



PLANNING COMMISSION MINUTES

JULY 17, 1997

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 John Altschul.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Roslyn Krause.

B. Roll Call

Commissioners Present:

John Altschul, David Behr, Brad Crowe, Donald DeLuccio, Thomas Jones, Steve Smith

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Amanda Susskind, City Attorney's Office; John Chase, Urban Designer; John Keho, Associate Planner; Timothy Foy, Associate Planner; Thinh Tran, Administrative Staff Assistant

C. Approval of Agenda

Action: To move Item 5B, Report on Liaisons and Subcommittees, to after public hearings items, and approve the Agenda, as amended.

Motion: Crowe

Second: Behr

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. **Michael Kraut**, West Hollywood, Public Safety Commissioner, expressed support of 24-Hour Fitness' application to operate 24-hours.

3. CONSENT CALENDAR

A. June 19, 1997 Minutes

Motion: Behr

Second: Smith

Votes: All Ayes

Motion carried.

5. EXCLUDED CONSENT CALENDAR - none

6. COMMISSION CONSIDERATION

A. Creative Sign Permit 97-12 Request Creative Sign for WehoLounge.

Applicant: Monte Overstreet
Location: 8861 Santa Monica Boulevard
Case Planner: John Chase

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings therein.

Mr. Chase presented the staff report.

The Commission discussed the following:

- Items 3, 4 and 5 need to be pluralized
- Sign put in place before proper approvals

Action: To approve Resolution PC 97-133.

Motion: DeLuccio

Second: Crowe

Votes: All Ayes

Motion carried.

B. Report on Liaisons & Subcommittees – Tim Foy (moved to after Public Hearings)

7. PUBLIC HEARING

A. Development Permit 96-42 and Variance 97-17 – Request construction of a parking structure for the House of Blues nightclub. This item was continued from May 15, 1997.

Applicant: Jim Cafarelli
Location: 8430 Sunset Boulevard
Case Planner: Jennifer Davis

Recommendation: Continue to August 7, 1997

- a. **William Krisel**, West Hollywood, commented that he owns residential properties near Golden Crest and is concerned with HOB's use for interim parking.

The Commission stated that HOB no has plans to use Golden Crest site in their interim parking plan and discussed \$3000 incentive fee.

This item was continued to August 7, 1997.

B. Development Permit 96-14, Conditional Use Permit 96-06, Tentative Tract Map 96-01 and Variances 97-20 and 97-21 – Request construction of a four-unit condominium building.

Applicant: Uzi Averni for Flamingo Development
Location: 910 Curson Avenue
Case Planner: Tim Foy

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings and conditions therein.

Mr. Foy presented the staff report.

The Commission discussed lot sizes.

Chair Altschul disclosed that he had been to a neighborhood meeting and visited the site. Commissioner DeLuccio disclosed that he had visited the site.

- a. **Oded Miedovsky**, Architect, Los Angeles, presented the Applicant's report and handed out drawings.
- b. **Don Brunke**, West Hollywood, commented that he is a manager of a building the developer had built and that the developer is reliable and does good work.

Action: To close the public hearing.

Motion: Crowe
Votes: All Ayes

Second: DeLuccio
Motion carried.

The Commission discussed the one-percent art fee.

The Commission directed staff to amend to Resolution PC 97-136, a new Condition 8e, set-back of garage walls eight inches to provide room for planting.

Action: To approve Resolution PC 97-136, as amended.

Motion: Crowe
Votes: All Ayes

Second: DeLuccio
Motion carried.

B. Conditional Use Permit 97-03 – Request extended hours of operation of 24-Hour Fitness

Applicant: Steven Orme for 24-Hour Fitness
Location: 8730 Santa Monica Boulevard
Case Planner: John Keho

Recommendation: Approve the request and adopt the proposed resolution, subject to the findings and conditions therein.

Mr. Keho presented the staff report.

The Commission discussed:

- Similar facilities adjacent to residential areas
- Sexual activity versus land use
- Noise from outdoor activities

Chair Altschul disclosed that he attended the neighborhood meeting.
Commissioner Jones disclosed that he was a member of the club.
Commissioner Smith disclosed was a member of the club.
Commissioner DeLuccio disclosed that he attended the neighborhood meeting.

- a. **Steven Orme**, Applicant, presented Applicant's report.
- b. **Abby Belkin**, Applicant, presented Applicant's report.

The Commission discussed parking (Ramada and on-site).

- c. **Holly Ruprecht**, West Hollywood, expressed support for opening 24 hours.
- d. **Morgan Blair**, West Hollywood/San Diego, stated that he works-out at 3 am in San Diego site and there are no problems.
- e. **Reverend John VonDouris**, West Hollywood, expressed concern regarding disability access.
- f. **Kim Schneider**, West Hollywood, commented that a parking problem exists with local parking lots, the parking for the project should be free and is against 24-hour operation.
- g. **Mitchell Grubeson**, West Hollywood, commented that he is a member of many local locations of the club, there are no problems and convenience of 24-hour operation.
- h. **Ralph Feeley**, West Hollywood, expressed opposition to the project due to concerns regarding parking and traffic, and that free parking should be required.
- i. **David Frost**, West Hollywood, expressed opposition and commented that cruising has increased in the area due to this project.
- j. **Roslyn Krause**, West Hollywood, commented that she lives directly behind the club and that the management does not respect the neighbors nor adhere to regulations.
- k. **Steve Bryan**, West Hollywood, expressed support of the project and that mitigation measures are possible.
- l. **Richard Yanez**, Los Angeles, expressed support of 24-hours and concerned how other projects are not as heavily scrutinized.
- m. **Lowell T. Miles**, West Hollywood, commented on the club's positive social and economic impact to the community.
- n. **Benjamin Clavan** (given time by Effie Reuveni), commented that 24-Hour Fitness cannot expect special treatment and is in favor of staff's recommendation.
- o. **James Mason**, West Hollywood, commented that there is no cruising or parking problems in the neighborhood.
- p. **Ann Crowell**, West Hollywood, commented that there are parking and traffic problems in the area.
- q. **Bruce Traub**, West Hollywood, expressed opposition to staff's recommendation and 24-hour operation.
- r. **Jeff Davis**, West Hollywood, expressed opposition to project.
- s. **Rose Bornstein**, West Hollywood, expressed support of extended hours and concern regarding quality/cleanliness of the facility.
- t. **Danny Simon**, West Hollywood, expressed support of 24-hour operation.
- u. **Mark Robbins**, West Hollywood, expressed support for staff's recommendation and does not care about pool being open at 5 or 5:30 am.
- v. **Kirk Stricker** (given time by Donny Cacy), West Hollywood, expressed opposition to the project because of management's neglect regarding lewd conduct and crime.
- w. **Don Fishbeck**, Laguna Niguel, Facilities Manager for 24-Hour Fitness, commented that the club is in the process of remedying ADA requirement, cleanliness issues, and improving wet areas (which is in plan-check).
- x. **David Hill**, West Hollywood, commented on parking and traffic problems, that club needs to provide free parking, opposition to removal of expiration date, and noise issues.

- y. **Jeanne Dobrin**, West Hollywood, commented on jaywalking problems and patrons that do not want to pay for parking.
- z. **Tina Silvergren**, West Hollywood, expressed support for the extended hours and that there are no cruising problems.
- aa. **Robert Davis**, West Hollywood, expressed opposition to extension of hours.
- bb. **Erin Finn**, West Hollywood, expressed support of the 24-hour operation and that parking, wet area and cruising problems can all be resolved.
- cc. **Stan Lothridge** (given time by Muriel Pollack), West Hollywood, expressed opposition to the project due to noise, cruising, litter, exterior conditions neglect, the Commission should not be influenced by numbers of people in support, and is in favor of annual reviews.

Ms. Belkin rebutted; the club would not change to 24-hours until on-site parking is negotiated.

The Commission discussed the following:

- Number of members
- Employee parking
- Known hours of operation prior to purchase of this site
- CUP based on parking provision

Mr. Orme engaged in discussion with the Commission regarding employee parking and on-site parking.

Action: To close the public hearing.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

The Commission directed staff to amend to Resolution PC 97-135:

- Pool closure from 10 pm – 6 am
- Roof-top parking closed by permanent gate by 10 pm and to reopen at 6 am
- 1-year review by Planning Commission at which time a decision will be made to determine if further reviews are necessary
- Applicant to pay for cost of noticing materials for their 1-year review and ½ the normal CUP fee
- Free parking be provided for employees
- No organized swimming activities
- No extension of hours until compliance with CUP
- Telephone number and all CUP conditions be posted
- Delete the requirement for private security

Action: To approve Resolution PC 97-135, as amended above.

Motion: Behr

Second: Crowe

Votes: All Ayes

Motion carried.

5. COMMISSION CONSIDERATION

B. Report on Liaisons & Subcommittees – Tim Foy

Ms. Heep presented the staff report.

The Commission agreed upon the following representatives:

- Nightclub Council – John Altschul
- Project Area Committee/Eastside Redevelopment – Thomas Jones
- Design Review Subcommittee – Brad Crowe, Donald DeLuccio, Thomas Jones

8. PUBLIC COMMENT

- a. **Jeanne Dobrin**, West Hollywood, commented on name of business for 24-Hour Fitness and the applicant's representative.
- b. **Roslyn Krause**, West Hollywood, commented on yearly reviews of 24-Hour Fitness.
- c. **Stan Lothridge**, West Hollywood, commented on review process and parking problems of 24-Hour Fitness.

9. ITEMS FROM COMMISSIONERS

- a. Commissioner Crowe stated that he and Commissioner Behr's intention was not to remove the review process for 24-Hour Fitness.
- b. Commissioner DeLuccio inquired about Handyworker Program.
- c. Commissioner Jones stated that at the last PAC meeting, two instructors discussed pedestrian walkways/alleys and opportunities along Santa Monica Boulevard.
- d. Commissioner Behr stated that there is graffiti at the corners of Gardner/Vista and Santa Monica Boulevard/Sierra Bonita.
- e. Commissioner Altschul requested that all Design Review Subcommittee agendas be mailed to each Commissioner.

10. ITEMS FROM STAFF

A. Director's Update - Ray Reynolds

Mr. Reynolds presented an update on the following:

Certified Local Government, 417 Westmount Drive, MCUP, 1145 Horn, Homes & Gardens, Redevelopment, Beverly West Square, Commercial Revitalization, Handyworker Program, Planning Commission.

Mr. Reynolds briefed the Commission regarding the Handyworker Program.

11. ADJOURNMENT

Action: To adjourn to the next regular Planning Commission on August 7, 1997 from 6:30 PM until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion: Crowe

Second: DeLuccio

PASSED, APPROVED AND ADOPTED THIS DAY OF AUGUST 7, 1997.

CHAIRPERSON: _____ 

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____ 