

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

MARCH 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: Lisa Heep, Planning Manager; Jennifer Davis, Associate Planner; Sarah Lejeune, Contract Planner, Kris Miller Fischer, Contract Urban Designer; Bob Meyer, Senior Code Enforcement Officer; Brent Mullins, Building & Safety Manager; Lucy Dyke, Transportation Manager; Janyce Rhodes, Parking Manager; Jody Hidey, Staff Assistant, Think Tran, Staff Assistant

C. Approval of Agenda

Action: To approve agenda and adjourn in the memory of Alice Rayner.

Motion: Crowe Second: Behr

Votes: All Ayes Motion carried.

D. Report on Posting of Agenda:

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. CONSENT CALENDAR

Action: To approve Consent Calendar.

Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.

RECONSIDERATION OF CONSENT CALENDAR

Action: To reconsider Approved Consent Calendar.

Motion: Fischer

Second: Crowe

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

Noes: None

Motion carried.

Action: To pull Item E and approve Consent Calendar as amended.

Motion: Behr

Second: Crowe

Votes: All Ayes

Motion carried.

A. Approval of Minutes from March 2, 1995

Approved as part of Consent Calendar.

B. Resolution No. PC 95-03 (Todd Tramp's L.A. Body Sculpting Creative Sign Permit 94-35 - Denied)

Approved as part of Consent Calendar.

C. Resolution No. PC 95-04 (Clinton Street Restaurant Creative Sign Permit 95-02 - Approved)

Approved as part of Consent Calendar.

D. Resolution No. PC 95-05 (Conditional Use Permit 94-15 for off-site alcohol sales at 1233 N. La Brea - Approved)

Approved as part of Consent Calendar.

V. PUBLIC HEARING

A. House of Blues

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

Applicant: City of West Hollywood
Location: 8430 Sunset Boulevard
Project Planner: Jennifer Davis

Recommendation: Review options for modifying the existing Conditional Use Permit.

Captain William Hood, Captain of Fire Department-Area 7, entered into a lengthy discussion in which he answered questions from Commissioners regarding overcrowding, occupancy load, citations, closures, warnings, and complications with enforcement.

Continued to 10 p.m.

B. Sunset Specific Plan

Presentation and public testimony on the Sunset Specific Plan. This hearing will concentrate on Geographic Areas 5 and 6. (continued from March 2, 1995)

Applicant: City of West Hollywood
Location: Sunset Boulevard
Project Planner: Sarah Lejeune

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

Ms. Lejeune gave the staff report, which included presentation of the model.

The following spoke during the public hearing.

- a. Mark Montgomery (given time by Charlie Mercer), Sunset Plaza, commented on sidewalk widths at Sunset Plaza, that small, crowded sidewalks are more interesting, 45-height limit on north-side, zoning separation between Holloway Residential and Sunset Commercial, and 25-height limit. Responded to questions from Commissioners.
- b. Francis S. Montgomery, commented on the demarcation line in R4-C2, that sidewalks are 7'-10' wide with buildings set back a foot or two; requests 45' height limit on north-side of the street to give future architects more flexibility.

- c. Dorothy Dorben, Los Angeles, stated that she did not receive her agenda, suggested that two taped copies of Planning Commission meetings be made available at the library, commented on the Sunset Plaza area and the traffic problems, and requested a piazza at the Raleigh site. She also suggested that a new post office and a firestation be located in this area.
- d. Joan Satt, Los Angeles, commented on the restriction of north-side of Sunset Plaza to 35 feet, massing, congestion, blurring of commercial-residential line on south-side, on building access from Sunset Plaza to Holloway, and allowing increased height on the south-side of the plaza. Suggested street be cut through to Holloway.
- e. George Mihalsten, representing the Montgomery family, commented on adjustment of boundary at Sunset Plaza, opposed designation as a cultural resource, and expressed concern regarding public access, views, and medians.
- f. Nick Shaffer, West Hollywood, commented on Target Site 6E, is not opposed to the plan if the Bel Age Hotel had not been developed, overdeveloped on Larrabee and, would like to see something low and downscaling in the SSP, and short-cuts taken through the neighborhood. Would like to avoid more liquor stores and night clubs.
- g. Sid Smilove, Los Angeles, President of Beverly Highlands Association, inquired into response to their letter, traffic congestion created from increase in building space, left turn signal at San Vicente and Sunset Boulevard.

Discussion followed.

The following topics were discussed:

- **Site 4A**
 - ◊ rename Site 4A and 4B to 4A and 4(a)
 - ◊ annexation as an option
 - ◊ tower should be explicitly limited in size (30' x 30') and to observation only, and have its location flexible in the height diagram
 - ◊ park should only be used when building is open and is in privately-controlled area; need direction from City Attorney (regarding LA property)
- Discussion with the City of Los Angeles regarding property lines between the two cities.
- Question 1 on page 2, agreed to postpone discussion until response from the City of Los Angeles
- Height limits on **Site 4C and 4D**, and massing models
 - ◊ Staff will prepare smaller model pieces
 - ◊ for 4D, suggestion to move massing toward the middle and follow the angle of Sunset Boulevard
 - ◊ Site 4C will be blocking
 - ◊ EIR did not look at abundance of development in this area; if all of 4 is developed, a new EIR and mitigative measures would be required

V. PUBLIC HEARING

A. Continuation of House of Blues Public Hearing

Ms. Davis gave the staff report.

