

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MINUTES

THURSDAY, JUNE 18, 1992

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 by Commissioner Litz at 7:00 p.m.

The Planning Commission went in closed session with Christi Hogin, City Attorney; Gay Forbes, Director; and Anne Browning, Planning Manager to discuss matters of potential litigation.

A. Pledge of Allegiance: The Pledge of Allegiance was led by John Chase.

B. Roll Call:

Commissioners Present: Behr, Clavan, Crowe, Litz, Richmond, Smith, Zaden

Others Present: Gay Forbes, Director; Christi Hogin, Asst. City Attorney; Anne Browning, Planning Manager; Angela Reynolds, Planning Technician; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull Item III.A, VI.A, VI.B, and VI.C, and approve the agenda.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

D. This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.



Rabbi Kupfer, representative of Hebrew Academy  
Sy Zagha, Academy Board of Director member  
Sharon Javlon, West Hollywood  
Keith Javlon, West Hollywood  
Pamela Twena, Los Angeles  
Serge Cohen, Los Angeles  
Lee Scheinbaum, West Hollywood

Michael Meraz spoke against the project.

The following commented on the project:

Jack Rael, West Hollywood  
Bradford Crowe, West Hollywood  
Ethel Shapiro, West Hollywood

Elta Wilson, West Hollywood, wrote a letter expressing her opposition to the project.

Laura Chick of Planning Consensus Group rebutted public testimony.

Action: To close the public hearing.

Motion: Richmond Second: Behr

Vote: All Ayes Motion carried.

Action: Terminate revocation proceeding. Not to revoke CUP 86-13 at this time. Direct Academy to proceed with new CUP application. Direct staff to return to the Commission with the following amendments: show buffer zone with landscaping and wall solutions to be presented; look into the blocking of pedestrian access on Huntley; explore ridesharing or bus program; and explore the possibility of using the Academy in the evenings for community meetings or use of facilities during elections.

Motion: Richmond Second: Zaden

Vote: All Ayes Motion carried.

- B. Development Permit 91-30, Demolition Permit 91-16, Conditional Use Permit 91-15 - Request to demolish a single-family residence to construct eight condominium units.

Applicant: Oded Miodovsky

Owner: Maria and Ralph Goodson

Location: 8117 Norton Avenue

Recommended Action: Approve Development Permit 91-30, Demolition Permit 91-16 and Conditional Use Permit 91-15, subject to the findings and conditions of draft Resolution No. PC 92-17.

(Commissioner Behr excused himself because he lives within 50 feet of the project).

Anne Browning presented the staff report.

Commissioner Litz opened the public hearing.

Oded Miodovsky, architect, spoke for the project.

The following commented on the project:

Sylvia Nichols, Los Angeles  
David Behr, West Hollywood

Oded Miodovsky rebutted public testimony.

Action: To close the public hearing.

Motion: Smith Second: Crowe

Vote: Ayes - Crowe, Litz, Richmond, Smith, Zaden  
Noes - Clavan

Motion carried.

Action: To approve the project with the following amendments: make the front entry more significant; make the project more pedestrian oriented in front at street level; show landscaping of trees to indicate how western part of the property will be buffered by wall; more clarity of architectural design style; meet the front yard setback requirement; and for staff to bring the project to the Design Subcommittee for approval.

Motion: Smith Second: Crowe

Vote: Ayes - Crowe, Richmond, Smith, Zaden  
Noes - Clavan, Litz

Motion carried.

- C. Variance 91-04, Granville Towers - Request for a variance to allow conversion of attic space into living space.

Applicant: Zenon Kesik and 5 other condo owners  
Owner: Zenon Kesik and 5 other condo owners  
Location: 1424 N. Crescent Heights Boulevard

Recommended Action: Review and comment on draft document.

Commissioner Smith excused himself from this item due to his proximity to the property.

Angela Reynolds presented the staff report.

Commissioner Litz opened the public hearing.

The following spoke in favor of the conversion:

Victor Cowley, West Hollywood, president of the Homeowners Association.

Zenon Kesik, West Hollywood, applicant

Action: To close the public hearing.

Motion: Clavan Second: Crowe

Vote: All Ayes Motion carried.

Action: Accept staff recommendation; consider the applicants' request as an historic incentive and continue this matter until a decision has been made regarding the historic status of the subject site.

Motion: Clavan Second: Zaden

Vote: All Ayes Motion carried.

## V. COMMISSION CONSIDERATION

- A. Creative Sign Permit 92-25 for Martin Henry Fitness Studio located at 1106 La Cienega Boulevard.

Recommended Action: Approve Creative Sign Permit 92-25.

Angela Reynolds presented the staff report.

John Chase, Los Angeles, designer of sign, provided information to the Commission.

Action: To approve Creative Sign Permit 92-25.

Motion: Zaden Second: Crowe

Vote: All Ayes Motion carried.

B. Tandem Parking Plan for 8900-8912 Beverly Boulevard.

Recommended Action: Approve Parking Plan as submitted.

Bill Meeker presented the staff report.

Commissioner Richmond excused himself due to conflict of interest.

Alan Jackson provided information to the Planning Commission.

Action: To approve tandem parking plan for 8900-8912 Beverly Boulevard.

Motion: Crowe Second: Clavan

Vote: All Ayes Motion carried.

C. Response to inquiry from Thomas M. Jones regarding 1320 Harper Avenue.

Anne Browning responded to the concerns of Mr. Jones, gave a report, and answered questions from the Commission.

VI. ITEMS FROM CITIZENS - None

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Clavan suggested that the Commission include a "limitation of development permit time limits" as one of the topics at the retreat on July 8, 1992.
- B. Commissioner Zaden expressed her appreciation in having names of the project planner indicated in addition to their signature.
- C. Commissioner Litz that he would like information on trees/landscaping (especially size of the containers) included on the July 8th retreat.

VIII. ITEMS FROM STAFF

- A. Anne Browning informed the Commission that the Los Angeles Section of the American Planning Association gave two awards to the City of West Hollywood on "Cultural Heritage Preservation" and a publication entitled Common Ground

which is designed to help everyone in West Hollywood to understand the economic and planning challenges that the City faces in the years ahead.

- B. Anne Browning announced that the Ad Hoc Streamlining Committee will have a workshop on Sign Making this coming Tuesday, June 23rd, 4:00-6:00 PM at the Community Conference Room.

IX. ADJOURNMENT

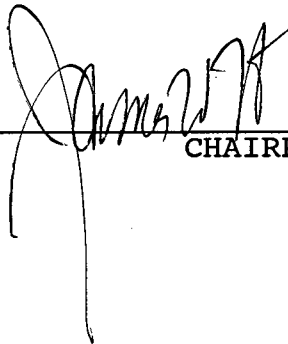
Action: To adjourn to the meeting of the Planning Commission on Thursday, July 2, 1992, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT