



PLANNING COMMISSION MINUTES

November 20, 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 David Lipin.

B. Roll Call

Commissioners Present:

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

Commissioners Absent:

Liz Anderson

Staff Present:

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

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Behr

Second: DeLuccio

Votes: All Ayes

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 - None

3. CONSENT CALENDAR - pulled

4. EXCLUDED CONSENT CALENDAR

A. Minutes, November 6, 1997

The Commission directed staff to make the following change to Item 5C, that Commissioner Altschul voted aye.

Action: To approve the November 6, 1997, Minutes.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes Motion carried.

5. COMMISSION CONSIDERATION

A. Discussion of Upcoming Planning Commission Meeting Dates and Conflicts With Holidays – Lisa Heep

The Commission decided to cancel the December 18 and January 1 meetings.

B. Discussion of City Council Direction for Planing Commission and Transportation Commission to Hold Joint Study Session – Lisa Heep

The Commission appointed a subcommittee to meet with Transportation Commission; Commissioners Altschul and Behr volunteered.

6. PUBLIC HEARING

A. Substitute Conditional Use Permit 93-09: *Hearing conducted for possible revocation or modification of Substitute Conditional Use Permit 93-09 for the nightclub previously known as the Roxbury.*

Applicant: City of West Hollywood
Location: 8225 Sunset Boulevard, West Hollywood, CA
Case Planner: Lisa Heep
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Ms. Heep presented the staff report.

The Commission discussed:

- How many SCUP's outstanding
- Coordination with City of Los Angeles
- Information submitted by applicant
- Viability of parking spaces
- Draft resolutions/additional conditions
- Revocation with or without prejudice
- Many things have not been presented by permittee

a. **Steve Strauss (speaking of behalf of property owner, Margaret Lynch)**, presented Permittee's report, which included responses to Commissioner concerns. Mr. Strauss and the Commission engaged in a discussion.

The Commission discussed:

- Parking leases and hours
- Duration of parking leases
- Occupancy load
- Number of parking spaces
- What is permittee's goal tonight
- Narrative from permittee
- Security plan
- What type of entertainment/music planned
- Who is involved in project

b. **Jimmy Bryant**, Los Angeles, commented that residents in his building are against nightclub projects and would prefer a restaurant.

c. **Marty Schneider**, Los Angeles, commented that residents already have sore spot with Coconut Teaser and is in favor of supper club.

d. **Lawrence Gosenfeld**, Los Angeles, commented that if parking structure were being built, he would not object to this project, but is in favor of revocation.

e. **Peter Spire**, Los Angeles, commented that if this business became the "Players Club" that it would become hip hop night seven days a week.

f. **James Mandelbaum**, Los Angeles, commented that he is in favor of revocation with prejudice and would not like a restaurant or nightclub there, and would like future business to have soundproofing and parking.

- g. **Joe Sutton**, Los Angeles, commented that there are traffic problems and would like this site to be something important to the City, not a restaurant or a nightclub.
- h. **Clive Baillie**, Los Angeles, read letter in support of revocation from Roxbury Road Residents Association.
- i. **Marne Carmean**, West Hollywood, commented that traffic is problem in area.
- j. **Kitty Cole Chipman**, West Hollywood, commented that a parking structure would resolve problems and that the dancefloor should be on the bottom floor.
- k. **Michael Koren**, West Hollywood, commented that he lives above Billboard Live and has adjusted and that this project could work.
- l. **Bettie Wagner**, Los Angeles, commented on parking leases and is in favor of revocation with prejudice.
- m. **Michelle McGrath**, West Hollywood, commented that the neighborhood feels good about Dublins and that the Roxbury site is problematic because the area is maxed out.

Mr. Strauss rebutted.

Action: To close the public hearing.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

The Commission discussed:

- Property owner's lack of interest
- Detriment to neighborhood/nuisance

Action: To revoke SCUP 93-09.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

Action: To revoke SCUP 93-09 with the following conditions amended to the resolution –

- No applications for nightclub, dancing or amplified music considered for six months
- Condition D(ii), add "code violations" to after "104 Health"
- Change resolution date to November 20, 1997.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

7. PUBLIC COMMENTS - None

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones stated that they are going out of business signs at the carpet business at Melrose/Robertson again.
- b. Commissioner Altschul stated that the Planning Commissioner should spend a day in Community Development's office.

9. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following items: MCUP, Zoning Code, Santa Monica Boulevard Visioning, CHAB, Barfly.

10. ADJOURNMENT

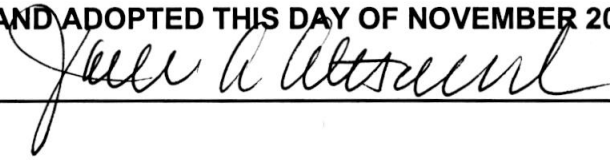
Action: To adjourn to the next regular Planning Commission on December 4, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe

Second: DeLuccio

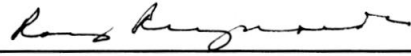
PASSED, APPROVED AND ADOPTED THIS DAY OF NOVEMBER 20, 1997.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____





PLANNING COMMISSION MINUTES

November 6, 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 Beth Grant.

B. Oath of Office

Liz Anderson was sworn in as Planning Commissioner by Lisa Heep. Commissioner Anderson commented on her appointment.

C. 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; Tim Foy, Associate Planner; John Keho, Associate Planner; Liz Bar-El, Planning Technician; Amanda Susskind, City Attorney's Office; Thinh Tran, Administrative Staff Assistant

D. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Votes: All Ayes

Second: DeLuccio

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 about Sunset Specific Plan (SSP) and 9000 Sunset murals/Mike McNeilly, and would like moratorium to be placed on signs until review of SSP.
- b. **Harriet Segal**, West Hollywood, commented that she did not agree with the Director's decision regarding 9000 Sunset murals and that the Planning Commission should agendize discussion regarding signs/advertising.

3. CONSENT CALENDAR

A. Minutes, October 16, 1997

The Commission directed staff to make the following changes to the October 16, 1997 minutes: Item 8c: that "black velvet covering was rejected, preferred motion displays and neon lighting against a clear window."

Action: To approve the October 16, 1997, Minutes.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

4. EXCLUDED CONSENT CALENDAR - none

5. COMMISSION CONSIDERATION

A. House of Blues Parking Structure – Olive Elevation – *At its meeting of October 16th, 1997, the Planning Commission requested to see the Olive Drive elevation of the proposed parking structure as it was approved by the Planning Commission Design Review Subcommittee on October 2, 1997.*

Ms. Heep made introductory comments.

Ms. Beth Grant, House of Blues General Manager, stated that she was available to answer questions.

Commissioner Anderson stated that she would be abstaining from voting on this item.

Action: To uphold the decision of the Planning Commission Design Review Subcommittee regarding inclusion of the tin elements in the House of Blues Parking structure.

Motion: Crowe

Second: Jones

Votes: Ayes: Altschul, Crowe, DeLuccio, Jones

Noes: Behr, Smith

Abstain: Anderson

Motion carried.

B. Appeal of Sign Permit 97-16: *Appeal of denial of billboard application.*

Applicant: *Regency Advertising*

Location: *8789 Sunset Boulevard, West Hollywood, CA*

Case Planner: *John Keho*

Recommendation: *To affirm Director's denial of Sign Permit 97-16.*

Chair Altschul stated that he resides within 500 feet of this project but feels that this project has no economic impact for him and would like to continue chairing the hearing, however, he would be abstaining from voting.

Commissioner Smith is absent from this point forward.

Mr. Keho presented the staff report.

The Commission discussed:

- Size of billboard increase
- Aesthetics of backside

- Bonnie Kingry**, Applicant, presented Applicant's report.
- Brian Kennedy**, Regency Outdoor, commented on history of the billboards on Sunset Strip and his company.
- Jeanne Dobrin (given time by Harriet Segal)**, commented that billboards are a big business and on the backside of billboards.

Ms. Kingry and Mr. Kennedy rebutted.

The Commission discussed repositioning of billboards and ZTA process.

Action: To affirm Director's denial of Sign Permit 97-16.

Motion: Altschul Second: Crowe

Votes: All Ayes (Altschul abstained, Smith absent)

Motion carried.

C. Appeal of Zone Clearance 97-199 Appeal of denial of second story and staircase in garage.

Applicant: Michael and Barbara Collins
Location: 9033 Elevado Avenue, West Hollywood, CA
Case Planner: Liz Bar-El
Recommendation: To affirm Director's denial of Sign Permit 97-16.

Ms. Bar-El presented the staff report.

The Commission discussed:

- Removal of stairs and mezzanine
- Width of garage/one- or two-car garage
- Original approval/sign-off from building inspector
- History of project
- Garage doors/French doors
- Plumbing/conversion to unit?
- Applicant familiar with permitting process of City

- a. **Michael and Barbara Collins**, Applicant, presented applicant's report. The Commission engaged in discussion with the Applicants.
- b. **Jeanne Dobrin**, West Hollywood, commented that the process requires permit approval prior to construction and would like the Commission to uphold the denial.

The Collins rebutted.

The Commission discussed process of appeal to City Council.

Action: To affirm Director's denial of Zone Clearance 97-199.

Motion: DeLuccio Second: Jones

Votes: All Ayes (Smith absent)

Motion carried.

6. PUBLIC HEARING

A. Conditional Use Permit 97-10, Variance 97-28: Installation of wireless communications facility including three arrays of cellular antenna and equipment room.

Applicant: Paul Novak/LA Cellular
Location: 7901 Santa Monica Boulevard, West Hollywood, CA
Case Planner: Liz Bar-El
Recommendation: To approve the request subject to the findings and conditions in the proposed resolution.

Ms. Bar-El presented the staff report.

Paul Novak, Applicant, presented Applicant's report.

The Commission discussed signal strength and effect from distance.

Action: To close the public hearing.

Motion: Crowe

Votes: All Ayes (Smith absent)

Second: Jones

Motion carried.

Action: To approve Resolution PC 97-148.

Motion: Crowe

Votes: All Ayes (Smith absent)

Second: Jones

Motion carried.

B. Sign Modification 97-55: Install monument sign.

Applicant:

Sign-Wize for Le Parc Hotel

Location:

733 West Knoll Drive, West Hollywood, CA

Case Planner:

Tim Foy

Recommendation:

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

Mr. Foy presented the staff report.

The Commission discussed:

- Removal of pole signs
- Guarantee that planters be covered at base by plants
- Add condition regarding complete screening
- Ivy growth on hotel wall

- a. **Ira Kleinrock**, Applicant, General Manager of Le Parc Hotel, presented the Applicant's report.
- b. **Jeanne Dobrin**, West Hollywood, commented that she would the resolution to state coverage by "shrubby" and that second sign be eliminated.

Action: To close the public hearing.

Motion: Crowe

Votes: All Ayes (Smith absent)

Second: Jones

Motion carried.

Action: To approve Resolution PC 97-147.

Motion: Behr

Votes: All Ayes (Smith absent)

Second: Jones

Motion carried.

7. PUBLIC COMMENTS

- a. **Bud Kopps**, West Hollywood, commented that he would like SSP sign section be agendized.
- b. **Jeanne Dobrin**, West Hollywood, commented that she would like the Chair to not inquire whether the person given the speaker an additional two minutes be asked whether he/she did indeed grant the speaker the two minutes.

8. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones stated that at Tuesday's PAC meeting they discussed the transfer of funds to pay for the relocation of the homeless shelter.
- b. Commissioner Jones stated that last night the first meeting of the Bed & Breakfast Task Force occurred.
- c. Commissioner Behr stated that SSP section regarding murals needs to be agendized because residential areas need protection.
- d. Commissioner DeLuccio inquired whether the 9000 Sunset appeal was still in progress. Ms. Heep stated that the appeal has been withdrawn.

- e. Commissioner DeLuccio stated that at the last Transportation Commission, they discussed how they could be integrated into the project review process along with the Planning Commission. Mr. Reynolds stated that the Planning Commission/Transportation Commission joint study session will be agendized for discussion at the next Planning Commission.
- f. Commissioner Altschul stated that he visited City Hall all day on Tuesday and saw staff's interaction with the public as well as each other and encouraged other Commissioners to share in this positive experience.

9. ITEMS FROM STAFF

a. Director's Report – Ray Reynolds

Mr. Reynolds reported on the following items: Avenues of Art & Design, Convention and Visitors Bureau, Fine Arts Advisory Board, WHEST, WHCHC, Community Development Block Grant, Home Secure Project, Homes and Gardens, Tree/Walkway Planting, Commercial Revitalization, Redevelopment, Residential Rehabilitation, Economic Development Outreach, John Altschul, SMB Visioning, Other Development Activities, Liz Bernard Anderson.

10. ADJOURNMENT

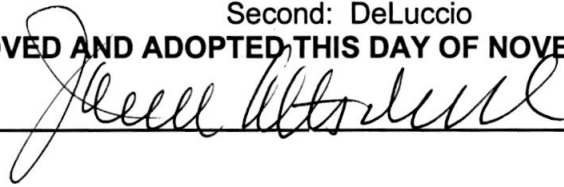
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Motion: Crowe

Second: DeLuccio

PASSED, APPROVED AND ADOPTED THIS DAY OF NOVEMBER 20, 1997.

CHAIRPERSON: _____



ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

