

**MINUTES  
CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION**

**December 17, 1987**

City Hall Council Chambers  
8615 Santa Monica Blvd.  
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 Howard Zelefsky.

B. Roll Call

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

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

C. Approval of Agenda

Commissioner Krause pulled Consent Calendar item C2.

Commissioner Lehman pulled Consent Calendar item B2.

ACTION: To approve remainder of agenda.

Motion: Krause                      Second: Lehman  
Vote: All Ayes                      Motion Carried.

D. Posting of Agenda: Chairperson Richmond noted that the agenda was posted at: both counters at City Hall, the window at City Hall, West Hollywood Library on San Vicente Blvd. and the Sheriff's Station.

**II. ITEMS FROM CITIZENS**

David Behr, West Hollywood, addressed the issue of parking for restaurants under 1,000 square feet, and suggested that the parking requirements for restaurants

be based on occupancy loads rather than square footage.

III. CONSENT CALENDAR

- A. Extension of Time for Development Permit 86-110 and Demolition Permit 86-111.

Location: 1051 Sierra Bonita Avenue

- B. Approval of Minutes of the Planning Commission

1. October 1, 1987
2. November 19, 1987

- C. Approval of Resolutions:

1. Resolution No. 87-35 - Denying Development Permit 87-40 and Demolition Permit for 846 Westbourne Drive.

ACTION: To approve the consent calendar items as submitted.

Motion: Smith                      Second: Lehman  
Vote: All Ayes                      Motion Carried.

IV. EXCLUDED CONSENT CALENDAR

- A. Minutes of the November 5, 1987 Planning Commission

Pulled by Commissioner Lehman who asked that the words "on Robertson" be stricken from one of the conditions for Temporary Use Permit 87-19 for a temporary parking lot at 365 N. San Vicente Blvd. The new conditions shall read "Other businesses shall be permitted to use this lot provided they are limited to all day parking."

Commissioner Liebowitz-Neglia requested that the minutes be amended to let the record show that she voted no on Resolution No. 87-49 recommending that the City Council adopt text amendments modifying the height requirements for walls, fences and hedges.

ACTION: To approve as amended.

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

- B. Resolution No. 87-48 - Approving Sign Modification 87-02 for the remodel of an existing pole sign at

7300-28 Santa Monica Blvd.

Commissioners Krause and Smith pulled this item, Krause to state for the record that she did not participate in the original discussion of this item and Smith to amend condition e to read "These plans shall exhibit improved graphic design which shall be tied to the design of the center's revised sign program."

ACTION: To approve as amended.

Motion: Smith Second: Liebowitz-Neglia  
Vote: Ayes: Lehman, Liebowitz-Neglia,  
Richmond, Siegel, Smith  
Abstain: Krause  
Motion Carried.

#### V. PUBLIC HEARINGS

A. **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 (continued from November 19, 1987).

Location: 9028 Sunset Boulevard

ACTION: To table at the request of the applicant.

Motion: Liebowitz-Neglia Second: Siegel  
Vote: All Ayes Motion Carried.

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

Request to demolish three single-family dwellings and construct a 42-unit apartment building (continued from December 3, 1987).

Location: 1119-1131 N. La Cienega Ave.

Dean Sherer presented the staff report and recommended that the Planning Commission approve the project as redesigned.

Commissioner Lehman addressed the issue of the need for a circular driveway. The Commission discussed it at some length.

Howard Zelefsky swore in those persons intending to speak on any public hearing items.

Craig Lawson, C.W. Cook Co., engineer for applicant, explained the project changes.

Robert Mills, architect, further elaborated on the changes, stating that the Planning Commission's concerns have been addressed.

The Commission discussed the guest parking, access into the parking garage, the exposed nature of the parking, the requirements for pedestrian-oriented front entries along 50% of the building frontage and the issue of the carriageway.

Brian Smith, K West Associates, traffic consultant for applicant, responded to questions from the Commission regarding traffic flow and signaling timing on La Cienega.

ACTION: To close the public hearing.

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

The Commission debated the issue of whether or not La Cienega should be considered a pedestrian-friendly street. A discussion followed regarding whether or not to require a significant redesign of the project for the purpose of adding a carriageway and placing units on the ground level to make the building more pedestrian-friendly.

ACTION: To approve the project in concept with the following changes: 1) increase the radius of the driveway entrances; 2) the building shall be dropped at least one foot; and 3) berms shall be added to give the project a more pedestrian-friendly appearance from La Cienega Boulevard. The Commission shall also make a finding that because of the existing character of La Cienega Boulevard and the level of traffic, that the project is exempted from the requirement that at least 50% of the building frontage at grade level have occupiable space with separate entries.

Motion: Siegel            Second: Lehman

Commissioner Krause asked to add a friendly amendment to state "berms or facades" in No. 3 above.

Commissioners Liebowitz-Neglia and Smith stated that they could not approve the project in concept. Smith proposed a friendly amendment to require both berms and façades.

Commissioner Siegel also added to his motion a requirement that the applicant return to the Commission under Commission Consideration with revised elevations incorporating the changes.

Chairperson Richmond advised Commissioner Siegel to withdraw his motion and make a motion to approve the Negative Declaration.

**ACTION:** To approve the Negative Declaration.

**Motion:** Siegel                      **Second:** Lehman  
**Vote:**    **Ayes:** Krause, Lehman, Richmond, Siegel  
             **Noes:** Liebowitz-Neglia, Smith  
**Motion Carried.**

**ACTION:** To approve the project with an increase in the turning radius for the two drive-ways, to drop the first floor of the building at least one foot, to provide bermed landscaping in the front setback and facade treatment to effectively screen the parking garage from view, and that the revised elevations incorporating these changes shall come back under Commission Consideration for final approval. In addition, a finding shall be made that the project is exempt from the 50% ground-floor pedestrian-oriented design guideline based on the unique character of the site and the traffic on La Cienega. Also, the condition written by Commissioner Liebowitz-Neglia (#3) shall be added.

**Motion:** Siegel                      **Second:** Lehman  
**Vote:**    **Ayes:** Krause, Lehman, Richmond, Siegel  
             **Noes:** Liebowitz-Neglia, Smith  
**Motion Carried.**

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

Request to construct a six-unit condominium building (continued from December 3, 1987).

Location: 1006 Carol Drive

Jeff Archuleta presented the staff report, re-

commending that the Commission approve the project.

Howard Zelefsky commented on the determination of the City Attorney regarding approval of projects already filed but potentially inconsistent with the draft General Plan as it goes through changes.

Chairperson Richmond opened the public hearing.

Craig Lawson, C.W. Cook Co., representing applicant, explained the project and how it has been changed as staff has directed. He stated that the project complies with the design guidelines and with applicable regulations under the Subdivision Map Act, and added that the applicant cannot be required to keep making changes in the project each time the rules change, on a weekly basis.

Ted Tanaka, architect for the project, explained the design and how the reduction of the allowable height under the draft General Plan would hurt the project.

The following persons spoke in favor of the project:

- Tony Melia, West Hollywood
- Neil Senturia, Los Angeles, applicant for project

The following persons spoke in opposition:

- David Behr, West Hollywood
- Deloris Luckman, West Hollywood

The following person spoke neutral:

- Jeanne Dobrin, West Hollywood

Neil Senturia rebutted.

The Commission asked staff why this subject lot was determined to be a key lot. A discussion of the key lot issue followed.

ACTION: To close the public hearing.

Motion: Lehman            Second: Siegel  
Vote:     All Ayes        Motion Carried.

A number of issues were raised by the Commission including the key lot question, Subdivision Map Act provisions with regard to approval of projects, building height and design and compatibility with the street, potential nonconformity with the draft

General Plan guidelines, and fairness. The Commission discussed these issues at length.

**ACTION:** To deny the project and permit the applicant to return with a redesign, incorporating a greater front yard setback and a maximum of 25 foot building height, as well as conforming with all other General Plan design guidelines. The findings for denial shall be based on the project's inconsistency with the draft General Plan under study as well as its incompatibility with the neighborhood.

**Motion:** Liebowitz-Neglia **Second:** Smith  
**Vote:** Ayes: Liebowitz-Neglia, Richmond, Siegel, Smith  
Noes: Krause, Lehman  
**Motion Carried.**

**D. Development Permit 86-81, Demolition Permit 87-28**

Request to demolish an single-family dwelling and construct a four-unit apartment building (referred back to the Commission by the City Council on November 2, 1987).

Location: 7706 Fountain Avenue

Howard Zelefsky presented the staff report, stating staff is recommending denial due to the project's inconsistency with the draft General Plan.

Chairperson Richmond opened the public hearing.

Gus Malkoun, representing the applicant, discussed the history of the project since the application had first been filed in August 1986. He stated that the plans had been revised per the City Council's direction on November 2, 1987, and that he had not been told of the Planning Commission's downzoning of the property to R2.

The following persons spoke in favor of the project:

- James Karroum, West Hollywood
- Georges Karroum, West Hollywood

The following persons spoke in opposition:

- Ralph Feeley, West Hollywood, representing Ruth

Williams, Chairman of the Lexington Neighborhood  
Watch  
- David Behr, West Hollywood

Gus Malkoun rebutted.

Commissioner Siegel asked staff for an explanation of the City Council's direction at the appeal hearing.

Howard Zelefsky responded that Councilmember Schulte directed that the height and density be reduced, but not necessarily by reducing unit count. Staff recommended to the applicant that the density could be reduced either by reducing units or bedrooms.

ACTION: To close the public hearing.

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

There followed a discussion by the Commission of how they feel for the applicant, but that the project was still not compatible with the neighborhood.

ACTION: To deny the project as submitted.

Motion: Siegel Second: Krause  
Vote: All Ayes Motion Carried.

## VI. COMMISSION CONSIDERATION

- A. Appeal of decision of Director to withhold an occupancy permit for a commercial retail building at 8424 Santa Monica Boulevard until specific conditions have been satisfied.

The staff report recommended that the Commission uphold staff's decision to withhold the occupancy permit until the tinted glass is replaced with clear glass, and the required street trees have been planted.

Howard Zelefsky stated that the applicant is correct in his statement that Caltrans will not allow the placement of new street trees due primarily to maintenance problems. The Commission discussed the issue, and suggested that the developer pay an in-lieu fee, which the city will hold until the tree issue is resolved with Caltrans.

Robin Ravan, owner of the building at 8424 Santa Monica Blvd., explained his reasons for installing the tinted glass.

The Commission discussed the issue of the tinted glass.

ACTION: To approve the occupancy permit, on the condition that an in-lieu fee for the trees be paid to the City until the issue is resolved with Caltrans.

Motion: Lehman  
Second for discussion: Krause

The Commission discussed the tinted glass issue. Commissioner Siegel stated he would only support the motion if the glass was required to be replaced after five years. The amendment was accepted by Commissioner Lehman.

After additional discussion, Commissioner Siegel withdrew his friendly amendment.

Commissioner Krause seconded to end debate.

Vote: Ayes: Krause, Lehman, Richmond, Siegel, Smith  
Noes: Liebowitz-Neglia  
Motion to end debate carried.

Vote on original motion:  
Ayes: Krause, Lehman, Richmond, Siegel  
Noes: Liebowitz-Neglia, Smith  
Motion Carried.

B. Discussion of determination of building heights.

The Commission discussed the need for more restrictive regulations in the future.

ACTION: To direct staff to examine language in the zoning ordinance and return to the Commission on February 4, 1988 with proposed amendments.

Motion: Siegel Second: Lehman  
Vote: Ayes: Krause, Lehman, Liebowitz-Neglia, Siegel, Smith  
Noes: Richmond

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Liebowitz-Neglia expressed concern that some staff-approved projects can generate a high volume of traffic. A discussion followed on when traffic studies should be required.
- B. Commissioner Siegel asked if fire department occupancy determination could be coordinated with planning review.
- C. Commissioner Smith asked if a statement could be placed at the end of resolutions stating that the permits are not approved until the end of the 10-day appeal period.
- D. The Commission presented planning staff with Christmas gifts, thanking them for their service.

VIII. ITEMS FROM STAFF

Howard Zelefsky urged the Commission to consider changing some of the language in the design guidelines in the draft General Plan prior to its adoption on January 19, 1988.

IX. ADJOURNMENT

ACTION: To adjourn at 12:13 a.m. to the next meeting of the Planning Commission on January 19, 1988.

Motion: Lehman                      Second: Krause  
Vote: All Ayes                      Motion Carried.

  
\_\_\_\_\_  
Chairperson

ATTEST:

  
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Director of Community Development