

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

MARCH 7, 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, James Litz, Stephen Smith

Staff Present:

Ray Reynolds, Community Development Director; Jennifer Davis, Acting Planning Manager; Liz Bar-El, Planning Technician; Teresa Kozlowski, Associate Planner; John Chase, Contract Urban Designer; Bob Meyer, Senior Code Enforcement Officer; Thinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To pull and continue Item 4b to April 4, 1996 and approve the Agenda as amended.

Motion: Crowe

Second: Behr

Votes: All Ayes (Fischer and 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.

Commissioners Fischer and Smith are now present.

II. ITEMS FROM CITIZENS

- a. **Harriette Hassler**, West Hollywood, commented that a 90-year old woman was killed crossing Sherbourne Drive when a vehicle hit her; residents should be able to cross the street without being hit.

- b. **Michael Harabin**, West Hollywood, commented that he would like the Planning Commission to agendize the subject of code revisions pertaining to grandfather parking lots that are adjacent to residential neighborhoods; the securing of these lots is key to solving the problems on Bonner Drive; and would like the Hudson Joe's project to be heard and include public participation.
- c. **Sherie Stark**, West Hollywood, commented that she supports a cul-de-sac on Bonner Drive and limiting hours of the bar at Le Colonial; would like the Planning Commission to see first-hand the noise and traffic.
- d. **Helane Wilbourne**, West Hollywood, commented that the recent traffic and parking enforcement only works when an officer is at the site; would like the Planning Commission to visit the project sites before they are approved; and grandfathering clauses of Hamburger Hamlet. She responded to a question from the Commission that the problems have improved slightly.
- e. **Jeanne Dobrin**, West Hollywood, commented that she admires the residents that live by Le Colonial; and commented on the importance of public participation regarding the revision of the Zoning Ordinance.
- f. **Donald DeLuccio** (given time by Luis Marquez), West Hollywood, commented on a letter of apology from Le Colonial; limousines continue to park in driveways and traffic remains congested; Le Colonial directed patrons to self-park at Robertson Plaza; does not turn away patrons without reservations as conditioned; West Hollywood WEST residents association supports the position of the residences from Bonner, Sherbourne and Rosewood.

III. PRESENTATION

A. Presentation of the Sunset Boulevard "Star Walk" project.

Moved after Section 6.

IV. CONSENT CALENDAR

A. Minutes, February 15, 1996

Action: To approve the Consent Calendar.

Motion: Crowe

Second: Fischer

Votes: All Ayes

Motion carried.

V. EXCLUDED CONSENT CALENDAR - None

Motion: Crowe
Votes: All Ayes

Second: Litz
Motion carried.

A. Development Permit 95-11; Amendment to County CUP 2168-3, Variance 95-07

Request to legalize additional height and density with conversion of nine residential units to commercial in an existing mixed-use building.

Applicant: Clive Hutt (for Floranda Development)
Location: 8981 Sunset Blvd.
Case Planner: Teresa Kozlowski

Recommendation: Approve the project subject to the findings and conditions set forth in draft Resolution PC 96-60.

Ms. Kozlowski presented the staff report.

The Commission discussed:

- reasoning that the conversion be granted based on profits
- no economic analysis from the Economic Development Manager
- reasoning that this project would create more jobs
- design analysis
- lower price of rental units
- incompatibility of residential with adjacent uses

- a. **Ellen Berkowitz**, Applicant, stated that Los Angeles County believed that this mixed-use was originally a good idea; this project was poorly planned and needs to be corrected; adjacent uses are not compatible with residential use; rental prices have been lowered by half; has agreed to conversion fee of \$35,000; and requests the deletion of conditions 8.4-8.7.
- b. **Neil Mosher**, Applicant, commented that three to four units are rented per month (not leases).
- c. **Harriet Segal**, West Hollywood, commented that she is concerned with parking for this site once this has been converted.
- d. **Jeanne Dobrin** (given time by Helane Wilbourne) , West Hollywood, commented that staff's findings regarding proximity to markets are irrational; pricing of units; layout of apartments, the City should not be concerned about enhancing their revenue; would like the City Council to delete requirement of mixed-use for Sunset Boulevard; the owners need to lower their prices; and that this request not be granted.
- e. **Mary Ricks**, Los Angeles, inquired about any additional height requests with the conversion. The Commission responded that there would be no height added.

Ms. Berkowitz rebutted; there is sufficient parking of 103 spaces, half are tandem.

