

**MINUTES**

**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION**

November 19, 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 7:10 P.M.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Liebowitz-Neglia.

B. Roll Call:

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

Others Present: Mark Winogron, Director  
Jeff Archuleta, Associate  
Dean Sherer, Consultant  
David Amorena, Consultant

C. Approval of Agenda:

ACTION: To approve an amended agenda, pulling item III.D. and placing public hearing item V.I first. Items V.D., E. and H. are continued to December 3, 1987, and V.G. is pulled.

MOTION: Lehman                      Second: Siegel  
VOTE: All Ayes  
Motion Carried

**II. ITEMS FROM CITIZENS**

A. Budd Kops, West Hollywood - noted that the Sports Connection has not complied with their conditions of approval

B. Jeanne Dobrin, West Hollywood - addressed issues regarding the Sports Connection

**III. CONSENT CALENDAR**

- A. Extension of time for CUP 86-05, Gina B - 8704 Santa Monica Blvd., until September 2, 1988.
- B. Extension of time for Dev. Permit 86-28 - Hacienda Place, until November 6, 1988.
- C. Minutes of the Planning Commission for September 10, 17 and 22, 1987

ACTION: To approve Consent Calendar items A through C  
MOTION: Liebowitz-Neglia           SECOND: Krause  
VOTE: All Ayes  
Motion Carried

IV. EXCLUDED CONSENT CALENDAR

A. Approval of Resolutions:

- 1. Resolution No. 87-51 - Approving Development Permit 87-66 and Demolition Permit 87-33 for the construction of a new McDonald's restaurant at 1133 N. La Brea Ave.

ACTION: To approve with staff to add new condition "ee" stating that a new drive-up window is permitted.

MOTION: Lehman           SECOND: Smith  
VOTE: All Ayes  
Motion Carried

- 2. Resolution No. 87-54 - Approving Temporary Use Permit 87-18 and permitting the use of 365 San Vicente Blvd. as a parking lot.

Although not a public hearing item, the Commission allowed the following persons to speak:

- Lorraine Howell, West Hollywood, applicant for TUP, explained the use and plans
- Claude Monser, West Hollywood, addressed need for adequate landscape buffering
- Arthur Trudeau, West Hollywood, suggested that various issues be addressed
- Ron Shipton, West Hollywood, stated that the resolution should be changed because the Commission did not conduct a public hearing on the TUP and that he believed there were procedural errors in the

processing of this case

- Budd Kops, West Hollywood, spoke in favor of the use
- Jean Weinberger, West Hollywood, spoke in opposition to the use

The Commission discussed the use and the screening issue, and asked questions of staff and the applicant.

**ACTION:** To approve the resolution with an change to condition #10 adding three 15 gallon pots between each planter box, and to condition #15 adding that the sign shall include a telephone number for management.

**MOTION:** Krause                      **SECOND:** Siegel

**VOTE:** All Ayes

Motion Carried

#### V. PUBLIC HEARING ITEMS

- I. **Text Amendment to the Interim Zoning Ordinance to prevent the demolition of structures included in the Historic Resources Inventory**  
(This item was placed first due to the number of people wishing to speak.)

Location: Citywide

David Amorena presented staff report and recommended that the Planning Commission adopt a resolution recommending approval of the ordinance to the City Council.

Chairperson Richmond opened the public hearing.

The following persons spoke in opposition to the proposed ordinance:

- Arlen Andelson, 825 N. San Vicente, West H'wood
- Banks Montgomery, 8623 Sunset, West Hollywood
- Donald Drew, 251 S. Lake, Pasadena
- Joe Hantman, 10333 Santa Monica Blvd, L.A.
- Craig Mordoh, 2444 Wilshire Blvd., L.A.
- Soheil Rabbani, 10405 Louisiana Ave., L.A.
- I. Robert Beton, 1012 Hancock, West Hollywood
- Sheila Veltry, 889 San Vicente, West Hollywood
- Frances Jarvoh, 837 N San Vicente, West Hollywood
- Sheldon Sloan, 1801 Ave. of the Stars, L.A.
- Jeanne Dobrin, 9000 Cynthia, West Hollywood

- Kenneth Gootkin, 1449 Rexford Dr., L.A.
- A. Zukor, 470 Blumont St.
- Ann Kenney, 889 San Vicente, West Hollywood
- Greg Spencer, 6917 Pacific View Dr.
- S. Nurnberg, 845 San Vicente, West Hollywood

The following persons spoke in favor of the ordinance:

- Ira Stein, 8944 Dicks St., West Hollywood
- Mitzi Mogul, representing the Los Angeles Conservancy
- Patrick Wall, 9016 Harratt, West Hollywood

The following person spoke neutral:

- Frances Mazerov, 916 N. Genesee, West Hollywood

ACTION: To close the public hearing.

MOTION: Leibowitz-Neglia SECOND: Smith

VOTE: All Ayes

Motion Carried

Commissioner Lehman expressed his opposition to the proposed ordinance.

Commissioner Liebowitz-Neglia spoke in support of the ordinance.

Commissioner Smith stated that he supports the ordinance.

Commissioner Krause stated that she agreed with Commissioner Liebowitz-Neglia and added that the ordinance would only be temporary for six months.

Commissioner Siegel stated that he believed that the ordinance is unnecessary.

Chairperson Richmond stated that he was ambivalent about the need for the ordinance.

ACTION: To recommend to City Council for adoption.

MOTION: Liebowitz-Neglia SECOND: Krause

VOTE: AYES: Liebowitz-Neglia, Krause, Smith

NOES: Lehman, Siegel, Richmond

Motion Failed

Chairperson Richmond noted that the proposed ordinance will go on to the City Council without a formal recommendation from the Planning Commission.

Commissioner Siegel suggested that staff make sure to tell potential developers of any changes to the

historic survey or policies.

**A. Development Permit 87-40, Demolition Permit 87-18**

Request to demolish a single-family dwelling and  
construct a five-unit condominium building  
(continued from October 15, 1987)

Location: 846 Westbourne Drive

Commissioner Siegel abstained from the hearing due  
to his wife's previous involvement in the project.

Dean Sherer presented the staff report, stating  
that staff is recommending approval of the project.

Chairperson Richmond opened the public hearing.

Parviz Hariri, applicant, explained the project.

The following persons spoke in opposition to the  
project:

- G. Bruce Traub, 828 Huntley, West Hollywood
- Abraham Samson, 854-58 Westbourne, West Hollywood
- Stephen Martin, 816 Westbourne, West Hollywood

The applicant rebutted.

The Commission discussed the adequacy of the soils  
study, the slope of the entry driveway, building  
height and noticing of the public hearing.

**ACTION:** To close the public hearing.  
**MOTION:** Liebowitz-Neglia    **SECOND:** Lehman  
**VOTE:** All Ayes  
**Motion Carried**

There was additional discussion of the soils study  
and the need for a hydrology study, as well as the  
compatibility of the project with the neighborhood  
in light of the proposed general plan.

**ACTION:** To approve the project as submitted.  
**MOTION:** Lehman    **SECOND:** Krause  
**VOTE:**    **AYES:** Krause, Lehman  
          **NOES:** Liebowitz-Neglia, Richmond, Smith  
          **ABSTAIN:** Siegel

**Motion Failed**

The Commission then discussed continuing the case  
to the next meeting, after their discussions of  
residential land uses at the general plan hearing  
on November 24th.

ACTION: To continue to December 3, 1987.  
MOTION: Smith SECOND: Liebowitz-Neglia  
VOTE: AYES: Krause, Liebowitz-Neglia,  
Richmond, Smith  
NOES: Lehman  
ABSTAIN: Siegel

Motion Carried

**B. Development Permit 87-41, Demolition Permit 87-19,  
Minor Conditional Use Permit 87-06, Modification  
87-02**

Request to demolish a three-story commercial building and single-family residence and construct a mixed-use building consisting of 30,980 square feet of commercial space and 23 dwelling units.

Location: 9028 Sunset Boulevard

ACTION: To continue to December 17, 1987.  
MOTION: Siegel SECOND: Liebowitz-Neglia  
VOTE: All Ayes  
Motion Carried

**C. Development Permit 87-24, Demolition Permit 87-34**

Request to demolish a single-family dwelling and construct a residential duplex.

Location: 613 Westmount Drive

Jeff Archuleta presented the staff report, stating that because the applicant refused to modify the plans as directed by the Planning Commission, staff was recommending denial of the applications.

The Commission discussed whether or not to allow the public to speak on this case since the public hearing was closed at the previous meeting.

ACTION: To readvertise for a new public hearing in order to allow for additional testimony by the applicant and residents.  
MOTION: Siegel SECOND: Smith  
VOTE: AYES: Liebowitz-Neglia, Smith  
NOES: Krause, Lehman, Richmond, Siegel  
Motion Failed

The Commission determined that the applicant could not address the project, but could respond to direct questions from the Commission. When asked

why he did not modify the project plans, the applicant, George Barkouras, stated that the client wanted the project built just as originally submitted, to fit his own needs and therefore did not change it.

There followed much discussion by the Commission of what constitutes a "unit". The Commission agreed that there was a need for an ordinance establishing guidelines for the design of units.

**ACTION:** To approve with some minor design changes and the recording of a deed restriction to prevent the conversion or subdivision of the units. Staff is to review the change in the north elevation.

**MOTION:** Siegel                      **SECOND:** Lehman

**VOTE:**        **AYES:** Krause, Lehman, Richmond, Siegel, Smith

**NOES:** Liebowitz-Neglia

Motion Carried

**ACTION:** To direct staff to prepare a Zoning Ordinance text amendment establishing guidelines for the proper design of dwelling units.

**MOTION:** Smith                      **SECOND:** Siegel

**VOTE:**        All Ayes

Motion Carried

**D.    Development Permit 87-63, Demolition Permit 87-25**

Request to demolish four dwelling units and construct a 10 -unit apartment building.

Location:                      805-811 West Knoll Drive

**ACTION:**        Continued to December 3, 1987 by prior vote.

**E.    Development Permit 87-73, Tentative Tract 45632**

Request to construct a six-unit condominium project

Location:                      1006 Carol Drive

**ACTION:**        Continued to December 3, 1987 by prior vote.

**F.    Development Permit 87-78**

Request to construct a 4,200 square foot addition to an existing office building.

Location: 8265 Sunset Boulevard

Jeff Archuleta presented the staff report, and recommended that the Commission approve the project.

Chairperson Richmond opened the public hearing.

Mark Savel, architect for the project, clarified a few issues.

There were no other speakers on this item.

ACTION: To close the public hearing.  
MOTION: Liebowitz-Neglia SECOND: Lehman  
VOTE: All Ayes  
Motion Carried

ACTION: To approve as submitted.  
MOTION: Lehman SECOND: Liebowitz-Neglia  
VOTE: All Ayes  
Motion Carried

**G. Minor Conditional Use Permit 87-09 (Revocation)**

Location: 354 Robertson Boulevard

Pulled from agenda after applicant fulfilled all conditions, thereby making the revocation hearing unnecessary.

**H. Development Permit 87-51, Demolition Permit 87-23**

Request to demolish three single-family dwellings and construct a 45-unit apartment building.  
(continued from October 15, 1987)

Location: 1119-31 La Cienega Boulevard

ACTION: Continued to December 3, 1987 by prior vote.

**VI. ITEMS FROM COMMISSIONERS**

- A. Commissioner Liebowitz-Neglia asked staff to be sure to include the condition requiring that the addresses of multi-family residential buildings be placed on rooftops. She also asked why the

conditions of approval for the Sports Connection CUP were not being enforced.

Mark Winogronnd responded to the question.

- B. Commissioner Lehman asked for clarification of the general plan meeting scheduled for Sunday, November 22, 1987.

VII. ITEMS FROM STAFF

- A. Mark Winogronnd urged the Commission to read the City Attorney's letter on spot-zoning.

VIII. ADJOURNMENT

ACTION: To adjourn at 11:32 p.m. to the special meeting of the Planning Commission on Sunday, November 22, 1987 at 11:00 a.m., City Hall Council Chambers.

MOTION: Liebowitz-Neglia      SECOND:      Smith

VOTE:      All Ayes

Motion Carried

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT