

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES

JANUARY 18, 1996

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

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Commissioner Litz.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Litz.

B. Roll Call

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, Jeff Lambert, James Litz, Stephen Smith

Staff Present:

Lisa Heep, Planning Manager and Acting Community Development Director; Teresa Kozlowski, Assistant Planner; Liz Bar-El, Planning Technician; Lucy Dyke, Transportation Manager; Allyne Winderman, Economic Development and Housing Manager; Mark Johnson, Director of Rent Stabilization; Bob Meyer, Senior Code Enforcement Officer; Thinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To pull the Consent Calendar, adjourn to the memory of Jack Foreman, Warner Hollywood Studios and approve the Agenda, as amended.

Motion: Crowe

Second: Smith

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.

II. ITEMS FROM CITIZENS

- a. **Jeanne Dobrin**, West Hollywood, commented that the appellant was not notified regarding the Basix public hearing and did not receive a complete report; the hearing should be continued to a later date.

The Commission discussed the following:

- square footage of restaurant interior
- distinction between Marix and Basix
- change of ownership notification
- enforcement of handicap ramp to Basix
- restaurants with 1200 square feet without parking requirements
- and grandfathered restaurants in area.

The Commission directed staff to amend to the Resolution PC 96-03:

- specify for beer and wine service
- closure at midnight of the outdoor areas
- and a parking reduction to allow use during the day of the additional 98 square feet of outdoor dining.

Action: To deny the appeal and uphold the Director's decision.

Motion: Crowe

Second: Jones

Votes: Ayes-Crowe, Fischer, Jones, Lambert, Litz
Noes-Behr

Motion carried.

B. West Hollywood Alcohol and Drug Center

Public hearing to receive comments on Parking Use Permit 95-09.

Applicant: West Hollywood Alcohol and Drug Center
Location: 8206 Santa Monica Boulevard
Case Planner: Tim Foy

Recommendation: Continue to date uncertain.

C. Golden Crest Senior Retirement Facility (CUP 95-10)

Request to convert a senior citizen retirement facility to a commercial hotel.

Applicant: Henry Feld
Location: 8300 Sunset Blvd.
Case Planner: Tim Foy

Recommendation: Adopt the proposed draft resolution approving Conditional Use Permit 95-10.

Ms. Heep presented the staff report. Ms Dyke suggested an additional Condition 3.7 to the Resolution PC 96-02.

The Commission discussed the following:

- ingress/egress from driveway on Sweetzer
- 10.7(a), missing word
- building valuation fees (3.3)
- traffic study (right-turn only is stated in resolution as discourage rather than disallowed)
- replacement of bus shelter/financially-responsible party

- traffic mitigations
- resolution should address mitigations before impacts occur
- vacant land between Hart Park and Golden Crest and Tim Gawronski's drawings regarding the "melding" of these two sites
- no smoking
- design of bus shelter

Ms. Winderman responded to a local hotel's concern (presented by the Commission) regarding the amount of rooms in West Hollywood would reduce the average hotel room costs and transient occupancy tax that the consensus of the hotels were supportive of this new project.

The Commission discussed the following:

- parking limited for employee parking
- traffic study regarding parking use by nightclubs
- noise from outdoor area
- transfer of current Golden Crest Retirement Hotel residents to other facilities

Mr. Johnson commented on the relocation of Golden Crest Retirement Hotel residents.

The Commission discussed the following:

- importance of landscape design
 - lighting
- a. **Alain Bally**, Applicant, commented on design of project and Mr. Balazs' reasoning regarding the purchase and conversion to a hotel.
 - b. **Hank Koenig**, Architect, commented on the history of the site, the architectural plans take into account with the Sunset Specific Plan, and presented project designs.

The Commission presented the following concerns:

- noise from rooftop machinery and amplified speakers
 - security in relationship to landscape design
 - billboard adjacent to the west-side of the building
 - pedestrian access
 - lease versus ownership of property.
- c. **Shirley A. Roberts**, West Hollywood, manager of Sunset Lanai, expressed the following concerns: parking, traffic accidents on Sweetzer and Sunset, liquor license, and steep hill.
 - d. **Andre Balazs** (given time by Joan Wolff), West Hollywood, owner/operator of Chateau Marmont, commented on the improvements of the Chateau Marmont, cultural activities at the hotel, expansion of hotel theme to the Golden Crest site, and good relationship with neighbors.
 - e. **Eleanor Schiffer**, Hollywood, commented that her mother recently moved into the Golden Crest and inquired when would relocation take place and are there provisions that ?
 - f. **Amy Jurist**, West Hollywood, expressed concern with any height increases, can the park adjacent to the site be part of the project and that the landscaping lights not shine into her building.

- g. **Jeanne Dobrin**, West Hollywood, commented that the staff report did not address the 50% food/alcohol provision for the alcohol, the Golden Crest Hotel is a dump and that she is glad for the conversion to a hotel, Rossmoor Regency, that the conditional use permit is associated with the property, and time limitations for parking on-site.

Mr. Koning rebutted that noise would be minimized, construction time would be approximately five months and exterior lighting changes.

Mr. Balarzs rebutted that all valets will be employees of the hotel, relocation of current residents will be handled appropriately and the timeframe for this conversion would be 90 days, which includes payments to residents.

Action: To close the public hearing.

Motion: Fischer

Second: Lambert

Votes: All Ayes (Smith absent.)

Motion carried.

Action: To amend to Resolution PC 96-02 the following:

- delivery hours to be 7 a.m. to 8 p.m.
 - right-turn only from both driveways onto Sunset Boulevard
 - posting of phone number and a log kept summarizing comments from the community
 - all valets to be employees of Hotel California
 - screening of rooftop equipment
 - no amplified sound
 - lighting be directed away from residential uses
 - security plan be reviewed jointly with staff and Sheriff's with 1-candle/hour as a minimum requirement for lighting
 - addition of condition 3.7 regarding encroachment fees
- and approve the Resolution, as amended.**

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

None.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Litz inquired whether staff explains the public hearing presentation process to applicants. Ms. Heep responded that they do.

IX. ITEMS FROM STAFF

A. Report to the Planning Commission on Conditional Use Permit reviews:

Senior Code Enforcement Officer: Bob Meyer

Mr. Meyer presented the staff report regarding the following projects: Basix (change of name from Ubatuba), Buona Vita (illegal tent), lack of designated driver's signs at Mickey's, Cobalt Cantina (outdoor amplified music), and expansion for rooftop dining at Mickey's.

B. Report to the Planning Commission on the Pacific Design Center

Associate Planner: Hassan Haghani

Mr. Haghani presented the staff report; a brief history of the site, square footage of buildings, parking, and showroom/non-showroom uses.

The Commission discussed the following:

- A median on San Vicente Boulevard (between Melrose Avenue and Santa Monica Boulevard) as a condition under which the PDC was approved
- inclusion of outdoor parking spaces in total existing parking count
- 7.25% for non-showroom uses/auxiliary uses
- Implications of change of use
- 694 N. Robertson nightclub parking extension at PDC
- trash/storage and loading areas/hours of trash pick up and related noise
- and identification of PDC as being located in West Hollywood.

- a. **Jeanne Dobrin**, West Hollywood, commented about 48 violations when the Green Building first opened, permit for banner, noise from amphitheater, lack of temporary use permit for an event on the roof.

C. Items from Lisa Heep

Ms. Heep commented on the renovation plans of the Mondrian Hotel.

The Commission discussed the following:

- conformance to the Sunset Specific Plan
- parking and setbacks.
- identification of building via visual component/art

The new Community Development Director, Ray Reynolds, was present for this meeting and will begin on February 20, 1996.

X. ADJOURNMENT

Action: To adjourn, in the memory of Jack Foreman, to the next meeting of the Planning Commission on Thursday, February 1, 1996 from 6:30 pm until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

Motion: Lambert

Second: Jones

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JANUARY 4, 1996.

CHAIRPERSON: _____



COMMUNITY DEVELOPMENT DIRECTOR: Z. M. Acting