

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

March 31, 1988

I. CALL TO ORDER

The regular meeting of the Planning Commission, held at 8615 Santa Monica Boulevard, was called to order by Chairperson Richmond at 7:10 p.m.

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

B. Roll Call:

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

Others Present: Mark Winogron, Director; Howard Zelefsky, Planning Manager; Jeff Archuleta, Associate Planner; Tim Gawronski, Asst. Planner; Harden Carter, Consultant; Rhonda Sherman, Intern; Curtis Zacuto, Intern; M. Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Item III.A.2 and approve agenda as amended. (Items V.A and V.G continued to April 7, 1988).

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

D. Posting of Agenda:

The agenda as posted at: both counters at City Hall, the window at City Hall, West Hollywood Library on San Vicente Boulevard and Plummer Park.

Action: To continue to April 7, 1988.

Motion: Lehman Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

B. Development Permit 88-15, Demolition Permit 88-06

Request for permits to demolish a single-family dwelling and construct a new single-family dwelling at 815 Huntley Drive.

Curtis Zacuto presented the staff report.

Barney Villarreal, Sherman Oaks, spoke in favor of this project.

Donald Elmlad, West Hollywood, spoke against this project.

Michael L. Walch, West Hollywood, spoke neutral regarding this project.

Action: To approve the development permit with the proviso that before the permits could actually be issued, staff would approve redesign of facade and also approve a landscape plan to the project, including the planting of mature trees; but deny the demolition permit.

Motion: Lehman Second: Steve Smith

Vote: All Ayes

Motion carried.

C. Zoning Ordinance Amendment - Recycling - Amendment to establish standards for the siting and permitting of recycling facilities.

Rhonda Sherman presented the staff report.

Jeanne Dobrin spoke neutral to this application.

Action: To adopt a resolution to the City Council recommending approval of the amendment to include a directive that all locations selling the specific bottled goods that are in question have to have the appropriate signage directing them to the nearest facility.

Motion: Lehman Second: Siegel

Vote: All Ayes

Motion carried.

- D. Zoning Ordinance Amendment - Building Height Measurement - Amendment to modify the method of measuring building height.

Tim Gawronski presented the staff report.

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

Motion: Lehman Second: Siegel

Vote: All Ayes

Motion carried.

- E. Zoning Ordinance Amendment - Service Station Restrooms - Amendment to establish standards requiring restrooms in service stations.

Harden Carter presented the staff report.

Jeanne Dobrin, West Hollywood, spoke neutral to this application.

Action: To adopt a resolution recommending to the City Council approval of the amendment with the proviso that there be an amortization period of 5 years that requires gas stations that do not currently have restrooms to supply them and to permit Planning Commission to modify the standards in review of existing gas stations with the addition of a requirement that gas stations provide water and air hoses for use at no charge.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

- F. Zoning Ordinance Amendment - Walls and Fences - Amendment to modify the height requirements for walls and fences in residential front yards (continued from February 4, 1988).

Jeff Archuleta presented the staff report.

Jeanne Dobrin, West Hollywood, spoke neutral to this application.

Barry Brower, West Hollywood, spoke neutral to this application.

Action: To continue to May 5, 1988.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

- G. Zoning Ordinance Amendment - Temporary Use Definition - Amendment to establish a definition for temporary uses.

Action: To continue to April 7, 1988.

Motion: Liebowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION - None

VII. ITEMS FROM COMMISSIONERS

Commissioner Liebowitz-Neglia suggested a discussion of prosecution on the property at 815 Huntley. She also called attention to the starting time of construction on this resolution; suggested that the starting time be changes from 7:00 a.m. to 8:00 a.m., and also that no construction take place on Sundays and on city and national holidays. This would apply to all development permits as well. Commissioners asked staff to respond to questions on these issues and also what procedures could be used if there is a continuing problem with de facto demolitions.

The Director of Community Development pointed out that once the General Plan is adopted, a consistency Zoning Ordinance (a clean-up ordinance) would have to be put into effect immediately, which would include the construction starting times, etc.

Commissioners and staff discussed the demolitions and the problems of homes being "remodeled," the parking requirements of remodeled homes, etc.

Specific discussion was made regarding the demolition at 815 Huntley and the Commission directive as that prosecution be pursued in this case.

Discussion was made of facade changes to commercial buildings and the impact of these.

VIII. ITEMS FROM STAFF - None

IX. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on April 7, 1988, at 7:00 p.m., West Hollywood Park Auditorium, 647 San Vicente Boulevard.

Motion: Liebowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT