

MINUTES  
PLANNING COMMISSION

November 20, 1986

CITY OF WEST HOLLYWOOD

I. CALL TO ORDER

The meeting of the Planning Commission, held on the above date in the Council Chambers, at 8611 Santa Monica Boulevard, was called to order by Chairperson Fulton at 7:00 p.m.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present: McAlear, Richmond, Land,  
Fulton, Weinberger,  
Siegel

Others Present: Mark Winogron, Director  
Howard Zelefsky, Manager  
Tim Gawronski, Assistant  
Jeff Lambert, Technician

C. Approval of Agenda:

Some discussion ensued regarding the noticing procedures for item III(B) (Appeal of MCUP 86-06), but this discussion was continued until the Public Hearing on this item.

The Agenda was approved by unanimous vote.

II. ITEMS FROM CITIZENS

- o Sybil Zaden, 1211 Horn Avenue, requested that the height of trees be restricted to the allowable height of structures to avoid the interference of residential views.
- o Jean Dobrin, 9000 Cynthia, requested that when a public hearing is continued, citizens are allowed to speak at the second meeting provided their testimony is new information.

- o Budd Kops, 969 N. Larrabee, read a prepared statement and asked that expiring parking variances not be continued without payment of an in-lieu fee.

### III. PUBLIC HEARINGS

- A. Development Permit No. 86-87/Demolition No. 86-83 (7-unit apartment building at 8228 Fountain Avenue)
  - 1. Howard Zelefsky presented an update of staff analysis of this project and asked the Commission to take testimony from Robert Sweeney regarding the cultural significance of the existing residential structure on the site.
  - 2. Robert Sweeney, 835 N. Kings Road, presented testimony that Frank Lloyd Wright had lived in the existing dwelling unit in 1923. He noted that the cultural significance has nothing to do with the design of the house.

This public hearing was continued to the next regular meeting on December 4, 1986.

- B. Minor Conditional Use Permit No. 86-06 (Appeal) for property located at 1296 Fairfax Avenue.

A lengthy discussion ensued regarding procedures for hearing public testimony. Public comments would be limited to two (2) minutes per person and only one (1) minute for those who choose to speak again at the continued public hearing for this item.

- 1. Mark Winogron presented the staff report and reviewed the issues of this case. The Director discussed the philanthropic uses permitted in this zone by the zoning ordinance.
- 2. Appellant - John Parks, 2500 Jupiter Drive - distributed a 41-signature petition of area neighbors and other written materials to the Commission. The applicant expressed concerns regarding the philanthropic status of Citizens for Economic Survival and the insufficient parking on the site.
- 3. Persons in favor - the following five (5) persons spoke in favor of this application:
  - o Julia Claxton, 1211 N. Orange Grove, 90046
  - o Ed Hakim, 8221 DeLongpre, 90046

- o Steven Nash, 1325 Orange Grove, 90046
- o Ron Krueger, 1308 N. Orange Grove, 90046
- o Andrew Zimbaldi, St. Ambrose Church

4. Persons opposed - the following seventeen (17) persons spoke in opposition to this application:

- o Marian Stump, 1882 N. Fairfax, 90046
- o Linda Johnson, 1020 N. Crescent Hts, 90046
- o Bonnie Allan, 807 N. Vista, 90046
- o Louis Widder, 1016 N. Edinburg, 90046
- o Sal Guarriello, 8220 W. Norton, 90046
- o Claire Horwits, 8440 DeLongpre, 90069
- o John Vondouras, Fountain, 90048
- o Elaine Doneger, 8440 DeLongpre, 90069
- o Karen Ocamb, 1265 N. Harper #21, 90046
- o Charlotte Hughes, 950 N. Kings #364, 90069
- o Doug Routh, 1264 N. Harper #4, 90046
- o Lee Rensky, 940 N. Hancock #16, 90046
- o Patrick Wall, 9016 Harrat, 90069
- o Joseph Thompson, 7956-1/8 W. Norton, 90046
- o Woody McBreairty, 1010 Palm, 90069
- o Albert Ogle, 6033 Delphi, Los Angeles, 90042
- o Miki Rand, 940 Hancock, 90069

5. Persons Neutral - the following two (2) persons spoke neutral to this application;

- o Jeanne Dobrin, 9000 Cynthia, 90069
- o Grafton Tanquary, 1287 N. Crescent Hts, 90046

Arguments in favor of this appeal were based upon insufficient parking and the status of organizations to rent space in this property. Opposition to this appeal concerned the public good of the uses on this property.

The Planning Commission received public comments and continued this public hearing to December 4, 1986.

C. Development Permit No. 86-68 (41-unit apartment building at 940 Larrabee/941 Palm)

1. Tim Gawronski presented the staff report and submitted neighborhood concern expressed at the neighborhood meeting.
2. Applicant - Nassar Eshraghi expressed a willingness to comply to concerns raised by neighborhood citizens.

3. Public Comment:

- o Budd Kops, 969 N. Larrabee, requested on-site parking for construction crews, restricted roof activities to stop at 10:00 p.m., and a complaint receipt person on the site during construction. He added that local citizen concerns have been satisfied by the developer.
- o Jeanne Dobrin, 9000 Cynthia, expressed her opposition to requiring window boxes due to water leaking to units below.

Commission discussion:

After some discussion the Commission continued the public hearing to December 4, 1986, and made the following suggested conditions of approval:

- o limit roof activity to satisfaction of neighbors
- o limit hours of construction to 8:00 a.m. to 7:00 p.m.
- o construction parking to be provided on-site
- o landscape should be maintained
- o construction trucks should be limited during morning hours

IV. COMMISSION CONSIDERATION

A. Minutes of November 6, 1986

Action: to approve as amended

(Motion, Weinberger - Second, Land)

Vote: All Ayes

Motion carried.

B. Tropicana Elevations

1. David Oved, project architect, described the revised elevations.

Action: to approve the revised elevations

(Motion, Weinberger - Second, Richmond)

Vote: All Ayes

Motion carried.

V. ITEMS FROM STAFF

- A. Staff presented an update of activities concerning the 8500 Melrose property and the status of the illegal awning on the La Cienega facade.
- B. Staff presented an update of the parking in-lieu fee and recent City Council action concerning this issue.

VI. ITEMS FROM COMMISSIONERS

- A. Time frames for public comments.

After a lengthy discussion the Commission agreed to limit any one person to fifteen minutes if they collect time from other citizens. The Commission also resolved that public hearings will not commence after 11:00 p.m.

- B. Request from La Fabula Restaurant.

Doug Phillips read a prepared statement and requested the Commission's permission to extend the time required to complete a condition of approval for that project. The Commission denied this request and sent it back to staff for processing and enforcement action.

- C. Residential Design.

The Commission entered into a lengthy discussion regarding design and design review and set a special session for December 1, 1986, to further discuss these issues. Items for discussion include the following:

- o elements of good residential design;
- o rear and side elevation considerations;
- o designing to conform with surrounding neighborhoods;
- o quality of life and residential design;
- o sliding density scales;
- o court yard apartments; and
- o buffer areas.

- D. Staff presented a status update of the Studio One property.

- E. The Commission requested that staff begin reporting non-discretionary project summaries to the Planning Commission monthly.

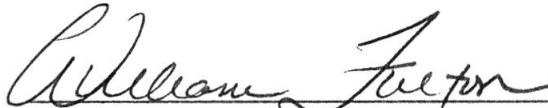
- F. The Commission agreed to set aside the meeting on January 15, 1987, as a Design Review Study Session.
- G. The Commission identified a code violation at Monica T.V. on Santa Monica Boulevard.

VII. ITEMS FROM CITIZENS

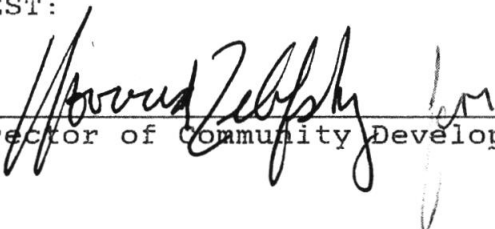
- o Budd Kops, 969 Larrabee, discussed the continuation of residential projects.
- o Jeanne Dobrin, 9000 Cynthia, asked that the Commission not limit the hours of their meetings.

VIII ADJOURNMENT

The meeting was adjourned at 10:30 p.m. to the special session on December 1, 1986.

  
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Chairperson

ATTEST:

  
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Director of Community Development