

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION**

**MINUTES**

**May 4, 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 6:30 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; Jennifer Davis, Associate Planner; Hassan Haghani, Associate Planner; Kris Miller Fisher, Contract Urban Designer; Allyne Winderman, Economic Development and Housing Director; Lucy Dyke, Transportation Manager; Thinh Tran; Staff Assistant

**C. Approval of Agenda**

**Action:** Continue Item IIIB, Creative Sign Permit 94-71 to May 18, 1995, and approve Consent Calendar as amended.

Motion: Crowe

Second: Smith

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 approve the Consent Calendar.

**Motion:** Crowe    **Second:** Richmond

**Votes:**    **Ayes:** Crowe, Fischer, Litz, Richmond, Smith  
              **Abstain:** Behr

Motion carried.

**a. Minutes from the April 2, 1995 meeting**

Approved as part of Consent Calendar.

**b. Creative Sign Permit 94-71 (Nike)**

This item has been continued to May 18, 1995.

**IV. EXCLUDED CONSENT CALENDAR**

None.

**V. PUBLIC HEARING**

**A. Zoning Text Amendment 94-05**

Hearing concerning revised parking standards for nightclubs.

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

**Recommendation:**                                  Continue to May 18, 1995.

**D. Sunset Specific Plan (SSP)**

Presentation and public testimony on the Sunset Specific Plan. This hearing will concentrate on the overarching issues for Sunset Boulevard.

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

**Recommendation:**                                  Open discussion and hear public comments on the overarching issues related to Sunset Boulevard.

Ms. Davis presented two issues for discussion: sidewalk/setback dedication and draft language for target sites.

The Commission agreed on the 10' clear area for sidewalks as proposed by staff.

The Commission directed staff to change the draft language for target site options in the staff report, page 6, first paragraph, to "If a property owner...other than the listed target sites ~~with the increases in height and density that are available to the Target Sites~~ to heights and densities above the base heights and densities provided for in the plan...." The procedural process should be included in the Plan. The Commission also stated that no residential lots should be involved.

Ms. Forbes gave staff report on nightclubs.

Ms. Winderman stated that nightclubs are integral to the City's economic well-being and image; the City should not minimize their significance.

Ms. Forbes stated that they are a vital dynamic aspect of the economy, and we should not overly regulate the situation.

The Commission directed Staff to include more language in the Plan that states that nightclubs are part of the identity of Sunset Boulevard and their impacts need to be carefully managed.

- a. Ruth Nadel, City of Beverly Hills Director of Planning, commented that there should be no new expansions of nightclubs and the administrative complexity with nightclubs should be discussed and included in the SSP; specific issues should be included in the SSP.
- b. John Schuch (given additional time by I.H. Mogul), Los Angeles, commented that he is heartened by the Planning Commission discussion and disappointed with the staff recommendation regarding nightclubs; music industry offices do not locate in West Hollywood because of proximity to the nightclubs; and recent studies have shown correlation between density and liquor outlets.
- c. Mark Montgomery (given additional time by George Muhlsten), Sunset Plaza, commented on standards that will be put in SSP will be more difficult to amend than the Zoning Code; most nightclubs are short-lived and become dives; there are an increasing number of tenants on Sunset, many are not nightclubs; and expressed concern about gang activity on Sunset.
- d. Bettie Wagner, Los Angeles, stated that she agrees with Mr. Montgomery regarding nightclubs; keep restrictions.
- e. Steve Graham, representing the property owners of 9000-9015 Sunset Blvd., commented that a re-draft be done on the options for target sites; supports this language, which encourages and allows for development and flexibility.

The Commission directed staff to report on the issue of new nightclubs being part of an assessment district in order to create revenue enhancement and as an opportunity to regulate uses. Methods, standards and procedures for doing this should come back to the Commission. Ms. Forbes stated that it may come back to the Commission, when the Plan is before Council.

Ms. Miller Fisher presented the conditioned commercial uses for 5D/5E.

- f. George Muhlsten, Latham & Watkins, commented on the shifting of the boundary line down in Area 5 to allow commercial uses via a conditional process to penetrate into this area.

The Commission directed staff to permit commercial use on 5D (with its expanded boundary) and allow residential as an ancillary use, and to update the Sunset Specific Plan hotline.

The Planning Commission continued the public hearing to May 18, 1995.

## **B. CUP 95-02 and VTTM 95-01**

Hearing to discuss the request to convert 38 apartment units to condominium units.

<b><u>Applicant:</u></b>	L. Paul Cook
<b><u>Location:</u></b>	1430 Harper
<b><u>Project Planner:</u></b>	Jennifer Davis

<b><u>Recommendation:</u></b>	Approve CUP and VTTM subject to the findings and conditions of the draft resolution.
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No staff report was given.

- a. L. Paul Cook, Applicant, commented on his request for condo conversion.
- b. Crystal Carlisle, West Hollywood, current tenant in inclusionary unit, commented on concerns regarding maintenance of building, safety, lack of soundproofing, and relocation process.
- c. Gerda Spiegler, West Hollywood, commented that conversion would stabilize the area since this would lessen transience of occupants.
- d. Veronica Sance, West Hollywood, current tenant in inclusionary units, commented that the building does not have the qualities of a condominium; and that affordable housing should be available to everyone, not only senior citizens; and expressed concern with relocation process.
- e. Rich Halamicsek, General Manager of Casablanca, West Hollywood, commented on sound problem that has affected the residential neighbors; is opposed to approval of the condo conversion until a sound analysis is done on the proposed building; problems have been amplified by building; hip-hop music has different

effect because of deeper bass sounds; and Casablanca does not have any code violations.

- f. Bettie Wagner, Los Angeles, stated that she has a letter from a neighbor who is in support of the condo-conversion and other neighbors have expressed their support; and commented on the noise problems from the nightclubs.

Mr. Cook rebutted; commented on the relocation process and purchase opportunities; Casablanca has the noise problem, not the apartment building; and fire lanes in front of property.

The Commission directed staff to:

- provide exact number of inclusionary units in the building
  - report on the marketing of inclusionary units, Quimby funds, street lighting, and water availability issue with the Fire Dept.
  - change word "her" when regarding "City Engineer" in report
  - and to re-word and study "Item k" in Resolution No. 95-16;
- and applicant to:
- engage in noise study and work to correct problems.

The Commission continued the public hearing to May 18, 1995.

**C. CUP 95-03, PUP 95-01, Amendments to CUP 91-20 and PUP 93-02  
(Chabad Russian Jewish Community Cultural Center)**

Hearing to discuss the request to occupy an adjacent space of approximately 6,600 square feet for use as a social annex and kosher kitchen facility.

<b><u>Applicant:</u></b>	Ben Clavan (Representing Chabad Russian Jewish Community Center)
<b><u>Location:</u></b>	7626 Santa Monica Boulevard
<b><u>Case Planner:</u></b>	Jennifer Davis
<b><u>Recommendation:</u></b>	Approve modification to PUP 93-02 and CUP 91-20 and also approve CUP 95-03 and PUP 95-01 subject to the findings and conditions of draft Resolution No. 95-14.

Ms. Dyke gave the staff report.

- a. Benjamin Clavan, Applicant, commented on the request to occupy adjacent space, social and religious importance of the Chabad, especially for Russian Immigrants, the lack of space for eating facilities, and parking and traffic issues.
- b. Rabbi Mayer Schmukler, West Hollywood, Associate Director of Russian Immigrant Chabad, stated that the current activities needed a better location for them.

- c. Anatoly Kogan, Los Angeles, Architect, discussed the architecture of the proposed project.
- d. Andrew Stern, Attorney, commented that religious and social events are not regularly scheduled, there are not large groupings for religious services, and lease and ownership of property.
- e. Inna Royachyova, Los Angeles, commented that she is a recent Russian immigrant and that the Chabad has been very helpful for her and other teenagers; there is a lack of facilities for youth.
- f. Irina Pelts, Los Angeles, commented that she came from Russia three years ago, on her religious practices since visiting the Chabad, other social services, and lack of space.
- g. Joel Mogul, West Hollywood, property owner of proposed site, commented that City employees in general, tend to promulgate regulations, with the best intentions, while losing sight of the impact on people's lives; and that the Chabad events tend to be overcrowded so they need access to more facilities.
- h. Joey Harris, Spokes n' Stuff, West Hollywood, commented that there are parking problems, on his blockage of side entrance by vehicles, and needs more space for storage.
- i. Mitzi March Mogul, Los Angeles, commented that her family have been property owners since 1953; they have always been conscientious of tenants; on Mr. Harris' violations with lease and Zoning Ordinance; and on financial impacts of project if not approved.
- j. Ruth Williams, Alliance for Citizens of East-Side, commented that she is not opposed to the project, but is concerned about the parking conditions -- there are attendees from the valley which park their vehicles, and lack of noticing of neighborhood meeting; urges the Commission to deny project.
- k. Craig Ritchie, West Hollywood, commented that there has been parking violations (double parking), a City Council member went on ride-along who had seen this, and does not oppose the project except for the parking.
- l. Donny Cacy, West Hollywood, read a letter of opposition for project from Curson Crusader Neighborhood Watch, and commented on lack of noticing and parking problems.
- m. Gerda Spiegler, ACES, West Hollywood, commented that ACES does not object to project but there are parking problems, and on lack of noticing.

- n. Rabbi Chaim Hanoka, Los Angeles, commented that he has worked with the Sheriff's Department to address the issue of local teenagers, on the Chabad being a haven for Russian youth and other social services, and that many non-locals carpool. Responded to question regarding scheduling of events for parking issue.

Mr. Clavan rebutted; commented on social importance of Chabad, that a neighborhood meeting was not required, and that this project will improve parking situation along Santa Monica Boulevard by eight parking spaces.

**Action:** To close public hearing.

Motion: Smith

Second: Crowe

Votes: All Ayes

Motion carried.

The Commission directed Staff to:

- amend to include a 25-month review period, coterminant with renewal of lease or ownership of property
- delete from Resolution No. PC 95-14, Item J, page 8, the word "habitual" and in Item N, change to state: "~~Overall, there is at least a 33 parking space deficit during the evening for the building at 7626 Santa Monica Building. The applicant is proposing that, in~~ In addition..." and Item O, to be amended to address the number of adult attendees of 25 or more rather than the number of cars
- increase parking enforcement in area
- amend to include a 6-month neighborhood meeting schedule in which there is noticing period prior of 10 days for surrounding community groups and cable announcement
- and delete from the City's mailing list the addresses of returned notices.

**Action:** To approve modification to PUP 93-02 and CUP 91-20 and approve CUP 95-03 and PUP 95-01 as amended.

Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.

## VI. COMMISSION CONSIDERATION

None.

## **VII. ITEMS FROM CITIZENS**

- a. Ruth Williams, West Hollywood, commented that there should be improved public outreach, and invited everyone to Cinco de Mayo celebration on May 6th, Lexington Avenue, between Detroit and Formosa.
- b. Donny Cacy, West Hollywood, stated that Mike Radcliffe had passed away and that there is a service for him at Hollywood Hills Forest Lawn on May 6th at 11 a.m., and a reception afterwards at 1041 N. Orlando. In lieu of flowers, donations can be sent to Paul's LA, West Hollywood.

## **VIII. ITEMS FROM COMMISSIONERS**

- a. Commissioner Fischer stated that she would like Staff to report on conditions for apartments and condominiums in regards to open space and public/private space.
- b. Commissioner Richmond would like Staff to develop a system to track synagogue events in conjunction with Apollo car wash parking.
- c. Commissioner Jones agreed with Commissioner Fischer.
- d. Commissioner Smith agreed with Commissioner Richmond.
- e. Commissioner Smith also stated that the nightclub parking standards and House of Blues parking will be discussed at the next Planning Commission meeting, May 18.
- f. Commissioner Crowe commented and handed out hearing procedures from the Board Zoning Appeals.
- g. Commissioner Litz commented he and Commissioner Fischer were invited to speak at the Leadership Council for the Chamber of Commerce on May 30th.



**IX. ITEMS FROM STAFF**

- a. Ms. Forbes stated that she wanted to take a moment to send out our love to Tim Gawronski who is very ill.

**X. ADJOURNMENT**

**Action:** To adjourn to the next meeting of the Planning Commission on Thursday, May 18, 1995 from 6:30 P.M. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente in West Hollywood.

Motion: Crowe

Votes: All Ayes

Motion carried.

**PASSED, APPROVED AND ADOPTED THIS DAY OF MAY 18, 1995.**



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**CHAIRPERSON**

**ATTEST:**

  
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**COMMUNITY DEVELOPMENT DIRECTOR**