To adjourn to the next regular meeting of the Planning Commission on September 7, 1989.

Motion: Richmond

Second: Gene Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT