

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MAY 5, 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 7:12 p.m.

A. Pledge: The Pledge of Allegiance was led by Commissioner Leibowitz-Neglia.

B. Roll Call:

Commissioners Present: Richmond, Lehman, Leibowitz-Neglia, Seigel, G. Smith, S. Smith.

Others Present: Howard Zelefsky, Planning Manager; Dina Tasini, Associate Planner; Rhonda Sherman, Intern; Tom Sorrentino, City Engineer; M. Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Consent Calendar Items III.A.1 and approve the agenda.

Motion: Leibowitz-Neglia Second: Lehman

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, requested the Commissioners to come up with some kind of a resolution for enforce Conditional Use Permit. He specifically mentioned Ashkenazy projects which are being done without any prior approval like enclosure of an outdoor patio and construction of awning at the Bel Age Hotel.

III. EXCLUDED CONSENT CALENDAR

A. Approval of Resolution

1. Resolution No. PC 88-24 - Approving CUP 87-11, a request to upgrade an existing restaurant to a bar and entertainment facility at 8290 Santa Monica Boulevard (Palette).

Pulled by Commissioner Leibowitz-Neglia. She proposed some changes to the resolution.

Action: To approve with revised conditions.

Motion: Leibowitz-Neglia Section: Gene Smith

Vote: All Ayes

Motion carried.

IV. PUBLIC HEARING

- A. Development Permit 88-02 - Request to add approximately 4,000 square feet to the ground floor of an existing office building and redesign interior lobby and parking garage circulation (continued from April 7, 1988).

Applicant: Shearson Beverly Hills Medical Office Partners

Location: 9201 Sunset Boulevard

Recommended Action: Approve subject to findings and conditions contained in Draft Resolution No. 88-25.

Dina Tasini presented the staff report and stated that the applicant is proposing to add 4,077 square feet to an existing medical office building.

Commissioner Richmond opened the public hearing.

The following persons spoke in favor of the project.

Doug Harbaugh, 8650 Gulana Avenue, Los Angeles
Chris Cedargreen, Los Angeles

The following persons spoke against the project.

Toni Greene, 1151 Sunset Hills Road, Los Angeles
Larry Greene, 1151 Sunset Hills Road, Los Angeles
Lothar Muench, 1140 Sunset Vale Avenue, Los Angeles
Jules Kabat, Los Angeles
Jill Himonas, 1155 Sunset Hills Road, Los Angeles
Richard Bird, 1183 Sunset Hills Road, Los Angeles
Dan Markowitz, 9243 Doheny Road, West Hollywood
Irving Schoenfeld, 1135 Sunset Vale Avenue, Los Angeles
Thomas B. White, 1130 Sunset Vale Avenue, Los Angeles
Peter Grossman, 1148 Sierra Alta, Los Angeles
Joseph A. Watre, 9255 Doheny Road, West Hollywood
James Himonas, 1155 Sunset Hills Road, Los Angeles
Daniel Melnick, 1123 Sunset Hills Road, Los Angeles
George Korz, 1123 Sunset Vale, Los Angeles
Marvin Chanin, 1104 Sunset Vale, Los Angeles
Yardena Keren, 1328 Sierra Alta Way, Los Angeles
Sam Parsi, 1147 Sunset Hills Road, Los Angeles
Jeanne Dobrin, 9000 Cynthia, West Hollywood

Doug Harbaugh, representative of the applicant, rebutted public testimony and answered questions from the Commissioners.

Action: To close the public hearing.

Motion: Steve Smith Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To deny Development Permit 88-02.

Motion: Steve Smith Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

- B. Zoning Ordinance Amendment - Walls, Fences & Hedges
Text amendment to modify the height requirements for walls, fences and hedges in residential front yards (continued from March 31, 1988).

Applicant: City of West Hollywood
Location: All residential zones
Recommended Action: Continue to May 19, 1988.

C. Zoning Ordinance Amendment - Recycling

Text amendment to add design standards for recycling facilities (this item was first heard by the Commission on March 31, 1988).

Applicant: City of West Hollywood
Location: All commercial zones
Recommended Action: Adopt Resolution No. 88-21 recommending approval to the City Council.

Rhonda Sherman presented the staff report on text amendment to the Zoning Ordinance addressing the issues pertaining to siting and permitting of recycling facilities, including newspapers.

Commissioner Richmond opened and closed the public hearing.

Action: To approve Resolution 88-21 and recommend adoption to the City Council.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

D. Zoning Ordinance Amendment - Restaurant Parking

Text amendment to modify parking standards for restaurants and related uses.

Applicant: City of West Hollywood
Location: All commercial zones
Recommended Action: Continue to May 19, 1988.

Action: To continue V.B and V.D to May 19, 1988.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

V. COMMISSION CONSIDERATION

- A. Amendment to Planning Commission By-Laws to extend the term for Chairperson to two years.

Action: To amend the by-laws to allow the Chairman to hold office for more than one year. Planning Commission By-Laws should include language amendment ... "shall be elected annually. The Chairperson may serve more than two full consecutive terms..."

Motion: Lehman Second: Leibowitz-Neglia

Vote: All Ayes Motion carried.

- B. Request by Sports Connection for a modification to Condition Use Permit 86-03 to replace a rooftop recreation area with 38 additional parking spaces.

The Planning Manager recommended approval and explained that the staff report indicates modified definition of heights and that there will be no activity at the rooftop between 10:00 p.m. to 8:00 a.m.

Commissioner Richmond announced that this is not a public hearing, but requested representatives of Sports Connection to come forward and answer questions from the Commissioners. The representatives: Joe Loudermilk (13805 Moorpark St. #4), Phil Swain and Paul Case, (1900 S. Sepulveda Blvd.) spoke for the project.

Commissioners talked about strict controls and no change in intensity of use.

Paul Swain invited the Commissioners to inspect so the issues of light penetration, screening and barricades can be observed first-hand.

Action: On the next Commission meeting (May 19, 1988), Commissioners and the public are invited to meet at the lobby of the Sports Connection at 6:30 p.m. and discussion be continued in the agenda.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes Motion carried.

VI. ITEMS FROM COMMISSIONERS

Commissioner Lehman requested staff to look into the City of Los Angeles sewage ordinance and its effect on future approval of development projects. He also mentioned older, high-rise and more dense buildings, and whether they were built with sprinklers. He was concerned about this.

Commissioner Leibowitz-Neglia suggested a discussion on buildings that have exceeded the General Plan, in the event that a philosophical decision has to be made.

VII. ITEMS FROM STAFF

Staff suggested that as soon as the Commissioners receive their packets, they visit and look at the site thoroughly and ask questions from staff before the next Commission meeting to grasp a better understanding of the project.

VIII. ADJOURNMENT - To adjourn until the next regular meeting of the Planning Commission on May 19, 1988, at the Sports Connection lobby at 6:30 p.m. for a visit at the garage roof and will reconvene at West Hollywood Park Auditorium at 7:00 p.m.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT