

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

JUNE 2, 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 7:10 p.m.

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

B. Roll Call:

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

Others Present: Mark Winogron, Director; Howard Zelefsky, Planning Manager; Dina Tasinis, Associate Planner; Tim Gawronski, Assistant Planner; Moonyeen Gatanela, Secretary.

C. Approval of Agenda:

Action: To pull Consent Calendar Item 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.

E. Election of Chairperson and Vice Chairperson

Commissioner Richmond was elected as Chairperson and Commissioner Seigel as Vice Chairperson.

II. ITEMS FROM CITIZENS - None

III. CONSENT CALENDAR

- A. Approval of Minutes from April 21, 1988.
- B. Sign Program 88-31 - Request for approval of a sign program for a retail center located at 8448 Santa Monica Boulevard.
- C. Time Extension for Development Permit 86-88 - Request for a one-year time extension for Development Permit 86-88, a surface parking lot at 1026 Cory Avenue.

Action: To approve as submitted.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

- A. Resolution No. PC 88-28 - Approving the Sports Connection modification to use the northwest corner of the roof level of the parking structure for 38 additional parking spaces rather than for a rooftop recreation area.

Pulled out by Commissioner Lehman with the following conditions:

- a) Section 1.(d) should reflect that the Commission conferred on this issue for more than one night; to include May 19th (without the public hearing).
- b) Section 3.(f) should use the word "signage" instead of "sign". There should be more than one sign - one at the gate itself and one upstairs. The Director of the Department of Community Development should decide other place where the signs should be posted.

c) Screening should be opaque so that no lights are transmitted.

Action: To approve with revised conditions.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

V. PUBLIC HEARING

A. 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 June 16, 1988.

Action: To continue to regular meeting on June 16, 1988.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

B. Development Permit 88-14/Demolition Permit 88-05 - To demolish one single family dwelling and construct four apartment units.

Applicant: Darryl Robinson

Location: 908 N. Sierra Bonita

Recommended Action: Approve Development Permit 88-14 and Demolition Permit 88-05 as submitted, subject to the findings and conditions in draft Resolution No. 88-26.

Dina Tasini presented the staff report.

Commissioner Richmond opened the public hearing.

The following persons spoke in favor of the project:

Henry Chaikin (architect), 2000 Post St., San Francisco
Darryl Robinson, 908 N. Sierra Bonita, West Hollywood
Uzi Avnery, 2821 Angelo Drive, Los Angeles

Action: To close the public hearing.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

Action: To approve Development Permit 88-14 and
Demolition Permit 8805 as submitted, subject to revised
conditions.

Motion: Leibowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: Additional conditions to include: the road
shall be kept clear and passable during the grading and
construction phase of the project; the interior courtyard
shall be widened by two feet and shall be accomplished by
moving the rear building back two feet into the rear
yard; each dwelling unit shall be equipped with ultra-low
flush toilets and shower-heads; the City will take
measures to require compliance of all conditions. Any
expenses incurred by the City in this regard will be
reimbursed by the applicant.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

C. Conditional Use Permit 88-001

To allow the continued use of a nonconforming surface
parking lot.

Applicant: Trattoria Spago

Location: Southeast corner of Shoreham Drive
and Horn Avenue

Recommended Action: Approve Conditional Use Permit 88-001 for a period of one year, subject to the conditions in Draft Resolution 88-27.

Tim Gawronski presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Michael Tharp (ETI, Inc.), 14148 Magnolia, Sherman Oaks
Sgt. Christopher Walker, Sheriff's Department
Garry Shay, Transportation Commission Designee
Tom Kaplan, 1114 Horn Avenue, West Hollywood

The following persons spoke against the project:

Sibyl Zaden, West Hollywood
Stephen Sacks, 1230 N. Horn Avenue, West Hollywood
Richard Maggio, 1147 Horn Avenue, West Hollywood
Rosa Torchinsky, 8780 Shoreham Drive, West Hollywood
Stan Wojno, 8780 Shoreham Drive, #304, West Hollywood
Sam Guardino, Shoreham Drive, West Hollywood
Marvin Rinnig, 1211 Horn Avenue, West Hollywood
David Sher, 1137 Horn Avenue, West Hollywood
Richard LeBell, 8787 Shoreham Drive, West Hollywood
Kathrine Baumann, 8787 Shore Drive #102, West Hollywood
Eric L. Fischer, 8787 Shoreham Drive #305, W. Hollywood
Eileen Weinstock, Horn Avenue, West Hollywood
Kathleen Sonnert, 1230 N. Horn Ave., #300, W. Hollywood
Joy Ungar, 8787 Shoreham Dr., West Hollywood
Budd Kops, 941 N. San Vicente Blvd., West Hollywood
Patricia Boland, 8755 Shoreham Drive, West Hollywood
Ruth Watz, 1207 Horn Avenue, West Hollywood
Bonnie Lee Brown, 1207 Horn Avenue, #1, West Hollywood
Jeanne Dobrin, 9000 Cynthia, West Hollywood
Leon Torchinsky, 8780 Shoreham Drive, West Hollywood

Others who spoke neutral regarding the project:

David Weissfeld, 1230 N. Horn Avenue, West Hollywood
Dick Rosengarten, 8535 West Knoll #212, W. Hollywood

Arlen Andelson, Attorney for Spago, rebutted public testimony and answered questions from Commissioners.

Commissioners also asked staff questions regarding several concerns and issues.

Action: To close the public hearing.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

Action: To continue the item for two weeks with instructions to staff to come back with a report and a resolution basically consisting of the discussion. (To propose a short term (or long term) solution which would widen the street so that there could be 12 parking spaces to the restaurant driveway and that the restaurant parking lot be re-stripped according to staff recommendation and with the turn around marked with stripes immediately and turf block afterwards. Widening of the drive curb cut and construction of the barricade should be immediate. There should be signage along Horn Drive indicating "no drop off of passengers" or "no stopping" along Horn).

Motion: Gene Smith Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

To discuss a modification to Development Permit 86-118 to permit payment of the \$20,000.00 in-lieu fee for one required parking space.

Staff explained the request and recommended approval.

Action: To approve the request as recommended.

Motion: Leibowitz-Neglia Second: Lehman

Vote: All Ayes

Motion carried.

VII. TRANSMITTAL FROM TRANSPORTATION COMMISSION - Memo on impact of City regulations on small businesses.

Transmitted for the information of the Commissioners.

VIII. ITEMS FROM COMMISSIONERS

Commissioner Leibowitz-Neglia inquired whether as a city with a General Plan, is City of West Hollywood permitted by law to form property assessment districts.

Commissioner Richmond announced that he will be on vacation on won't be able to attend the next Commission meeting.

Commissioner Lehman talked on the issue of the exit to Tower Records. He wants clarification and is requesting a report on the next meeting.

IX. ITEMS FROM STAFF - None

X. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on June 16, 1988.

Motion: Gene Smith Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT