



PLANNING COMMISSION MINUTES AUGUST 7, 1997

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 Mayor Sal Guarriello.

B. Roll Call

Commissioners Present:

John Altschul, 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; Jennifer Davis, Associate Planner; Thinh Tran, Administrative Staff Assistant

Others Present:

Jane McCabe, Alcohol and Beverage Control

C. Approval of Agenda

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

Motion: Crowe

Second: Behr

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.

2. PUBLIC COMMENT - none

3. CONSENT CALENDAR - none

4. EXCLUDED CONSENT CALENDAR

A. July 17, 1997

The Commission directed staff to amend:

- Item 6A, to correct permit number to CSP 97-13 for WehoLounge
- Item 7A, to state that discussion regarding \$3000 incentive fee occurred
- Item 5B, that Thomas Jones is representative of PAC

Action: To approve Minutes, July 17, 1997.

Motion: DeLuccio

Second: Smith

Votes: All Ayes

Motion carried.

B. Extension Request 97-01 – Request extension of development permit.

Applicant: Raleigh Enterprises

Location: 1200 Alta Loma Road

Case Planner: Jennifer Davis

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

The Commission discussed bed and breakfast uses/hotel expansion.

- a. **Rod Gruendyke**, West Hollywood, Applicant, commented that they are eager to move forward with their development project.
- b. **Louis Angelikas**, LA, Architect, commented that their plans are currently in plan-check.

Action: To approve Resolution PC 97-139.

Motion: Behr

Second: Crowe

Votes: All Ayes

Motion carried.

5. COMMISSION CONSIDERATION - none

6. PUBLIC HEARING

A. Development Permit 96-42 and Variance 97-17 – Request construction of a parking structure for the House of Blues nightclub. This item was continued from May 15, 1997.

Applicant: Jim Cafarelli

Location: 8430 Sunset Boulevard

Case Planner: Jennifer Davis

Recommendation: Continue to September 4, 1997

B. Revocation of Substitute Conditional Use Permit 93-09

Applicant: City of West Hollywood

Location: 8225 Sunset Boulevard

Case Planner: Lisa Heep

Recommendation: Modify the SCUP based on the finding that the Club was operating as a nuisance, that it was operating in violation of its conditions of approval and that the findings upon which the permit was issued could no longer be made in a positive manner.

Ms. Heep presented the staff report.

The Commission discussed the following:

- License transfer/applicability of conditions
- Holder of liquor license
- Required parking
- Restrictions based on former nightclub operator

Commissioner Smith disclosed that he had spoken with many people regarding project and has visited the site.

Commissioner Behr disclosed that he has had discussions with Bettie Wagner.

Commissioner Crowe disclosed that he had spoken with Ira Handelman.

Commissioner DeLuccio disclosed that he had visited the site and had a telephone conversation with Ira Hendleman.

Commissioner Altschul disclosed that he met with Steve Strauss, and Mr. Davis and Mr. Davis.

Commissioner Jones disclosed that he has been to neighborhood meetings and never been in building.

Ms. Jane McCabe, Alcohol and Beverage Control, discussed with the Commission:

- Suspension of license on September 4 for 15 days
- Permanency of conditions
- Tandem parking
- Transferring of another license to this location
- Preference for parking under City's jurisdiction

a. **Steve Strauss, Owner's Representative**, West Hollywood, commented on "Player's Club" project and that he is in favor of modification of SCUP.

The Commission discussed the following:

- Bathroom facilities
- Occupancy
- Parking compliance
- Sprinkler system
- Association with former club operators
- Employee parking plan
- Type of music performed
- Noticed neighborhood meeting
- No promoters
- Special events
- Process of modification/revocation of SCUP

b. **Julie Summers**, West Hollywood, commented on traffic and parking problems, fines/infractions should be applied to the SCUP.

c. **David Naylor**, Los Angeles, expressed concerns regarding neighborhood problems.

d. **James Mandelbaum**, Los Angeles, commented that he is in favor of revocation because of unresponsive absentee landlord and the numbers of nearby clubs.

e. **Laurence Gosenfeld**, Los Angeles, commented that there are consistent problems of noise and traffic; parking garage would resolve problem.

f. **Clive Baille**, Los Angeles, expressed that he would like this to be revoked, just like Dublin's location, where this has worked.

g. **Steve Byrnes**, Los Angeles, commented that he is in favor of revocation because operators could be gone in a year and a new owner/operator could be as bad.

h. **Jimmy Bryant**, Los Angeles, commented that he is representing residents in his building on Crescent Heights because traffic is bad.

i. **Hub Braden**, Los Angeles, commented that problems in neighborhood are due to traffic from club.

j. **Michelle McGrath**, West Hollywood, expressed that she is in favor of revocation.

k. **Bettie Wagner**, Los Angeles, commented that she is in favor of revocation and that she received an anonymous message on her answering machine stating that the Planning Commission had been paid off by the owner. Commissioner Altschul stated that she turn this matter over to the Sheriff's Department.

Action: To close the public hearing.

Motion: Crowe
Votes: All Ayes

Second: Behr
Motion carried.

Action: To re-open the public hearing.

Motion: Crowe
Votes: All Ayes

Second: Behr
Motion carried

Ms. Margaret Lynch, stated that her family owns the property and that she designates Mr. Strauss as her representative.

Mr. Strauss rebutted.

I. **Joe Sutton**, Los Angeles, commented that he is in favor of revocation, although he is a partner in Billboard Live.

Mr. Strauss rebutted.

Action: To close the public hearing.

Motion: Crowe
Votes: All Ayes

Second: Jones
Motion carried.

Action: To determine that the club was operating as a nuisance.

Motion: Crowe
Votes: All Ayes

Second: DeLuccio
Motion carried.

Ms. Susskind explained revocation and modification processes.

The Commission discussed:

- Staff's reasons behind recommendation
- Modification versus revocation process and effect on future application processes

The Commission directed staff to include the following conditions in the draft of a modified SCUP:

- Option for City Engineer to require retaining wall be adjusted
- Landscaping (streetscape and parking lot)
- Enclose current parking lot
- Direct lights in parking lot away from residents
- Doors on 3rd floor modified to be vestibule to minimize sound to streets
- Free employee parking
- Noticed review in 6-12 months
- No Certificate of Occupancy unless all noise issues are resolved
- No outside promoters
- Sufficient time be given between shows
- Moderate valet parking charge
- Traffic control plan
- No crowds on driveway
- No alcohol and food service outside
- Cost recovery plan
- Security plan
- Compliance with current bathroom standards
- Parking/circulation plan (specifically to resolve back-up along Sunset Blvd.)
- Adjacent lot use for parking, close to 81 spaces

- Include ABC conditions regarding no promoters and parking provisions
- No specific language for any particular style of architecture
- Compliance with ABC conditions or incorporate specific conditions from ABC.

This hearing has been continued to a date to be determined by staff.

7. PUBLIC COMMENT - none

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones thanked Mr. Reynolds for providing answers expediently regarding Ticketmaster's trees and telephone number under their sign, rug company's regarding going-out-of-business sign (at corner of Melrose/San Vicente), and parking lot at Melrose/La Cienega.
- b. Commissioner Behr thanked City Staff regarding graffiti removal.
- c. Commissioner Smith lauded Ms. Heep for a fine report on Roxbury.
- d. Commissioner DeLuccio echoed Commissioner Smith's comments and inquired about revised elevations for HOB parking to be reviewed by Design Review Subcommittee. Ms. Heep stated that she will look into this.

10. ITEMS FROM STAFF

A. Director's Update - Ray Reynolds

Mr. Reynolds presented an update on the following:
 Beverly West Square, Public Utilities, Bed & Breakfast, Sunset Business Council, 1145 Horn, 9000 Sunset, Eastside Redevelopment, Bus Shelters, Commercial Revitalization, WHEST.

11. ADJOURNMENT

Action: To adjourn to the next regular Planning Commission on August 21, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

PASSED, APPROVED AND ADOPTED THIS DAY OF AUGUST 7, 1997.

CHAIRPERSON: _____ 

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____ 