

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

FEBRUARY 18, 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 7:15 p.m.

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

B. Roll Call:

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

Commissioners Absent: Lehman, Siegel

Others Present: Mark Winogron, Director; Howard Zelefsky, Planning Manager; Jeff Archuleta, Assoc. Planner; Jeff Lambert, Asst. Planner; Mike Jenkins, City Attorney; Harden Carter, Consultant; Rhonda Sherman, Intern; M.F. Gatanela, Secretary.

C. Approval of Agenda:

Action: To pull Consent Calendar III.A, change the order of Public Hearing: Item B to come first and Item E to come second, and approve the agenda as amended.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

D. 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 Plummer Park.

II. ITEMS FROM CITIZENS

Budd Kops, West Hollywood talked about the CUP and their lack of enforcement. He cited the case of the Sports Connection and their blatant disregard of rules and the St. James's Club request for the waiver of handicap parking.

III. CONSENT CALENDAR

- A. Time Extension for Development Permit 86-114 - Request for a one-year time extension.

Applicant: Western International Media

Location: 8524 Sunset Boulevard

Recommended Action: Approve for one year.

- B. Amendment of Resolution No. 87-09 - Request to amend a previously adopted resolution for the purpose of correcting the site address.

Applicant: West Hollywood Joint Venture

Location: 645 Huntley Drive

Recommended Action: Approve as revised.

- C. Approval of Signage for the Sunset Tower

Applicant: St. James's Club

Location: 8358 Sunset Boulevard

Recommended Action: Approve as submitted.

Action: To approve Consent Calendar now listed as III.A, III.B and III.C.

Motion: Gene Smith Second: Leibowitz-Neglia

Vote: All Ayes Motion carried.

IV. EXCLUDED CONSENT CALENDAR

- A. Approval of Resolution No. PC 88-14 - Recommending approval of text amendments modifying demolition regulations to the City Council.

Pulled by Commissioner Leibowitz-Neglia as she was absent during the January 7, 1988 meeting and would like to exempt herself from voting.

Action: To approve Resolution No. PC 88-14.

Motion: Gene Smith Second: Krause

Votes: Ayes - Richmond, Krause, G. Smith, S. Smith
Abstain - Leibowitz-Neglia

Motion carried.

V. PUBLIC HEARING

- A. Modification of Conditions for Development Permit 86-76 (Cheers) - Hearing to consider the imposition of additional conditions to mitigate nuisance problems at the bar known as "Cheers".

Applicant: City of West Hollywood

Location: 8279 Santa Monica Boulevard

Recommended Action: Approve additional conditions as outlined in staff report.

After some discussion regarding public testimony, Commissioner Richmond opened the public hearing.

The following persons spoke in favor of the project:

Arlen Andelson, 825 N. San Vicente, West Hollywood
Barrett W. McInerney, 825 N. San Vicente, West Hollywood
Michael Horne, 1210 N. Sweetzer Ave., West Hollywood

The City Attorney spoke regarding ownership of Cheers and clarified contents of his memo to the Planning Commission and to Cheers Counsel. He reminded the Commissioners that there is nothing informal about the proceedings to suggest that it is improper. He answered questions from the Commissioners, and the Commissioners requested his assistance on various aspects of the case before they make any decisions.

The following persons spoke against the project:

Deborah Galer, 1801 Century Park East, Los Angeles
Bob Lucas, 3300 Laurel Canyon Dr., Los Angeles
Kostas Augeropoulos, 8276 W. Norton Ave., West Hollywood

Loni Cosby, 8268-1/2 Norton Avenue, West Hollywood
Pierce Reynolds, 8270 W. Norton Ave., #8, West Hollywood
John Whitaker, 8270 W. Norton Ave., #7, West Hollywood
George Heisserman, West Hollywood
Florence Delbarian, 8250 W. Norton Avenue, West Hollywood
David Behr, 8127 W. Norton, West Hollywood
Sally Ann Snow, 8276 W. Norton Ave., West Hollywood
Martin Berman, 1801 Century Park East, 9th Floor, L.A.
Jeanne Dobrin, 9000 Cynthia, West Hollywood
Terry Derrick, 849 Westmount, West Hollywood
Sofie Mastellos, 1227 N. Havenhurst Dr., West Hollywood

The following spoke about the project without taking sides.

Budd Kops, West Hollywood
Steve Michael, West Hollywood
Ira Stein, 8944 Dicks St., West Hollywood
Robert Davis, 7711 W. Norton, West Hollywood

Commissioner Leibowitz-Neglia said she would like to take a look again at the original plan the Commission approved and Commissioner Gene Smith suggested the services of an acoustical engineer on how the wall can be constructed to mitigate sound transmission.

Staff recommended that internal resources from the Building and Safety Division can be utilized, or with somebody within one of the City's existing contracts.
Action: To continue the public hearing to the next regular meeting on March 3, 1988.

Motion: Leibowitz-Neglia Second: Steve Smith
Vote: All Ayes Motion carried.

- B. Development Permit 88-05, Demolition Permit 88-01 -
Request to demolish an existing single-family dwelling and construct a two-unit apartment.

Applicant: George Karroum
Location: 7706 Fountain Avenue
Recommended Action: Approve subject to findings and conditions contained in the draft resolution.

Jeff Lambert presented the staff report and recommended approval subject to conditions contained in the draft resolution.

Commissioner Richmond opened the public hearing.

Ali Marquez, architect of the project, requested the in-lieu fee be paid in a period of 4 to 5 years.

Action: To close the public hearing and to approve pending revised resolution, showing revised elevation and redesign to reflect the Craftsman bungalow design structures in the area.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

C. Zoning Ordinance Amendment - Off-Site Parking

Amendment to modify the requirements for off-site parking.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Adopt a resolution to the City Council recommending approval of the amendments.

Harden Carter presented the staff report with recommendations and prepared resolution regarding the issues and potential solutions for off-site parking within the City.

Jeanne Dobrin, West Hollywood, spoke on this subject.

The Planning Commission had a lengthy discussion, asked questions to clarify specific issues and came up with recommendations for text changes to the original proposal.

Action: To approve, with suggested changes.

Motion: Krause Second: Gene Smith

Vote: All Ayes Motion carried.

D. Zoning Ordinance Amendment - Appeal Fees

Amendment to clarify the City policy on the waiver of appeal fees.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Adopt a resolution to the City Council recommending approval of the amendment.

Rhonda Sherman presented the staff report and recommended elimination of all waivers, but to exclude certain groups or individuals from appealing because of a financial burden.

Commissioner Richmond opened the public hearing.

The following people spoke against this amendment.

Ira Stein, 8944 Dicks Street, West Hollywood
Jeanne Dobrin, 9000 Cynthia, West Hollywood
G. Bruce Traub, 828 Huntley Drive, West Hollywood

Action: To close the public hearing.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To allow any group of 15 residents of West Hollywood (excluding the applicant), to appeal at the set price of \$100.00 or half the application fee, whichever is less. The total amount will be refunded to the group if they win the appeal, and winning the appeal constitutes a change on any or all of the request items.

Motion: Leibowitz-Neglia Second: Steve Smith

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

Noes - Krause

Motion carried.

E. Zoning Ordinance Amendment - Accessory Buildings on Small Lots

Amendment to modify development standards for accessory buildings on small residential lots.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Adopt a resolution to the City Council recommending approval of the amendment.

Jeff Archuleta presented the staff report and recommended an amendment that would allow accessory buildings to locate up to the property line as detached garages currently are on single-family or two-family lots that are less than 50 feet in width or less than 100 feet in depth.

Commissioner Richmond opened the public hearing.

Bill Blazak, 8908 Ashcroft Avenue, West Hollywood commented favorably on this issue.

Action: To close the public hearing.

Motion: Leibowitz-Neglia Second: Krause

Vote: All Ayes Motion carried.

Action: To approve the negative declaration.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

Action: To approve the ordinance as suggested by staff.

Motion: Krause Second: Gene Smith

Vote: All Ayes Motion carried.

F. Zoning Ordinance Amendment - Walls and Hedges

Amendments to modify the requirements for walls, fences and hedges in the front yard setback.

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Continue to March 31, 1988

Action: To continue this item to March 31, 1988

Motion: Gene Smith Second: Leibowitz-Neglia

Vote: All Ayes Motion carried.

VI. COMMISSION CONSIDERATION - None

VII. ITEMS FROM COMMISSIONERS - None

VIII. ITEMS FROM STAFF

For the information of the Commissioners, staff submitted a report in Impacts of City Regulations on Small Businesses.

Staff also reminded the Commissioners about the March 3rd Design Symposium at the Pacific Design Center.

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on March 3, 1988, at West Hollywood Park Auditorium.

Motion: Gene Smith

Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT