

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

MARCH 30, 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 at 7:11 pm by Commissioner Litz.

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; Jennifer Davis, Associate Planner; Sarah Lejeune, Contract Planner, Kris Miller Fisher, Contract Urban Designer; Lucy Dyke, Transportation Manager; Thinkh Tran, Staff Assistant.

C. Approval of Agenda

Ms. Heep commented on the revisions in the Agenda.

Commissioner Litz stated that a subcommittee (Commissioners Behr and Smith, and members of the public and business community) has been set-up to analyze and discuss the issue of Zoning Text Amendment 94-05, parking standards for nightclubs.

Action: To approve Consent Calendar and adjourn in the memory of Mary Worley.

Motion: Crowe Second: Fischer

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.

II. ITEMS FROM CITIZENS

None.

III. CONSENT CALENDAR

Action: To reconsider Consent Calendar.

Motion: Behr Second: Smith

Votes: All Ayes. Motion carried.

Action: To pull items IIIB and IIIC and approve Consent Calendar as amended.

Motion: Behr Second: Fischer

Votes: All Ayes Motion carried.

A. Approval of Minutes

Approved as part of Consent Calendar.

IV. EXCLUDED CONSENT CALENDAR

3B. Resolution No. PC 95-07 (House of Blues CUP 92-10, Demo Permit 92-08, and DP 92-34)

Ms. Forbes commented on the increase in occupancy load; there is no language in CUP that focuses on capacity.

Continued to 10 pm.

V. PUBLIC HEARING

A. Zoning Text Amendment 94-05 (Continued from February 2, 1995)

Hearing concerning revised parking standards for nightclubs.

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

Recommendation: Continue to May 4, 1995.

B. Sunset Specific Plan

Presentation and public testimony on the Sunset Specific Plan. This hearing will concentrate on the over-arching issues and public testimony on Geographic Areas 7 and 8.

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

Recommendation: Open discussion and hear public comments on the over-arching issues and Geographic Areas 7 and 8.

Ms. Lejeune gave the staff report.

Allan Alexander, Vice-Mayor of Beverly Hills, commented on the two letters submitted by the City of Beverly Hills: EIR letter from October 5, 1994 and October 26, 1994 letter. The focus of Beverly Hills' opinions is on the impacts on Beverly Hills; primarily traffic impacts, parking exemptions, uses (nightclubs and late-night), development cap as proper method (lack of cap in specific geographic areas and building sites, but if too specific it restricts flexibility of development), and infrastructure impacts related to water issues.

Ms. Dyke commented on automated traffic signal system and compatibility; they can be made to communicate, but this depends on amount of money spent on this program; once their hardware is in place, this should make it possible to communicate; application used by Beverly Hills of MTA funds; and work with Beverly Hills for joint advantage.

Mr. Alexander responded to questions from Commission:, regarding: slow-down/ rerouting of traffic of Sunset,

a. Steve Graham, Burbank, representing the Rainbow and Roxbury properties, commented on Area 7A, Exhibit C- for Geographic Areas 7 and 8, views and grades are significant for these properties, 7-story building adjacent should be considered for height issues, loss of residential density from Area 7A, target site criteria could be applicable to these properties; and submitted letter.

b. Charlie Mercer, West Hollywood, commented on Target Site 7C; view corridors would be good idea; if view corridors were pushed into side streets of Hilldale and Hammond this would increase views; stacking garages; and view corridors may increase echo into residential areas.

c. Mark Montgomery, Sunset Plaza, given time by Margaret Blanchar, commented on importance of Sunset Boulevard, urban design, motion pictures and television/publishing industry, younger nightclub crowd-antithetical to what the City wants, and slow-down of traffic would force traffic into residential areas;

focus on quality rather than quantity regarding types of business on Sunset Boulevard. Cap and urban design are bad for the investor

d. Scott Forbes, West Hollywood, commented on reasonable development, specifically in Areas 7 and 8, that there was no notification for people north of Sunset Boulevard (Los Angeles residents), and increased development would intrude into LA area because West Hollywood's development area is limited to only 90 feet north of Sunset Boulevard.

Discussion followed.

The following topics were discussed:

- EIR assumptions serve as square footage monitor
- first-come-first-serve
- permit extension process
- development caps
- market-use mix
- traffic impacts and mitigation
- urban design and pedestrian amenities,

(the points discussed were part of the Staff report)

The Planning Commission agreed on the following concerns:

- The EIR serves as the square footage monitor for new development under the cap. The cap both stimulates and encourages growth. It can be adjusted later.
- The Sunset Plan will not regulate the mix except in the case of nightclubs which will be discussed at the next overarching issues meeting.
- The benefits to the City from the Sunset Plan outweighs the increase in traffic, but, all projects are required to have their traffic impacts mitigated to the greatest degree.
- A pedestrian environment is a critical and approved goal.
- Future discussion will focus on the effectiveness of the following urban design tool as means of achieving the approved goals; the target site system, view preservation and enhancement, legality of review, open space requirement and sidewalk setback width, billboard policy, and the median recommendation of fire safety standards.

Mark Montgomery commented on view corridors and emergency vehicle access in regards to medians and ticketing to prevent traffic blockage.

The Commission continued the public hearing to April 6, 1995.

IV. EXCLUDED CONSENT CALENDAR

IIIB. Resolution No. PC 95-07 (House of Blues CUP 92-10, Demo Permit 92-08, and DP 92-34)

Ms. Heep summarized the amendments to the resolution.

a. Jeanne Dobrin, West Hollywood, commented on misrepresentation by the House of Blues, Capone's citation regarding entertainment, and parking regulations regarding square footage versus occupancy load.

Ms. Heep read additional language regarding obstruction.

The Commission discussed the language in Resolution No. 95-07, and directed Staff to make the following changes:

- 10.2 - specify date for Temporary Certificate of Occupancy
- 10.3 - change language to state "submit revised valet parking plan"
- 10.4 - to read: "Required parking pursuant to Condition 10.1, *a and b (132 and 397)*, herein shall be provided either on-site, by Covenant and Agreement, or by lease agreement, or the 556 space requirement written agreement, may be used for the difference between 397 and 556, instead of Covenants, Agreements and Lease Agreements. All Covenant and Agreements and lease agreements or other shall be subject to.... The HOB shall *inform and maintain approval* of the required...."
- 10.11- remove from section and include in "Findings" section
- 11-10 - to read: "No door may be propped open after 6:00 P.M., except ~~when bands are for loading and unloading. Whenever a door is propped opened for band loading, the door~~, and if opened must always be attended.
- 11.12 - Amend to section: "Access to the storage room on-site shall be limited to the hours of 7 A.M. to 10 P.M."
- 11.14 - remove wording regarding charity events
- 11.15 - change wording from "at" to "on or before 1:00 A.M."
- 11.16 - change wording from "patrons" to "persons"
- 11.20 - delete
- 11.21 - amend point 1 to read: "identify impacts associated with increasing legal occupancy to 999 for the entire building"; amend point 2 to read: "identify impacts associated with increasing the legal occupancy to 1350 for the entire building"

Action: To approve Resolution No. 95-07 as amended.

Motion: Crowe Second: Fischer

Votes: All Ayes. Motion carried.

III. Resolution No. 95-06 (Restaurants and bars in residential hotels - denial of Zoning Text Amendment 94-06)

Commission directed Staff to amend resolution:

Section 1: "...general welfare and safety through uncontrollable impacts of traffic and noise on the adjacent residential neighborhoods."

Section 2: "...residential uses and they cause adverse impacts of increased noise and traffic."

Action: To approve Resolution No. 95-06 as amended.

Motion: Fischer Second: Behr

Votes: All Ayes, except abstained by Commissioner Smith.

Motion Carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

- a. Jeanne Dobrin, West Hollywood, commented on Lucy Dyke's attempt to discuss target sites and traffic in regards to the Sunset Specific Plan with Transportation Commission; they would not make determination, but did state that they did not want any off-site parking; and that there is no direct telephone number to speak with management of the House of Blues.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Richmond requested Staff to present update on Gazzarri's project.
- b. Commissioner Litz reminded Commission that on April 17 there is a joint meeting with City Council, passed out emergency preparedness kit and volunteer information as passed out at Advisory Accolades dinner, and awards.

IX. ITEMS FROM STAFF

- a. 8865 Santa Monica Boulevard (Rubi Rosa)- Ms. Heep, specified period of time of two years as zoned in the Zoning Ordinance; Commission engaged in discussion. Commissioner Richmond volunteered to research the issue.

- b. Pacific Design Center, Ms. Heep stated that a meeting has been set-up with PDC to discuss their ideas.

X. ADJOURNMENT

Action: To adjourn in the memory of Mary Worley and to continue to the next meeting of the Planning Commission on Thursday, April 6, 1995 from 6:60 p.m. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

Motion: Crowe

Votes: All Ayes, except abstained by Commissioner Smith.

Motion carried.

PASSED, APPROVED, AND ADOPTED THIS DAY OF APRIL 20, 1995.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT