

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION  
MINUTES  
FEBRUARY 2, 1995**

**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 by Commissioner Litz at 6:00 p.m.

**A. Pledge of Allegiance:** The Pledge of Allegiance was led by Lester Hirsch.

**B. Roll Call:**

Commissioners Present: Behr, Crowe, Fischer, Jones, Litz, Richmond, Smith

Staff Present: Gay Forbes, Director; Lisa Heep, Planning Manager; Sarah Lejeune, Contract Planner; Kris Miller Fisher, Contract Urban Designer; Tim Foy, Associate Planner; Teresa Kozlowski, Contract Planner; Bob Meyer, Senior Code Enforcement Officer; Brent Mullins, Building & Safety Manager; Lucy Dyke, Transportation Manager; Jody Hidey, Staff Assistant; Thinh Tran, Staff Assistant

**C. Approval of Agenda**

**Action:** Pull Item IV(a) (Approval of Minutes) and approve Agenda as changed.

Motion: Crowe

Second: Fischer

Votes: All Ayes

Motion carried.

**D.** This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente and Plummer Park.

**II. ITEMS FROM CITIZENS**

None.

**III. PLANNING MANAGER'S REPORT**

None.

IV. CONSENT CALENDAR

B. Creative Sign Permit 94-69

**Applicant:** Tower Records  
**Location:** 8759 Sunset Boulevard  
**Project Planner:** Tim Foy

**Recommendation:** Deny Creative Sign Permit 94-69.

Applicant withdrew request for creative sign permit.

C. Creative Sign Permit 94-35

**Applicant:** Todd Tramp's Body Sculpting L.A.  
**Location:** 630 La Cienega Boulevard  
**Project Planner:** Tim Foy

**Recommendation:** Continue to March 2, 1995 to allow staff the time to work with applicant.

**Action:** To approve Consent Calendar Items IV(b) and IV(c).

Motion: Crowe Second: Behr

Votes: All Ayes Motion carried.

V. PUBLIC HEARINGS

A. Zoning Text Amendment 94-05

Hearing to discuss changing parking standards for nightclubs throughout the city.

**Applicant:** City of West Hollywood  
**Location:** City-wide  
**Project Planner:** Tim Foy

**Recommendation:** Open public hearing and, after deliberation, direct staff to return with further research and appropriate resolution.

Mr. Foy gave staff report on parking standards for nightclubs.

Questions to Staff followed.

Commissioner Litz opened the public hearing.

- A. Lester Hirsch, West Hollywood, commented that parking requirements will only be realized if the parking spaces required are specifically dedicated by a specific club and at the same time, not crediting these same parking spaces to another business.
- B. Jeanne Dobrin, West Hollywood, commented that occupancy should be used to determine parking requirements; any derived formula must take into account occupancy load and space taken by tables; and an analysis should be done during the weekdays as well.

Commissioner Behr directed Staff to study long-term leases to secure parking spaces, and "shows" need to be analyzed to determine parking requirements.

Commissioner Fischer directed Staff to clarify ratios used in Option Three of Staff Report.

Commissioner Jones commented that required parking should be on-site.

Commissioner Crowe directed Staff to look into standards used by other cities.

Commission concluded that square footage is the best base for setting standard, instead of occupancy loads.

Commissioner Crowe commented that communication with the Fire Department regarding maximum occupancy needs to be improved since requirements are often different for the City and the Fire Department.

Commissioner Behr directed Staff to study valet parking issues and to present to Commission parking calculations for bars and current occupancy loads.

Commission agreed to continue Public Hearing to March 16, 1995.

**C. Sunset Specific Plan (This item will be heard at approximately 7:15 p.m. and will be concluded by 10 p.m.)**

Hearing to discuss the plan and receive public testimony. This is the sixth hearing in a series of hearings before the Planning Commission. This hearing will focus on Geographic Area 3 and over-arching issues, such as sidewalks, the median, billboards, and arcades.

**Applicant:** City of West Hollywood

**Location:** Sunset Boulevard

**Project Planner:** Sarah Lejeune

**Recommendation:** Discuss Specific Plan issues and accept public testimony regarding the plan.

Ms. Lejeune gave staff report, slide presentation and model presentation.

Questions to staff followed.

Commissioner Behr directed staff to make the following corrections in the SSP:

- page 159, 1st paragraph, "eastern" should be "western,"
- page 159, include residential site 8473 De Longpre,
- page 161, Site 3A, should be "base + renovation,"
- page 161, last paragraph should include Site 3E.
- page 163, item 4, additional height should be "20 feet",
- page 163, item 4, "Site B" should be "Site D," and
- page 163, item 7, "Site D and E" should be deleted.

Commissioner Litz opened the public hearing.

- A. John Schuch (given additional time by Cindy Schuch), Los Angeles, commented on medians and traffic accessibility; arcades are good because it beautifies neighborhood.
- B. Bettie Wagner, Los Angeles, inquired into the extension of the Hyatt Hotel to the street; medians should be flat for emergency vehicle access.

Questions to staff followed.

Commission commented that there would be a wall effect created by the Comedy Club, Hyatt Hotel and Piazza del Sol and for Staff to analyze and make recommendations on the issue of view blockage.

Commission directed Staff to add language to the SSP that clarifies that bonuses are limited to pedestrian frontage of Geographic Area Three.

Commissioner Behr directed Staff to analyze the wording of SSP, page 163, Item 4, "the northern half"; and to change wording of Item 7 to "New development on blocks B and C shall...."

Commission directed Staff to reanalyze renovation bonus for Site 3B.

Commission directed Staff to include more specificity on wording regarding sidewalks and frontage.

Commission directed Staff to include actual height requirements rather than what is currently permitted.

Commissioner Behr directed Staff to clarify on page 59, of SSP, the wording regarding height bonus for Site 3D and 3E.

Commission directed Staff to remove residential bonus for Site 3E and to include language clarifying mixed-use in SSP.

Commission directed Staff to identify medians on map.

Commission directed Staff to include language which allows for emergency vehicle access to medians and to encourage development of medians along Sunset Boulevard as long as public safety is studied.

Commission directed Staff to:

- present a map which shows width of sidewalks along Sunset Boulevard;
- include language that maintains a consistent walk space on sidewalks
- study legal aspects of different issues regarding sidewalks
- study the use of permanent delineation of sidewalks between private and public right-of-way uses.

Commission directed Staff to pursue the use of arcades and to study public safety issues in regard to arcades.

The Planning Commission has responded to the issues with the following direction:

- restructure renovation bonuses for site 3A, 3B and 3D, so they are not attached too far and figure out desired footage
- remove renovation bonus from site 3E
- lower height limit for Comedy Store site
- include language about commercial and residential interface (earlier directive)
- clarify vision for site 3B
- check existing square footage for 3B
- Sunset Plan will change zoning of parcel below House of Blues, currently the House of Blues parking lot, from R4-PK to commercial
- determine height measurement - establish standard for Sunset frontage (earlier directive and height discussion)
- leave median policy as is and add safety guidelines for emergency vehicles
- prepare a sidewalk map showing proposed widths and context
- include language that maintains a consistent walk space
- study use aspects of sidewalks in terms of legal issues and clear delineation
- study public safety concerns regarding arcades (Planning Commission has approve concept of arcades)

Commission agreed to continue public hearing to March 2, 1995.

**B. Conditional Use Permit 94-16**

Hearing to discuss a request to add antennas to an existing, unmanned cellular telephone facility.

**Applicant:** Airtouch Cellular (Scott Longhurst)  
**Location:** 8704-14 Santa Monica Boulevard  
**Project Planner:** Teresa Kozlowski

**Recommendation:** Approve Conditional Use Permit 94-16, subject to the findings and conditions in Resolution No. 95-02.

Ms. Kozlowski gave staff report on the proposed cellular telephone facility.

Commissioner Litz opened the public hearing.

Commission directed Staff to include language that states that the antennas match the color of the existing building.

A, Scott Longhurst (Applicant), Irvine, stated that LA Cellular would be willing to work with the City and responded to questions from Commission.

B. Jeanne Dobrin, West Hollywood, expressed concern that there would be an increase in the number of facilities because of the influx of different companies applying for CUP's.

**Action:** To close Public Hearing.

Motion: Crowe                      Second: Behr

Votes: All Ayes                      Motion carried.

**Action:** To approve CUP with the following amendments; (1) all old and new equipment be screened and maintained, and (2) this approval shall include three panel antennas and a satellite antenna not recommended by staff on the five-story building.

Motion: Crowe                      Second: Fischer

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

Motion carried.

**VI. EXCLUDED CONSENT CALENDAR**

**A. Approval of the Minutes from January 19, 1995**

**Action:** To approve minutes with the following amendments:

- page 5, second paragraph to read: "Commissioner Behr asked that the square footage of the improvements of Site 3B be rechecked. The Tax Assessor's Record show approximately 83,000 sq. ft. which is substantially different than what was shown in the staff report. He also requested that Site 2B be rechecked to determine the correct square footage of the existing building."
- page 6, Item B, "Commissioner Behr commented on the square footage discrepancies of those presented to the Commission, and requested that the square footage of the improvements for all lots as shown in the SSP be rechecked."
- page 6, Item C, change to "10 p.m. at the Pacific Design Center loading dock."
- page 5, first paragraph, add "...the dollar amount of renovations and to address in SSP for handicap access,
- page 2, Item 3C, change word "well" to "properly."

Motion: Behr

Second: Fischer

Votes: All Ayes

Motion carried.

**VII. COMMISSION CONSIDERATION**

None.

**VIII. ITEMS FROM CITIZENS**

- A. Jeanne Dobrin, West Hollywood, commented on the Montgomerys' claim to land in West Hollywood, that no taxes are paid on government properties (sidewalks), and that cities may be precluded from leasing properties.

**IX. ITEMS FROM COMMISSIONERS**

- A. Amending the Zoning Text to address "mansionization" issues. Commissioner Richmond recommended that it be a high priority, but less than zoning of properties on east side.
- B. Commissioner Richmond requested that the Alcohol Regulations handouts be distributed to Commission.
- C. Commissioner Crowe commented that Staff should study the "mansionization" ordinances of Beverly Hills and Los Angeles.

- D. Commissioner Litz commented that there is a need to tighten up the CUP process to eliminate problems and that training of bartenders and managers be part of CUP.
- E. Commissioner Litz inquired into which Commissioner would be attending the next City Council meeting regarding the Sunset Marquis.
- F. Commissioner Litz inquired into the Sheriff Ride-alongs.

**X. ITEMS FROM STAFF**

None.

**XI. ADJOURNMENT**

**Action:** The next meeting of the Planning Commission will be held on Thursday, February 16, 1995 from 7:00 p.m. until completion at the West Hollywood Park Auditorium at 647 San Vicente Boulevard in West Hollywood.

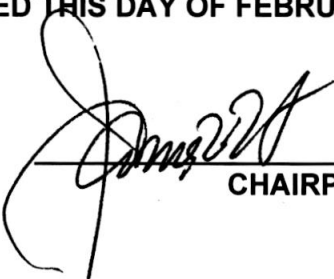
Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

**PASSED, APPROVED AND ADOPTED THIS DAY OF FEBRUARY 16, 1995.**

  
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CHAIRPERSON

**ATTEST:**

  
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DIRECTOR OF COMMUNITY DEVELOPMENT