



PLANNING COMMISSION MINUTES

February 19, 1998

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

1. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chair John Altschul.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Michael Koffler

B. Roll Call

Commissioners Present:

John Altschul, Liz Anderson, David Behr, Brad Crowe, Donald DeLuccio, Thomas Jones, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Amanda Susskind, City Attorney's Office; Think Tran, Administrative Staff Assistant; John Keho, Associate Planner

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Votes: All Ayes

Second: Behr

Motion carried.

E. 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.

2. PUBLIC COMMENT

- a. **Bud Kopps**, West Hollywood, commented on discrepancies between the Sunset Specific Plan and the Zoning Ordinance/Municipal Code regarding signs.

3. CONSENT CALENDAR

A. Minutes, February 5, 1998

Action: To approve the February 5, 1998 Minutes.

Motion: Crowe

Votes: All Ayes

Second: Smith

Motion carried.

4. EXCLUDED CONSENT CALENDAR - None

5. COMMISSION CONSIDERATION

A. Signs on Sunset – Lisa Heep

Ms. Heep presented the staff report.

The Commission discussed:

- Regulation of murals
- Billboard clutter
- Removal of tall walls after the event advertised has occurred
- City Council's ban of certain content
- Tower Records clutter/permitting
- Art/Murals that do not have advertising
- Design standards
- Jumbotron/art requirement
- Tall walls attractiveness
- Sunset Strip as a tourist destination
- Development of Sunset Specific Plan
- Murals in residential areas
- Maintenance requirement
- Two-sided billboards
- Agendize mural/tall wall discussion
- Regulation to prevent proliferation
- Revenue/taxes on billboards

The Commission accepted and filed staff report.

B. Appointment of Planning Commissioner to Santa Monica Boulevard Steering Committee

The Commission appointed Commissioner Jones as the alternate (at the last meeting, Commission DeLuccio had been appointed as alternate).

6. PUBLIC HEARING

- A. DVP 97-20, CSP 97-09, VAR 97-19, 97-24, 97-25, 97-32 AND 97-33:** A 1,090 square-foot café with a 250 square-foot outdoor dining area; newsstand; 1,400 square-foot plaza; 9-unit apartment building; and, one creative sign with two video screens (450 square feet and 80 square feet). The variances requested are from sections: 9311.c.2(b) to permit a minimum common open space dimension of less than 15 feet; 9324.a to permit retaining walls to exceed six-feet in height; 9383.o, 9384.a.4 and 9388.l.3 to permit outdoor parking in front of a building and visible for more than 24 feet in width; 9388.b to permit more than 50 percent tandem parking spaces; and 9322.g to permit a newsstand to be located within 100 feet of a residential dwelling.

Applicant: Joseph Shooshani

Location: 8410 Sunset Boulevard, West Hollywood, CA

Case Planner: John Keho

Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Commissioner Altschul recused himself from this public hearing.

Mr. Keho presented the staff report including an amendment to Condition 8.2

The Commission discussed:

- Mixed-use
- Jumbotron
- Security plan
- Height limits

Commissioner Jones disclosed that he has worked with Outdoor Systems, who has an adjacent billboard by project site, but does not feel necessary to recuse himself from this hearing.

The Commission discussed:

- variances (retaining wall)
- earthquake fault/structural elements
- newsstand requirement of 1,000 feet
- finish both residential and commercial construction before jumbotron is activated
- construction of jumbotron to be safe
- billboards/video-screens
- new construction without parking
- permit parking on DeLongpre

- h. **Joe Shooshani**, Applicant, presented Applicant's report.
- h. **Wayne Avershaw**, Applicant's Attorney, presented Applicant's report.
- h. **David Denton**, Applicant's Architect, presented Applicant's report.
- h. **Michael Koffler**, Hyatt Hotel, West Hollywood, General Manager, expressed support.
- h. **Duane Dauphine**, West Hollywood, expressed concern about traffic, noise, outdoor assembly and sound amplification, and commented that the project was excellent otherwise.
- h. **Richard Proctor**, Applicant's Geologist, commented that he was available for questions.
- h. **Roberta Sponsler**, Glendale, Outdoor Systems, commented that the project will negatively impact the view of the company's billboard.
- h. **David Bayo**, West Hollywood, Comedy Store, expressed concern regarding parking and that this project would negatively impact the parking situation on the Sunset Strip.
- i. **Ed Brown (given time by Fred Gholi)**, West Hollywood, Sunset Plaza Hotel, expressed concern about loading spaces, street parking, wall behind newsstand, noise, danger and jumbotron.

Mr. Avershaw and Mr. Denton rebutted.

The Commission discussed:

- employee parking
- bus loading zones
- view blockage
- completion of construction prior to jumbotron activation
- landscape
- construction mitigation plan
- carport structure
- Condition 14.8 modification
- Conditions 10.3 and 10.5
- fees

Action: To close the public hearing.

Motion: Crowe

Votes: All Ayes

Second: Behr

Motion carried.

The Commission discussed:

- parking for commercial portion

- access onto DeLongpre
- storage
- parking for newsstand
- parking in-lieu fees/parking structure
- loading and bus zones
- street tree program
- amendment to Condition 14.8
- construction time and extensions

Action: To approve Resolution PC 98- with the following amendments:

- amend condition 8.2 to refer back to condition 3.6 as requested by staff.
- amend condition 14.6 to state "The large screen video creative sign may be activated after the City issues certificate of occupancy for the cafe and large screen video sign. If, however, the City cannot issue a certificate of occupancy for the entire structure within eighteen months of the initial issuance of building permits, then the creative sign permit for the large screen videos shall expire. A six month extension of the time limitation of this condition may be granted by the Director of Community Development if applied for no later than 30 days before the expiration date."
- amend condition 14.8 to permit the sponsor's name to appear on the large screen video sign.
- add a condition that requires that outdoor events comply with City regulations and in addition that there be no "pay" assembly or amplified music in the view corridor/plaza.
- require that any ordinance regulating the content of billboard advertisements also apply to the large screen video sign.

Motion: Crowe
 Votes: All Ayes

Second: DeLuccio
 Motion carried.

7. PUBLIC COMMENTS - None

8 ITEMS FROM COMMISSIONERS

- Commissioner Jones stated that at Tuesday's PAC meeting, RFQ's were reviewed.
- Commissioner Smith stated that the City Council passed the SMB Steering Committee; meetings tentatively scheduled for 2nd Tuesday of each month.
- Commission Behr stated that parking is an issue and should be discussed.

9. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

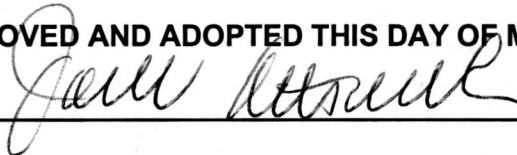
Mr. Reynolds reported on the following items: Cajun Bistro, Roxbury Site, Bodega Restaurant, 1145 Horn.

10. ADJOURNMENT

Action: To adjourn to the next regular Planning Commission on March 5, 1998 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

PASSED, APPROVED AND ADOPTED THIS DAY OF MARCH 5, 1998.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

