

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

JUNE 6, 1996

**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 Commissioner Fischer.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Fischer.

B. Roll Call

Commissioners Present:

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

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Jennifer Davis, Associate Planner; Tim Foy, Associate Planner; John Chase, Contract Urban Designer; Liz Bar-El, Assistant Planner; Teresa Kozlowski, Assistant Planner; Dennis Woods, Associate Transportation Planner; Thinkh Tran, Administrative Staff Assistant

C. Approval of Agenda

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

Motion: Behr

Second: Jones

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. ITEMS FROM CITIZENS - None

3. CONSENT CALENDAR - None

5. PUBLIC HEARINGS

A. Sign Modification Permit 96-16

Request permission to install monument sign.

Applicant: Brian Chin for Jon's Market
Location: 1234 La Brea Avenue
Case Planner: Liz Bar-El

Recommendation: Approve Sign Modification Permit 96-16, subject to the findings and conditions set forth in the proposed resolution.

Commissioner Lambert stated that he was a former employee with the firm representing the Applicant.

Commissioner Fischer stated that she spoke with Applicant's representative.

Commissioner Crowe stated that he received a phone message from the Applicant, but had not spoken to person.

Ms. Bar-El presented the staff report.

The Commission discussed:

- applicant's letter regarding pedestrian-oriented awnings
- excess of sign allowance

- a. **Brian Chin**, Applicant's representative, presented the applicant's report.
- b. **Michael Sausser**, Applicant's representative, commented that he is in favor of the project.
- c. **John Berberian**, Owner, commented that he is in favor of the project.

Mr. Chin rebutted.

Action: To close the public hearing.

Motion: Lambert Second: Jones

Votes: All Ayes Motion carried.

Action: To approve Resolution PC 96-72, with amendments regarding "City of West Hollywood" Signage and maintenance of awnings.

Motion: Lambert Second: Behr

Votes: All Ayes Motion carried.

B. Amendments to Development Permit 93-23, Conditional Use Permit 93-07 and Parking Use Permit 93-08

Request permission to change facade and floor plans and to modify off-site parking agreement.

Applicant: Keith Pressman, Steve Strauss and Mark Lehman for Billboard Live!
Location: 9039 Sunset Boulevard
Case Planner: Jennifer Davis

Recommendation: Approved the application, subject to the findings and the conditions in the proposed resolution.

Ms. Davis presented the staff report.

The Commission discussed:

- facade/reflective material.

Ms. Davis and Mr. Chase answered questions from Commissioners regarding:

- FAA regulations regarding helicopter/pilot viewability
- handicap access
- outdoor dining
- parking requirement calculations
- FAR 1.6
- restroom size, revisions needed regarding occupancy
- traffic analysis
- parking lot sites and parking availability.

Commissioners Behr and Fischer stated that they had been invited to a meeting by Applicant's counsel that did not take place.

a. Mark Lehman, Applicant's Counsel, presented the Applicant's report.

The Commission discussed with Mr. Lehman regarding:

- security for neighborhood
- noise
- complaint process for public
- parking availability
- security patrol
- valet plans.

Mr. Woods answered questions regarding closure of streets.

b. Thomas Mollar, Designer, commented on interior/exterior design of project.

c. Steve Strauss, Applicant, commented on parking, security, jumbotrons, and crossing guards.

The Commission discussed the following:

- concerns from neighborhood
- promoters
- operation plan for shows

d. Nancy DiToro, Los Angeles, commented that she is opposed to the project.

e. Don Savoie, West Hollywood Chamber of Commerce/Nightclub Council Co-Chair, commented about security issues, protection for neighborhood, and is in favor of project.

The Commission discussed the following:

- potential for requirement of patrol cars on Wetherly
- Conditions 1.25
- complaint process

- business licenses for promoters
- f. **David Bisno**, Los Angeles, expressed concern regarding security for neighborhood, temporary cul-de-sacs, and opposition to facade.
- g. **Joan Ludwig DeWinter**, Los Angeles, expressed concern regarding traffic and blockage of her views.
- h. **Scott Forbes**, Los Angeles, expressed concern that this club will have same adverse impact as House of Blues.
- i. **Jacqueline Sainte Anne**, West Hollywood, expressed concern regarding parking, traffic and design.
- j. **Allan Katz**, Los Angeles, expressed concern regarding parking, violence, noise and traffic.
- k. **Harriet Segal**, West Hollywood, expressed concern regarding traffic in residential area.
- l. **Jeanne Dobrin**, West Hollywood, commented that she is opposed to this project; and expressed concern regarding parking, circulation, and light and ozone pollution.

Mr. Lehman rebutted.

The Commission discussed the following:

- ticket distribution
- camouflage of north wall
- Condition 1.9 regarding security guards
- surety bond (extended to two years)
- liquor license from ABC and their restrictions

Action: To close the public hearing.

Motion: Crowe Second: Behr
 Votes: All Ayes Motion carried.

The Commission directed staff to make the following amendments to Resolution PC 96-67:

- 1.6: amend to state that at all times 210 parking spaces are available and include correct address (to be approved by Department of Transportation)
- 1.25: "At all times during operation of the facility or any of its components....This condition may be revised or eliminated at the discretion of the Director if based upon written findings of fact in the future that the Nightclub Council/Chamber of Commerce fully implements a concerted program to police all the nighttime uses on Sunset Boulevard or if the intended uses of this permit are met or exceeded through another method" -- and capitalize word "drive"
- 3.6: 18 months and letter of credit or other financial instrument valid for an initial period of two years from date of operation

Action: To approve Resolution PC 96-67 as amended.

Motion: Crowe Second: Lambert
 Votes: All Ayes Motion carried.

C. Creative Sign Permit 95-54

Request permission to install creative sign on building under construction (Billboard Live!).

Applicant: Mark Lehman for Billboard Live!
Location: 9039 Sunset Boulevard
Case Planner: John Chase

Location: Conditionally approve the application, subject to the findings and the conditions in the proposed resolution.

Mr. Chase presented the staff report.

The Commission discussed the following:

- multiple signs
- definition of business identification sign

a. **Mark Lehman**, Applicant, presented the Applicant's report.

b. **Adam Bleibtreu**, Art Curator for Applicant, commented on his experience and type of programming for the jumbotrons.

c. **Steve Strauss**, Applicant, commented on jumbotrons.

The Commission discussed the following:

- angle of jumbotron
- programming footage
- advertising
- solicitation of gay/lesbian video footage
- traffic impact

c. **Jeanne Dobrin**, West Hollywood, commented on off-site parking, required findings, and lawsuit regarding a familiar type of nightclub.

Mr. Lehman rebutted.

The Commission discussed the following:

- study encompasses specific analysis of facade lighting
- traffic impact mitigation/recover costs for traffic control

Action: To close the public hearing.

Motion: Smith Second: Jones

Votes: All Ayes Motion carried.

The Commission directed staff to amend to Resolution PC 96-68:

- deletion of last clause in Section 11 prohibiting sign advertising for manufacturer of jumbotron and allowing identification signs for the jumbotrons
- modify Condition 3 to ensure that the traffic study includes the effects of the lighting on all facades

Action: To approve Resolution PC 96-68 as amended above.

Motion: Smith Second: Crowe

Votes: Ayes: Crowe, Fischer, Lambert, Smith

 Noes: Behr, Jones

Motion carried.

6. COMMISSION CONSIDERATION - None

7. ITEMS FROM CITIZENS

- a. **Jeanne Dobrin**, West Hollywood, commented on lack of parking for tonight's meeting and revocation of permits.

The Commission directed staff to look into parking for "Commissioners Only."

8. ITEMS FROM COMMISSIONERS

- A. Commissioner Behr stated that he would like the Zoning Ordinance to be clarified regarding traffic.
- B. Commissioner Jones stated that the Nightclub Council is going in the right direction; and phone numbers of clubs should be listed on flyers from Chamber of Commerce.
- C. Commissioner Lambert stated that he had spoken to the Applicant for Jon's prior to tonight's meeting; expressed concern about Ginsberg Collection location; and inquired about Zoning Ordinance consultants.

Mr. Reynolds stated that Crawford, Multari, and Starr was chosen, and that this item will go to City Council on June 17, 1996.

- D. Commissioner Smith requested information regarding 1) status of City's efforts to purchase Log Cabin property and 2) linking parking to capacity regarding nightclubs.

Ms. Heep stated that City Council had directed staff to place on hold the issue of linking of parking to capacity.

- E. Commissioner Crowe complimented Ms. Fischer for chairing the meeting tonight.

9. ITEMS FROM STAFF - None.

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, June 13, 1996 from 6:30 PM until completion at the West City Hall at 8300 Santa Monica Boulevard, Rent Stabilization Hearings Room, West Hollywood.

Motion: Crowe
Votes: All Ayes

Second: Behr
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 6, 1996.

CHAIRPERSON: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____