The Commission discussed:

- concerns of a cross-section of community should be studied
- a PC member be part of the interview panel
- time frame
- upgrade Detroit/Formosa area (page of appendix)
- grandfathering
- PK overlay zone
- residential setbacks based on characteristics of neighborhood
- joint study session with City Council before bidding process
- affordable housing development standards be in a separate section
- Commissioners Fischer and Jones to be part of the task force

Ms. Bar-El stated that all comments would be incorporated into the RFP and revision process.

Mr. Reynolds stated that he is in agreement with the Commissioner's concerns.

VIII. ITEMS FROM CITIZENS

- a. **Andy Given**, West Hollywood, commented that there have been improvements on Bonner Drive area; however, the update/report makes the situation better than it is; traffic and parking on Bonner Drive remain as major problems.
- b. **Johnathon Sidel**, West Hollywood, commented that he supports neighbors' efforts to protect their streets.
- c. **Douglas Bernard** (given time by Anita Goswami), West Hollywood, commented that the lighting from adjacent parking lot is too bright; car lights shine into residences; would like the lighting to be modified; and prohibit parking at 8752 Rosewood lot after 10 pm.
- d. **Jeanne Dobrin**, West Hollywood, commented that she has never intentionally lied, but has given misinformation publicly; however, always publicly acknowledged her misinformation; she was a former Transportation Commissioner; would like the 10 parking spaces not to be removed from Beverly/Bonner/Robertson triangle;

IX. ITEMS FROM COMMISSIONERS

- a. Commissioner Fischer stated that she would like more information regarding Le Colonial (physical layout, parking lots, etc).
- b. Commissioner Litz inquired about the status of Metropolitan Community Church. Ms. Davis stated that their application is incomplete due to a lack in securing parking leases.

X. ITEMS FROM STAFF

Update on Le Colonial Restaurant's compliance with permit conditions.

Ms. Bar-El presented the staff report.

Mr. Reynolds stated the latest status of this project. He has met with owners; parking and code enforcement increase; Department of Transportation's meeting to discuss options; and neighborhood meeting to be scheduled for the following week.

- a. **Don Zabinski**, West Hollywood, commented that he has spent too much time with these problems; lives right behind the two-story parking structure - the light is too bright and should be directed away from residents; and no cars have yet to be towed.
- b. **Brian Roskam** (given time by Donald DeLuccio) , West Hollywood, commented that the commercial environment has changed and adversely affected the neighborhood; Jerry's Deli's employees and patrons park on Bonner Drive during the day - make the area 24-hour residential parking only; and Le Colonial is a bar.
- c. **Andy Given**, West Hollywood, commented that he hopes a solution comes quickly.
- d. **Helane Wilbourne**, West Hollywood, commented that the problems are lighting from Rosewood parking lot, car alarms and noise; patios should close earlier.
- e. **Yoko Given**, West Hollywood, commented on the problems from the homeless; patrons lack respect for neighborhood (littering, noise, profanity).
- f. **Michael Harabin**, West Hollywood, commented that he is extremely frustrated; the staff report/update paints a better picture than what is occurring; commented that the neighborhood did not have input into the project; and parking lot adjacent to his home is a major problem.
- g. **Luis Marquez**, West Hollywood, commented on the traffic violations by patrons and valet service; Le Colonial should not be able to use the new parking lot since one of the conditions prohibits right turns onto Rosewood.
- h. **Bill Doebler**, West Hollywood, commented that the management of Le Colonial is attempting to address these problems; the ratio of food/alcohol sales should be checked by staff; Le Colonial is a bar; increase in crime (a recent purse snatching); this is a problem of the entire neighborhood, and noted that trash enclosure had been installed as required.
- i. **Jeanne Dobrin**, West Hollywood, commented that code enforcement has improved since some staff changes; there is a need for an increase in the number of code enforcement staff.
- k. **Rick Forest**, West Hollywood, commented that peaceful life of neighborhood is being destroyed; patrons are abusive and engage in heavy drinking; these problems have not been mitigated.

The Commission discussed:

- Temporary Certificate of Occupancy is given by whom
- work with ABC regarding hours of operation and parking
- floor plan approval by ABC
- parking requirements are different for bars than restaurants
- similar problems have occurred within the City
- shredding of neighborhoods

- problems are adjacent to residential neighborhoods
- PC did not have opportunity to review this beforehand
- City Council/City Manager supports businesses that PC recommends as nuisances
- City does not exercise all its options
- restructure of City organization to solve problems easier
- revocation hearings

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, March 21, 1996 from 6:30 pm until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

Motion: Crowe
Votes: All Ayes

Second: Smith
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF MARCH 21, 1996.

CHAIRPERSON: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____