

MINUTES OF THE
PLANNING COMMISSION

APRIL 2, 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 Smith.

B. Roll Call:

Commissioners Present: Krause, Liebowitz-Neglia,
Richmond, Fulton,
Weinberger

Commissioners Absent: Siegal

Others Present: Mark Winogron, Director
Howard Zelefsky, Manager
Jeff Archuleta, Associate
Tim Gowronski, Assistant
Jeff Lambert, Technician

C. Approval of Agenda:

ACTION: To amend the Agenda by moving item IV.E to follow item IV. A and approve as amended.

MOTION: Richmond

SECOND: Smith

VOTE:

All Ayes

Motion Carried

II. ITEMS FROM CITIZENS

Ron Shipton, 8718 Rosewood, asked that continued items that are continued to a date certain be heard on that date. It is difficult for the public to return to meetings only to find items continued further. He also requested that the staff should closely analyze the Transportation Commission's parking recommendations.

Jeanne Dobrin, 9000 Cynthia, asked that a verbal report on Agenda posting be included on the Agenda. She also expressed concern regarding a new mini-mall at Beverly and Robertson.

III. CONSENT CALENDAR

ACTION: To pull Item 4 Off-site Parking Agreement from the Consent Calendar and approve.

MOTION: Weinberger SECOND: Liebowitz-Neglia

VOTE: All Ayes

Motion Carried.

4. Off-site Parking Agreement at 8490 Santa Monica Blvd.

1. Jeff Lambert presented the staff report

2. Public Testimony:

- . Ralph Mursinna, 10565 National #90034
- . Joel Mogul, 2019 Cypress Dr. 90069
- . Inez Mogul, 8490 Santa Monica Blvd. 90069
- . Jeanne Dobrin, 9000 Cynthia, 90069
- . Mitzi Mogul, 7226 Santa Monica Blvd. 90046, added that two billboards would be removed.

The Commission entered into some discussions regarding the merit of this project and the policy regarding off-site parking spaces.

ACTION: To approve the requested off-site parking spaces.

MOTION: Weinberger

VOTE:

SECOND: Smith

AYES: Richmond,

Weinberger, Smith

NAES: Krause, Liebowitz-Neglia, Fulton

Motion Failed.

ACTION: To continue this item to April 16, 1987

MOTION: Smith

VOTE:

SECOND: Krause

All Ayes

Motion Carried.

IV. PUBLIC HEARINGS

- A. Development Permit 86-112 - Request to demolish two single-family dwellings and construct a 20-unit apartment project at 645 N. Huntley Drive.
1. Tim Gawronsky presented the staff report and recommended approval.
 2. Applicant-Blake Stephens, 1101 Broadway, Santa Monica, 90401, described the project and presented revised plans.
 3. Public Testimony:
 - . Jennifer Cashety, 619 West Knoll, 90069
 - . Lana Jenkins, 619 West Knoll, 90069
 - . G. Bruce Traub, 828 Huntley, 90069
 - . Ralph Feeley, 812 Westbourne, 90069
 - . Joyce Hundal, 9002 Rangely, 90048
 4. Applicant Rebuttal - Blake Stephens responded to public concerns.

The Commission asked how many trips would be generated by this project. Staff answered: 78-94 trips per day. The Commission entered into a lengthy discussion of affordable housing and Commissioner Liebowitz-Neglia suggested the applicant include affordable units and not pay the in-lieu fee. The Commission agreed that the project would be acceptable with affordable units but otherwise should be reduced in size.

ACTION: To approve Resolution 87-09 and allow the applicant the option to build either 12 units with 3 affordable units or 9 units with 2 affordable units.

MOTION: Liebowitz-Neglia SECOND: Smith
VOTE: All Ayes

Motion Carried.

- E. Development Permit 86-108 - Request to demolish single-family dwelling and construct a 7-unit condominium project at 142 N. La Peer.
1. Jeff Lambert presented the staff report.
 2. Applicant - Hassan Khoylou, 134 N. Clark Dr., 90048, presented drawings and described the project.

3. Public Testimony:

- . Vaughn Hart, 145 N. La Peer Dr. #7, 90048
- . Sherrie Newman, 145 N. La Peer Dr. #8 90048
- . Bill Drew, 129 N. La Peer Dr. 90048
- . Ron Shipton, 8718 Rosewood
- . Jeanne Dobrin, 9000 Cynthia
- . Claude Monser, 8719 Rosewood, 90048

4. Applicant Rebuttal - The applicant responded to public testimony.

Commissioners discussed the size of this project and agreed that its massing was too large. It should conform more to the low-density residential character of the street.

ACTION: To continue this item to April 16, 1987.
MOTION: Krause SECOND: Smith
VOTE: All Ayes

Motion Carried.

- B. 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 - Blake Stephens explained the revisions.
3. Public Testimony:

- . Budd Kops, 969 Larrabee, 90069
- . Jeanne Dobrin, 9000 Cynthia, 90069

4. Applicant Rebuttal - The applicant responded to public comments.

ACTION: To approve Negative Declaration 87-09
MOTION: Weinberger SECOND: Liebowitz-
Neglia
VOTE: All Ayes

Motion Carried.

ACTION: To approve Resolution 87-06 adding a condition to require the applicant to locate employee parking within 600' of the property during construction.

MOTION: Weinberger

SECOND: Liebowitz-
Neglia

VOTE:

All Ayes

Motion Carried.

C. Development Permit 87-14 - Request to demolish two single-family dwellings and construct a parking lot at 916 Westbourne.

1. Howard Zelefsky presented the staff report and recommended approval of this project.

2. Applicant - Yahuda Naftali

3. Public Testimony

Persons In Favor:

. Budd Kops, 969 N. Larrabee.

Persons In Opposition:

. John Byrne, 1009 Hancock Ave., 90069
. Lorraine Rowan, 923 Westbourne, 90069
. David Lopez, 916 1/2 Westbourne, 90069
. Joyce Hundal, 9002 Rangely, 90048

4. Applicant Rebuttal - The applicant reported that he would be unable to construct subterranean levels under the existing lot.

Some discussion ensued regarding providing parking meters.

ACTION: To continue DP 86-14 to May 7, 1987 to allow the applicant time to evaluate the feasibility of constructing two affordable units above a level of parking.

MOTION: Weinberger

SECOND: Smith

VOTE:

All Ayes

Motion Carried.

D. Extension of time for Variance 747 (3) and CUP 11877 (3)

Motion to continue to April 16, 1987

VOTE:

All Ayes

V. COMMISSION CONSIDERATION

None

VI. ITEMS FROM COMMISSIONERS

A. General Plan

The Commission agreed to add meetings in the Summer months to review the General Plan proposals.

B. Gene Smith discussion and presentation of courtyard housing.

Commissioner Smith presented a slide show of courtyard buildings in the West Hollywood area.

Commissioner Weinberger:

- . Wanted copy of historic buildings list
- . Suggested an historic district to preserve single-family zones
- . Requested discussion of the in-lieu housing fee
- . And suggested that parking meters on private property are an option.

VII. ITEMS FROM STAFF

None

VIII ITEMS FROM CITIZENS

- . Budd Kops, 969 Larrabee, suggested that the existing in--lieu fee level is a compromise.

IX. ADJOURNMENT

The meeting of the Planning Commission was adjourned at 11:40 p.m. by motion of Liebowitz-Neglia and second of Krause to the next meeting of the Planning Commission on April 16, 1987.