Mr. Mullins commented on occupancy load, as was discussed earlier with Captain Hood.

Commissioner Fischer commented on the Subcommittee meeting with the House of Blues.

Mr. Mullins responded to the question regarding exceeding of occupancy load of 999 people.

Commissioner Fischer commented on the occupancy load.

Mark Lehman, House of Blues, commented on submitted letter, CUP modification process, parking and traffic mitigation measures, deck enclosures, loading zone, valet parking, security, show schedules, promoted events, subcommittee discussion, traffic study, off-site parking, unattended doors, driveways, and more flexibility with occupancy load. Responded to questions from Commissioners regarding: four-wall events, parking lot flexibility, and parking spaces.

Mr. Strauss, House of Blues, responded to question regarding four-wall events, storage trucks, handicapped parking spaces, balcony, amplified music, La Cienega and valet service.

Mr. Lehman responded to the issue of parking space numbers.

- a. William Blake, West Hollywood, commented that there are no apparent problems and that House of Blues is a positive institution for the City to have.
- b. Jerry Aronow, (given time by Bettie Wagner), West Hollywood, commented that he had written a letter; spoken with Paul Brotzman, City Manager, who directed him to inquire with staff if he had any further questions; noise; and the Sheriff's Department stated that he should make Citizen's arrest if there were problems in his neighborhood.
- c. Glenn Goldberg, (given time by Keong K. Ng), West Hollywood, Hilltop Residents member, commented on noise which continues to be problem, Peterson lot and 5 mph speed limit-guard; suggested that Peterson lot not be used after 10 p.m.
- d. James Cafarelli, (given time by Cede Cafarelli), real estate developer for House of Blues, commented that they do not have answers to all questions, has been continually trying to work with city, is beginning to question

whether this site is good, hopes that 999 not be the occupancy load.
Entered into a lengthy discussion with the Commission.

- e. Jeanne Dobrin, West Hollywood, commented on Captain Hood's comments, Monday night meeting with the Fire Department and HOB, and Mr. Cafarelli's point that West Hollywood is anti-development, and the City's early embrace with the House of Blues project, and HOB taping of shows.

Mr. Strauss rebutted occupancy load by floors and parking accessibility.

Commission discussed Planning Commission Subcommittee findings from meeting with House of Blues representatives on March 13, 1995.

Mr. Mullins commented on the new occupancy load of 1340.
Commission directed the House of Blues to review the Traffic and Parking Impact Analysis submitted by Meyer, Mohaddes Associates to address the higher occupancy load of 1340 and assumption of two passengers per car, and restrict types of vehicles able to park in area.

Mr. Cafarelli responded to conditions.

Action: To close public hearing.

Motion: Fischer Second: Behr

Votes: All Ayes Motion carried.

Action: Motion to modify CUP on the findings that

- some findings can no longer be made in positive manner,
- some of the conditions of the CUP have not been substantially met, and
- the use or related development constitutes or is creating a nuisance; and

to approve with 22 additional conditions, as amended, the submittal by the Planning Commission Subcommittee on the House of Blues.

Motion: Behr Second: Crowe

Votes: All Ayes. Motion carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

- a. Jeanne Dobrin, West Hollywood, commented on meeting with Fire Department officials, occupancy load changes made by the Fire Department without reference to the Planning Department, Captain Hood's comment regarding occupancy load of HOB, Commission's consideration of occupancy load changes, and zoning text amendment draft as it relates to the issuance of permits for the sale of beer and wine.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Fischer commented on Pacific Design Center and the newspaper article announcing their opening to the public; directed Staff to return with a report on how this conforms to their specific plan.
- b. Commissioner Litz inquired into the closing of Rubi Rosa and its PDC parking privilege; directed Staff to return with information regarding Rubi Rosa's parking privileges.
- c. Commissioner Behr inquired into the parking used by the new restaurant at PDC.

IX. ITEMS FROM STAFF

- a. Ms. Heep commented on the petition regarding Chasen's.
- b. Ms. Heep reminded the Commissioners to turn in their Conflict of Interest Statements.

X. ADJOURNMENT

Action: To adjourn in the memory of Alice Rayner to the next meeting of the Planning Commission will be held on Thursday, March 30, 1995 from 7:00 p.m. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

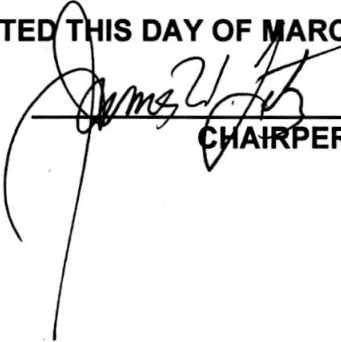
Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF MARCH 30, 1995.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT