

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION**

**MINUTES**

**JUNE 1, 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; Lisa Heep, Planning Manager; Jennifer Davis, Associate Planner; Kris Miller Fisher, Contract Urban Designer; Liz Bar-El, Planning Technician; Teresa Kozlowski, Planning Assistant; Allyne Winderman, Economic Development and Housing Manager; Lucy Dyke, Transportation Manager; Thinh Tran; Staff Assistant

**C. Approval of Agenda**

**Action:** To pull entire Consent Calendar and approve agenda as amended.

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

- a. Jeanne Dobrin, West Hollywood, commented that Commissioners are given special parking privileges to attend the meeting; there is parking problem at the West Hollywood Park; she has discussed with Paul Brotzman to work with Council to charge for parking, in which Council has not approved; requests that Commission meeting participants be given special parking privileges to attend.

## IV. EXCLUDED CONSENT CALENDAR

### a. Minutes - May 18, 1995

The Commission directed staff to amend to Item VIIIId, to state: " Commissioner Behr stated that nightclub space should be 25,000, rather than 35,000 as stated in the EIR."

**Action:** To approve the Minutes from May 18, 1995, as amended.

Motion: Crowe

Second: Smith

Votes: All Ayes

Motion carried.

### b. Creative Sign Permit 95-14

Ms. Kozlowski gave the staff report.

Commission requested contextual drawings for future sign projects.

- a. Ralph Gentile, Applicant, presented model, stated that the sign is common and historical for neon-type signs, as found in Los Angeles; commented on the relationship to adjacent buildings, impact on street is large, concerned with impact to residents to north, and has tried to mitigate the impact through design.
- b. Martin Strudler, West Hollywood, commented that the signage may be at an angle and the neon glow can leak out light to nearby residents; would like to have screening conditioned to mitigate impact; and have Applicant explain size variation between Jackson's and their sign.
- c. Jeanne Dobrin, West Hollywood, commented the sign is too large for the building, does not like the context of the signage, and potential aggravation for the neighborhood; objected to the open frame concept.

Mr. Gentile rebutted and responded to questions from Commissioners.

The Commission directed staff to amend the resolution:

- limit the maximum height of signage to 25 feet,
- removal of sign at termination of business
- and providing additional screening to back of sign

**Action:** To approve amended Resolution No. PC 95-14.

Motion: Crowe

Second: Smith

Votes: All Ayes.

Motion carried.

The following Excluded Consent Calendar items were discussed after Item V, Public Hearing, but is included here for clarity.

**c. Resolution PC 95-14**

The Commission directed Staff to:

- delete the word "habitual" in Section 6J of Resolution
- and amend Item O to read: "...is an assembly event for which more than ~~than fifteen cars or 25 or more adults~~ 25 attendees..."

**Action:** To approve Resolution as amended.

Motion: Behr

Second: Fischer

Votes: All Ayes

Motion carried.

**d. Resolution PC 95-16**

The Commission directed Staff to :

- amend Item m, to reflect the Zoning Ordinance language that says "at the same or at better terms than those offered to the general public.

**Action:** To approve Resolution as amended.

Motion: Behr

Second: Crowe

Votes: All Ayes

Motion carried.

**V. PUBLIC HEARING**

**D. Sunset Specific Plan**

Public testimony and presentation on the Sunset Specific Plan's final review and approval by the Planning Commission.

**Applicant:**

City of West Hollywood

**Location:**

Sunset Boulevard

**Planner:**

Sarah Lejeune

**Recommendation:**

Open discussion on the Sunset Specific Plan's final review and approval by the Planning Commission.

Ms. Lejeune gave the staff report.

The Commission discussed:

- 6B, Holloway triangle, eastern portion, in original draft, indicates that item 2b, the 60-foot height is on eastern side, and should be like model - western side.

The Commission directed staff to:

- address the discrepancy between the Height Limits Map and item 2b, on Page 196 of the SSP, Draft V (Uncorrected)
  - a. Steve Graham, representing 9009 and 9015 Sunset Boulevard, commented that clarification of target site bonus provision has been addressed; additional hearing within 60 days of the EIR is a good idea - there are many examples in Los Angeles; does not agree with City Attorney's interpretation that the City is unable to provide additional density in target sites, and suggested that the Councils of both West Hollywood and Los Angeles discuss dual jurisdiction; on goal 11 and subsection 7A regarding a continuous wall, disagreed with 30-foot grade difference in back - it is 40 feet; a greater height should be allowed.
  - b. Mark Montgomery, given time by Francis Montgomery, Sunset Plaza, stated that he would like the existing medians to be excluded from the requirements stated in Item 3(a,b) of the Staff Report, presented pictures of sidewalks of Sunset and stated that part of the charm of the Sunset Plaza is the variation in setbacks; change language to building replacement.

The Commission directed that Mr. Montgomery's suggestion regarding medians be amended to the SSP.

- c. Daniel Gliberman (given time by Jeanne Dobrin), City of Beverly Hills Planner, inquired into the content of the discussion for the evening; will send letter for hearing on June 15; commented that there should be a limit on the number of nightclubs as there currently is on pawnshops and there should not be a new nightclub without one closing - replacement only; suggesting that "one-for-one replacement of existing nightclubs be allowed rather than new development in Areas 7 and 8. Traffic issues and the potential for development and its impact in Areas 6, 7, and 8 have not adequately been studied.
- d. George Mhlsten (given time by Michael Nyzten), representing the Montgomery's, commented that in Area 5E staff recommendation is different than what the Commission directed regarding the boundary line and automobile access should be from Sunset; cultural resources designation of 8619 and 8623 Sunset should not be part of SSP; and recommendation of sidewalks widths to be 15 feet on south-side and 10 feet on north, and impact on remodeling projects should be worded to require increased setbacks. Responded to questions from Commissioners.

**Action:** To delete Cultural Resources inventory, Item 4, pages 124-125 of the Sunset Specific Plan (Uncorrected).

Motion: Richmond                      Second: Crowe

Votes: All Ayes                      Motion carried.

**Action:** To direct Staff to address issue of commercial boundary line in Area 5D and 5E.

Motion: Litz                              Second: Crowe

Votes: All Ayes                      Motion carried.

The Commission discussed:

- Site 7D, 9000 Sunset Boulevard; calculate FAR of 60,000 square feet; parcel to have access from Sunset/Doheny
- parcels pedestrian access for Geographic Area 7E, Items 8-9
- check Harratt Street addresses

**Action:** To amend the SSP to state that the front set-back be a 10-foot unobstructed right-of-way throughout the Plan, allowing for street trees and furniture within that set-back.

Motion: Fischer                      Second: Crowe

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

Motion carried.

**Action:** Height limit should be changed to 60-foot.

Motion: Crowe                      Second: Fischer

Votes: All Ayes                      Motion carried.

**Action:** To direct Staff to address dual jurisdiction in Plan.

Motion: Fischer                      Second: Crowe

Votes: All Ayes                      Motion carried.

**Action:** To direct Staff to address Site 8C's amenities more specifically and include recommendations.

Motion: Behr                              Second: Fischer

Votes: All Ayes                      Motion carried.





- Cultural Resources: delete designated properties from page 124 (corrected) and insert on page 126
- to change the maximum height limit of 7A, area adjacent to the 55-foot area to the edge of Hammond Street, to be 60 feet.
- SSP (uncorrected), page 213, Item 8 (continued), "...developing office space. *To be eligible for the target site bonus, the parcels being developed shall have pedestrian access....*"
- amend to Item 13, page 214 (SSP-uncorrected), subtitle to read "7-A,B,D"
- amend to Item 2b, page 222, (SSP-uncorrected), "7-C" to "8-C"
- amend to Item 14, page 226 (SSP-uncorrected), subtitle to read "8-C,D"
- amend access to Holloway Drive to be recommended rather than "required", page 83 (this correction had been made in the Corrected Draft)
- change total square footage limit on new nightclub development so that new nightclub development will be limited to 25,000 square foot, and deleting the freestanding clause.

Continued to June 15, 1995 at which time only the SSP will be addressed until discussion is concluded.

**A. Conditional Use Permit 95-05, Parking Use Permit 95-02**

Hearing to discuss a new bar/lounge with on-site and off-site parking at 8733 Beverly Boulevard.

**Applicant:** Isaac Starkman  
**Location:** 8713 Beverly Boulevard  
**Project Planner:** Liz Bar-EI

**Recommendation:** Adopt Resolution PC 9513 approving CUP 95-05 and PUP 95-02.

Ms. Bar-EI gave the staff report.

- a. Mark Lehman, representing Applicant, commented that he is fully supportive of staff report; preference to be open during daytime; the bar is an intimate bar and lounge with a separate audience than Jerry's, there will be minimal impact on residential community and parking. Responded to questions from commissioners.
- b. Guy Starkman, Applicant, stated that the requests from the public at the neighborhood meeting were studied and included in the project proposal.
- c. Martin Strudler, West Hollywood, commented on the neighborhood meeting, stated that he would like to maintain the proposed hours of operation and none be added, disallow dancing, and limit future business activities and conditions at the site.









the Leadership Council and was impressed with the interest that the business community showed, the Chamber of Commerce and Planning Commission should be working closer together by attending each others meetings, and the Chamber has invited the Commission to attend its future meetings.

**IX. ITEMS FROM STAFF**

None.

**X. ADJOURNMENT**

**Action:** To adjourn to the next meeting of the Planning Commission on Thursday, June 15, 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 JUNE 15, 1995.**

  
CHAIRPERSON

**ATTEST:**

  
COMMUNITY DEVELOPMENT DIRECTOR