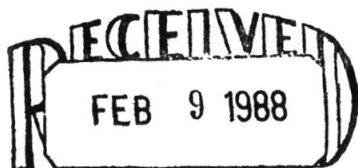


MINUTES
CITY OF WEST HOLLYWOOD
PLANNING COMMISSION



December 3, 1987
7:00 P.M.

COMPLETED

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

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date at the above time, was called to order at 7:00 P.M.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lehman.

B. Roll Call

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

C. Approval of Agenda

ACTION: to pull Consent Calendar items A, B.2,
C.1, and C.2 and approve the Agenda
MOTION: Liebowitz-Neglia SECOND: Smith
VOTE: All Ayes
Motion Carried

D. Report of Posting of Agenda

This Agenda was posted at: both counters at City Hall, the window at City Hall, West Holywood Library, and the Sheriff's Station.

II. ITEMS FROM CITIZENS

.Mr. Baldwin, 8612 Santa Monica Blvd., reported that the Sports Connection was not complying with its conditions of approval.

ACTION: to direct staff to schedule the Sports Connection (CUP 86-03) for revokation/ modification hearing on January 21, 1988.

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

III. CONSENT CALENDAR

B Approval of Minutes of the Planning Commission

1. October 22, 1987

C. Approval of Resolutions:

3. Resolution No. 87-53 - Approving Development Permit 87-78 for the construction of a 4,200 square foot addition to an existing office building at 8265 Sunset Boulevard.

ACTION: to approve Consent Calendar items listed above: B.1, C.3

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

IV. EXCLUDED CONSENT CALENDAR

A. Landscape/Irrigation plans for Development Permit 87-22 - 1252 N. Formosa Avenue.

Recommended Action: Approve as submitted

ACTION: to approve landscape/irrigation plans for D.P. 87-22

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

B. Approval of Minutes of the Planning Commission

2. October 29, 1987

ACTION: to approve minutes of the Planning Commission as amended

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

C. Approval of Resolutions:

1. Resolution No. 87-50 - Approving Development

Permit 87-60 for the construction of a 14,358 square foot commercial center at 7901 Santa Monica Boulevard.

ACTION: to approve Resolution 87-50
MOTION: Lehman SECOND: Liebowitz-Neglia
VOTE: All Ayes
Motion Carried

2. Resolution No. 87-52 - Approving Development Permit 87-24 and Demolition Permit 87-34 for the Demolition of a single-family dwelling and the construction of a duplex at 613 Westmount Drive.

ACTION: to approve Resolution 87-52
MOTION: Lehman SECOND: Liebowitz-Neglia
VOTE: All Ayes
Motion Carried

V. PUBLIC HEARING

A. Variance 87-01

Request for permission to maintain a five to six foot high wall in the front yard setback (continued from October 15, 1987)

Location: 1440-1450 N. Hayworth Drive

Recommended Action: Table item pending decision on text amendment

ACTION: to table Variance 87-01
MOTION: Liebowitz-Neglia SECOND: Smith
VOTE: All Ayes
Motion Carried

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

Request to demolish a single-family dwelling and construct a five-unit condominium complex (continued from November 19, 1987)

Location: 846 Westbourne Drive

Recommended Action: Deny based on Planning Commission recommendations for the Draft General Plan

Commissioner Siegel abstained due a conflict of interest.

Dean Sherer presented the staff report.

ACTION: to approve Development Permit 87-40 and Demolition Permit 87-18 provided the project be redesigned with a 25 foot height limit.

MOTION: Lehman SECOND: Krause
Withdrawn

ACTION: to deny Development Permit 87-40 and Demolition Permit 87-18.

MOTION: Liebowitz-Nelgia SECOND: Smith
VOTE: All Ayes Abstain: Siegel
Motion Carried

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

Request to demolish three single-family dwellings and construct a 45-unit apartment building
(continued from November 19, 1987)

Location: 1119-1131 N. La Cienega Blvd.

Recommended Action: continue to December 17, 1987

ACTION: to continue Development Permit 87-51 and Demolition Permit 87-23 to December 17, 1987

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

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

Request to demolish four dwelling units and construct a ten-unit apartment building
(continued from November 19, 1987_

Location: 805-811 West Knoll Drive

Recommended Action: Deny based upon non-compliance with the draft general plan.

ACTION: to deny Development Permit 87-63 and Demolition Permit 87-25

MOTION: Smith SECOND: Siegel

VOTE: All Ayes
Motion Carried

E. Development Permit 87-73, Tentative Tract 45632

Request to construct a six-unit condominium building (continued from November 19, 1987)

Location: 1006 Carol Drive

Recommended Action: Continue to December 17, 1987

ACTION: to continue Development Permit 87-73 and Tentative Tract 45632 to December 17, 1987

MOTION: Liebowitz-Neglia SECOND: Lehman

VOTE: All Ayes
Motion Carried

F. Zoning Ordinance Text Amendment

Amendment to modify the requirements for off-site parking agreements and leases.

Location: Citywide

Recommended Action: Adopt a resolution recommending approval to the City Council

Harden Carter presented the staff report.

The following are those members from the public who spoke regarding this item:

.Jeanne Dobrin, 9000 Cynthia St.

.Don Levy, 8702 Santa Monica Blvd.

.Ron Shipton, 8718 Rosewood Ave.

ACTION: to close the public hearing

MOTION: Smith SECOND: Lehman

VOTE: All Ayes
Motion Carried

The Planning Commission entered into a lengthy discussion and outlined the following issues for discussion:

.distance to off-site parking spaces;

.length of lease;

- .cross covenanting;
- .design standards for off-site lots;
- .valet parking to nonvisible lots;
- .CUP;
- .How many parties should be involved;
- .City notification;
- .Assignment of off-site spaces;
- .fees;
- .city attorney approval;
- .who should be the review body;
- .employee parking;
- .in-lieu fees; and
- .shared parking hours.

The Planning Commission then took the following actions:

ACTION: to allow off-site spaces within a practical distance with a guideline of 400 feet.

MOTION: Lehman SECOND: Smith

VOTE: All Ayes

Motion Carried

ACTION: to require a Parking Permit before the Planning Commission for uses of 500 square feet or greater and before the Director of Community Development for properties less than 500 square feet.

MOTION: Siegel SECOND: Liebowitz-Neglia

VOTE: All Ayes

Motion Carried

ACTION: to direct staff to return with a revised text amendment reflecting the following changes:

- .employees should use spaces furthest away;
- .require cross covenanting;
- .off-site spaces should be assigned to each user;
- .applicant shall notify the City of changes related to off-site parking or the parties involved;
- .City shall notify parties 6 months prior to expiration of lease;
- .the off-site parking agreement should have four (4) parties;

- .new spaces created shall conform to existing standards and the use of existing spaces shall conform to standards regarding turning radius and space size only;
- .spaces non-visible from the restaurant may be served by a valet parking attendant;
- .shared parking spaces shall have a one-hour overlap;
- .a permanent lot tie shall be required for new construction agreements; and
- .the off-site lease shall have a length of at least 5 years.

MOTION: Liebowitz-Neglia SECOND: Lehman
VOTE: All Ayes
Motion Carried

V. COMMISSION CONSIDERATION

VI. ITEMS FROM COMMISSIONERS

.Commissioner Liebowitz-Neglia requested that conditions she worked out with the City Attorney be included in all resolutions.

.Commissioner Lehman asked that staff include more analysis of existing structures in staff reports.

VII. ITEMS FROM STAFF

VIII. ADJOURNMENT

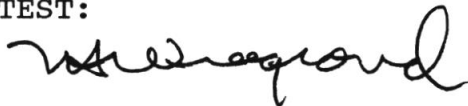
The Commission adjourned at 11:00 P.M. to the next meeting on December 6, 1987.

PASSED, APPROVED AND ADOPTED ON THIS 21ST DAY OF
JANUARY, 1988.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT