



## **PLANNING COMMISSION MINUTES**

**August 5, 1999**

West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, CA 90069

---

### **1. CALL TO ORDER**

---

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Smith.

#### **A. Pledge of Allegiance**

A Pledge of Allegiance was led by John Douponce.

#### **B. Roll Call**

Commissioners Present:

Brad Crowe, Donald DeLuccio, Harriet Segal, Steve Smith, Bradly Torgan, John Altschul, Liz Anderson

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; John Keho, Senior Planner; Dennis Woods, Senior Transportation Planner; Erika Fleming, City Attorney's Office; Bruce Robertson, Staff Assistant.

Others Present:

Richard Kaku, City Transportation Consultant.

#### **C. Approval of Agenda**

**Action: To continue item 6A to be heard on August 19, 1999, and to approve the Agenda as amended.**

Motion: Altschul

Second: DeLuccio

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.

---

### **2. PUBLIC COMMENT**

---

- a. **John Douponce, West Hollywood**, spoke in support of Hotel project. Also commented that 1.1 parking space per room is too high for hotels.

**ITEM 3.A**



**Don Watson, (Director of Operations, HOB entertainment) West Hollywood**

- Clarified HOB intent on plan to do additional borings or possibly dig trench on Olive Street.
- HOB currently negotiating parking with Mr. Siffen of Sunset Millennium.

**B. Consider amending Section 8 of the Planning Commission by-laws to add a new first sentence to state: "The Chair, in consultation with the staff, shall set the hearing dates for the agenda items and determine the order of set items, subject to the requirements of the Permit Streamlining Act." - Steve Smith**

**Crowe**

- Shocked to find the Chair doesn't already have this authority.

**Altschul**

- Staff conferring with Commissions' Chairs is very appropriate.
- Would be comfortable with language that would say agenda would be set by Staff in consultation with the Chair.

**Action: To approve the item as stated.**

Motion:	Smith	Second:	Crowe
Roll Call:	Crowe	Aye	
	Segal	Aye	
	DeLuccio	Aye	
	Altschul	No	
	Anderson	No	
	Torgan	Aye	
	Smith	Aye	

Motion carried.

---

**6. PUBLIC HEARING**

---

**A. CUP 99-10:** Construction, use and maintenance of a wireless telecommunications facility.

<b>Applicant</b>	Pacific Bell Wireless
<b>Location:</b>	8612 Santa Monica Boulevard
<b>Planner:</b>	Terry Blount
<b>Recommendation:</b>	To continue item to be heard on August 19, 1999.

**B. MCUP 98-08, DVP 99-10 and PUP 99-02:** Continuance of appeal.

**Applicant** Narvid Scott Schwartz & Frangie LLP  
**Location:** 945-947 Fairfax Avenue (Lola's)  
**Planner:** Liz Bar-El  
**Recommendation:** Continue hearing on appeal to October 7, 1999.

**C. SUNSET SPECIFIC PLAN AMENDMENT 9902, DEVELOPMENT PERMIT 99-06 INCLUDING AN ALTERNATIVE PLAN FOR THE DISTRIBUTION OF HEIGHTS IN AREA 7-C, CONDITIONAL USE PERMITS 99-03 AND 99-15, MINOR CONDITIONAL USE PERMITS 99-07, 99-08 AND 99-09, VARIANCE 99-14, PARKING REDUCTION 99-03, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION**

Construction of a 189-room hotel with three restaurants and four dwelling units on property located at 8950 Sunset Boulevard (Hotel Astra).

**Applicant:** Sunset Heights LLC  
**Location:** 8950 Sunset Boulevard  
**Planner:** John Keho  
**Recommendation:** Approve the request subject to the findings and conditions in the proposed resolutions.

Mr. Keho presented staff report.

Mr. Keho presented the Commission with changes made to the Resolution .

**Resolution PC 99-239**

**Condition 10.7** has been eliminated from the Resolution.

**Condition 11.2** to be added to the Resolution shall read as follows: *All operators and tenants shall comply with smoking regulations set forth by the state of California and the City of West Hollywood.*

**MCUP Operations**

**Condition 15.1A:** eliminate the word *lobby*.

**Condition 15.9** should read: *between the hours of 2:00 a.m. and 6:00 a.m.*

**Public Comment**

- a. **Bruce Menin (Applicant) West Hollywood**, presented the applicant's report.
- b. **Bill Sofield, (Applicant) Los Angeles**, this is a building that will have an enduring presence in the neighborhood and will look better with age.
- c. **Marc Coleman, (Applicant) Los Angeles**, presented Commissioners with a panoramic photograph of the site, with the Hotel superimposed.
- d. **Gary Koerner, (Architect) Dallas Texas**, spoke about off-site loading request, and stated that the design provides off-site loading with on-site maneuvering.

Commissioners posed questions of the Applicant

- e. **Elaine Mutchnik, West Hollywood**, commented that this hotel project would be a wonderful addition to the stellar collection of properties already in West Hollywood.
- f. **Keith Miller, West Hollywood**, voiced concern over parking problems, and commented that entrance and exits (on small streets) will create problems.
- g. **Sharon Mayer, (Chief Deputy to LA City Councilman Michael Feuer) Los Angeles**, voiced traffic, parking and circulation concerns, and how these impacts will effect the provisions of emergency services to the residents of Los Angeles.
- h. **James Fuhrman (given time by Joel Rosner), West Hollywood**, feels that the project is too large & too high and that it does not follow the Sunset Specific Plan.
- i. **Michele Elyzabeth (Salon), Los Angeles**, commented that the project will bring security and cleanliness to the neighborhood. Ms. Elyzabeth welcomes the project.
- j. **Harriet Segal (given time by Jim Kazakos), West Hollywood**, concerned with noise. Opposed to temporary events using amplified sound. Loading docks not adequate. Resolution must assure residents their homes will remain peaceful.
- k. **Nick Holden, Santa Monica**, voiced traffic concerns.
- l. **Eugene H. Rogolsky, Los Angeles**, concerned with traffic, and suggested the project should be downsized.
- m. **Steve Lentz, West Hollywood**, commented that the Hotel would be good for the neighborhood.
- n. **Sandra Jacoby Klein, West Hollywood**, voiced concern over views of residents, and the maneuvering of trucks on small streets.
- o. **Yumi Klyose, (given time by Tae Klyose) Los Angeles**, presented commissioners with petition opposing the project, and stated the project does not stay within the Sunset Specific Plan. Ms. Klyose also voiced height concerns.
- p. **Glen Bradley, West Hollywood**, project does not follow the Sunset Specific Plan and should not be approved.
- q. **Anett Murray, Los Angeles**, expressed concern that impaired views will decrease property values.
- r. **Philip Winslett, Los Angeles**, concerned with accuracy of daily trip volume report because the report does not include the three restaurants, to be included in the Hotel, in its numbers.
- s. **Michael Ferrick, Los Angeles**, addressed parking issues – feels parking will be inadequate.
- t. **Hillary Selvin (President, CEO, West Hollywood Chamber of Commerce) Los Angeles**, feels the hotel will increase land value. The Chamber supports this project and urges the Commission to support the project as well.
- u. **Roy Lahr, West Hollywood**, concerned with number of parking spaces proposed for the project, Mr. Lahr also voiced noise concerns.
- v. **Norman Chramoff, West Hollywood**, spoke in support of Hotel. Supports keeping pylons, on Hammond, up all day, and urged Commission to support the project.

- w. **Ashod Shamilian, (given time by Harout Shamilian) Los Angeles**, project's impact should be studied further. Mr. Shamilian expressed concerns regarding noise, pollution, project height, traffic and parking.
- x. **Ramon Jaime, Los Angeles**, commented that the Sunset Strip is an important franchise and this hotel will represent West Hollywood positively, and will bring important economic impacts to the City.
- y. **Brad Burlingame, (President WH Convention & Visitors Bureau) Los Angeles**, stated that the impacts of this project will be far more positive than negative.
- z. **Jeanne Dobrin (given time by Carol Rodriguez), West Hollywood**, spoke in support of the project. Also, voiced concerns with amplified sound near residential areas.
- aa. **Mike Shamilian, Los Angeles**, voiced noise concerns. Also concerned with possible employee parking in the neighborhood.
- bb. **Mitchell J. Martin, West Hollywood**, concerned with delivery trucks parking on residential streets.

Applicant presented rebuttal.

Commission Discussion

## **AMPLIFIED SOUND**

### **Crowe**

- Suggests allowing outdoor sound, but also suggests having a mechanism in place whereby this privilege can be monitored and eliminated, in the future, if necessary.
- Would like to see opportunity given to the Hotel to come back to the Commission as this may be an amenity the hotel may want to try again at a later date.
- Does not want Resolutions to forbid Hotel from trying this use.

### **Anderson**

- Might be in favor of allowing amplified music at four special events during the first year.

### **DeLuccio**

- Concurs with allowing outdoor music at four special events with condition being revisited, and suggests implementing cutoff time of 10:00 p.m. during the week and 11:00 p.m. on weekends.

### **Conditions**

- Condition to be revisited after one full year of operation.
- Amplified music to be limited to four special events per year.
- Outdoor music to be stopped at 10:00 p.m. during the week and 11:00 p.m. on weekends.

## **TRAFFIC**

### **Torgan**

- How much ancillary use within hotels is incorporated in the trip generation of the ITE code?

## **LOADING ZONE**

### **Smith**

- Recommended a reduction to three (3)-loading zones.

### **DeLuccio**

- Suggested limiting delivery times between the hours of 9:00 a.m. and 4:00 p.m.

## **FAR**

### **Smith**

- Finds the bonus based on landmark and housing to be very justified.

## **LOBBY DRINKING**

### **Anderson**

- Suggests adding condition that the bar area be physically separated, and to be used by hotel guests and their guests only.

### **Crowe**

- Concurred with Commissioner Anderson.
- Clarified that drinks may be served in a designated area, and that area be separated by some means.

## **ARCHITECTURAL DESIGN**

### **Smith**

- Complimented the hotel's design.

## **PARKING**

### **Crowe**

- Found gross misrepresentations in the Applicant's report.
- Based on the information given – cannot reasonably reduce parking by 77 spaces.
- Expressed concerned that an unwise precedent would be set by using only Mr. Kaku's verbal report, in lieu of a written evaluation.

Mr. Keho provided an alternative to the parking reduction. He stated that section 9389 of the Zoning Ordinance allows the Commission to modify parking design standards including the percent tandem and compact. If the percent tandem is increased to 65% and the percent compact increases to 60%, the full number of parking spaces (364) could be provided.

### **Anderson**

- Comfortable that Mr. Keho's tandem parking analysis will provide sufficient parking.
- Not overly concerned with precedent being set as each project must be ruled upon individually and each project is different as will be the Commission's analysis of each project.

**Torgan**

- Commission must make decisions based on the record.
- Concerned with attempt to open spa to non-hotel guests, without a written analysis, and the amount of increased traffic this will generate and the amount of parking this will require, as an independent use. He did not want to open the spa to non-hotel guests.

**DeLuccio**

- Doesn't feel comfortable with reduced parking, but willing to entertain Mr. Keho's alternative.

**Smith**

- Commented on inadequacy of record, on this issue, and expressed concern about precedents.
- Concurs with Commissioner DeLuccio's suggestion to look at Staff's parking alternative, and believes it deserves serious examination.
- Planning Commission to send recommendation to the Transportation Commission and City Council recommending that Hammond be blocked 24 hours.

**CONDITIONS**

- Deny the parking reduction request.
- Approve a modification of the parking design standards pursuant to Section 9389 to increase the percent of tandem parking spaces to 65% and increase the number of compact spaces to 60 %.
- Require that a directional signage package shall be submitted for review and approval by the Director of Community Development.
- Require the applicant to install a "no left turn" sign at the driveway exit from the site on Hammond.
- The Planning Commission shall review the operations of the hotel after one year of operation. The review may include establishing a future public hearing date to modify, add or delete any conditions in this resolution. The cost of any public notification shall be paid by the applicant.
- All employee parking shall be located on-site.
- The outdoor dining terrace on the second level may not operate past midnight
- Alcohol may be served in designated and separated areas in the hotel lobbies with service limited to hotel guests and their guests.
- Amplified sound may be provided as part of a temporary event in accordance with Section 9550 of the West Hollywood Municipal Code with the exception that in no case may the amplified sound extend past 10:00 p.m. Monday through Thursday or past 11:00 p.m. Friday through Sunday.
- Truck deliveries and construction activities that may affect traffic flow to off-peak hours between 9:00 a.m. and 4:00 p.m.

**Action: To close the public hearing.**

Motion: Crowe

Second: Torgan

Votes: All Ayes

Motion carried.

The Assistant City Attorney, Erika Fleming, also noted for the record the following revision in the Resolution, if the Commission chooses to approve the project:

Section 16: Delete the references to a parking reduction and alter the parking design standards to increase the tandem parking percentages.

<b>Action:</b>	<b>To approve Resolution PC 99-238 &amp; PC 99-239.</b>		
Motion:	Crowe	Second:	DeLuccio
Roll Call:	Crowe	Aye	
	DeLuccio	Aye	
	Anderson	Aye	
	Torgan	Aye	
	Smith	Aye	

Motion carried.

Commissioner Segal rejoined the Commission.

---

## 7. PUBLIC COMMENT

---

- a. **Jeanne Dobrin, West Hollywood**, complimented Chair Smith for his handling of the Commission meetings.

---

## 8. ITEMS FROM COMMISSIONERS

---

### **Crowe**

- Suggested the need for a standard procedure regarding reduced parking.

### **Torgan**

- Thanked John for a comprehensive and welcome staff report.

### **DeLuccio**

- Concurred with Commissioner Torgan.

### **Smith**

- Asked the Assistant City Attorney to look at security for future Commission meetings as a matter of liability to the City.

---

## 9. ITEMS FROM STAFF

---

### **Lisa Heep**

- Tentative date set for next Zoning Hearing is Thursday, September 30<sup>th</sup>. Also, Monday, October 11<sup>th</sup> is additional possible date, if needed.

