

MINUTES OF THE  
PLANNING COMMISSION

April 16, 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 Chairman Fulton at 7:00 p.m.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Mark Winogron.

B. Roll Call:

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

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

C. Approval of Agenda:

Action: To pull Item III.A and approve the agenda.

Motion: Weinberger Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

II. ITEMS FROM CITIZENS

Abas Zaden, 8851 Sunset Boulevard, reported that he had the documentation staff required to consider approval of his off-site parking spaces (Item III.C). The Planning Commission asked staff to meet with Mr. Zaden and review the documents and come back to the Commission.

Action: To pull Item III.C from the Consent Calendar and consider this item after a discussion of Item III.A.

Motion: Weinberger Second: Smith

Vote: All Ayes

Motion carried.

### III. CONSENT CALENDAR

#### A. Off-site parking agreement for 8490 Santa Monica Blvd.

Commissioner Weinberger requested the Commission to accept public testimony and conduct a discussion.

The following persons spoke in favor of this application:

- o Joel Mogul, applicant
- o Chuck Isener, Waring Avenue, Los Angeles
- o Ted Wu, Military Avenue, Los Angeles
- o Andrew Owens, Arzi Place, Los Angeles

The Commission entered into a short discussion regarding the removal of two billboards, the quality of the project and the adequacy of the off-site spaces.

Action: To grant the use of the proposed off-site spaces and require these spaces to be available for the life of the new building with the removal of the two existing billboards.

Motion: Weinberger Second: Smith

Vote: All Ayes

Motion carried.

#### C. Off-site parking agreement for 8851 Sunset Boulevard.

Howard Zelefsky reported on documents recently submitted by the applicant and recommended a continuance to May 7, 1987.

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

Motion: Smith Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

IV. PUBLIC HEARING ITEMS

- A. 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 (continued from April 2, 1987)

The Commission agreed to amend the Agenda by allowing testimony on the item but move discussion to after Item V.A.

1. Howard Zelefsky presented the staff report and made amendments to the resolution.
2. The following persons spoke in opposition to this application:
  - o Jack Rail, Huntley Drive
  - o Ed Berman, Huntley Drive
  - o Ethel Shapiro, Westbourne Drive

Action: To postpone further consideration until after the Planning Commission completes its variance renewal discussion.

Motion: Siegel                      Second: Smith

Vote: All Ayes

Motion carried.

- B. Development Permit No. 86-108, Demolition Permit No. 86-109, Tentative Tract 45155, Negative Declaration - A request to demolish a single-family dwelling and construct a 7-unit condominium project (continued from April 2, 1987).

Action: To continue to May 7, 1987.

Motion: Weinberger                      Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

V. COMMISSION CONSIDERATION

- A. Variance Renewal Policy

1. Mark Winogron summarized the City Attorney's report and explained the issues raised by the

Commission and public during the last public hearing on this item.

Commissioner Siegel stated that these applicants had accepted the variances and time limits and the City has no legal obligation to continue the variance.

Commissioner Smith suggested that expired variances are no longer variances.

2. Public Testimony:

- o David Behr
- o Bud Kopps, Larrabee Street
- o Jeanne Dobrin, Cynthia Street
- o Ron Shipton, Rosewood Avenue

The Planning Commission entered into a lengthy discussion regarding the variance renewal process. Commissioner Siegel suggested the following solution: the Commission should revoke expired variances and develop a new class of projects to apply for a Conditional Use Permit giving a time period to either provide the parking, pay the in-lieu fee, or reduce the intensity of the uses. With this process, the Planning Commission could deny a variance or C.U.P. if unreasonable impacts on the community exist. Commissioner Weinberger stated that the in-lieu fee is too high and will be too great a burden.

Action: To develop a special class of projects - those with expired Los Angeles County variances - and require them to go through the public hearing process to either provide parking spaces, pay the in-lieu fee, join an assessment district or reduce the intensity of the project.

Motion: Smith                      Second: Siegel

Vote: Ayes: Krause, Liebowitz-Neglia, Richmond, Fulton, Smith, Siegel

Noes: Weinberger

Motion carried.

IV.A. Variance 747.(3), C.U.P. 1877-(3):

1. Jeff Seymour, representative of the Hebrew Academy, asked for clarification on the effect of the variance renewal discussion on this project.
2. The following person spoke in opposition:
  - o Bud Kopps, Larrabee Street

Action: To adopt C.U.P. 86-13 and the use of tandem and off-site parking spaces to conform to City standards subject to staff approval. The applicant shall notify the City should the lease for off-site spaces expire and shall reduce the enrollment by 17 students for each parking space lost.

Motion: Siegel                      Second: Smith

Vote: Ayes: Krause, Leibowitz-Neglia, Fulton,  
Weinberger, Smith, Siegel

Noes: Richmond

Motion carried.

V.B. General Plan Study Session Dates:

The Commission agreed to hold special meetings to discuss the proposed general plan on July 23, July 30, and August 13, 1987.

VI. ITEMS FROM COMMISSIONERS

A. Dates for Inclusionary Hearing Discussion

The Commission agreed to hold a special hearing on inclusionary zoning on May 12, 1987 at 6:00 p.m. and asked that the Affordable Housing Task Force Report be included in their packets.

VII. ITEMS FROM STAFF

A. Report on staffing needs:

Action: To draft a resolution to encourage the City Council to approve additional staffing for the Planning Division.

Motion: Fulton

Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

VIII. ITEMS FROM CITIZENS

Jeanne Dobrin, Cynthia Street

IX. ADJOURNMENT

Action: To adjourn to the next regular meeting of the  
Planning Commission on May 7, 1987.

Motion: Weinberger

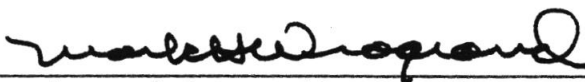
Second: Leibowitz-Neglia

Vote: All Ayes

Motion carried.

  
Chairperson

ATTEST:

  
Director of Community Development