

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

September 2, 1993

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 by Commissioner Richmond at 7:10 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present: Behr, Crowe, Lambert, Loveman, Richmond, Zaden

Absent: Litz

Others Present: Anne Browning, Planning Manager; John Jakupcak and Bill Meeker, Associate Planners; Tim Gawronski, Urban Designer; Tim Foy, Assistant Planner; Derek Widdiss, Secretary.

C. Approval of Agenda:

Action: To pull the Consent Calendar (Minutes) and approve the agenda as amended.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

D. This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

A. Jeanne Dobrin, West Hollywood, spoke regarding regional planning issues.

III. CONSENT CALENDAR

Applicant: Keith Pressman for
Billboard Live

Owner: Wells Fargo Bank

Location: 9039 Sunset Boulevard

Recommended Action: Approve Development Permit 93-23,
Conditional Use Permit 93-07,
Parking Use Permit 93-08, and the
tandem parking request subject to
the conditions contained in
Resolution PC 93-32.

John Jakupcak presented the staff report.

There were preliminary questions asked of staff by
the Commission.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Mark Lehman, W. Hollywood (attorney/representative) for
applicant (Billboard Entertainment & Marketing)
Jerry Pressman, Santa Monica
Mark Henderson, Los Angeles
Leo Fenn, West Hollywood
David Clinton, Beverly Hills
Charlie Mercer, West Hollywood
Thomas Crail, West Hollywood

The following spoke against the project:

Bill LaMond, Los Angeles
Marge Jacobs, Los Angeles
Dan Brown, Los Angeles
Michael Monroe, West Hollywood
David Bisno, Los Angeles
Bess Armstrong, Los Angeles
Jeanne Dobrin, West Hollywood
Adam Devejian, West Hollywood
John Fiedler, Los Angeles
Sandy Sallin, Los Angeles
Dorothy Dorben, Los Angeles
Mike Stoller, Los Angeles
Lester Hirsch, West Hollywood
Kent Oppenheimer, Los Angeles
Dr. Brad Sullivan, West Hollywood
Jim Kazakos, West Hollywood
Ronald Silverman, Los Angeles
Dan Markowitz, West Hollywood

The following commented on the project:

Ginny Krueger, Los Angeles
Joan Ludwig DeWinter, Los Angeles
Budd Kops, West Hollywood
Eric Heggen, Los Angeles

Mark Lehman, W. Hollywood (representative for applicant), rebutted public testimony, and the architect responded to questions and concerns of the Planning Commission and neighboring residents.

Action: To keep the public hearing open, continue the item to the next Planning Commission meeting, and direct staff to look into the possible issues: 1) Noise - condition to project so that no sound is audible from five feet away, and all doors to the club should be closed during hours of operation; 2) Queuing should be prohibited; 3) Security - require a unified security program for the club and all off-site lots. Failure to require this could result in revocation of the permit; 4) Litter - should be removed daily within a 400 foot radius of the club; 5) Operations - limit hours of trash pick-up and deliveries, limit hours of drinking and dining, and require a 24-hour hotline for complaints; 6) Special Events - should be limited and residents be notified in advance; 7) Occupancy - to be determined based on the amount of tables and chairs in seating areas; 8) Traffic - use of barricades and metered spaces on the northside of Sunset as a carriage lane after 9:00 PM; 9) Parking - Require 100 parking spaces at the 9000 Building, determine a minimum number of parking spaces, and review the condition that the City of Los Angeles uses regarding where patrons park; and 10) Review suggested conditions by the public and increase size of "designated drive" sign.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

- C. Development Permit 93-05, Conditional Use Permit 93-08, and Shared Parking Use Permit 93-07 - Request for the remodel and expansion of Rage bar/nightclub/restaurant and the use of off-site parking spaces at the Pacific Design Center.

Applicant: John McInnes for "Rage"

Owner: Monte Overstreet

Location: 8911 Santa Monica Boulevard

Recommendation: Approve Development Permit 93-05, Conditional Use Permit 93-08, and Shared Parking Use Permit 93-07 subject to the conditions in Draft Resolution PC 93-36.

Tim Gawronski presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

John McInnes, San Juan Capistrano, architect and
applicant's representative.

Michael Yates, Los Angeles
Felicia Swoope, West Hollywood
Thomas Crail, West Hollywood

The following spoke against the project:

Budd Kops, West Hollywood
Jeanne Dobrin, West Hollywood

John McInnes rebutted public testimony.

Action: To close the public hearing.

Motion: Loveman Second: Zaden

Vote: All Ayes Motion carried.

Action: To approve Draft Resolution 93-36 submitted
by staff with the added condition requiring seismic
upgrading and the conditions requiring soundproofing
improvements.

Motion: Lambert Second: Crowe

Vote: All Ayes Motion carried.

VI. COMMISSION CONSIDERATION

- A. Request for approval of tandem parking plan to provide on-site parking for a proposed one-on-one personal fitness training center at 650 N. La Peer Drive, which was conditionally approved under Development Permit 93-28.

Tim Foy presented the staff report.

The following spoke in favor of project:

Michael Monteroso, West Hollywood
Ted Stafford, West Hollywood

Paula Stewart, West Hollywood, spoke against the project.

Jeanne Dobrin, West Hollywood, commented on the project.

Action: To approve the revised parking plan as
recommended by staff.

Motion: Loveman Second: Crowe

Vote: Ayes - Behr, Crowe, Lambert, Loveman,
Richmond

Noes - Zaden

Motion carried.

- B. Amendment to Creative Sign Permit 92-36 at 8464 Holloway Drive for NIKE Store.

Tim Foy presented the staff report.

Ron Walter, Los Angeles, applicant's representative, spoke in favor of the project.

Action: To approve with the added condition that the building be painted grey.

Motion: Zaden Second: Lambert

Vote: Ayes - Behr, Lambert, Loveman, Richmond,
Zaden

Noes - Crowe

Motion carried.

VII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, requested the Chairperson to make sure that the speakers give their names and their city of residence.

VIII. ITEMS FROM COMMISSIONERS

- A. Commissioner Loveman spoke regarding upcoming decision on Billboard Live. Suggested setting up an ad hoc committee to review and consolidate the conditions prior to the next meeting.
- He also requested setting the Planning Commission tables in such a way that the Commissioners can see each other directly.
- B. Commissioner Lambert mentioned concerns relating to PDC parking program. He directed staff to work with the participating businesses on the signage and advertising.
- C. Commissioner Zaden reported on the Chairs' meeting which she attended, particularly the selection of a site for a new City Hall.

She also mentioned a mugging incident that occurred at 1145 Horn Avenue.

D. Commissioner Behr mentioned concerns regarding occupancy ratings and their relation to parking usage. He wants to ensure that there is adequate parking. Anne Browning said that a memo could be prepared outlining the process for determining occupancy.

IX. ITEMS FROM STAFF

None.

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission which will be held on Thursday, September 16, 1993, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood.

Motion: Crowe

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT