

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION
MARCH 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 7:00 p.m.

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, Jeff Richmond, Stephen Smith

Staff Present: Gay Forbes, Director; Lisa Heep, Planning Manager; Sarah Lejeune, Contract Planner; Kris Miller Fisher, Contract Urban Designer; Tim Foy, Associate Planner; Lucy Dyke, Transportation Manager; Jody Hidey, Staff Assistant; Thinkh Tran, Staff Assistant

C. Approval of Agenda

Action: Pull Items 3B and 3D from Consent Calendar and approve Agenda as changed.

Motion: Crowe Second: Behr

Votes: All Ayes All Ayes.

D. 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.

II. ITEMS FROM CITIZENS

a. Kevin Notre, West Hollywood, commented on the zoning text amendment; there is no definition and criteria of "guest of management", is strongly opposed to the changes.

III. CONSENT CALENDAR

A. Approval of the Minutes

C. Creative Sign Permit 95-02 (Clinton Street Restaurant)

Action: To approve minutes of February 16, 1995 (Item IIIA) and Creative Sign Permit 95-02 (Item IIIC).

Motion: Behr Second: Crowe

Votes: All Ayes Motion carried.

IV. EXCLUDED CONSENT CALENDAR

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, UMANNED CELLULAR TELEPHONE FACILITY AT 8704 AND 8714 SANTA MONICA BOULEVARD, WEST HOLLYWOOD."

Action: To Approve Resolution No. PC-02.

Motion: Crowe Second: Fischer

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

Motion carried.

D. Creative Sign Permit 94-35 (Todd Tramp Body L.A.)

Action: Deny Creative Sign Permit 94-35.

Motion: Behr Second: Jones

Votes: All Ayes Motion carried.

V. PUBLIC HEARING

A. Sunset Specific Plan

Presentation and public testimony on the Sunset Specific Plan. This hearing will concentrate on Geographic Areas 4, 5, and 6.

Applicant: City of West Hollywood

Location: Sunset Boulevard

Project Planner: Sarah Lejeune

Recommendation: Open discussion and hear public comments on Geographic Areas 4, 5, and 6.

Ms. Lejeune and Ms. Miller-Fisher gave staff report and slide presentation.

- A. Joanne Dubin, West Hollywood, commented on the problems with parking and traffic on Sunset Plaza Drive.
- B. Jeff Seymour, representing Western International Media, commented he and Mr. Holt are committed in working with the City with the Sunset Specific Plan.
- C. George Mihilsten (given time by Mark Montgomery), representing the Montgomery's, commented that they support the SSP process; TDR removal; adjustment of areas 5D and 5E to provide more appropriate residential/commercial buffer, and no designation of cultural or historic landmark at this property; sidewalk width of 15 feet is appropriate; and further clarification of height standards and fees in SSP; and medians need to be addressed.
- D. Nick Shaffer, West Hollywood, commented on Site 6E that more development of large buildings would not benefit the residents, which are currently impacted by Bel Age Hotel and other commercial properties.
- E. Joan Satt, Los Angeles, Sunset Plaza Civic Association, expressed concern regarding increased traffic congestion as stated in SSP, emergency vehicle access, and density.
- F. Harry Irvine, Los Angeles, commented on traffic on La Cienega, Peterson parking lot traffic, view blockage of hillside residents from high-rises.
- G. Dorothy Dorben (given time by Lee Dubin), Los Angeles, Beverly Highlands Home Association, commented that the only access to home is Sunset Plaza Drive, traffic is congested in Areas 5 and 6, on prohibition of u-turn at Sunset Plaza Drive, and emergency access. Questions followed. Ms. Dorben responded that height limits should be 35 feet for north-side and 45 feet for south-side. Requested interim reports. Ms. Dorben responded that she wrote the ROAR letters; purpose is to encourage participation.
- H. John Shuch (given time by Cindy Schuch), Los Angeles, commented on Sites 4A,C,D be more specific with height. Submitted letter to Staff.
- I. Mark Rosenthal, Raleigh Enterprises, Los Angeles, commented that the SSP is a cogent attempt and that he will be available for assistance to the City Staff.
- J. Daniel Glieberman, Beverly Hills planner, reiterated points discussed in previously submitted letters, commented that the SSP is more detailed than originally submitted, would like the plan to be more specific.

- K. Sidney Smilove, Los Angeles, Beverly Highlands Association, commented that many residences are affected by Sunset Boulevard, major concern is traffic and emergency vehicle access; traffic enforcement would be beneficial; and density and crime are also concerns.
- L. Michael Woodward, Los Angeles, York Street Investments, commented on Sites 5B and 5E; suggested that height limits should not be changed as suggested in the SSP.
- M. Michael Eisenberg, West Hollywood, commented that traffic enforcement should be placed along Sunset to hand-out tickets to reduce grid-lock.

Questions to staff followed.

Commissioner Litz directed staff to invite representatives from Beverly Hills and Los Angeles to a future meeting.

Commissioner Jones suggested that wording related to topography be more specific.

Commissioner Jones suggested that massing model to follow topography for Site 4D.

Commissioner Crowe directed staff to provide more options for Site 4D and suggested that Staff look into creative projects of Santa Monica and Culver City.

Commissioner Fischer suggested that language be included that addresses the blockage of views of hillside residents.

Commission directed staff to remove Site 4A as a target site for a park.

Commission directed staff to present a response to John Schuch's letter.

Commission suggested that Cultural Heritage designation is not the purview of the Planning Commission.

The Commission directed staff to:

- (1) invite representatives from Los Angeles and Beverly Hills to speak at a future Planning Commission Hearing,
- (2) respond to comments from Latham & Watkins (representing the Montgomery family) and John Schuch,
- (3) provide information about existing sidewalk widths,
- (4) provide more specific access conditions for Sites 4C and 4D,
- (5) consider alternative methods for providing bonus incentives to Site 4A other than the park and target site density,
- (6) include exact floor plate area of 4A tower into requirements for site, and
- (7) add design guidelines to plan so that buildings on a slope with sides facing residential properties be designed as a facade.

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

B. Conditional Use Permit

Hearing on a Conditional Use Permit application to sell alcoholic beverages for off-site consumption.

Applicant: Alain Bally (Alpha Beta)
Location: 1233 N. La Brea Avenue
Project Planner: Tim Foy

Recommendation: Adopt proposed resolution permitting the sale of alcoholic beverages.

Mr. Foy gave staff report.

- A. Alain Bally, Applicant, commented that Alpha Beta is willing to work with staff and Sheriff's Department. Questions followed. Patrick Barber, Alpha Beta representative, responded to question that there is cashier training for sale of alcohol.
- B. Ted Neubauer, Hollywood, commented that there are too many places in the neighborhood that sell alcohol; is opposed to the CUP.
- C. Marsh Holtzman, representing La Brea Marketplace, Los Angeles, commented that he is available to answer any questions and is in favor of the project.
- D. Thomas Gast, Tarzana, commented that he had worked for the Sheriff's Department and that there have been no problems with Mayfair, and supports this CUP.
- E. Jeanne Dobrin, West Hollywood, commented that the Alpha Beta store on Fairfax has a separate store that sells liquor, on resolutions signed by Mayors Guarriello and Koretz which did not permit sale of hard liquor, and on Trocadero application to provide hard liquor.

Alain Bally rebutted.

Action: To close public hearing.

Motion: Behr Second: Smith

Votes: All Ayes

Motion carried.

Discussion followed.

Action: To approve CUP 94-15.

Motion: Fischer Second: Smith

Votes: All Ayes Motion carried.

C. Zoning Text Amendment 94-06

Hearing on staff's proposal concerning the City Council's request that the definition of "hotel guest" for hotels in residential zones be reviewed, along with operation aspects of bars and restaurants in these hotels.

Applicant: City of West Hollywood
Location: City-wide, Residential Zones
Project Planner: Tim Foy

Recommendation: Recommend to City Council that Zone Text Amendment 94-06 be adopted.

Mr. Foy gave staff report.

- A. Mark Rosenthal (given time by Terry Hughes), Sunset Marquis Hotel representative, commended Staff on project and commented that the goal of the Hotel is to provide an amenity to guests.

- B. Jeanne Dobrin, West Hollywood, stated that hotel guest needs to be defined, the hotels in residential neighborhoods were granted limited rights, there is expanded bar service of 900 Hammond, code enforcement would not handle this, management, single family homes, and residential neighborhoods need to be free from commercial infringement.

Questions to staff followed.

Action: To close public hearing.

Motion: Richmond Second: Behr

Votes: All Ayes.

Motion carried.

Discussion followed.

Action: Deny Zoning Text Amendment 94-06.

Motion: Behr Second: Jones

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

Motion carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, commented that residential areas should be protected.

VIII. ITEMS FROM COMMISSIONERS

- A. Conference Attendance. Commissioner Jones will be attending conference in Toronto, and Commissioners Fischer and Smith will be attending conference in Monterey.
- B. Commissioner Behr commended staff attempt's to pass zoning text amendment.
- C. Commissioner Crowe commented on HOB meeting.
- D. Commissioner Litz inquired into the Sheriff's ride-alongs.
- E. Commissioner Litz stated that on March 29th, there is a Commissioner's Reception.
- F. Commissioner Behr commented that regarding the Consensus Planning report the issue of new nightclubs needs to be discussed.

IX. ITEMS FROM STAFF

- A. Scheduling of Monday April 17, 1995- Joint Meeting with City Council at 6 p.m. April 27, 1995 was agreed for staff retreat at 6:30 pm.
- B. An SSP Workshop will occur on May 8.
- C. Reminder that for March 16 meeting, which occurs during Westweek, that park entrance will be accessible from Melrose. Beginning in April, meetings will begin at 6:30 pm.

X. ADJOURNMENT


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

Action: To adjourn to the next meeting of the Planning Commission, Thursday, March 16, 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

Votes: All Ayes Motion carried.

PASSED, APPROVED, AND ADOPTED THIS DAY OF MARCH 16, 1995.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT