

**MINUTES
CITY OF WEST HOLLYWOOD
PLANNING COMMISSION**

January 7, 1988

I. CALL TO ORDER

The regular meeting of the West Hollywood Planning Commission held on the above date in the West Hollywood Park Auditorium, 647 San Vicente Boulevard, Monica Blvd., West Hollywood, CA, was called to order at 7:00 p.m. by Commission Chair Jeff Richmond.

A. Pledge of Allegiance was led by Commissioner Steve Smith.

B. Roll Call:

Commissioners Present: Krause, Siegel, Richmond,
Lehman, Gene Smith,
Steve Smith

Commissioners Absent: Liebowitz-Neglia

Staff Present: Howard Zelefsky, Planning Manager;
Jeff Archuleta, Associate Planner;
Dina Tasini, Associate Planner,
Jeff Lambert, Assistant Planner,
Moonyeen Gatanela, Recording
Secretary

C. Approval of Agenda

Item V.B. continue to 1/21

Item V.C. continue to 2/4

Item V.E. final decision to be continued until
1/21

Item V.G. continue to 1/21

ACTION: Pull items III.B and III.C and approve
agenda as amended.

MOTION: Krause SECOND: Lehman

VOTE: All ayes

Motion Carried

D. Report of Posting of Agenda

The agenda was posted at three public locations:
City Hall, Sheriff's Station, and the San Vicente
Boulevard Library.

II. ITEMS FROM CITIZENS:

None

III. CONSENT CALENDAR

A. Landscape and Irrigation plans for Development
Permit 86-78 at 909 N. San Vicente Boulevard

ACTION: Approve

MOTION: Gene Smith SECOND: Lehman

ABSTAIN: Steve Smith

VOTE: All ayes

Motion Carried

IV. EXCLUDED CONSENT CALENDAR ITEMS

B. Approval of Resolutions

1.a. Resolution No. 87-56 - Denying Development
Permit 87-73 for the construction of a 6-unit
condominium building at 1006 Carol Drive.

b. Resolution No. 87-57 - Denying Tract Map
No. 45632 for the construction of a 6-unit
condominium building at 1006 Carol Drive.

ACTION: Approve with change to Finding A to
indicate that it is likely that the
General Plan will contain height
limits more restrictive than that
which would accomodate the project.

MOTION: Lehman SECOND: Gene Smith

ABSTAIN: Steve Smith

VOTE: All Ayes

Motion Carried

3. Resolution No. 87-59 - Granting Development Permit 87-51 and Demolition Permit 87-23 to allow the construction of a 42-unit apartment building at 1119-1131 N. La Cienega Blvd.

ACTION: To approve Resolution 87-59 and revise elevation plan.

MOTION: Lehman SECOND: Siegel

ABSTAIN: Steve Smith

VOTE: All Ayes

Motion Carried

- C. Demolition Permit 87-38 - Request to demolish an existing single-family dwelling which has been determined to be in substandard condition at 1201 N. Detroit Avenue

The following persons spoke in favor of this application:

- o Jack Ross, Los Angeles
- o Regina Ross, West Hollywood

ACTION: To approve DP 87-38 subject to the filing of a notice to be recorded against the property.

MOTION: Lehman SECOND: Siegel

ABSTAIN: Steve Smith

VOTE: All Ayes

Motion Carried

V. PUBLIC HEARING ITEMS

- A. Text Amendment - to allow the demolition of a structure under the Building Code (if considered to be a fire or safety hazard) without a demolition permit and without a need for the Planning Commission to review it. This would authorize the City Council to act as rehabilitation review board in these cases.

ACTION: Forward a recommendation for approval to the City Council with current in-lieu fee at time of development permit.

MOTION: Krause SECOND: Seigel

VOTE: All Ayes

Motion Carried

- B. Modification of conditions for Development Permit 86-76 at 8277-79 Santa Monica Blvd.

ACTION: Continue to January 21, 1988

MOTION: Siegel SECOND: Krause

VOTE: All ayes

Motion Carried

- C. Sign Modification No. 87-03 - request to permit a billboard which has a moving wheel as part of its overall design at 8585 Sunset Boulevard

ACTION: Continue to February 4, 1988

MOTION: Krause SECOND: Lehman

VOTE: All Ayes

Motion Carried

- D. Development Permit 87-84, Demolition Permit 87-31 Request to demolish one single-family dwelling and construct a three-unit condominium building at 824 Westmount Drive.

Staff Report: Jeff Archuleta

The following person spoke in favor of this application:

- o Lee Oaks, Architect (Representing Applicant)

The following persons spoke against this application:

- o Ralph Feeley, West Hollywood
- o Dianne Bracco, West Hollywood

The following person spoke neutral to this application:

- o G. Bruce Traub, West Hollywood
- o Jeanne Dobrin, West Hollywood

ACTION: Approve in accordance with the conditions recommended by staff, subject to findings and conditions in Resolution 88-01; with additional detail to be provided at ground level front facade in the area of the stairway (to the satisfaction of staff); that the openings at the rear of the parking structure be screened with vegetation; that a condition be added referring specifically to the 25-foot height limit; that "condominium building" be changed to "residential building"; that staff review and approve a rear elevation and that it be similar in quality and detail to the front elevation; that relocation fees be paid in accordance with the code.

MOTION: Krause SECOND: Lehman

VOTE: All ayes

Motion Carried

E. Development Permit 87-63, Demolition Permit 87-25
Request to demolish a residential duplex and
construct a residential triplex at 805 West Knoll
Drive.

ACTION: To continue to January 21, 1988 to allow
the applicant to redesign the project.

MOTION: Lehman SECOND: Gene Smith

VOTE: All Ayes

Motion Carried

VII. ITEMS FROM COMMISSIONERS:

- o Streamlining process to require fencing of vacant properties
- o Site -- Topographic Survey -- requesting applicants to provide photos from three directions
- o Notifying applicants of General Plan

VIII. ITEMS FROM STAFF

- o Announcing a social to celebrate adoption of General Plan
- o Introduced Moonyeen Gatenala, recording secretary.

IX. ADJOURNMENT

ACTION: To adjourn until the next regular meeting of the Planning Commission on January 19, 1988 at 7:00 -- City Council Chambers, 8615 Santa Monica Blvd.
Subject: Draft General Plan.

MOTION: Gene Smith SECOND: Mark Lehman

VOTE: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT