CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

THURSDAY, AUGUST 20, 1992

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 Litz at 7:08 p.m.

Jeffrey Lambert took the oath of office as the new Planning Commissioner.

A. Pledge of Allegiance:

The Pledge of Allegiance was led

by Jeffrey Lambert.

B. Roll Call:

Commissioners Present:

Behr, Crowe, Lambert, Litz,

Richmond, Smith, Zaden

Others Present:

Gay Forbes, Director; Anne

Browning, Planning Manager; John Jakupcak and Jennifer Davis, Associate Planners; Sharon

Schiffman, City Engineer; David Hare, Environmental Programs

Analyst; Chris Patrouch,

Transportation Planner; David Amorena, Assistant Planner; Angela Reynolds, Planning

Technician; Craig Rhea, Secretary

C. Approval of Agenda:

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

Zaden

Second: Crowe

Vote:

Motion:

All Ayes

Motion carried.

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

II. ITEMS FROM CITIZENS

A. Jeanne Dobrin, West Hollywood, spoke about reviews called for in resolutions.

III. EXCLUDED CONSENT CALENDAR

- A. Approval of Minutes
 - 1. August 6, 1992

Pulled for the following corrections:

Commissioner Behr wants to add explanation on Resolution No. PC 92-16 to read instead, ... "The Planning Commission had a discussion resulting in a motion to amend Section 8 (2.1) of Resolution to include a minimum of two units of communal living be available to all, including persons with AIDS or senior citizens, and to revise (not eliminate) the definition of 'family' ...", and also to include Commissioner Richmond's suggestion that, "in addition to submitting a parking plan, the Planning Commission directed staff to include language that the number of cars owned by prospective tenants must match the available number of on-site parking spaces.

On III.B.1 (Resolution No. PC 92-16), he wants the the minutes to indicate that he voted "no" on the Action, instead of "abstain".

Under <u>Items from Commissioners</u>, Commissioner Zaden wants her remarks to indicate that she mentioned concerns relating to businesses which are deficient in parking. She suggested they consider the use of bicycle parking and utilization of the Pacific Design Center parking.

Action: To approve the minutes with changes made by Commissioners Behr and Zaden.

Motion: Crowe Second: Zaden

Vote: All Ayes Motion carried.

B. Resolutions

1. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, GRANTING CONDITIONAL USE PERMIT 92-09 ON AN APPLICATION BY CARTER BRAVMANN FOR SIX GALLERY CAFE TO SERVE ON-SITE SALE OF BEER AND WINE IN A COFFEEHOUSE."

Action: To approve Conditional Use Permit 92-09.

Motion: Crowe Second: Behr

Vote: All Ayes Motion carried.

2. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, GRANTING CONDITIONAL USE PERMIT 92-08 ON AN APPLICATION BY DAVID COOLEY FOR A NEW BAR/RESTAURANT, PREY, TO SERVE ALCOHOL ON-SITE."

Commissioner Behr requested that Condition "M" of the resolution be eliminated and to make the issuance of the permit subject to annual review.

Action: To approve Conditional Use Permit 92-08 as amended.

Motion: Crowe Second: Smith

Vote: All Ayes Motion carried.

IV. COMMISSION CONSIDERATION

A. Temporary Use Permit 92-20 for a temporary parking lot behind Sunset Plaza at 8600-8720 Sunset Boulevard

<u>Recommendation</u>: Amend the agenda to allow the review of this item until 7:45 p.m. and approve TUP 92-20 subject to findings and conditions of Draft Resolution 92-20.

Jennifer Davis presented the staff report.

Larry Mackel, South Pasadena, spoke for the project as applicant's representative.

The following commented on the project:

Jeanne Dobrin, West Hollywood
James Moore, West Hollywood
Jamie Wolf, on behalf of West Hollywood Urban Conservation
League
Lee Linderman, West Hollywood

Larry Mackel was given the opportunity to rebut comments from the public.

Action: To approve Temporary Use Permit 92-20 with the following conditions: All existing mature trees shall be preserved on site, when feasible; The sidewalks on Holloway shall be swept once a week and the landscaping

maintained (watering, trimming) at least once a week; Hours of operation of the parking lot shall be from 7:00 a.m. to 2:30 a.m. Employees working the last shifts of the day shall not park in the spaces which are adjacent to residential uses (along the eastern and western boundaries of the lot); The parking lot shall be operated by a parking service or by Montgomery Management parking control employees; The permit shall initially be for a period of one year. At the end of one year, the Director of Community Development shall review the permit and in the absence of substantial complaints received by or problems documented by the Department of Community Development, the Director shall automatically extend the permit for a period of five years; The owner shall provide an area and rack for bicycle parking. Placement shall be part of the landscaping plan. The bicycle rack may be either in the upper or lower lot; The owner shall develop the area between the upper and lower lots as a park-like area, containing seating and appropriate landscaping. The seating shall be designed to prevent persons from using the furniture as places to sleep; and lastly, delete sentence in number 13 prohibiting limousines from parking on Sunset Boulevard.

Motion: Zaden Second: Behr

Vote: Ayes - Behr, Crowe, Lambert, Litz,

Smith, Zaden

Noes - Richmond

Motion carried.

V. PUBLIC HEARINGS

- A. 1. Warner Studios Comprehensive Plan Final Environmental Impact Report. Planning Commission review of Final Environmental Impact Report.
 - 2. General Plan Text Amendment 92-01 and Zoning Text Amendment 92-03 requesting to amend identical sections in the General Plan and Zoning Ordinance to allow greater heights throughout portions of the Warner Studio property.
 - 3. Comprehensive Development Plan 92-01 and Zoning Development Agreement 92-01. Request to expand and modernize Warner Hollywood Studios production and post production facilities for television and film. Proposed development plan consists of six new sound stages (89,000 sq.ft.), new media/workshop space

(109,500 sq.ft.), new support offices (140,000 sq.ft.), additional warehouse storage (42,000 sq.ft.) and 556 additional parking spaces. Plan also includes an option to respond to shifts in industry trends resulting in increased need for support offices, reduced need for sound stages. The request also includes a General Plan Text Amendment amending Section 1.13.22 of the General Plan and a Zoning Text Amendment of Section 9226.C.2 of the Zoning Ordinance for proposed increase of heights up to 160 feet. The comprehensive development plan will be secured by a development agreement.

Applicant:

Warner Studios

Owner:

Warner Studios

Location:

1041 N. Formosa Avenue/

7116-7156 Santa Monica Boulevard

Recommended Action:

1. Recommend to City Council certification of the Final EIR.

- 2. Recommend to City Council the approval of General Plan and Zoning Text Amendments subject to the findings of Draft Resolutions PC 92-21 and 92-22.
- 3. Recommend to City Council the approval of the development plan 90-01 subject to the findings and conditions of draft Resolution No. PC 92-25.

John Jakupcak presented the staff report.

Commissioner Litz opened the public hearing.

Jean Gath, Los Angeles, represented the applicant.

The following spoke in favor of the project:

Bill Evans, Los Angeles Elizabeth Michael, Los Angeles Mike Radcliffe, West Hollywood

The following commented on the project:

Steve Rose, West Hollywood Jamie Wolf, representing West Hollywood Urban Conservation League

Jean Gath rebutted public testimony.

Action: To continue this hearing to the second meeting in September, 1992.

Motion: Smith Second: Crowe

Vote: All Ayes Motion carried.

VI. ITEMS FROM CITIZENS - None

VII. ITEMS FROM COMMISSIONERS

A. Designate an appointee for the West Hollywood Pride Award.

Action: To nominate Commissioner Zaden as Planning Commission representative to the West Hollywood Pride Award.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

Commissioner Richmond was appointed as alternate.

- B. Commissioner Richmond asked about following up on all the annual reviews that the Planning Commission required on resolutions and how staff keeps track of these. Anne Browning informed the Commission that there is a tickler file where staff keeps track of the resolutions coming up for review and Code Enforcement conducts an inspection at the time the project is to be reviewed. Commissioner Crowe suggested that fees can be collected to review these reports.
- C. Commissioner Lambert said he is pleased to be part of the Planning Commission.
- D. Commissioner Smith expressed his thanks to Commissioner Clavan for his hard work during his tenure.
- E. On the Sunset Plaza parking lot, Commissioner Behr expressed his dislike over the word "temporary".
- F. Commissioner Litz announced the reception for Commissioners on August 31st.

VIII. ITEMS FROM STAFF

A. Anne Browning announced that the Gateway South project will go on appeal before the City Council on September 8, 1992.

- B. Anne Browning called on Commissioner Lambert who gave the details on the upcoming American Planning Association Conference on November 7-10, 1992. It is a local conference so all Commissioners are invited to attend this.
- C. Gay Forbes thanked Commissioner Crowe for his compliments on John Jakupcak's staff report and presentation.

IX. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, September 3, 1992, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Crowe

Second: Zaden

Vote:

All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT