



PLANNING COMMISSION MINUTES

MAY 15, 1997

West Hollywood Park Auditorium, 647 North 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 Litz.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Chair Litz.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Thomas Jones, James Litz, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; John Chase, Urban Designer; John Keho, Associate Planner; Hassan Haghani, Associate Planner; Jennifer Davis, Associate Planner; Lucy Dyke, Transportation Manager; Thinkh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To pull the Consent Calendar and approve the Agenda as amended.

Motion: Crowe

Second: Behr

Votes: All Ayes (Fischer absent)

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.

2. PUBLIC COMMENT

- a. **Jeanne Dobrin**, West Hollywood, commented that City is a mess and the City should pay more attention to code violations, such as banners.

3. CONSENT CALENDAR - None

4. EXCLUDED CONSENT CALENDAR

A. Minutes, May 1, 1997

The Commission directed staff to amend the following:

- amend Item 5A Recommendation to state "May 15"
- amend Item 6B, to include that Commissioner Altschul voted in favor of continuance.

Action: To approve the May 1, 1997 Minutes, as amended above.

Motion: Behr

Second: Crowe

Votes: All Ayes (Fischer absent)

Motion carried.

B. Capital Improvements Plan for 1997-98 - Findings of Consistency with the General Plan

Mr. Keho presented the staff report.

The Commission discussed Project 37 (West Sunset Parking Lot), regarding government facilities in "P" zones.

Action: To approve Resolution PC 97-126/

Motion: Crowe

Second: Behr

Votes: All Ayes (Fischer absent)

Motion carried.

5. COMMISSION CONSIDERATION

A. Creative Sign Permit 97-05 Request Creative Sign for World Wrapps.

Applicant: World Wrapps/Monte Overstreet

Location: 8869 Santa Monica Boulevard

Case Planner: John Chase

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings therein.

Mr. Chase presented the staff report.

a. **Keith Glassman**, Applicant, presented applicant's report.

The Commission discussed blade signs.

Action: To approve Resolution PC 97-119.

Motion: Crowe

Second: Altschul

Votes: All Ayes (Fischer absent)

Motion carried.

6. PUBLIC HEARING

A. Conditional Use Permit 96-21 and Variance 96-05 Request installation of cellular equipment on roof of commercial building; exceeding allowable height limit.

Applicant: Cox California PCS, Inc.

Location: 1112 N. La Cienega Boulevard

Case Planner: Hassan Haghani

Recommendation: Deny the request and adopt the proposed resolution, subject to the findings therein.

Mr. Haghani presented the staff report.

The Commission discussed co-located sites.

- a. **Ray Maciag**, Applicant, presented applicant's report.
- b. **Alan Lyon**, West Hollywood, commented that he was against the project due to obstruction of view.
- c. **Michael Kinnear**, West Hollywood, commented that the property is an eyesore and that he is against the project.
- d. **Jeanne Dobrin**, West Hollywood, commented that the obstruction of views is not included in the City's zoning ordinance and that she is against the project.

Mr. Maciag rebutted.

Action: To close the public hearing.

Motion: Jones

Second: Smith

Votes: All Ayes (Fischer absent)

Motion carried.

The Commission discussed the following:

- screening options are simplistic
- exclusive contracts between properties and communications companies

Action: To approve Resolution PC 97-121, denying Applicant's request.

Motion: Behr

Second: Crowe

Votes: All Ayes (Fischer absent)

Motion carried.

B. Amendment to Development Permit 96-34 Request to modify ramp slope into staff parking garage to 18% slope, instead of 15%, with a range of transitions slopes at the ends of the ramp to maximum 9% instead of 8%.

Applicant: LA County Fire Department and City of West Hollywood
Location: 864 San Vicente Boulevard/8866 Cynthia Street
Case Planner: Hassan Haghani

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings therein.

Mr. Haghani presented the staff report.

- a. **David Hopkins**, Architect, presented the Applicant's report.
- b. **Jeanne Dobrin**, West Hollywood, commented on penalties clause for incompleteness by end of the year.

Action: To close the public hearing.

Motion: Behr

Second: Altschul

Votes: All Ayes (Fischer absent)

Motion carried.

Action: To approve Resolution PC 97-125.

Motion: Behr

Second: Jones

Votes: All Ayes (Fischer absent)

Motion carried.

- c. **Paul Hacker**, Fire Department, commented on Proposition E.

C. Amendment to Development Permit 96-42 and Variances 97-14 and 97-17 Request to construct parking structure at the House of Blues nightclub, and to permit variances from the side yard setback and height requirements.

Applicant: House of Blues, Jim Cafarelli
Location: 8430 Sunset Boulevard
Case Planner: Jennifer Davis

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings therein.

Commissioner Altschul stated that he had a financial interest in Best Western Hotel, which is nearby the project site, but that he felt he could still vote.

Commissioner Smith stated that he had attended a neighborhood meeting and visited the site.

Commissioner Behr stated that he had visited the site.

Commissioner Jones stated that he had a client who was nearby the House of Blues and that he is part of the Design Review Subcommittee.

Ms. Davis presented the staff report.

The Commission discussed the following:

- architectural integration
- occupancy
- noise study
- reasoning behind variances
- possibility to build parking lot that had been stated in City Council resolution without variances
- date in resolution as an extension date
- property owner's approval for setbacks
- interim parking plan/circulation during construction
- traffic signal
- Sunset Specific Plan requirements for height setbacks
- impact from variances on adjacent properties

Ms. Dyke answered questions regarding parking spaces, circulation and interim parking plans.

a. Mark Lehman, Applicant, presented the Applicant's report.

The Commission discussed the following:

- surfacing of walls
- security requirement
- cueing of valet parking
- noise study
- indemnification clause

b. Beth Grant, General Manager of House of Blues, commented on security and that neighborhood complaints have declined.

The Commission discussed the following:

- capacity/occupancy
- requirement in original CUP to provide parking
- security
- identification of valet parking company's body of supervision
- Sheriff's expenses

c. **Si Teller**, Architect, commented on design of structure and its attempt to resolve issues of noise, traffic and parking.

The Commission discussed noise from rooftop parking and design of facade facing residential area.

Councilmember Jeff Prang presented a commendation to James Litz from Kenneth P. Hahn for his service as a Planning Commissioner.

- d. **Kitty Cole**, West Hollywood, commented that the and other residents are discouraged with House of Blues and their lack of responsiveness.
- e. **Don Savoie**, West Hollywood Chamber of Commerce, commented that the problems at House of Blues (i.e. noise, crime) occur in other areas of West Hollywood as well, and that the issue here is if the garage meets CUP requirements. The new co-chair of the Nightclub Council is Beth Grant.
- f. **Tom Lanevin**, West Hollywood, commented that he is in favor of the project but architecture should be refined.
- g. **Anthony Policella**, Los Angeles, President of Valet Parking Service, commented on valet service will be improved with the new parking structure.
- h. **Kiernan McKiernan**, West Hollywood, commented that not all problems in neighborhood have been resolved. Parking structure will resolve only some of the problems. A solution could be to place barricade at the top of Olive Drive.
- i. **Jill Schwartz**, West Hollywood, expressed support of the parking garage and concern regarding parking costs to patrons may affect successfulness of program and commented that she has seen Sheriff's around the club, but suggested they move more south into residential areas.
- j. **Jeanne Dobrin**, West Hollywood, commented on occupancy, security/contract with Sheriff's, City's history of opposing open space parking structures.
- k. **Budd Kops**, West Hollywood, commented that he is against the approval of the project until all details have been answered, but is generally in favor of the parking structure. Would like a limit on rooftop parking hours to close at 11 pm.
- l. **Bettie Wagner**, Los Angeles, expressed concern regarding traffic and facade of parking structure.

Mr. Lehman rebutted.

The Commission discussed and requested the following:

1. Department of Transportation to review the circulation pattern of the interim parking plan to see if the reverse pattern would work more efficiently
2. staff and City Attorney to review language of setback variance finding to determine if it is adequate
3. House of Blues to prepare a noise study to be review by staff and brought back to Commission
4. staff re re-word or eliminate Conditions 10, 12 and 15 of draft resolution based on revised design by House of Blues architects
5. staff to review Condition 24 for possible re-wording
6. House of Blues architects to work on design of south and DeLongpre elevations
7. staff to check the availability of Golden Crest Retirement Home parking
8. House of Blues to revise interim parking plan to indicate where construction workers will park.

Action: To continue to July 17, 1997.

Motion: Crowe

Second: Altschul

Votes: All Ayes (Fischer absent)

Motion carried.

7. PUBLIC COMMENT

- a. **Jeanne Dobrin**, West Hollywood, commented that at 8981 Sunset Boulevard the structure is too large and the landscaping should looked at.

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Crowe expressed best wishes to James Litz.
- b. Commissioner Behr expressed best wishes to James Litz.
- c. Commissioner Jones commented on recent Eastside Redevelopment meeting and main topic of discussion was housing element.
- d. Commissioner Smith congratulated James Litz for chairing tonight's meeting successfully.

9. ITEMS FROM STAFF

A. Director's Update - Ray Reynolds

Mr. Reynolds presented an update on the following:

- Donald DeLuccio's appointment as new Planning Commissioner
- Alcohol and Drug Center
- Billboard Live
- House of Blues Promoters
- LA Business Journal article
- Sister City Committee
- Pacific Design Center
- Avenues of Art and Design
- Wild Oats
- Melrose Painted Crosswalks

11. ADJOURNMENT

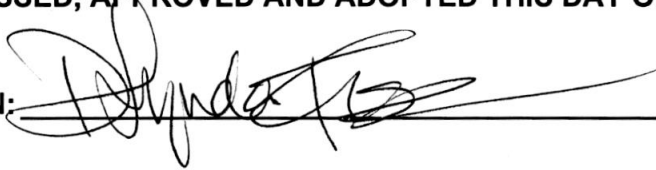
Action: To adjourn to a regular Planning Commission on Thursday, June 5, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe

Second: Behr

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 5, 1997.

CHAIRPERSON:



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR:

