

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

OCTOBER 5, 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 7:02 p.m.

A. Pledge: The Pledge of Allegiance was led by Commissioner Gene Smith.

B. Roll Call:

Commissioners Present: Litz, Read, Richmond, Siegel, Gene Smith, Steve Smith

Commissioner Absent: Guarriello

Others Present: Mark Winogron, Director; Anne Browning and Tim Gawronski, Associate Planners; Enid Cohn-Gary and John Ficke (Kleinfelder, Inc.); Ted Gostin, Kaku Assoc.; Dean Sherer, EIP Consultants; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: Pull out Item III.B from the Consent Calendar and continue items III.C, V.C and V.D to October 19, 1989, and to take up Item V.D as the first public hearing.

Motion: Richmond Second: Steve Smith

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

- A. Jeanne Dobrin, West Hollywood, spoke about concerns regarding 858 Doheny Drive.

III. CONSENT CALENDAR

- A. Approval of Minutes

1. September 7, 1989

Action: To approve Planning Commission Meeting minutes of September 7, 1989.

IV. EXCLUDED CONSENT CALENDAR

- A. Certification of Environmental Impact Report - Rossmoor Regency of West Hollywood

Staff explained that the Consultants have recommended that certification of the EIR be withheld and not certified in order to clarify and expand some of the mitigation measures that are in it.

Commissioner Read requested that a disclaimer be included to indicate the rates used on vehicle trips and growth rates in West Hollywood.

V. PUBLIC HEARING

- A. Development Permit 88-23; Demolition Permit 88-07; Minor Conditional Use Permit 88-03 - Request to demolish one single-family house and construct a six-story, 152-room congregate care facility for senior citizens (continued from September 7, 1989).

Applicant: Rossmoor Regency of West Hollywood

Location: 700 block of Doheny Drive between Keith and Harland Avenues

Recommended Action: Approve Development Permit 88-23, Demolition Permit 88-07 and Minor Conditional Use Permit 88-03 subject to staff recommended design changes.

Anne Browning presented the staff report.

Commissioner Siegel opened the public hearing.

The following spoke for the project:

Jeff Seymour, representing the applicant
Douglas Lowe, Los Angeles
Arthur Kassan, Culver City
Susan Atherton, West Hollywood
Victor Regnier, Los Angeles
Mary Gries, West Hollywood
Jon Pynoos, Beverly Hills
Phoebe Liebig, Los Angeles
John Fairbank, Beverly Hills

The following spoke against the project:

Ron Rosen, Beverly Hills
Stephen Martin, West Hollywood
Marjorie Simon, West Hollywood
Patricia Stander, West Hollywood
Ralph Feeley, West Hollywood
Budd Kops, West Hollywood
Annette Pyes, West Hollywood
Frank Leonard, West Hollywood
Lester Stein, West Hollywood
Richard Frankel, Beverly Hills
Frances Finkelstein, West Hollywood
Ken Savage, West Hollywood
Jeanne Dobrin, West Hollywood
David Behr, West Hollywood
David Finkelstein, West Hollywood
Richard Fahler, West Hollywood

The following commented on the project:

Audrey Arlington, representing Beverly Hills

Donn Morey rebutted public testimony.

Action: To close the public hearing.

Motion: Steve Smith Second: Richmond

Vote: All Ayes Motion carried

The Commissioners discussed this project comprehensively and made extensive changes.

Action: To approve Development Permit 88-23, Demolition Permit 88-07, and Minor Conditional Use Permit 88-03 with conditions specifying the height and density for the project: the height of the project shall be reduced to a

Commissioner Siegel opened the public hearing.

The following commented on the project:

Lester Hirsch, West Hollywood
Harriet Segal, West Hollywood
Hilton Eidelman, West Hollywood
Jamie Wolf, West Hollywood
Francis Booth, New York
Jeanne Dobrin, West Hollywood
Audrey Arlington, representing City of Beverly Hills

Enid Cohn-Gary of Kleinfelder, Inc. answered questions from the Commissioners.

Action: To close the public hearing but allow written comments for one week.

Motion: Steve Smith Second: Gene Smith

Vote: All Ayes Motion carried.

VI. COMMISSION CONSIDERATION

- A. Request for tandem parking for office use located at 606-608 Westmount.

Action: To accept staff recommendation for approval.

Motion: Richmond Second: Steve Smith

Vote: All Ayes Motion carried.

- B. Request for tandem parking for office use located at 7317 Romaine.

Action: To accept staff recommendation for approval.

Motion: Steve Smith Second: Litz

Vote: All Ayes Motion carried.

- C. Update regarding 825 Larrabee Street

Staff informed the Commissioners about the project that was previously presented to the Commission and was approved in concept. It involves building a second structure on a property that is currently in the inventory of historic properties but no change of use. Plans have not yet been submitted.

VII. ITEMS FROM COMMISSIONERS

None

VIII. ITEMS FROM STAFF

A. Staff reminded the Commission about the sub-committee meetings regarding the zoning ordinance.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on October 19, 1989, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Litz

Second: Steve Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT