

MINUTES OF THE
PLANNING COMMISSION

February 5, 1987
City of West Hollywood

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date at the City Hall Council Chambers, was called to order by Chairperson Fulton at 7:00 p.m.

A. Pledge of Allegiance:

The pledge of Allegiance was led by Commissioner Siegel.

B. Roll Call:

Commissioners Present: Richmond, Fulton, Weinberger, Siegel

Commissioners Absent: None

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

Commissioners to be sworn
in February 17, 1987:
Smith, Liebowitz-Neglia
Krause

C. Approval of Agenda:

The Commission reviewed and clarified the Agenda items and continued Public Hearing items C,D,F, and H as recommended by staff.

II. ITEMS FROM CITIZENS

- o Jeanne Dobrin, 9000 Cynthia, 90069, reported continued flashing signs and requested these signs be addressed.
- o Ron Shipton, 8718 Rosewood, asked for clarification of the reason for continuing Item III.E.

III. PUBLIC HEARINGS

- A. Minor Conditional Use Permit No. 86-08 (APPEAL) - a request to allow office and meeting space within an existing church building for use by non-profit community organizations at 1296 Fairfax Avenue(continued from January 8, 1987).

1. Howard Zelefsky presented the staff report.

The Commission asked Pastor Mariam Stump to present an update of the church's efforts to obtain additional parking. Alan Seltzer, attorney for the United Methodist Church, responded and asked permission to allow Snow Hume, 8440 Fountain Avenue, time to present a parking proposal.

Mr. Hume presented a proposal for 22 additional parking spaces on the church property and distributed a map showing the location of these spaces to the Planning Commission.

Commissioners expressed their disappointment with St. Ambros Church and its unwillingness to work out the details of a shared-parking arrangement.

ACTION: To uphold the decision of the director of Community Development and deny the appeal to minor conditional use permit No. 86-08.

MOTION: Weinberger

SECOND: Siegel

VOTE:

Ayes: Richmond,
Weinberger

Nays: Fulton, Siegel

Motion Carried:

- B. Development Permit NO. 86-86 -- a request to construct a 17-unit apartment project at 1115 Larrabee Street (continued from January 8, 1987)

1. Howard Zelefsky presented the staff report.

The Commission requested testimony from the applicant and Mr. Kalmer regarding the lofts and both agreed that both lofts in question were to be removed.

ACTION: To adopt the negative declaration for D.P.86-86

MOTION: Siegel

SECOND: Weinberger

VOTE

All Ayes

ACTION: To approve D.P. 86-86 and adopt Resolution 86-31.

MOTION: Siegel

SECOND: Weinberger

VOTE:

All ayes

Motion Carried

E. Extension of Variance 747(3) and Conditional Use Permit No. 1877-(3) - a request to allow the continued use of a private school with tandem parking at 310 N. Huntley Drive.

1. Howard Zelefsky presented the staff report.
2. Applicant - Arlen Andelson, 825 N. San Vicente, attorney for the applicant, requested that the required 20-year lease requirement for off-site parking be reduced; asked to work with staff to develop an adequate drop-off-pick-up plan, and argued that the City Council had approved the recent expansion of the facility.

Rabbi Kupfer, 310 N. Huntley Dr., 90048, described the history and significance of the school in great detail and agreed that the real problem in the area is the construction of the Ma Maison Hotel. Then Rabbi reported that the school employees approximately 10-15 persons.

3. Persons in favor - The following seven(7) persons spoke in favor of this application:

- o Jona Deutsch, 6520 W. 6th St., L.A. 90048
- o Rachel Neweth, 8986 Norma Pl., 90069
- o Morovati Feridum, 1045 N. Hayworth, 90046
- o Rosi Unged, 924 N. Stanley, 90046
- o Rita Dana, 4661/2 N. Orange Grove, L.A.
- o Betsy Levy, 511 N. Linden Dr., 90210
- o Emma Mary, 934 N. Genessee, #4, 90046

Persons speaking in favor were parents of enrolled students.

4. Persons in opposition - The following six(6) persons spoke in opposition to this application:

- o Ethel Shapiro, 328 Westbourne, 90048
- o Martin Strudler, 403 Westbourne, 90048
- o Edward Berman, 317 Huntley, 90048
- o Jeanne Dobrin, 9000 Cynthia, 90069
- o Sol Kipnus, 358 Huntley

Persons speaking in opposition reported the use of a school

as an illegal use in a residential zone and the encroachment into the residential neighborhood of such a use.

ACTION: To continue the public hearing on the extension of Variance 747-(3) and C.U.P. 1877-(3) to April 2, 1987.

MOTION: Siegel SECOND: Weinberger

VOTE: All Ayes

Motion Carried.

G. Text amendment for off-site sale of alcoholic beverages.

1. Mark Winogron presented the staff report.

2. Public Testimony:

Mike Scanlon, 4451 Vista de Monte #209, reported that beer and wine are common "veto" items and without them customers will go elsewhere.

Jeanne Dobrin, 9000 Cynthia, suggested that this change would promote better businesses in the City.

ACTION: To close the public hearing on this item.

MOTION: Weinberger SECOND: Siegel

VOTE: All Ayes

Motion Carried.

ACTION: To approve the proposed text amendment and recommend its adoption to the City Council eliminating the 1000 foot distance for the off-site sale of alcohol.

MOTION: Weinberger SECOND: Richmond

VOTE: All Ayes

Motion Carried.

IV. COMMISSION CONSIDERATION

A. Extension of time for tentative tract 408623.

B. Extension of time for tentative tract 40623.

Commissioner Fulton introduced the issue and asked the Commissioners to make recommendations for additional staffing. The Commission directed staff to develop a report of staffing needs in the Planning Division. "It was all my idea" (W. Fulton)

ACTION: The Planning Commission sees a need for increased staffing in the Planning Division.

MOTION: Fulton

SECOND: Weinberger

VOTE:

All Ayes

Motion carried.

VI. ITEMS FROM STAFF

A. APA National Conference

VII. ITEMS FROM CITIZENS

None

VIII. ADJOURNMENT

The meeting of the Planning Commission was adjourned at 10:00 p.m. to the next regular meeting on February 19, 1987.