

**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
MINUTES**

SEPTEMBER 19, 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 Chair Fischer.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Chair Fischer.

B. Roll Call

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, James Litz, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Brent Mullins, Code Compliance Manager, Helen Goss, Public Information Officer; Terry House, Film Liaison, John Chase, Urban Designer; Jennifer Davis, Associate Planner; Tim Foy, Associate Planner; Liz Bar-El, Planning Assistant; Thinkh Tran, Administrative Staff Assistant

Others Present:

Amanda Susskind, City Attorney's Office

C. Approval of Agenda

Action: To add Item 3A (Filming of "Volcano") and approve the Agenda, as amended

Motion: Litz

Second: Behr

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

a. **Bud Kopps**, West Hollywood, commented on House of Blues.

b. **Jeanne Dobrin**, West Hollywood, commented on time limits for public comments.

3. PRESENTATION

A. Filming of "Volcano" - Helen Goss and Terry House

Ms. Goss stated that the City of Los Angeles has issued a film permit for the Paramount Studios motion picture, "Volcano". Paramount has asked for closure of the San Vicente and Beverly Boulevards for two weekends in October.

B. Presentation on the Brown Act - Amanda Susskind, City Attorney's Office

Ms. Susskind gave an overview of the Brown Act.

4. CONSENT CALENDAR

A. Minutes, July 11, 1996

B. Minutes, September 5, 1996

Action: To approve minutes from July 11, 1996 and September 5, 1996

Motion: Litz Second: Behr

Votes: All Ayes Motion carried.

5. EXCLUDED CONSENT CALENDAR - None

6. COMMISSION CONSIDERATION

A. Appeal of Sign Permit 96-24 (Appealing Director's denial of a request to legalize a billboard)

Applicant: Steven Young for Jerry's Famous Deli

Location: 8701 Beverly Boulevard

Case Planner: Timothy Foy

Recommendation: Deny the appeal and uphold the Director's decision.

Mr. Foy presented the staff report.

a. **Steven Young**, Applicant's representative, presented the Applicant's report.

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

Motion: Crowe Second: Litz

Votes: All Ayes Motion carried.

7. PUBLIC HEARING

A. Development Permit 93-24

Request approval to extend deadline to begin construction of parking facility.

Applicant: Mark Lehman for House of Blues

Location: 8430 Sunset Boulevard

Case Planner: Jennifer Davis

Recommendation: Adopt the proposed resolution, allowing nine months for the start of construction of an on-site parking structure.

Ms. Davis presented the staff report and the following changes:

- to Resolution 96-90, Section 1, add "to ask for a nine month extension."
- to Section 3, change last line of paragraph to read "now needs to construct the parking deck on-site."
- and to Section 5, Condition 1, should read: June 26, 1997 in both places that specify a date.

The Commission discussed the following:

- continuation of hearing
 - incentive fee
 - traffic analysis
 - plans for City-owned parking structure and impact on the plans of House of Blues
 - extension for 1/2 month
 - public hearing for 9-month schedule
 - date of completion
- Mark Lehman**, Applicant's representative, presented the Applicant's report; he stated that he would like the first sentence in Section 3.1 of Resolution 96-90 be amended. The Commission amended the word "now" to the sentence.
 - Beth Graham**, House of Blues General Manager, commented on complaints log, community meeting and availability of her beeper number.
 - Bud Kopps (time given by Jeanne Dobrin)**, West Hollywood, commented on "trusting" the House of Blues.
 - Sandi Margolis**, West Hollywood, expressed concern regarding traffic.
 - B.J. French**, West Hollywood, commented that she is supportive of granting an extension.
 - Carolyn Canon**, West Hollywood, expressed support for the extension.
 - Allison Aclufi**, West Hollywood, expressed opposition against the extension.
 - Amanda Goodwin**, West Hollywood, commented on traffic, lack of cooperation with adjacent residents, and expressed opposition against the extension.
 - Kieran McKiernan (given time by Jill Schwarz)**, West Hollywood, commented on traffic and valet parking, and expressed opposition against the extension.

Mr. Lehman rebutted.

Mr. Reynolds commented that a subcommittee of Planning Commissioners would be set-up to review the development at the House of Blues, specifically the new parking deck.

Action: To close the public hearing.

Motion: Litz Second: Jones

Votes: All Ayes Motion carried.

~~96-60~~ 96-20

Action: To approve Resolution PC 96-60 with the amendments from staff and addition of the word "now" to Section 3.1.

Motion: Litz Second: Crowe

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

B. Conditional Use Permit 96-20

Request approval of two restaurants with bars and outdoor dining.

Applicant: Larry Pollack/Pearl Holdings

Location: 8240 Sunset Boulevard

Case Planner: Liz Bar-El

Recommendation: Adopt proposed resolution approving the Conditional Use Permit.

Ms. Bar-El presented the staff report.

The Commission discussed the following:

- hours of operation
- 6 month review by CDD Director
- additional issues raised in September community meeting
- investors/ties with previous nightclub owners
- applicant's job history
- ABC approval process
- soundproofing
- West Hollywood address

a. **Larry Pollack**, Applicant, presented the Applicant's report.

b. **Bill Gryffin**, West Hollywood, expressed support for the project.

c. **Bettie Wagner**, Los Angeles, expressed support for the project, commented on some of her neighbor's concerns regarding outdoor dining and sound barrier.

Commissioners Behr and Jones disclosed that they had prior discussions with Ms. Wagner regarding this property.

d. **Robert Hansen**, West Hollywood, inquired about public notification process.

e. **Michelle McGrath**, West Hollywood, Harper/Havenhurst Watch, expressed support with conditions.

f. **Gilbert Bell**, West Hollywood, expressed support for project.

g. **Drew Bell**, West Hollywood, expressed support for project.

h. **Clive Baillie**, Los Angeles, expressed support for project and expressed concerns regarding hours of operation of outdoor dining.

i. **Jeanne Dobrin**, West Hollywood, expressed support for project and commented on language of the resolution.

Action: To close the public hearing.
Motion: Crowe Second: Litz
Votes: All Ayes Motion carried.

Ms. Heep recommended an amendment to the resolution:

- add finding stating that the proposed use is not substantially the same as the previous nightclub use.

The Commission discussed:

- the Planning Commission does not take into account profit/loss of applicant for basis of approval
- piano bar clarification
- noticing of 6-month review and community meeting
- training of employees for sale/service of alcohol

The Commission directed staff to amend the following to Resolution PC 96-95:

- clarification of language for hours of outdoor dining
- add finding stating that the proposed use is not substantially the same as the previous nightclub use
- clarification of 61 on-site parking spaces
- clarification of liquor service hours inside versus outdoors
- at the discretion of the Director, additional reviews after the initial 6-month review

Action: To approve Resolution PC 96-95 as amended above.

Motion: Jones Second: Smith
Votes: All Ayes Motion carried.

C. Zoning Text Amendment 96-02

Minor clean-up amendments; minor changes in permitted uses.

Applicant: City of West Hollywood
Location: City-wide
Case Planner: Timothy Foy

Recommendation: Recommend to the City Council approval of the proposed Zone Text Amendment.

Mr. Foy presented the staff report.

The Commission discussed non-conforming uses (utilities).

- a. **Sharon O'Rourke**, District Manager of Gas Co., West Hollywood, expressed concern regarding zoning for property where the Gas Company is located in West Hollywood.
- b. **Jeanne Dobrin**, West Hollywood, commented that the City needs service establishment such as the Gas Company.

Action: To close the public hearing.
Motion: Litz Second: Jones
Votes: All Ayes Motion carried.

Action: To approve staff's recommendation.
Motion: Behr Second: Crowe
Votes: Ayes - Behr, Crowe, Fischer, Jones, Smith
Noes - Litz
Motion carried.

8. ITEMS FROM CITIZENS

- a. **Jeanne Dobrin**, West Hollywood, commented on gas service to meet expansion of residential uses, and impact of filming at the Beverly Center.

9. ITEMS FROM COMMISSIONERS

- A. **Nightclub Council** - Commissioner Jones stated that there has been no meeting; there are two cars patrolling and clean-up patrol; the Nightclub Council has solicited funding from suppliers.
- B. Commissioner Litz requested that Code Compliance look into securing the setback at the vacant Daily Grind. He inquired about the status of purchase of a noise meter. Commissioner Behr stated that he would like enforcement for noise from motorcycles.
- C. Commissioner Jones inquired about the status of property at Miller Drive/Sunset Boulevard and stated that the metal panels at Billboard Live were still not in compliance with what the Planning Commission approved. Mr. Reynolds stated that staff would research this and report back.

9. ITEMS FROM STAFF

A. Director's Update - Ray Reynolds

The Commission and Mr. Reynolds discussed the issuance of a Temporary Certificate of Occupancy for Firehouse Nightclub.

Commissioner Smith inquired about receiving information regarding items heard by the Planning Commission that are appealed to City Council. Ms. Heep stated that staff will continue to forward copies to the Planning Commission.

11. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, October 3, 1996 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Crowe
Votes: All Ayes

Second: Litz
Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 3, 1996.

CHAIRPERSON: *Lynnda Fischer*

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: *Ray Reynolds*

**CITY OF WEST HOLLYWOOD
CITY COUNCIL AND PLANNING COMMISSION STUDY SESSION
(ZONING CODE REVISIONS)
MINUTES**

SEPTEMBER 12, 1996

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

1. CALL TO ORDER

A special joint study session of the City Council and the Planning Commission was called to order at 6:45 pm by Mayor Paul Koretz.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Paul Koretz.

B. Roll Call

Councilmembers Present:

Sal Guarriello, John Heilman, Paul Koretz, Abbe Land, Steve Martin

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, James Litz

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Hassan Haghani Associate Planner; Liz Bar-El, Assistant Planner; Thinh Tran, Administrative Staff Assistant; John Rocca, Planning Intern

Others Present:

Amanda Susskind, City Attorney's Office
Zoning Code Consultants - Paul Crawford, (Crawford, Multari and Star); Bruce Jacobson (Jacobson & Wachs); and Ron Pflugrath (Urban Design Studies).

C. Approval of Agenda

Action: To add an additional Items from Citizens (4) and approve the Agenda as amended.

Motion: Koretz

Second: Martin

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

- a. **John Jakupcak**, West Hollywood, commented on the restrictions on bed-and-breakfast facilities.
- b. **Jeanne Dobrin**, West Hollywood, commented that she is in agreement with Mr. Jakupcak regarding bed-and-breakfasts and she also commented on alcohol permits in West Hollywood.

3. DISCUSSION OF ISSUES AND POLICY GUIDANCE FOR REVISION OF ARTICLE IX OF THE WEST HOLLYWOOD MUNICIPAL CODE (ZONING ORDINANCE)

Staff: Lisa Heep and Liz Bar-El

Recommendation: Give staff direction in proceeding with the Zoning Code revision.

The consultants from Crawford, Multari and Star presented the report.

The City Council and Planning Commission discussed:

- minor conditional use permits as a Planning Commission approval item
- pet and bird stores as low priority
- specific examples for better understanding for City Council
- economic impacts
- parking at Pacific Design Center
- nightclub parking
- timeframe for specific issues to be incorporated as part of rewrite process

Mayor Koretz is not present from this point forward; Mayor Pro Tempore Guarriello presides.

The City Council and Planning Commission discussed:

- grandfather clauses
- restaurant parking
- more analysis between current and proposed revisions
- cultural resource designation
- disabled parking spaces
- off-site parking
- Pacific Design Center plans
- residential rental properties and use for commercial parking
- development standards for senior housing
- residential construction
- adult ordinance re-revision
- standards for incomplete construction projects
- concerns expressed by West Hollywood Residents Association (home office in garage)
- traffic study/Transportation Commission review
- parking districts
- concept plan review process with different City departments
- permit streamlining

a. **Joyce Hundal**, West Hollywood, expressed concern regarding development and impact on traffic circulation and employee parking for business.

b. **Anita Goswami**, West Hollywood, commented on residential involvement, balance of City, piecemeal versus comprehensive approach, and incremental changes.

- c. **Carleton Cronin**, West Hollywood, commented on re-inventing the City.
- d. **Jean Camille Bianic**, West Hollywood, commented on mansionization, preservation of neighborhoods and parking.
- e. **Adam Gilbert**, West Hollywood, commented on the importance behinds reasoning for zoning regulations and mansionization.
- f. **Donald DeLuccio**, West Hollywood, commented on public involvement, parking requirements and mansionization.
- g. **Jeanne Dobrin**, West Hollywood, commented on West Hollywood Residents Association, Building and Safety Division and home businesses.

The City Council and Planning Commission discussed:

- public involvement and surveys on controversial issues
- advertising for public awareness
- penalty provisions
- leaf blower

4. ITEMS FROM CITIZENS - None

5. ADJOURNMENT

The City Council and Planning Commission scheduled a special study session regarding Government Solutions for October 28, 1996 at 6pm.

Action: To adjourn the City Council study session to its next regular meeting on Monday, September 16, 1996 from 7:00 pm until completion; and to adjourn the Planning Commission study session to a special meeting regarding by-laws immediately following this meeting.

PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 3, 1996.

CHAIRPERSON: *Wynnda Fischer*

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: *Lawrence Reynolds*