

MINUTES

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

NOVEMBER 3, 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 7:05 p.m.

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

B. Roll Call:

Commissioners Present: Richmond, Guarriello, Liebowitz-Neglia, Read, Siegel, Gene Smith

Commissioner Absent: Steve Smith

Others Present: Howard Zelefsky, Planning Manager; Dina Tasini, Associate Planner; Jeff Archuleta, Associate Planner; David Amorena, Planning Technician; John Jakupcak, Asst. Planner; Moonyeen Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Items IV.B.1 and 2, and Item IV.C, and approve the agenda.

Motion: Gene Smith Second: Liebowitz-Neglia

D. Posting of Agenda

This agenda was posted at City Hall, Community Development counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

## II. ITEMS FROM CITIZENS

Budd Kops, West Hollywood, talked about the lack of enforcement of code violations and CUPs on several hotels in West Hollywood.

Jeanne Dobrin, West Hollywood, talked about preferential permit parking.

## III. SPECIAL PRESENTATION/DISCUSSION

Barbara Sullivan, Principal Air Quality Planner for Southern California Association of Governments (SCAG) gave a short presentation on the draft plans for transportation, land use, energy conservation measures, growth, and air quality management.

## IV. CONSENT CALENDAR

### A. Approval of Planning Commission Meeting Minutes:

1. September 1, 1988

### B. Approval of Resolution

Resolution No. PC 88-40 - Denying an appeal and upholding the decision of the Director of Community Development denying a request to subdivide a commercial space at 8912 Sunset Boulevard.

Action: To approve as amended.

Motion: Liebowitz-Neglia                      Second: Gene Smith

Vote: All Ayes

Motion carried.

## V. EXCLUDED CONSENT CALENDAR

### A. Approval of Resolutions

1. Resolution Nos. 88-34 and 88-35 - Approving Development Permit 87-89, Demolition Permit 88-35 and Tentative Tract 45894 for the demolition of a single-family dwelling and construction of a five-unit condominium building at 1151 N. Fuller Avenue.

Pulled by Commissioner Guarriello. She suggested the resolution should include no construction activity shall be permitted on Sundays.

Action: To approve the resolution as amended.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

2. Resolution No. PC 88-39 - Approving Development Permit 88-31 and Demolition Permit 88-10 for the demolition of a single-family dwelling and construction of a nine-unit residential building located at 8565 West Knoll Drive.

Pulled by Commissioner Liebowitz-Neglia because the redesign does not answer what has been asked by the Commissioners. Additionally, the resolutions referred to the exhibit and no exhibit was submitted.

Action: To pull the item and let the architect and developer work with staff to come up with the resolution and redesign that can be approved and come back first meeting in December, 1988, under Items From Commissioners.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

3. Time Extension for Development Permit 87-32, Demolition Permit 87-13 and Tentative Tract 45798 - Request for a one-year time extension to demolish two single-family dwelling units and construct a seven-unit condominium project at 9037-41 Keith Avenue.

Pulled by Commissioner Liebowitz-Neglia. She requested that the resolution include a change in the time of construction. The resolution must show 8:00 a.m. instead of 7:00 a.m.

Action: To approve the resolution as amended.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

## VI. PUBLIC HEARING

- A. Minor Conditional Use Permit 88-02, Parking Use Permit 88-02 - Request to add outdoor dining to an existing restaurant, expand the area of sale of alcoholic beverages for on-site consumption, and permit the use of 33 off-site parking spaces (continued from October 13, 1988).

Applicant: Peter Morton/Morton's Restaurant

Location: 8800 Melrose Avenue  
5105 N. Robertson Boulevard

Recommended Action: Deny the request.

David Amorena presented the staff report.

Commissioner Richmond opened the public hearing.

Jeff Seymour, representing the applicant, spoke for the project.

The following persons spoke against the project:

Jeff Yarbrough, 8823 Rangely Avenue, West Hollywood  
Irv Gershenz, 8808 Melrose Avenue, West Hollywood  
Midge Barnett, 8833 Rangely Avenue, West Hollywood  
Rosemary Warren, 8808 Melrose Avenue, West Hollywood  
Arthur Trudeau, 8851 Rosewood Avenue, West Hollywood  
Ruth Summers, 8742-A Melrose Avenue, West Hollywood  
Joyce Hundal, 9002 Rangely Avenue, West Hollywood  
Jeanne Dobrin, 9000 Cynthia, West Hollywood

Jeff Seymour rebutted public testimony.

Action: To close the public hearing.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To deny the request with additional provisos that letters be drafted to both Morton's and the owner of the property at 8819 Rangely Avenue, and also a letter/memo to the Sheriff's Department. Also to investigate the legality of the fence that has been constructed and request staff as to what code enforcement proceedings could be done against the restaurant owners.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

- B. Development Permit 88-09 - Request to construct a three-unit residential building on a vacant lot (continued from October 20, 1988).

Applicant: Nahum Sahar

Location: 1256 N. Gardner Street

Recommended Action: Approve subject to findings and conditions contained in draft resolution no. 88-44.

Action: To continue to December 1, 1988.

Motion: Liebowitz-Neglia Second: Guarriello

Vote: All Ayes

Motion carried.

- C. Development Permit 88-24, Demolition Permit 88-08 - Request to demolish an existing single-family dwelling and construct a duplex.

Applicant: Lawrence & Norma Reich, Fred Halper, Leonard Harper

Location: 8558 Rugby Drive

Recommended Action: Continue to November 17, 1988.

Action: To continue to November 17, 1988, as recommended.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

D. Development Permit 88-39 - Request to construct a six-unit condominium building on a vacant lot and tentative tract map 46734.

Applicant: M & E Development

Location: 963 Larrabee

Recommended Action: Approve subject to findings and conditions contained in draft resolution nos. 88-42 and 88-43.

John Jakupcak presented the staff report.

Commissioner Richmond opened the public hearing.

Alan Boivin, architect of the project, explained some drawings and answered some questions from the Commissioners.

Ben Efraim, developer, also spoke regarding the project.

Action: To close the public hearing.

Motion: Gene Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

Action: To approve in concept, with final resolution coming back to the Planning Commission with revised/ additional conditions.

Motion: Gene Smith Second: Siegel

Vote: All Ayes

Motion carried.

## VII. COMMISSION CONSIDERATION

A. Demolition Permit 88-18 - Request to demolish a single-family dwelling at 512 Norwich Street so that a new single-family dwelling, approved under Development Permit 88-51, may be built.

Recommended Action: Approve the request.

David Amorena presented a staff report.

Commissioner Richmond explained that although this was not a public hearing, he was inviting anyone who wanted to speak on the topic.

Jaime Cantu, owner of the property, spoke regarding the project.

Action: To approve the request.

Motion: Liebowitz-Neglia Second: Siegel

Vote: All Ayes

Motion carried.

- B. Discussion and consideration of recommendation for a development moratorium on West Knoll Drive north of Santa Monica Boulevard.

Staff explained that if this recommendation is approved, it will be part of the agenda for City Council's consideration and that Council will have to hold the public hearing.

Commissioner Liebowitz-Neglia commented that this is only a temporary mitigation ordinance and not a moratorium on building and development. It is only to stop development happening all at once.

Action: To request staff to prepare a staff report to the City Council to include a temporary mitigation ordinance on West Knoll Drive north of Santa Monica Boulevard (to include Westbourne and Westmount), in order to assess the impact of increased traffic and the increased commercial intrusion caused by developments approved in the area; assess the impact of some controlled activity the Commission is undertaking like nightclubs, and see whether or not the permit parking might be effective; allow completion and full development of the large commercial site with some time for relief before another development takes place in the area; assess the effect of fire and safety in the area because there have been some concerns expressed by the residents; open space cannot be fully assessed until all developments have taken place. Single-family residences are exempted and time period will be for one year.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

C. Discussion on 8565 West Knoll Drive.

Commissioners were concerned about the design. They requested that a new design should be brought back with a revised resolution. They also suggested that language be added about the issuance of a bond should there be violations of the terms of the conditions related to construction activity. Also that a monitor be appointed to supervise construction and to be paid out of this posted bond.

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Siegel suggested that it might be useful for the new Sheriff, the Planning Commissioners and staff to get together and talk about the problems on enforcement to see if they could come up with some recommendations that might work. He feels that putting up restrictions without any follow-up enforcement is a waste of time. Staff was requested to set up the appointment.
- B. Commissioner Gene Smith requested staff to develop cost construction guidelines. Staff explained that the City has guidelines for Building and Safety uses which are typically higher and more strict than the estimates that an architect or builder puts on the permits. Building and Safety officials actually change the costs depending on what they see which is much more detailed. Staff volunteered to give the Commissioners a copy of the cost standards of Building and Safety.
- C. Commissioner Guarriello inquired about increase in in-lieu fees. Staff informed the Commissioners that it will be incorporated in the next 90-work program.

IX. ITEMS FROM STAFF

- A. Status of Safeway/Von's store. The Von's representative said that: the loading dock area will be steam-cleaned once a week; the run-off into the street will be cleaned weekly by service rather than drained into the street; the trailer in the loading dock will not remain but will be left only until it is unloaded and the truck picks it up later; and a guard will be employed to monitor the parking lot and loading area.

