

MINUTES OF THE
PLANNING COMMISSION

January 8, 1987

City of West Hollywood

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date at West Hollywood Park, was called to order by Chairperson Fulton at 7:15 p.m.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present: Richmond, Fulton, Weinberger, Siegel

Commissioners Absent: McAlear

Others Present: Mark Winogron, Director
Howard Zelefsky, Manager
Jeff Lambert, Technician

C. Approval of Agenda:

ACTION: to hear testimony on Development Permit 86-100 before the public hearing for Development Permit 86-91 and approve the Agenda.

VOTE: All Ayes
Motion Carried.

II. ITEMS FROM CITIZENS

- o Kamyar Lashgari, 1254 1/2 N. Citrus, W.H., 90038, suggested that all projects which have been submitted for initial review by the Planning Division should be exempt from any new design/density standards.

III. PUBLIC HEARINGS

- A. Minor Conditional Use Permit 86-08 (Appeal) - Continued from December 4, 1986.

staff to facilitate a meeting with the applicant and the neighbors to resolve the issue of the views.

ACTION: to continue DP 86-86 to February 5, 1987 and direct staff to facilitate a meeting with the applicant and the neighbors.

MOTION: Weinberger SECOND: Richmond
VOTE: All Ayes
Motion Carried.

C. Development Permit 86-100 - request to construct an 18-unit apartment building at 800-806 Westbourne, 8615 Sherwood.

1. Howard Zelefsky presented the staff report.
2. Applicant - Joe Shapira, 546 N. La Cienega, presented the project to the Commission.
3. Public Testimony in opposition to this project. The following seven (7) persons spoke in opposition to this application:
 - o Ralph Feely, 812 Westbourne Drive, presented the following concerns:
 1. the neighborhood group was not notified;
 2. staff report was not on file until January 6, 1987
 3. the neighborhood meeting was not held in the neighborhood;
 4. the project doesn't conform to the neighborhood character;
 5. letters of opposition were not distributed to the Planning Commission; and
 6. the single-family homes should not be lost.
 - o Donald Phelps, 929 1/2 Westmount Drive, 90069
 - o John Stout, 727 Westbourne Dr. #216, 90069
 - o G. Bruce Traub, 828 Huntley, 90069
 - o Ethel Shapiro, 328 Westbourne, 90048
 - o Shirley Ann Bertram Crowell, 812 Westbourne, 90069, reported that the subterranean garage may interfere with the high water table in the area.
 - o Jeanne Dobrin, 9000 Cynthia

4. Applicant Rebuttal - Joe Shapiro noted that this project has sufficient parking and landscaping and a soil survey has been done.

Discussion by Commissioners:

After a lengthy discussion the Planning Commission directed staff to return with the following:

1. a verification of the height of buildings on the street;
2. a hydrology report and study of the water table with recommendations for action and alternatives; and
3. an analysis of the trips generated by this building.

The Commission also directed staff to work with the developer to improve the building envelope and reduce the density of the project.

ACTION: to continue DP 86-100 to allow a redesign of the building envelope, a reduction in the number of unit, and a rescheduled neighborhood meeting to February 19, 1987.

MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried.

Public Comment

Jean Weinberger, 568 Westbourne, asked that the City not allow the development of the corner of San Vicente and Beverly Boulevard into a 500 room luxury hotel.

- D. Development Permit 86-91 - A request to construct a 16-unit apartment building on Gardner Street.
 1. Howard Zelefsky presented the staff report.
 2. Applicant - Jerry Sherman, 1001 Broadway, presented the project to the Commission.

3. Public Testimony:

The Chairperson read a prepared statement from Elsie Cripe, 7555 Willoughby, 90046, in opposition to this project due to insufficient parking conditions in this neighborhood.

Discussion by Commissioners:

A lengthy discussion regarding the density and design of this project ensued. The Draft Land Use Element of the General Plan has designated this area at 35 units per acre and the Planning Commission has the obligation to take this into consideration.

ACTION: to close the public hearing on DP 86-91.
MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes

ACTION: to approve Negative Declaration for D.P. 86-91
MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried.

ACTION: to approve Resolution (PC) 86-34 as amended
MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried.

E. Development Permit 86-78 - Request to construct an 8-unit apartment building at 909 N. San Vicente Boulevard.

1. Jeff Lambert presented the staff report.

2. Applicant - Jonathan Bait-Monsuour, 4464 Hazelton Avenue, Sherman Oaks, presented the project to the Commission.

3. Public Testimony:

o David Behr, 8127 W. Norton, 90046, expressed concerns against tandem parking.

o Jeanne Dobrin, 9000 Cynthia, seconded the previous concerns.

4. Applicant Rebuttal: the applicant suggested that this project has sufficient parking and the layout of the parking level is practical.

Discussion by Commissioners:

The Commission discussed the inadequacy of the present parking situation and suggested a reduction in the number of units to allow sufficient parking for this site.

ACTION: to continue DP 86-78 to the February 5, 1987 Planning Commission meeting to allow the applicant to redesign the project.

MOTION: Weinberger SECOND: Richmond
VOTE: All Ayes
Motion Carried.

F. Development Permit 86-111, Demolition Permit 86-110 - request to demolish a single-family dwelling and develop the site into a surface parking lot.

1. Jeff Lambert presented the staff report.
2. Applicant - Andrea MacKenzie, 1762 N. Stanley Avenue presented background information of this project and asked to be exempted from the required in-lieu fee.
3. Public Comment:
 - o David Behr, 8127 W. Norton and Jeanne Dobrin, 9000 Cynthia, requested that this parking site be cross-covenanted with the adjacent mixed-use building.

The applicant requested an explanation of the suggested lot tie-in and staff explained. The Commission asked the applicant to contact the Rent Stabilization Department regarding the in-lieu fee. The Planning Commission cannot waive this fee. The Commission stipulated that these parking spaces cannot be leased to fulfill required commercial parking. These spaces should be limited to residential use between 7:00 p.m. and 7:00 a.m.

ACTION: to approve DP 86-111 and Demolition Permit 86-110 as amended.

MOTION: Weinberger SECOND: Siegel
VOTE: All Ayes
Motion Carried.

IV. COMMISSION CONSIDERATION

A. Minutes of December 18, 1986

ACTION: to approve as submitted.

B. Variance Renewal Analysis:

The Commission accepted public testimony from Ethel Shapiro, Jeanne Dobrin, and David Behr: entered into some limited discussion; and continued this item to January 29, 1987.

V. ITEMS FROM STAFF

None.

VI. ITEMS FROM CITIZENS

None.

VII. ADJOURNMENT

ACTION: TO ADJOURN AT 12:35 a.m. to the next regular meeting of the Planning Commission.

MOTION: Siegel SECOND: Weinberger

VOTE: All Ayes

Motion Carried.