

**CITY OF WEST HOLLYWOOD  
CITY COUNCIL  
MINUTES  
Monday, October 30, 1995**

**West Hollywood Park Auditorium  
647 North San Vicente Boulevard**

1. **CALL TO ORDER:** Mayor Heilman called the meeting to order at 6:11 p.m.
2. **PLEDGE OF ALLEGIANCE:** City Manager Brotzman led the pledge.
3. **ROLL CALL:**  
PRESENT: Councilmembers - Guarriello, Land, Martin, Koretz, Mayor Heilman  
ALSO PRESENT: City Manager Brotzman, City Clerk Love, Deputy Clerk Lucero.
4. **APPROVAL OF AGENDA:** The agenda was approved. Motion Councilmember Land, seconded Councilmember Guarriello and unanimously carried.
5. **CITIZEN COMMENTS:**

CORIN KAHN, indicated they had provided financial information regarding Toy Food, Inc. as it relates to the House of Blues. He requested that Council give consideration to the information provided.

JIM BERLAND, OWNER OF TOY FOOD, INC., spoke regarding the House of Blues and provided his opinion on misrepresentations by the City Council and the Planning Commission.

6. **COUNCILMEMBER COMMENTS:**  
Mayor Heilman announced that tomorrow night Santa Monica Boulevard will be closed for the Halloween Celebration. He indicated that permit parking is waived during this event.

Mayor Heilman commented that Mr. Berland's comments are a misrepresentation of the City Council's action and further discussion should take place when the item is up for approval.

7. **UNFINISHED BUSINESS:**

**A. DISCUSSION OF THE SUNSET SPECIFIC PLAN:**

Mayor Heilman indicated there were several speakers on this item and would allow them to go first.

GEORGE MIHLSTEN, focused on five issues 1) the adjustment of the zone boundary line between sites 5-D and 5-E; 2) the satisfactory nature of the Environmental Impact

Report; 3) height and setback 4) the issue of public space and the use of public space; and 5) view terraces.

KATE DIAMOND, ARCHITECT, provided additional information regarding the zone boundary line between sites 5-D and 5-E. She prefers measuring from the curb height on Sunset to create a level plaza. A 25' to 30' immediate height setback would be preferable to the current setback of 60'.

DANIEL GLEIBERMAN, SENIOR PLANNER, BEVERLY HILLS, urged the Council to honor the Planning Commission's recommendation to retain their review threshold at 20,000 square feet.

### **GEOGRAPHIC AREA 5**

#### ***WHY IS SECOND STORY RETAIL PERMITTED AT SUNSET PLAZA AND THE HOLLOWAY TRIANGLE?***

The City Council is comfortable with staff's resolution of this issue.

#### ***WHAT ARE THE ISSUES FOR THE ZONE BOUNDARY CHANGE AT 5-D AND 5-E?***

By consensus of the Council, this would be a consideration but further information is needed.

#### ***WHAT ARE THE TALLEST HEIGHT LIMITS FOR SUNSET PLAZA?***

Ms. Lejeune provided information as outlined in the staff report dated October 30, 1995.

The City Council discussed the various heights and depths of the area and whether they wanted to maintain the pedestrian friendly atmosphere. By consensus of the Council, they would like to maintain the pedestrian friendly atmosphere and asked staff to work with Mr. Mhlsten and Montgomery Management to outline the various options in preserving the pedestrian oriented character of the Plaza.

### **GEOGRAPHIC AREA 6**

#### ***WHY SHOULD 7-D BE A TARGET SITE WHEN THERE ARE NO CURRENT PLANS TO DEVELOP THIS SITE?***

Mayor Heilman indicated he is willing to go along with the designation of 7-D as a target site.

#### ***WHY IS SITE 7-C NOT A TARGET SITE?***

Mayor Heilman directed staff to look at the possible designation of 7-C as a target site.

## **GEOGRAPHIC AREA 8**

### ***SHOULD THE TARGET SITE PRIVILEGES FOR TARGET SITES 8-C AND 8-D BE MOVED TO ANOTHER SITE?***

By Consensus, the Council is comfortable with the designation of these sites as target sites.

Mayor Heilman indicated receipt of another speaker slip.

DANIEL FAST, LOS ANGELES, expressed concerns regarding increased traffic and limitations of emergency vehicle access. He asked that the Council take these concerns into consideration.

The City Council recessed at 7:15 p.m.  
The City Council reconvened at 7:26 p.m.

BETTY WAGNER, LOS ANGELES, asked the Council to consider a 35' height limit instead of 45' height so as not to impact hillside residents' views.

The Council addressed concerns raised at the study session of October 9, 1995.

**1. *What are the legal ramifications if Planning staff is unable to schedule a public hearing within 60 days of completion of any necessary environmental review as the Plan requires?***

Ms. Lejeune indicated staff had discussed this with Steve Kostka. She stated that a developer could get a court order requiring the City to make a decision. Failure to meet the 60-day requirement would not result in automatic approval.

Mayor Heilman asked staff to double check on this.

Lisa Heep, Planning Manager responded that perhaps he is thinking of the Public Streamlining Act and this requirement is more restrictive than the Act.

**2. *What is the intention of the language that prohibits glass curtain walls?***

Ms. Lejeune showed slides depicting examples of glass curtain walls, sidewalk setbacks, 25' height limits on Sunset Plaza, material for the Hart Park median, proposed park at 4-A, and sidewalk arcades.

Council concurred with the proposed language on this issue.

**3. *Why does site 6-E allow for a height bonus with consolidated development even if the target site amenities are not provided?***

The Council is satisfied with staff's clarification on this issue.

**4     *Does the Plan provide any conditions to minimize water runoff from impervious surfaces..***

Mayor Heilman directed staff to bring this back for further discussion on a citywide basis.

**5.     *Could the SSP prohibit pawnshops altogether?***

The Council concurred that they would like to prohibit pawn shops from the Plan.

**6.     *What are the ramifications of the building setbacks?***

Ms. Lejeune provided an overview of this issue.

Councilmember Land stated she is in support of a wider setback.

Mayor Heilman indicated that there is a general consensus that the Council likes the setback to promote pedestrian passage.

The Council concurred that at a minimum there should be a 10' setback. This includes 3' for street trees, lights, etc. and 7' for pedestrian passage.

Council directed staff to bring back visuals of the various suggestions. This item was deferred to November 20, 1995.

MARK MONTGOMERY, SUNSET PLAZA, stated that the Planning Commission spent much time on this issue.

**7.     *What is the history behind staff's recommendation to make the Sunset Plaza street frontage height limit of 25' mandatory? What are the property owner's concerns?***

Council has already dealt with this issue. Mayor Pro Tem Koretz indicated that there is one property which is undeveloped which may want to build at a height of 35' and perhaps this should be handled separately.

Mayor Heilman stated that he had suggested to Mr. Mhlsten to work with staff on this.

**8.     *What is the appropriate threshold for Planning Commission review of Sunset Specific Plan projects?***

Mayor Heilman asked staff to provide examples of projects of various sizes. There is general sentiment to raise the square footage threshold of review.

Mayor Pro Tem Koretz added that there should be some standards established which would cause a review by the Planning Commission.

**9.     *What is the current status of Nightclub Assessment Districts and the review of Nightclub standards?***

Staff is directed to move forward and meet with the nightclubs, Chamber of Commerce, etc. and return with a report.

**10. *What is the cul de sac policy?***

Mayor Heilman indicated he is concerned about culs de sac and would lean toward precluding them. He directed staff to draft some language that culs-de-sac will be actively discouraged as mitigation measures.

**11. *How does public access work for view terraces?***

Staff has clarified this issue.

Mayor Pro Tem Koretz inquired whether the wording will allow the property owner some discretion as to access.

Ms. Lejeune responded that the current wording designates that the property owner should allow public access.

Mayor Heilman directed staff to confer with the City Attorney for the proper language.

**12. *What is the process for developing the median?***

Mayor Heilman and Councilmember Land do not feel that a property developer's contribution to a median island should fulfill their open space requirement.

Councilmember Land directed staff to ask the City Attorney for clarification on this issue.

Mayor Heilman directed staff to look into the feasibility of developments over 100 feet along Sunset to provide funding for medians.

**13. *Will the plan encourage a shuttle van on Sunset Blvd.?***

Mayor Heilman stated that staff responded that the Plan does not require a Sunset Shuttle. He stated that if the Plan is approved there should be some other alternative transportation plan considered.

Councilmember Land suggested adding some language into the Plan which addresses alternative transportation.

Mayor Heilman concurs with Councilmember Land's suggestion and perhaps this could be addressed in conjunction with the nightclub issues.

**14. *Likely development under the Plan appears to be concentrated at Sunset and La Cienega. Can La Cienega and this area in general bear the traffic from this concentrated level of development?***

Councilmember Land stated she concurs with the staff recommendation.

Mayor Heilman indicated he is still concerned about development at this intersection and would like to see modification in this area. He asked that this item be placed on the list of issues not fully resolved and he will work on additional language to address these concerns.

**15. *Suggest language for landmark structure at the east entry to the City.***

Ms. Lejeune stated that a correction has been made and that the actual height is 95' from grade not 60'.

The Council is comfortable with this correction.

**16. *Discussion of Hart Park development, including median.***

This item was deferred to the next meeting.

**17. *Discussion of the Park at 4-A.***

This item was deferred to the next meeting.

**18. *Is the Marlboro Man width regulated in the Plan?***

Staff has responded that the width has been regulated and that the height of any replacement will be reduced by two feet.

**19. *What are the issues associated with sidewalk arcades?***

Mayor Heilman indicated there were some questions about sidewalk arcades being public or private.

The Council is comfortable with this issue as proposed.

**20. *Sunset Plaza, Sites 5-D and 5-E.***

This issue has already been discussed.

City Manager Brotzman stated that he has reserved a portion of the November 20, 1995 council meeting agenda to accommodate further discussion of the Sunset Specific Plan.

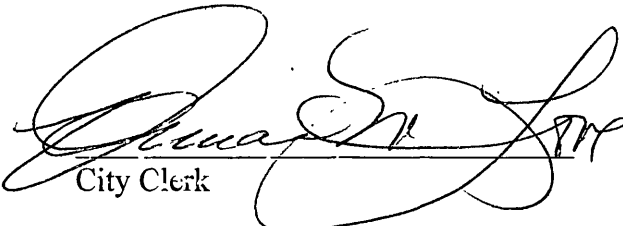
The Council designated the November 20, 1995 meeting for further discussion of the Sunset Specific Plan.

- 8. ADJOURNMENT:** The City Council adjourned at 9:05 p.m. to its next Regular Meeting on Monday, November 6, 1995 at 7:00 p.m., West Hollywood Park, 647 N. San Vicente Boulevard.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 20TH DAY OF  
NOVEMBER, 1995.

  
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MAYOR

ATTEST:

  
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City Clerk