

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION**

**MINUTES**

**AUGUST 3, 1995**

**West Hollywood Park Auditorium  
647 N. San Vicente Boulevard  
West Hollywood, CA 90069**

**I. CALL TO ORDER**

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Commissioner Litz.

**A. Pledge of Allegiance:**

The Pledge of Allegiance was led by Commissioner Litz.

**B. Roll Call:**

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, James Litz, Stephen Smith

Staff Present:

Lisa Heep, Planning Manager; Hassan Haghani, Associate Planner; Thinh Tran, Staff Assistant

**C. Approval of Agenda**

**Action: To move Item V before Item III, pull Consent Calendar (Item III) and approve the Agenda as amended.**

Motion: Crowe

Second. Smith

Votes. All Ayes

Motion carried.

**D. Posting of Agenda**

This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

**II. ITEMS FROM CITIZENS**

None.

## V. PUBLIC HEARING

### A. **Nightclub Parking Standards:** (Zoning Text Amendment 94-05)

Hearing concerning revised parking standards for nightclubs,  
(continued from July 20, 1995)

**Applicant:** City of West Hollywood  
**Location:** City-wide  
**Case Planner:** Tim Foy

**Recommendation:** Continue to August 17, 1995

### B. **Variance 95-02**

Request to encroach into the front yard by enclosing an existing wooden deck in a residentially zoned (R1B) area.

**Applicant:** Marci Miller  
**Location:** 9009 Elevado Avenue  
**Case Planner:** Hassan Haghani

**Recommendation:** Approve Resolution PC 95-36 denying Variance 95-02.

Mr. Haghani presented the staff report, which included a slide presentation; he responded to questions from the Commission.

- a. Mark Lehman, Applicant's Attorney, presented to the Commission photos; commented that he disagrees with staff report and presented his argument; and responded to questions from Commissioners.
- b. Marci Miller, Applicant, commented that she has been doing this for eight months, that 12 neighbors are here to express their support, is in the entertainment business so she needs space for work (the home is only 956 square feet), the addition would not be visible from street, and could build second story but does not want to invade the privacy of her neighbors.
- c. Bernard Gory, Los Angeles, Architect of project, commented that this addition would be minimal in size, the structure is not up to current codes for addition of second story, and on the design integrity.
- d. Bob Cundall, West Hollywood, neighbor, commented that it has been difficult to obtain variances, and other approved past projects have benefited the neighborhood.
- e. Lois Sidney, West Hollywood, neighbor, commented that the neighbors feel the project is aesthetically compatible with the neighborhood; inconsistencies abound in the area; human values should predominate.

- f. Kate Bartolo (given time by Alessandra Freyermuth), West Hollywood, neighbor, handed out her speech, commented on neighborhood's right to self-determination and preservation and enhancement of character and property values; need to create a specific plan for the neighborhood, but the Planning Division is currently understaffed.
  - g. Sydney Geularoff, West Hollywood, neighbor, commented that he is proud of the neighborhood and home, and decision should be based on a human level.
  - h. Jose A. Guilaroff, West Hollywood, neighbor, commented that he would like to have the applicant be happy, so this should be granted to her.
  - i. Kathy Gray, Stockton, Applicant's sister, commented that she often stays at applicant's home during business visits to the area; the home is small and hopes that the variance be granted.
  - j. Frances Diaz, West Hollywood, neighbor, commented on the human element/factor and equity.
  - k. Lucile F. Crump, West Hollywood, neighbor, commented that she would rather have the Applicant build out rather than up and that the addition would be fine for the neighborhood.
  - l. John Carlyle, Los Angeles (actually in WH), neighbor, commented that this project is an improvement rather than an encroachment, deny application would be arbitrary.
  - m. Mary Munday Gries, West Hollywood, neighbor, commented that she owns other nearby properties, is supportive of aesthetic improvements to the neighborhood.
  - n. John Davis, West Hollywood, neighbor, commented that he is a real estate agent and understands what adds/detracts to the neighborhood, the Planning Commission has lost sight from their over-zealousness and should bend some rules if necessary.
- Mr Lehman rebutted; commented on the language of the codes and that the Commission and staff are viewing this too strictly.

**Action: To close the public hearing.**

Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.



## **VI. COMMISSION CONSIDERATION**

None.

## **VII. ITEMS FROM CITIZENS**

None.

## **VIII. ITEMS FROM COMMISSIONERS**

- a. Commissioner Behr commented on the public hearing on Variance 95-02. Encourages staff to work with the neighborhood for zoning text amendment. Commissioner Crowe commented that this amendment for this neighborhood is simpler than that of West Hollywood WEST. Commissioner Behr commented that front setbacks for all properties should be studied. Commissioner Jones expressed agreement; the approval of the variance tonight would act as a precedent.
- b. Commissioner Litz commended staff on the report on Variance 95-02; zoning text amendments should be prioritized and would like to have neighborhood meetings for the Norma Place triangle. Ms. Heep commented on her urge during the Council budget hearings on hiring a consultant to work on the Zoning Code; this was continued by Council until the mid-year budget review. She also stated that Mayor Heilman and Commissioner Fischer have reviewed a priority project list for pending text amendments and the Norma Triangle was tentatively ranked as a lower priority; Ms. Heep will distribute this list to confirm placement of priorities

## **IX. ITEMS FROM STAFF**

None.

**X. ADJOURNMENT**

**Action: To adjourn to the next meeting of the Planning Commission on Thursday, August 17, 1995 from 6:30 P.M. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente in West Hollywood.**

Motion: Crowe

Votes: All Ayes (Smith absent)      Motion carried.

**PASSED, APPROVED AND ADOPTED THIS DAY OF AUGUST 3, 1995.**

  
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CHAIRPERSON

**ATTEST:**

  
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COMMUNITY DEVELOPMENT DIRECTOR