

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION**

**MINUTES**

**JUNE 15, 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; Teresa Kozlowski, Assistant Planner; Tim Foy, Associate Planner; Liz Bar-El, Planning Technician; Sarah Lejeune, Contract Planner; Kris Miller Fischer, Contract Urban Designer; Lucy Dyke, Transportation Manager; Think Tran, Staff Assistant

Others Present:

Amy Anderson, Gruen Consultants; Barbara Schuman, Attorney, McCutchen, Doyle, Brown and Emerson

**C. Approval of Agenda**

**Action: To pull Items 3b and 3c and approve the Agenda as amended.**

Motion: Crowe

Second: Fischer

Votes: All Ayes

Motion carried.





**Recommendation:**

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

Ms. Lejeune gave the staff report.

- a. George Muhlsten (given time by Michael Nytzen), Latham & Watkins, representing the Montgomery's, commented on the zone boundary change in respect to the Montgomery property; 10' setbacks, Cultural Resources, open space areas, and night-time access.
- b. Mark Montgomery (given time by Charlie Mercer), Sunset Plaza, commented on sidewalk cafe setbacks, mitigation measures, billboards, height standards, showers on-site, Transportation Management Organization, percentage tax regarding affordable housing, views, continuous public access at night, outdoor dining/bus stops, and creative billboards.
- c. Steve Graham, representing 9009 and 9015 Sunset, commented on target sites options, usage and density, and dual jurisdiction.
- d. Daniel Glieberman, City of Beverly Hills Planner, commented on nightclubs, mitigation monitoring, parking, environmental issues and analysis, and evaluation process.
- e. Jeanne Dobrin, West Hollywood, congratulated the Planning Commission on work done on the SSP, and commented on the disapproval of funds to correct the Zoning Ordinance, the inclusion of neighboring cities, and mixed-use.

**Action: To amend to SSP that an average of a 15' setback (excluding non-structural) be required for new projects.**

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

**Action: To amend Item 2a, page 194 (corrected SSP) to state approximately less than fifty percent so that it is not a requirement for target density.**

Motion: Jones

Second: Fischer

Votes: All Ayes

Motion carried.

The Planning Commission discussed:

- work with the City of Los Angeles to amend Resolution 95-24 to include language supporting continued work on dual jurisdiction
- earthquake study discussion for City Council
- policy level and staff level discussion regarding annexation on discretionary actions
- public night-time access to open space



Votes: All Ayes

Motion carried.

**Action: To amend to Resolution PC 95-24**

- **Item 2C, a condition that would require a meeting between the developers and appropriate City departments to discuss requirements**
- **Item 3C, insert language as stated in the Staff Report regarding existing medians, and**
- **insertion of Item 4G, as stated in the Staff Report regarding Carol Drive.**

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

The Commission directed staff to:

- amend to Resolution 95-24, Item 4C, page 6, that the study be continued to study the impacts of the change in the commercial zone line.

Ms. Schuman commented on the language regarding additional target sites, uses and densities.

**Action: To amend to Resolution PC 95-24 to include residential uses as part of a mixed use for expanded target site options.**

Motion: Fischer

Second: Crowe

Votes: All Ayes

Motion carried.

The Commission discussed items in Resolution PC 95-25, as follows.

**Action: Amend to Resolution PC 95-25, Section 11j(4), an additional item "iv. Hours of Use."**

Motion: Behr

Second: Fischer

Votes: All Ayes

Motion carried.

The Commission discussed the following:

- time limits for Creative Billboards
- Section 6 should be revised to be consistent with language regarding average of 15', with minimum of 10' setback.

Ms. Dyke commented on Section 9, the issue of bus stops and outdoor dining.

**Action: To delete from Resolution PC 95-25, Section 9, concerning bus stops and outdoor dining.**

Motion: Behr

Second: Fischer

Votes: All Ayes                      Motion carried.

**Action: To amend to Resolution PC 95-25, Section 15, the insertion of language "...per the existing inventory list maintained by the Community Development as of [date of which City Council approves Resolution]."**

Motion: Behr                              Second: Fischer

Votes: All Ayes                      Motion carried

The Commission directed staff to amend to Resolution PC 95-25. Section 17a, add language regarding Holloway Triangle, to Billboard Section 95-25.

**Action: To approve Resolution PC 95-21 as amended.**

Motion: Crowe                              Second: Fischer.

Votes: All Ayes                      Motion carried.

**Action: To approve Resolution PC 95-22 as amended.**

Motion: Crowe                              Second: Jones

Votes: All Ayes                      Motion carried.

**Action: To approve Resolution PC 95-23 as amended.**

Motion: Smith                              Second: Behr

Votes: All Ayes                      Motion carried.

**Action: To approve Resolution PC 95-24 as amended.**

Motion: Jones                              Second: Crowe

Votes: All Ayes                      Motion carried.

**Action: To approve Resolution PC 95-25 as amended.**

Motion: Behr                              Second: Jones

Votes: All Ayes                      Motion carried.

Ms. Forbes congratulated Ms. Lejeune and presented her with flowers.

Commissioner Litz thanked Tim Gawronski for incredible inspiration to the Plan.

**VI. COMMISSION CONSIDERATION**

None.

**VII. ITEMS FROM CITIZENS**

None.

**VIII. ITEMS FROM COMMISSIONERS**

- a. Commissioner Litz extended an invitation to the Commission to participate in the Christopher Street West parade on June 24, 1995. City Manager Paul Brotzman commented on the parade and congratulated the Commissioners and staff on the Sunset Specific Plan.

**IX. ITEMS FROM STAFF**

None.

**X. ADJOURNMENT**

**Action: To adjourn to the next meeting of the Planning Commission on Thursday, July 6, 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 JULY 6, 1995.**

  
**CHAIRPERSON**

**ATTEST:**

  
**COMMUNITY DEVELOPMENT DIRECTOR**