



PLANNING COMMISSION MINUTES

September 4, 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 Harriet Segal.

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; Teresa Kozlowski, Assistant Planner; Lucy Dyke, Transportation Manager; Thinkh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: Behr

Votes: All Ayes (Smith 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. **Bud Kopps**, West Hollywood, commented on wall signs and would like the Commission to revisit this issue of the Sunset Specific Plan.
- b. **Harriet Segal**, West Hollywood, commented on wall signs and that there is a loophole in the Sunset Specific Plan regarding signage.

Commissioner Smith present from this point forward.

- c. **Don Savoie**, West Hollywood, commented on meeting with local bar owners regarding unfair treatment by County Health and Fire Departments.

ITEM 3.A

3. CONSENT CALENDAR

A. Minutes, August 21, 1997

Action: To approve the August 21, 1997, Minutes

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

4. EXCLUDED CONSENT CALENDAR - none

5. COMMISSION CONSIDERATION

A. Creative Sign Permit 97-14:

Applicant:

Ron Doherty

Location:

7951-59 Santa Monica Boulevard

Case Planner:

Teresa Kozlowski

Recommendation:

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

Ms. Kozlowski presented the staff report.

The Commission discussed:

- Typographical error in Resolution PC 97-143, page 9, Item 17
- Which signs are being approved?

Action: To approve Resolution PC 97-143.

Motion: DeLuccio

Second: Crowe

Votes: All Ayes

Motion carried.

6. PUBLIC HEARING

A. Development Permit 96-42 and Variance 97-17: Request construction of a parking structure for the House of Blues nightclub.

Applicant:

Jim Cafarelli

Location:

8430 Sunset Boulevard

Case Planner:

Jennifer Davis

Recommendation:

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

Ms. Davis presented the staff report.

Ms. Dyke answered questions regarding traffic circulation.

The Commission discussed the following:

- DOT/CDD Director approvals
- Interim valet parking plan
- Replacement of parking during construction period
- Daytime parking site
- Westside and Olive Drive elevations
- Coverage of parking lot and noise

- a. **Mark Lehman**, West Hollywood, Applicant's Representative, presented the Applicant's report.

The Commission discussed with Mr. Lehman and staff the following:

- Noise study
 - Incentive fee
 - Construction time
 - Lunch-time parking
 - Payment for additional security/Sheriff's
- b. **Beth Grant**, West Hollywood, House of Blues General Manager, stated that she is available to answer questions. The Commission engaged in discussion regarding: additional Sheriff's, complaints about patrons, and types of bookings.
- c. **Victor Morad**, Los Angeles, Valet Parking Services (for HOB), stated that he is available to answer questions. The Commission engaged in discussion regarding: Petersen parking lot, and Piazza del Sol lot.
- d. **Ed Rubio**, Costa Mesa, Architect for project, stated that he is available to answer questions.
- e. **Budd Kopps** (given time by Harriet Segal), West Hollywood, commented on Jim Cafarelli's letter, incentive fee/extension request, and resident concerns.
- f. **Don Savoie**, West Hollywood Chamber of Commerce, commented that residents are happy with this project.

Mr. Lehman chose not to rebut.

Action: To close the public hearing.

Motion: Crowe

Second: Jones

Votes: All Ayes

Motion carried.

The Commission discussed the following:

- Metal sheeting treatment
- Incentive fee
- Employee parking at Piazza del Sol/interim parking plan
- Construction completion date
- Variances
- Design of west- and east-facing sides
- Parking at lower part of Olive Drive
- Noise study regarding covered versus non-covered parking garages
- Tin material as part of design
- Traffic signal management during daytime
- Penalty based on completion date
- Ownership of project by either CDD or DOT

The Commission discussed and were supportive of the following items, and directed staff to amend Resolutions PC 97-117 and PC 97-138 where appropriate:

- Resolution item regarding Olive frontage be modified to have no tin material as part of design and to return to Design Review Subcommittee
- Resolution item regarding approval of parking by both DOT and CDD Directors
- Resolution item regarding June 30, 1998 as completion date of parking structure construction
- Resolution item regarding commencement date of January 15, 1998
- Resolution item regarding penalty based on
 - payment of \$3000 owed on January 15, 1998 if no significant construction has begun, and \$3000 per month thereafter until completion
 - payment of \$7500 per month after June 30, 1998 until completion.

Mr. Lehman stated that he agreed to construction completion date of June 30, 1998.

Action: To approve Resolution PC 97-117, as amended above.

Motion: Crowe Second: Jones

Votes: Ayes - Altschul, Behr, Crowe, DeLuccio, Jones
Noes - Smith

Motion carried.

Action: To approve Resolution PC 97-138, as amended above.

Motion: Crowe Second: Jones

Votes: Ayes - Altschul, Crowe, DeLuccio, Jones, Smith
Noes - Behr

Motion carried.

7. PUBLIC COMMENTS - none

1. ITEMS FROM COMMISSIONERS

- a. Commissioner Crowe stated that he would like this meeting to be adjourned to the memory of Diana, Princess of Wales.
- b. Commissioner Altschul inquired about the status of Sav-On Drugs. Mr. Reynolds stated that Sav-On has just taken possession of the property.
- c. Commissioner Altschul inquired about meeting of September 18. The Commission agreed to cancel meeting.
- d. Commissioner Altschul inquired about meeting of October 4 and the observance of Rosh Hashanah. The Commission agreed that they would like to cancel this meeting, but would make a final decision once staff has researched if there are any items for that date.
- e. Commissioner Behr stated that the noise study for the House of Blues parking structure was not a waste of time and that he is concerned with open parking lots and their conformance with the noise ordinance.
- f. Commissioner Altschul stated that he would like to agendize discussion of wall art in the Sunset Specific Plan. Mr. Reynolds stated that this would be part of discussion during the Zoning Ordinance revision process.

9. ITEMS FROM STAFF

A. Director's Update - Ray Reynolds

Mr. Reynolds presented an update on the following:

Arts & Design District, Alcohol and Drug Center, Le Colonial, Zoning Code Text Rewrite.

10. ADJOURNMENT

Action: To adjourn to the memory of Diana, Princess of Wales, to the next regular Planning Commission on October 4, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 16, 1997.

CHAIRPERSON: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____