

MINUTES

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION**

October 15, 1987

West Hollywood Park Auditorium
647 San Vicente Boulevard
West Hollywood, CA 90069

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Richmond at 7:12 P.M.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Siegel.

B. Roll Call:

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

Others Present: Howard Zelefsky, Manager
Jeff Archuleta, Associate
Dean Sherer, Consultant

C. Approval of Agenda:

ACTION: To approve as submitted.

Motion: Lehman Second: Liebowitz-Neglia
Vote: All Ayes
Motion Carried

D. Report of Posting of Agenda:

Howard Zelefsky reported that the Agenda was posted in two locations at City Hall and at the Library.

II. ITEMS FROM CITIZENS

Ron Shipton, West Hollywood - Commented he was not allowed to speak on the General Plan Draft at the October 8, 1987 Commission meeting as he had understood he would be able to.

III. CONSENT CALENDAR

A. Landscape/Irrigation plans for Development Permit

87-49 - 8562 West Knoll Drive

ACTION: To approve as submitted.

Motion: Weinberger Second: Lehman
Vote: All Ayes
Motion Carried

IV. PUBLIC HEARING ITEMS

A. Development Permit 87-32, Demolition Permit
87-13, Tentative Tract 45798

Request to demolish two single-family dwellings
and construct an eight-unit condominium complex.

Location: 9037-41 Keith Avenue

Dean Sherer presented the staff report and
recommended that the Planning Commission approve
the project subject to conditions to be submitted
later.

The Commission asked numerous questions about
density, design, parking and street dedication.

Chairperson Richmond opened the public hearing.

Jeff Seymour, 12424 Wilshire Blvd., Suite 1050,
Los Angeles, representing the applicant,
explained the project.

Mark Kaufman, project developer, further explained
the project and responded to questions from the
Commission.

The following persons spoke in favor of the
project:

- Tim Boland, 9000 Cynthia, West Hollywood
- Peter Depew, 9000 Cynthia, West Hollywood

The following persons spoke against the project:

- Patrick Wall, 9016 Harratt, West Hollywood
- Ira Stein, West Hollywood

The applicant rebutted public testimony.

The Planning Commission discussed the following
issues:

1. Seven vs. eight units
2. Subterranean and tandem parking

3. Approving a project when design too sketchy
4. Loss of two rental units and the replacement with condos
5. Ambient building height on street
6. Net parking gain, sensitive design and affordable housing gain
7. Need for findings to approve at 36 rather than 18 units per acre (as proposed originally by (GPAC))

ACTION: To approve in concept and bring back to the Planning Commission.

Motion: Lehman Second: Siegel
 Withdrawn for further discussion and the creation of findings for approval at 36 units per acre.

Suggested findings:

1. Net gain of affordable housing.
2. The creation of on-street parking spaces.
3. A building design which is sensitive to the character of the street

Additional conditions of approval:

1. That the maximum height from sidewalk elevation to the terrace wall, including planters, shall be three feet.
2. That additional architectural treatment shall be provided on side elevations.

ACTION: To close the public hearing.

Motion: Weinberger Second: Lehman
 Vote: All Ayes
 Motion Carried

ACTION: To approve in concept for seven units to include the inclusionary housing fee for two units. Resolution to be brought back under Commission Consideration.

Motion: Lehman Second: Siegel
 Vote: Ayes: Krause, Lehman, Siegel, Weinberger
 Nays: Liebowitz-Neglia, Richmond, Smith
 Motion Carried

B. Variance 87-01

Request to allow a wall higher than 42 inches within the front yard setback (continued from August 20, 1987).

Location: 1440-50 N. Hayworth Avenue

ACTION: To continue to December 3, 1987.

Motion: Weinberger Second: Smith
Vote: All Ayes
Motion Carried

C. Development Permit 87-40, Demolition Permit 87-18

Request to demolish a single-family dwelling and construct a six-unit condominium complex (continued from September 17, 1987).

Location: 846 Westbourne Drive

ACTION: To continue to November 5, 1987.

Motion: Weinberger Second: Lehman
Vote: All Ayes
Motion Carried

D. Conditional Use Permit 87-08

Request to convert a rental unit to a unit for sale

Location: 830 Westmount Drive

Jeff Archuleta presented the staff report, and recommended that the Commission deny the request.

Chairperson Richmond opened the public hearing.

Jordan Schwartz, 828 Westmount Drive, applicant for permit, spoke asking the Commission to approve the permit through the provision of a tandem parking space.

ACTION: To close the public hearing.

Motion: Siegel Second: Weinberger
Vote: All Ayes
Motion Carried

Chairperson Richmond suggested a zoning ordinance text amendment to allow the Planning Commission to use discretion when considering the conversion of rental units with regards to parking standards.

ACTION: To allow the conversion to occur with the provision of one tandem parking space.

Motion: Weinberger Second: Siegel
Vote: Ayes: Krause, Lehman, Liebowitz-Neglia,

Siegel, Smith, Weinberger
Nays: Richmond
Motion Carried

E. Development Permit 87-51, Demolition Permit 87-23

Request to demolish three single-family dwelling units and construct a 45-unit apartment building.

Location: 1119-31 La Cienega Blvd.

Dean Sherer presented the staff report, recommending that the Commission open the public hearing, take testimony, and continue the public hearing with direction to staff and the applicant on how to redesign the project.

Chairperson Richmond opened the public hearing.

Robert Mills, 5451 Laurel Canyon Blvd., Los Angeles, architect for the project, explained the design and answered questions from the Commission.

The following persons spoke against the project:

- Jeff Gold, 1155 La Cienega, West Hollywood
- Michael Gottlieb, 1134 Alta Loma, West Hollywood
- Sol Vail, 1155 La Cienega, West Hollywood
- Irving Bonios, 1155 La Cienega, West Hollywood

The architect rebutted and responded to questions from the Commission.

The Planning Commission raised the following issues:

1. Need details on the recreation facilities.
2. Need to address other developments in the area.
3. Location of air conditioning equipment and screening.
4. Mitigation of impacts from construction to other properties.
5. Need for circular drive or carriage lane for improved access.
6. Analysis of code issues.
7. Uniqueness of site may warrant adherence to the residential design guidelines, and may require special architectural treatment.
8. Problems with parking structure as it appears above grade.

ACTION: To continue to the regular meeting of November 19, 1987.

- B. Commissioner Smith suggested that certain additional information be included in future applications, including a topographic survey, photos and spot elevations.

Howard Zelefsky stated that staff was in the process of revising the applications, and suggested that the Commission submit items they wish to be included in applications.

- C. Commissioner Weinberger asked if the Zoning Ordinance contained provisions which allow the Commission to deny projects based on poor design. He also requested a definitive answer as to why subterranean parking is a problem in areas of high groundwater, and whether or not it would be possible to impose exactions or assessments to help resolve or mitigate the problems.

Commissioner Weinberger will discuss this matter with Howard Zelefsky and return to the Commission.

He also expressed concern that the residential design guidelines are being applied mechanically rather than holistically.

- D. Commissioner Lehman stated that he is dissatisfied with the existing tandem parking provisions in the Zoning Ordinance in that they are vague and legally unacceptable. He requested that the City Attorney review these provisions.

He also called for ideas for making the Commission meetings run smoother, and suggested that the "Items From Citizens" be placed only at the beginnings of meetings in the interest of time.

- E. Commissioner Siegel noted problems with the project under construction at Sunset and Hilldale.
- F. Chairperson Richmond announced that future Commission meetings will feature festival seating. He also stated that he prefers that letters sent to Commissioners be collated and put into the packets rather than forwarded to their homes.

VII. ITEMS FROM STAFF

- A. Transcript of Planning Commission discussion of Condition "hh" of Development Permit 86-130

VIII. ITEMS FROM CITIZENS

None

IX.. ADJOURNMENT

ACTION: To adjourn at 11:25 P.M. to the October 22,
1987 special meeting of the Planning
Commission.

Motion: Weinberger Second: Liebowitz-Neglia

Vote: All Ayes

Motion Carried



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT