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; Thinh 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.

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 on the Sunset Specific Plan EIR discussion of Ms. Amy Andersen's extrapolation of Captain Mangan statements and would like to a letter from the Captain to be read for the record.

Reconsideration of the Approval of Agenda

Action: To reconsider the Approval of the Agenda, pull the entire Consent Calendar and approve the Agenda as amended.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

IV. EXCLUDED CONSENT CALENDAR

a. Minutes June 1, 1995

Amend to page five, the fourth action to state: "Height limit should be changed to 60-foot."

Action: To approve the Minutes from June 1, 1995, as amended.

Motion: Crowe

Second: Fischer

Votes: All Ayes

Motion carried.

b. Resolution PC 95-26 (Hudson Joe's Fish House)

The Commission directed staff to amend Condition 4d, by removing the words "from light and glare," to address the Commission's concern regarding screening the sign structure.

- a. Michael Nytzen, representing Cedars-Sinai, commented on the potential impact to patients and their desire to work with the Applicant.
- b. Jeanne Dobrin, West Hollywood, concurred with Cedars-Sinai representative and stated her concerns regarding the sign.
- c. Ralph Gentile, Applicant, commented that he is willing to work with Cedars-Sinai.

d. Barbara Cole, Los Angeles, representing Dr. Vickie Hufnagel, stated her opposition to the sign because of vehicular and pedestrian impacts and that it would block their sign.

Ms. Kozlowski stated that the signage on the side of Dr. Hufnagel's office is not currently permitted.

Action: To approve Resolution PC 95-26.

Motion: Crowe

Second: Smith

All Ayes.

Motion carried.

Approval of Resolution PC 95-29, tenancy for the studio-office located at 858 N. Doheny

- a. Gary Dontzig, West Hollywood, commented that he is in favor of project, but is concerned about the nature of the business if it changes in the future.
- b. T.D. McIntosh, West Hollywood, stated that he would like to have a review period for the project.
- c. Richard Klug, representing the owners of 858 N. Doheny, commented that this is a Lloyd Wright studio and the proposed tenant would invest capital to improve the property.
- d. Jeanne Dobrin (given time by Marshall Berngam), West Hollywood, commented that she is pleased with the staff report and in-favor of the project, on automobile work done by current tenant, parking on street, and preferential parking permits.

The Commission directed code enforcement staff to inspect the site in six months to check on the use of the site.

Action: To approve Resolution 95-29.

Motion: Richmond

Second: Crowe

Votes: All Ayes

Motion carried.

V. PUBLIC HEARING

A. 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.

- a. George Mihlsten (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

- · collection of development exaction fees with interest and security
- Business Improvement Assistance/ BID's
- notification regarding creative sign permits

The Commission directed staff to amend to SSP:

- lease renewal Business License Tax Rebate, page 42-43, insert "or" between the three options
- Exhibit E, Item 2A, second paragraph, clarification of view sites
- to delete Cultural Heritage allocation on pages 122 and 187 (Item 18), and page 224 (Item 14).

Action: To delete wording requiring that proposed hotel projects must present a market study demand.

Motion: Behr

Second: Crowe,

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

Noes: Litz

Motion carried

The Commission discussed:

- open parking lots during nighttime
- square footage of Site 1B in EIR
- additional target sites, TDR's,

Ms. Anderson responded to questions regarding EIR.

Ms. Heep read Commander Mangan's comments.

Action: To close the public hearing.

Motion: Fischer

Second: Behr

Votes: All Ayes, (Crowe absent)

Motion carried:

Ms. Schuman commented on procedure to approve resolutions.

The Commission discussed Resolution PC 95-24, as follows:

Action: To amend to Resolution 95-24, Item 6A, page 7, an additional item "c", that would state that the Planning Commission recommends the City Council to receive a substantive staff report outlining staff proposals regarding nightclub initiatives before final approval of the Sunset Specific Plan.

Motion: Crowe

Fischer

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 Aves

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.

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.

ATTEST: