

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

February 4, 1988

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 7:20 P.M.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Howard Zelefsky.

B. Roll Call:

Commissioners Present: Krause, Lehman, Leibowitz-Neglia, Richmond, Seigel, Gene Smith, Steve Smith

Others Present: Howard Zelefsky, Manager; Dina Tasini, Associate Planner; Tim Gawronski, Assistant Planner

C. Approval of Agenda:

ACTION: To pull Consent Calendar item III.A.2 and approve the agenda.

Motion: Lehman Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

D. Report of Posting of Agenda:

This agenda was posted at both counters at City Hall, the window at City Hall, West Hollywood Library on San Vicente Boulevard and the Sheriff's Station.

II. ITEMS FROM CITIZENS - None

III. CONSENT CALENDAR

A. Approval of Resolutions:

1. Resolution No. PC 88-07 - Approving Conditional Use Permit 87-07 to allow a continuation of nonconforming use and substitution of similar use at 858 N. Doheny Drive.

Action: To approve as submitted.

Motion: Lehman Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

2. Resolution No. PC 88-04 - Approving Development Permit 88-7 to permit the facade remodel of an existing hotel and office building at 8400 Sunset Boulevard.

Action: To approve as submitted.

Motion: Lehman Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

- #### B. Approval of Resolution No. PC 87-55 and Revised Elevations for Development Permit 87-63 and Demolition Permit 87-25 for the demolition of two residential units and the construction of three new units at 805 West Knoll Drive.

Action: To approve as submitted.

Motion: Lehman Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

- #### A. Resolution No. PC 88-02, Resolution No. PC 88-03 - Approving Development Permit 86-135 and Tentative Tract 45781, respectively, for six condominium units at 959 Doheny Drive.

Pulled by Commissioner Leibowitz-Neglia because of a safety issue from a complaint from a citizen and for staff to look into dedication and any studies of the alley and to include information in final resolution.

Action: To approve with revised conditions.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

V. PUBLIC HEARING

A. Zoning Ordinance Amendment - Walls and Hedges

Amendment to modify the height requirements for walls, fences and hedges in residential front yards (continued from January 21, 1988).

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: To continue to February 18, 1988.

Action: To continue to February 18, 1988.

Motion: Gene Smith Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

B. Sign Modification 87-03.

Request to permit a rotating feature on an existing billboard.

Applicant: Patrick Media Group

Location: 8585 Sunset Boulevard

Recommended Action: Approve subject to findings and conditions contained in the draft resolution.

Dina Tasini presented the staff report and recommended that the Planning Commission approve the draft resolution.

Chairperson Richmond opened the public hearing.

The Planning Commissioners asked several questions regarding safety devices and chances of the sign falling off.

Mary Cervantes, representing the applicant, spoke for the project.

Jeanne Dobrin, 9000 Cynthia Street, spoke against the project.

Action: Approve subject to findings and conditions contained in the draft resolution and direct staff to add/change the finding section of the sign modification to clarify future cases.

Motion: Gene Smith Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

C. Development Permit 87-96, Demolition Permit 87-36.

Request to demolish an existing 59-room hotel and construct a 55,650 square foot commercial project consisting of retail, office and restaurant uses and subterranean parking for 297 cars.

Applicant: Ersa Grae Corporation

Location: 8775 Sunset Boulevard

Recommended Action: Approve subject to findings and conditions contained in the draft resolution.

Tim Gawronski presented the staff report and recommended approval subject to conditions contained in the draft resolution.

Chairperson Richmond opened the public hearing.

The following persons spoke in favor of the project:
Stanley Pieczura, 1230 N. Horn, West Hollywood
Tony Melia, 1022 Carol Drive, West Hollywood

The following persons spoke against the project:
Pat Boland, 8755 Shoreham Drive, West Hollywood
Rose Borne, 8787 Shoreham Drive, West Hollywood
Joy Ungar, 8787 Shoreham Drive, West Hollywood
Ira Stein, 8944 Dicks Street, West Hollywood

The following persons spoke neutral to the project:
Sibyl Zaden, West Hollywood
Eugene Komer, 8755 Shoreham Drive, West Hollywood
Budd Kops, 941 N. San Vicente Boulevard, W. Hollywood
David Weissfeld, 1230 N. Horn, #525, West Hollywood
Ruth Komer, 8755 Shoreham Drive, West Hollywood
Mary Honore, 8770 Shoreham Drive, #7, West Hollywood
Jeanne Dobrin, 9000 Cynthia Street, West Hollywood
Marianne Goodwin, 1230 N. Horn, #521, West Hollywood

Ali Ebrahimi, developer representing the applicant,
explained the project and rebutted public testimony.

Action: To approve the request in concept, incorporating
all conditions, viable solutions and adequate
traffic mitigation.

Motion: Lehman Second: Gene Smith

Vote: All Ayes

Motion carried.

D. Zoning Ordinance Text Amendment - Narrow Lots

Amendments to modify the requirements for accessory
buildings on narrow single-family lots.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Continue to February 18, 1988.

Action: To continue to February 18, 1988.

Motion: Leibowitz-Neglia Second: Seigel

Vote: All Ayes

Motion carried.

- E. Zoning Ordinance Amendment - Newsstands
Amendment to add standards for outdoor newsstands.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Continue to March 3, 1988

Action: To continue to March 3, 1988.

Motion: Leibowitz-Neglia Second: Lehman

VI. COMMISSION CONSIDERATION

- A. Amendment to the Planning Commission By-Laws regarding final decisions of the Commission.

Action: To approve amendment to the Planning Commission By-laws.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

- B. Discussion of determination of building heights.

Action: To continue to March 3, 1988.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

VI. ITEMS FROM COMMISSIONERS - None

VII. ITEMS FROM STAFF

- A. Report on Status of Zoning Ordinance Amendments

Howard Zelefsky requested that this item be postponed to March 31, 1988 to give staff time to research on this issue.

VIII. ADJOURNMENT

To adjourn until the next regular meeting of the Planning Commission on February 18, 1988 - West Hollywood Park Auditorium.

Motion: Leibowitz-Neglia

Second: Steve Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT