

**MINUTES OF THE
PLANNING COMMISSION**

March 19, 1987

City of West Hollywood

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date at Plummer 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: Krause, Liebowitz-Neglia,
Richmond, Fulton, Weinberger,
Smith, Siegel

Others Present: Mark Winogron, Director
Howard Zelefsky, Manager
Jeff Archuleta, Associate
Tim Gawronski, Assistant

C. Approval of Agenda:

Action: To approve the agenda as submitted.

Motion: Krause Second: Liebowitz-Neglia

Vote: All Ayes

Motion Carried.

II. ITEMS FROM CITIZENS

Jeanne Dobrin, 9000 Cynthia, asked that all persons speak directly into the microphone.

III. PUBLIC HEARINGS

A. Development Permit 86-100 - request to construct a 14-unit apartment project and demolish four rental units at 800, 806 Westbourne/8615 Sherwood Avenue.

1. Howard Zelefsky presented the staff report. Due to the bulk of the building and its relationship to the surrounding area, staff recommends denial of this project.

Mark Winogron added that the project doesn't conform to the draft land use element and the City's intent for this area.

2. Applicant - Joe Shapiro, 337 N. La Cienega, reported that he had complied with staff's earlier guidelines and regulations.

3. Persons in Favor:

Fred Faramarzipour, 816 Huntley Drive, 90069

4. Persons in Opposition:

Bruce Traub, 828 Huntley Drive, 90069
Jennifer Cashaty, 619 West Knoll Drive, 90069
Vincent Neglia, 623 Westbourne Drive, #6
Ann Crowell, 812 Westbourne, 90069
Adam Neumar, 842 Westmount, 90069
Lana Jenkins, 619 West Knoll Drive, 90069
Ruth Williams, 7548 Lexington, 90046
Beverly Long, 8615 Sherwood, 90069

Persons in opposition were concerned about the high water level, and the relation of this building to the surrounding area.

5. Applicant Rebuttal:

The applicant responded to comments from and issues raised by the public.

The Commission discussed the water level and the soil report submitted by the applicant. This report was not sufficient but the Commission agreed that there would be some danger that the construction of the proposed structure will adversely affect the neighborhood. The Commission discussed issues leading to denial of this project to be the following:

- o "bulkiness";
- o poor relation to the street;
- o limited amenities to tenants;
- o all tandem spaces; and
- o unacceptable open space.

Action: To close the public hearing.

Motion: Weinberger Second: Smith

Vote: All Ayes

The Commission Chair reminded the applicant that he had the opportunity to withdraw his application

Motion carried.

Action: To deny Development Permit 86-100 and Demolition Permit 86-101 as designed.

Motion: Leibowitz-Neglia Second: Siegel

Commissioner Richmond explained to the public the intent of the interim zoning ordinance and the City Council's commitment to allow construction and to not impose a building moratorium.

Vote: All Ayes

Motion carried.

Action: To deny the Negative Declaration.

Motion: Siegel Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

B. Development Permit 86-07, variance 86-06.

Howard Zelefsky presented the staff report.

Action: To continue this application to the May 7, 1987 meeting of the Planning Commission.

Motion: Siegel Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

C. Development Permit 86-112, Demolition Permit 86-113 - request to construct a 20-unit apartment project and demolish two single-family dwellings at 645 N. Huntley Drive.

1. Tim Gawronski presented the staff report and recommended a redesign of this project.
2. Applicant: J. Von Tilburg, 1101 Broadway, Santa Monica, CA, expressed a willingness to make changes to the facade and turn the building around.
3. Persons in Favor:
 - Fred Faramarzipour, 816 Huntley Drive
 - David Green, 9625 Yoakum Drive
4. Persons in Opposition:
 - Mitchell Nutick, 651-1/2 Huntley Drive, 90069
 - Pierce Rollins, 625 Huntley Drive, #3, 90069
 - Jeanne Dobrin, 9000 Cynthia, 90069
 - Ralph Feeley, 812 Westbourne Drive, 90069
 - Ruth Kemer, 8755 Shoreham Drive, 90069
 - Matthew Schoen, 625 Huntley, #8, 90069
5. Applicant Rebuttal: Johanne Von Tilburg responded to public comments.

The Commission entered into a lengthy discussion regarding the size of the proposed building; it is too dense and too "boxy". The Commission agreed to a maximum density of twelve units and offered the developer the opportunity to return with a scaled down project.

Action: To continue the public hearing to the April 4, 1987 meeting of the Planning Commission to allow the applicant time to scale down the project to a maximum of 12 units conforming to the neighborhood.

Motion:	Siegel	Second:	Smith
Vote:		Ayes:	Krause, Richmond, Fulton, Smith, Siegel
		Noes:	Leibowitz-Neglia, Weinberger

Motion carried.

- D. Development Permit 86-116 - request to construct a 21-unit apartment project at 8819 Harratt Street.

1. Jeff Archuleta presented the staff report and recommended approval.
2. Applicant Johannes Von Tilburg agreed with the staff report.
3. Public Comment:

Ron Shipton, 8718 Rosewood, questioned the height of other structures on the street. The Commission discussed the scale of the project and its relation to its surroundings. The Commission gave initial conceptual support but directed the applicant to vary the building's mass facing Harratt Street.

Action: To continue this project to the April 2, 1987 Planning Commission meeting.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

E. Development Permit 86-114 - request to remodel a building formerly used as a restaurant for the purpose of developing a 13,180 square foot retail/office facility at 8524 Sunset Boulevard.

1. Jeff Archuleta presented the staff report and recommended approval.
2. Applicant Jeff Seymour, 2007 Santelli Blvd., 90025, asked that the Commission allow the applicant to provide public art on site.
3. Public Comments:

Jeanne Dobrin, 9000 Cynthia

The Commission discussed the adequacy of the proposed retail space, the design of the front facade, and handicapped accessibility to this project.

Action: To approve Development Permit 86-114 with the following added conditions:

1. Increase the retail glass area;
2. Add awnings above the retail windows; and
3. Provide an elevator, accessible from the rear of the building, providing access to all but the mezzanine floors.

Motion: Krause Second: Siegel

Action: To amend the above motion by adding a condition that the retail area shall be increased to 1,000 square feet.

Motion: Smith Second: Weinberger

Vote: Ayes: .Fulton, Weinberger, Smith

Noes: Leibowitz-Neglia, Krause, Richmond, Siegel

Motion failed.

Vote: All Ayes

Motion carried.

F. Development Permit 87-14, Demolition Permit 87-05 - request to demolish two single-family dwellings for the purpose of developing a parking lot.

1. Tim Gawronski presented the staff report.
2. Applicant - John Black
3. Persons Opposed:

Mindy Miller, 909 N. Westbourne Drive, 90069
Salvatore Vecchio, 909 Westbourne Drive, 90069
Christopher Munch, 920 Westbourne Drive, 90069
John Byrne, 1009 Hancock Avenue, 90069
Lorraine Rowan, 923 Westbourne Drive, 90069
Jeanne Dobrin, 9000 Cynthia, 90069
Walter Schlosser, 1013 Hancock Avenue, 90069
Joyce Hundal, 9002 Rangely
David Lopez, 916-1/2 Westbourne, 90069

Action: To continue this application to the April 2, 1987 Planning Commission meeting.

Motion: Siegel Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

G. Text amendment to sign ordinance.

Mark Winogron presented the staff report.

Action: To close the public hearing.

Motion: Weinberger Second: Siegel

Vote: All Ayes

Motion carried.

Action: To approve the text amendment to the sign ordinance.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

IV. COMMISSION CONSIDERATION

A. Minutes of February 19, 1987

Action: To approve minutes as amended.

Motion: Weinberger Second: Richmond

Vote: All Ayes

Motion carried.

B. Transmittal from Transportation Commission

Margot Siegel, Transportation Commissioner, presented an explanation of the submitted document. The Planning Commission asked some clarifying questions and entered into a limited discussion regarding the use of this document.

Action: To direct staff to prepare an analysis and text amendment regarding parking standards and add this work to the next 90 day work program.

Motion: Siegel Second: Weinberger

Vote: All Ayes

Motion carried.

V. B. One percent art in public places program.

Walter Schlosser suggested that the City allocate a percentage of the public art in-lieu fee to City acquisition of art.

IV. C. Reducing Planning Commission Workload

Mark Winogron outlined options and the Commission entered into some discussion. The Commission agreed to implement a Consent Calendar for a trial period.

V. A. Tandem Parking Interpretation

Information only.

VI. ITEMS FROM COMMISSIONERS

Commissioner Richmond questioned the timing of the General Plan extension hearing. The Commission asked that a discussion of the General Plan process be placed on the next agenda.

Commissioner Weinberger requested staff to consider development agreements as an option during future negotiations with applicants.

VII. ITEMS FROM CITIZENS

None

VIII. ADJOURNMENT

Action: To adjourn at 12:15 to the next regular meeting of the Planning Commission on April 2, 1987.

Motion: Weinberger Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.