

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION
MINUTES
FEBRUARY 16, 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 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Litz.

B. Roll Call:

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

Staff Present: Gay Forbes, Director; Lisa Heep, Planning Manager; Jennifer Davis, Associate Planner; Joan English, Transportation Director; Lucy Dyke, Transportation Manager; Mike Jenkins, City Attorney; Jody Hidey, Staff Assistant; Thinkh Tran, Staff Assistant

C. Approval of Agenda

Action: Pull Item IIIA and IIIB - Consent Calendar (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.

IV. EXCLUDED CONSENT CALENDAR

A. Approval of the Minutes

1. February 2, 1995.

Action: To approve minutes of February 2, 1995 with the following changes:
on page 7, "Site 3B" should be changed to "Site 2B".

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

B. APPROVAL OF RESOLUTION NO. PC 95-02 - "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT APPLICATION OF AIRTOUCH CELLULAR, TO PERMIT THE ADDITION OF ANTENNAS TO AN EXISTING, UNMANNED CELLULAR TELEPHONE FACILITY AT 8704 AND 8714 SANTA MONICA BOULEVARD, WEST HOLLYWOOD.

Commissioners directed staff to include more specific wording in Section 5(o), which would state, in effect, "shall be completely screened with similarly painted fiberglass panels or screening to match building."

Action: To approve Resolution No. PC 95-02 with amendments.

Motion: Crowe

Second: Richmond

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

Motion carried.

V. PUBLIC HEARING

**A. House of Blues
Conditional Use Permit 92-10
Development Permit 92-34
Demolition Permit 92-08**

Hearing requested by the Planning Commission to consider modification of the existing Conditional Use Permit for the House of Blues bar, restaurant, and nightclub.

Applicant: House of Blues (HOB)
Location: 8430 Sunset Boulevard
Project Planner: Jennifer Davis

Recommendation: Open public hearing so that the Planning Commission can review options for modifying the existing Conditional Use Permit.

Ms. Davis gave staff report regarding the House of Blues.

Questions to Staff followed.

Mark Lehman, representing the House of Blues, commented that HOB is pleased with the progress and work done with the City but would like to urge the City to be flexible since the cost of doing business is high; the House of Blues has come up with a hotline to receive input from citizens and working on additional parking spaces; and commented on the charitable work done and importance of HOB.

Questions to Mr. Lehman followed.

Commissioner Litz opened the public hearing.

- A. Sibyl Zaden, West Hollywood, commented on traffic impact, and presented recommendations: shuttle, psychological incentive for parking; HOB is an important landmark.
- B. Paula Stewart, West Hollywood, commented on the increased traffic congestion; tenants cannot get out of driveways; HOB is a public nuisance.
- C. Scott Gilreaty, West Hollywood, expressed that HOB is a great institution and commented that nearby residents should not be surprised by traffic congestion since this is an urban environment.
- D. Samantha Allen, West Hollywood, commented that HOB is a party institution; a solution is to rent out space at Pacific Design Center and use shuttle service.
- E. Lance Sloan, Studio City, representing the House of Blues Foundation, commented that during the daytime the HOB is used as a classroom.
- F. Jerry Aronow, West Hollywood, commented that he met with Mr. Dunn and Councilmember Heilman for a mediation session in May in which parking, noise, and traffic issues were agreed, and on a recent occurrence with the valet service of HOB.
- G. William Blake, Los Angeles, expressed support for HOB because it is a creative and positive institution.
- H. Jim Berland (Butterfield's), Culver City, (Bettie Wagner gave her time), commented that the problem with HOB was the proposed project was not the one built; there are continuing efforts but there is still an adverse

cost to Butterfield's; lease-hold rights to on-site parking to the HOB lot has not been dealt with; and moral and legal obligation of the City.

- I. Jill Sandin (Butterfield's), Studio City, given time by Gerardo Olvera, commented that Butterfield's will be closing and will be reopening as Olvera Restaurant; would like the City, HOB, and landlord to assist them in making their new business work; presented recommendations regarding club hours, occupancy capacity, and parking.
- J. Brenda Berlin (Butterfield's), continued with recommendations of previous speaker, widening of driveways, configuration of Peterson parking lot, additional parking for lunch; these were previous commitments agreed by HOB.
- K. Claud Mann (given time by Mike Messina), Butterfield's employee, commented that HOB has stated that they had intended to be a blues club and not a rock club; the City needs to enforce CUP and law; and state that he would present to staff the financial agreement with HOB.
- L. Keith Murch, Sherman Oaks, HOB employee, commented on the size of Butterfield's is greater than that allowed in their CUP, their parking arrangements and handicap accessibility.
- M. Kevin Morrow, Los Angeles, HOB employee, commented that reduced capacity would negatively impact the booking of popular acts; HOB is popular in Europe; and the problem is traffic not capacity.
- N. Tony Melia, Vice-Chair of West Hollywood's Visitors Convention Bureau, commends the City for their work to find solutions; HOB is important financially and hopes that the City will make this work-out.
- O. Haley Powers, Executive Director of West Hollywood's Visitor's Convention Bureau, HOB is an important tourist attraction.
- P. Miles Shutzman, West Hollywood, HOB employee, commented that HOB has positively changed his life and community.
- Q. Jeanne Dobrin, West Hollywood, commented that the high cost of Sheriff's services provided for HOB is a public nuisance, and the negative impacts that have occurred had been promised by HOB that these would not be problems.
- R. Laura Grover, West Hollywood, HOB employee, commented that HOB is a cornerstone of the arts; a creative city should continue to work with HOB.
- S. Jim Cafarelli, HOB Director of Real Estate Development, commented that there was an informal agreement on the CUP with Brent Mullins

regarding deck enclosure, other current construction, parking issue, and on-site parking of Butterfield's employees. Agreed to present to Commission a report on the parking deck by the time of next HOB public hearing.

- T. Elizabeth Friedman, West Hollywood, HOB employee, commented that local residents should not complain about traffic and noise since this is an urban environment; HOB's philanthropy is important for community.
- U. Steve Strauss, HOB General Manager, commented that plans change as opportunities arise. Responded to questions from Commissioners.
- V. Jim Dunn, Executive Vice-President of Operations, commented that HOB would be willing to work with Commission's ideas regarding parking.
- W. John Simone, Hyatt Hotel, commented that there are 301 spaces in the Hyatt Hotel and that there are parking lots nearby that are empty on most nights that could be used by HOB.
- X. John Mills, West Hollywood, HOB employee, commented that there is lack of public parking for the Planning Commission meetings; HOB's positive aspects - philanthropy and financial aspects.
- Y. Menna Olvera, West Hollywood, HOB employee, commented on parking and noise has been constant even before HOB was built, and the friendly staff is very helpful and willing to work with the City.
- Z. Michael H. Gaedere, Argyle Hotel General Manager, expressed support of HOB; they provide a financial boost to the business community.
- AA. Benita Carol, Brentwood, HOB employee, commented that they have a great philosophy to make things work.
- BB. Gary Smith, West Hollywood, commented on the parking problems created by HOB and an option is to include parking cost as part of admission ticket.
- CC. Mike Etter, West Hollywood, commented that parking should be on-site or shuttle service should be provided.
- DD. Cathya Blankley, West Hollywood, commented on parking and noise created from HOB patrons; demographics of customers relates to noise; the Palladium restricted types of acts that could perform; and a patrol unit should be dispatched around the area.
- EE. Mark Jason, Whittier, HOB employee, commented on the type of businesses booked and the consequent effect on noise.

FF. Marlene Handler, West Hollywood, commented that HOB is beneficial in philanthropy and economics, but neighborhood residents' concerns (parking, noise, traffic) need to be resolved.

Mr. Lehman presented rebuttal. Mr. Dunn responded to questions. A lengthy discussion occurred between HOB representatives and the Commission. The Commission directed specific questions and concerns to HOB.

Commission discussed Options for CUP Modifications.

Subcommittee Crowe and Fischer was created to work with the House of Blues to discuss options and other issues; preliminary date for study session on Wednesday March 1.

The Commission directed the House of Blues representatives to return to the March 16, 1995 meeting with a detailed plan addressing the impacts discussed.

The Commission directed Staff to address:

- use of Hyatt Hotel as parking option for HOB
- protection of local business climate
- options for multi-level on-site parking
- overlap time of shows
- options for differential parking prices (a cost more than \$5 would not resolve problem)
- ongoing monitoring program
- parking plan that is not based in residential areas
- valet parking issues and noise
- the cost of studying HOB issue
- security patrol operations

The Commission agreed to continue the public hearing to March 16, 1995.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

- A. Bettie Wagner, Los Angeles, commented that Virgin Records parking will not be available because there is a new restaurant opening in the structure.
- B. Jeanne Dobrin, West Hollywood, commented on parking problems, the high costs associated with studying the HOB issues, and that a solution would be to reduce the occupancy in HOB,

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Fischer would like to agendize budget allowance for Commissioners' conferences.
- B. Commissioner Jones stated that he would present at a later time a summary of the meeting with Mark Montgomery and Steve Graham on TDR's.
- C. Commissioner Litz commented on the items discussed at the Economic Summit, and the City should purchase sound monitoring equipment.

IX. ITEMS FROM STAFF

- A. Scheduling Planning Commission SSP Meetings at 6:00 p.m; 6:30 p.m. was agreed, with 7:30 p.m.as the starting time for SSP (starting with the first meeting in April 1995).
A March 30th meeting to discuss SSP was agreed.
An additional meeting for SSP study session was not agreed to; Commission directed Staff to present other options on dates.

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission, Thursday, March 2, 1995, from 7:00 p.m. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

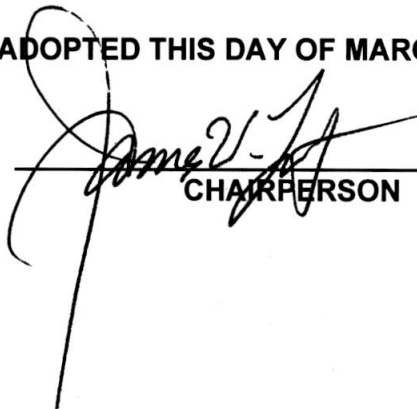
Motion: Crowe

Second: Behr

Votes: All Ayes.

Motion carried.

PASSED, APPROVED, AND ADOPTED THIS DAY OF MARCH 2, 1995.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT