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 VIIId, 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.

<u>Applicant:</u>

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 Glieberman (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 Mihlsten (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.

Action: To approve the existing language that minor remodel projects are exempt from set-back requirements.

Motion: Behr

Second: Smith

Votes: All Ayes

Motion carried.

Action: To amend to SSP that a subcommittee of the Transportation Commission and Planning Commission Design Subcommittee review jointly the projects over 20,000 square feet for all target sites in regard to access and transportation issues.

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

Ms. Lejeune continued her staff report on the proposed resolutions and EIR.

- e. Mr. Graham, commented on residential bonus and impacts of the residential bonus and mitigation measures of the EIR and SSP.
- f. Mr. Glieberman commented on the statement of overriding considerations and its impact to Beverly Hills and inquired into the discrepancy between the EIR and the SSP regarding the square footage of nightclubs.
- g. Jeff Seymour, Western International Media, commended staff and hearing process for the SSP project.
- h. John Schuch (given time by Cindy Schuch), Los Angeles, commented that the City would lose its assets by adopting overriding considerations; there needs to be a balance.
- i. Jeanne Dobrin, West Hollywood, concurred with Mr. Schuch; commented on the public parking dedication; the City Council continues to approve statement of overriding considerations which will negatively impact the City.

Action: To include the square footage studied of 25,000 square feet under the EIR as total permissible square footage for new nightclub developments.

Motion: Behr

Second: Fischer

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

Noes - Crowe Absent - Jones

Motion carried.

Ms. Winderman commented on the 35,000 square foot recommendation for new nightclub development.

Ms. Forbes stated that she would report on the schedule for developing nightclub issues.

Action: To direct Staff to address all measures, in both the EIR and the SSP, that restrict access to streets through the use of cul-de-sacs.

Motion: Fischer

Second: Litz

Votes: All Ayes

Motion carried.

Action: To direct Staff to address the section regarding new target sites proposals would need to be amended to the SSP and the cultural resources in Item 4, page 124, be listed in Item (a) on page 126.

Motion: Richmond

Second: Crowe

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

Noes- Smith

Motion carried.

The Commission directed Staff to:

- address amenities for Site 8C
- address issue of assessment districts so that Council will understand Commission's recommendation
- address Zoning Map and General Map Amendments to maintain Site 1B as R4+PK; House of Blues and La Cienega property be SSP; and inclusion of Site 6B in SSP zoning
- include language for post-SSP procedure for comments and review to discuss requirements for mitigation measures, fees, etc.
- and address real-life occupancy/parking issues with pro and con arguments to be included in nightclub discussion.

The Commission also directed Staff to:

- include language to plan that permits existing medians to remain
- to address analysis of possible environmental impacts, if the zoning line were moved onto Site 5D
- delete any reference that encourages cul-de-sacs
- replace language in reference to Cory Drive so as not to encourage a cul-desac
- add language to the Development Process Chapter to include recommendations of Transportation Commission on any new development of 20,000 feet or more
- add language to Development Process section to describe how projects under 20,000 may appeal to the Planning Commission.

The Commission directed Staff to make the following changes:

- 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.

<u>Applicant:</u>

Isaac Starkman

Location:

8713 Beverly Boulevard

Project Planner:

Liz Bar-El

Recommendation:

Adopt Resolution PC 9513 approving CUP 95-05

and PUP 95-02.

Ms. Bar-El 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.

- d. Mark Markline, Chamber of Commerce, stated that owners are responsible and are a positive addition to the City, and that this is an upscale lounge providing a positive atmosphere.
- e. Luis Marquez, West Hollywood, commented on his concern with noise, music, arcade machines, daytime parking and patio adjacent to residents.
- f. Jeanne Dobrin (given time by Helen Goss), West Hollywood, stated that she generally supports the project, although it is a bar; would like staff to have inquired about business license and ABC's liquor license, and would like the Commission to postpone decision until a definite answer of when Dominick's went out of business; amplified music, lease of five approved off-site parking spaces within 15 days prior to expiration of lease, agrees with Mr. Strudler regarding no entertainment, well-lit sign regarding parking at 8733 Beverly, no exterior signs be allowed that say beer bust, etc., amplified music or sound be in quotes, and limit hours of patio to 10 pm.
- g. Donald DeLuccio, West Hollywood, commented that Jerry's is improvement over last business, and concern regarding noise, traffic and parking; generally in favor.

Mr. Lehman rebutted.

Action: To close public hearing.

Motion: Crowe Second: Behr

Votes: All Ayes Motion carried.

Commission directed Staff to:

- amend Resolution regarding required parking spaces, to include outdoor area in calculation of requirement
- · address issue as outdoor seating area rather than outdoor dining area
- no employee parking on street without valid permit
- bar must be open to public
- employees must undergo alcohol service training program

Action: To approve Resolution No. PC 95-16 as amended.

Motion: Crowe Second: Smith

Votes: All Ayes Motion carried.

B. CUP 95-04 and CUP 95-09

Hearing on the continuation and expansion of the operation of a bed and breakfast inn.

Applicant:

T. J. Snyman

Location:

837 San Vicente (San Vicente Inn)

Project Planner:

Teresa Kozlowski

Recommendation:

Approve permits for the two properties by adopting

Resolutions PC 95-18 and PC 95-19

Action: To close public hearing.

Motion: Crowe

Second: Richmond

Votes: All Ayes

Motion carried.

Action: To approve Resolution.

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

C. CUP 94-14, PUP 95-03

Hearing to discuss the conversion of a one-on-one fitness training center to a health club with adjacent parking.

Applicant:

Michael Monteroso

Location:

650 North La Peer

Case Planner:

Tim Foy

Recommendation:

Approve CUP 94-14 and PUP 95-03.

Mr. Foy gave the staff report, requested to change two items: to add a condition and to correct one of the findings.

- a. Michael Monteroso, Applicant, commented on parking and history and economics of his business.
- b. Helen Goss, Culver City, commented that she is in favor of the project, the intimate environment of the center of which she is a member and never has had problems with parking.
- c. Jeanne Dobrin, West Hollywood, commented that the installation of showers violated its CUP, sale of membership, Luna Park functions more as a restaurant and its impact on parking, and parking should be a primary concern.

Mr. Monteroso rebutted.

Action: To close public hearing.

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

The Commission directed Staff to:

•amend to the resolution to have parking attendant be on-duty

•and to require that the applicant submit parking leases.

Action: To approve Resolution as amended.

Motion: Richmond

Second: Behr

Votes: All Ayes

Motion carried.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

- a. Jeanne Dobrin, West Hollywood, commented that she would like the Minutes from May 18, 1995 to be amended:
 - page 7 add the word "not" before "off-set" in Item c
 - page 3 add to Item c, comment regarding inclusionary housing be addressed by the Economic Development and Housing Manager.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones would like Staff to address the issue of patrol of bars on Sunset, specifically Casablanca and that there are no responses to nightclub phone numbers. Ms. Forbes responded that she has asked code enforcement to address this.
- b. Commissioner Smith commented that Commissioner Fischer and himself will be discussing discuss nightclub parking the following Tuesday and would report to the Commission at a later date.
- c. Commission Crowe stated that he has provided a copy of the Condo Conversion Ordinance from the City of Los Angeles, and that it would be advantageous for the City to frame its ordinance after this to avoid problems.
- d. Commissioner Litz thanked the manager of Argyle Hotel; stated that CSW will occur on June 25 in which the City Manager has invited the Commissioners to participate in the parade; want to thank Argyle manager, CSW on June 25, invite by city manager to participate in parade; and that he recently spoke at

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.

V OHAIRI ERO

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR