

**CITY OF WEST HOLLYWOOD PLANNING COMMISSION
MINUTES
JANUARY 19, 1995**

**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 7:00 p.m.

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

B. Roll Call:

Commissioners Present: Behr, Crowe, Fischer, Jones, Litz, Richmond, Smith

Staff Present: Gay Forbes, Director; Lisa Heep, Planning Manager; Sarah Lejeune, Contract Planner; Lucy Dyke, Transportation Manager; Jody Hidey, Staff Assistant; Thinkh Tran, Staff Assistant.

C. Approval of Agenda

Action: Pull Item 4A - Consent Calendar (Approval of Minutes) and approve Agenda as changed.

Motion: Behr

Second: Smith

Votes: All Ayes

Motion carried.

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

II. ITEMS FROM CITIZENS

A. Budd Kops, West Hollywood, commented on conditional use permits and code enforcement of noise ordinance; special circumstances can be approved by the City Manager to allow construction to occur at special hours.

B. Martin Strudler, West Hollywood, commented on the trend toward "mansionizing" which is detrimental to the quality of the City and stated suggestions for improvement.

- C. Jeanne Dobrin, West Hollywood, commented on Carneys' appeal of the denial of their minor Conditional Use Permit from the prior meeting; she stated that Carney's is presenting the case to City Council stating that the Planning Commission did not handle the case properly.

IV. CONSENT CALENDAR

- B. Approval of Resolution No. PC 94-41 - "A resolution of the Planning Commission of the City of West Hollywood, denying the Appeal of Tisa Mylar of the Rainbow Bar & Grill and affirming the Community Development Director's denial of Development Permit 94-13 and Minor Conditional Use Permit 94-06, denying a request for the sale and service of alcohol in an existing outdoor patio area on an application by Mario Maglieri and Tisa Mylar for the Rainbow Bar & Grill, located at 9015 Sunset Boulevard."

Action: To approve Resolution No. PC 94-41.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

- C. Approval of Resolution No. PC 94-47: -"A resolution of the Planning Commission of the City of West Hollywood granting the appeal of Jack and Pamela Wishard and others, and denying Minor Conditional Use Permit 94-15 for the sale and service of alcohol in an existing restaurant and outdoor dining area on an application by John Wolfe for Carney's, located at 8351 Sunset Boulevard, West Hollywood."

Action: To approve Resolution No. PC 94-47.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

V. PUBLIC HEARINGS

A. Zoning Text Amendment 94-05

Hearing to discuss changing parking standards for nightclubs throughout the City.

Applicant: City of West Hollywood

Location: City-wide

Project Planner: Tim Foy

Recommendation: Continue to February 2, 1995.

B. Zoning Text Amendment 94-06

Hearing to amend section 9214 (O) (1) (a) of the Zoning Ordinance to allow non-registered guests use of hotel facilities.

Applicant: City of West Hollywood
Location: City-wide
Project Planner: Tim Foy

Recommendation: Continue to March 2, 1995C.

C. Sunset Specific Plan

Hearing to discuss the plan and receive public testimony. This is the fifth hearing in a series before the Planning Commission. This hearing will focus on Target Site 2B, Site 2C (Hart Park) in Area 2, Geographic Area 3, and a briefing on the January 7 Sunset Specific Study Session.

Applicant: City of West Hollywood
Location: Sunset Boulevard
Project Planner: Sarah Lejeune

Recommendation: Discuss Specific Plan issues and accept public testimony regarding the plan.

Ms. Lejeune gave staff report on Site 2B and 2C.

Ms. Dyke reported on transportation issues which had been raised in these areas.

Questions to staff followed.

Commissioner Litz opened the public hearing.

A. Hank McCann, West Hollywood, commented on the inaccuracies of the SSP, the adverse impact from high-rise buildings that would result; high-rise buildings are inhospitable to pedestrian traffic.

B. Robert Knotek, Los Angeles, commented that pedestrian traffic would decrease from high-rises; the current height limits are currently fine and should not be changed; there are too many vacant office spaces, so there is a lack of need; and also recent bomb threat in area increased traffic congestion.

- C. Charlie Mercer, Sunset Strip Association and property owner, commented on Target Site 2B, which was not originally intended to be a five-story building by Los Angeles County; this site is preferable for add-on and/or renovation, rather than a project that would require demolition; parking garage usage by local businesses; and conversion from retirement home to commercial hotel.
- D. Jeanne Dobrin, West Hollywood, commented on appropriateness of current zoning ordinance, billboards, recent bomb threat and adverse impact on traffic, and that mixed-use is not workable.
- E. Bettie Wagner, Los Angeles, commented that turns at Sweetzer and Sunset are difficult to make for hill residents; the SSP should be concerned with decreasing traffic and prevention of high-rises; and height of retirement home is fine.
- F. John Schuch, Los Angeles, commented that building codes should focus on seismic stability for tall buildings. Distributed information for Staff and Commission.

Questions to public followed.

Ms. Lejeune presented staff report on SSP model; questions to Ms. Lejeune followed.

Questions to staff and discussion followed.

Commission directed staff on the following changes to the Plan:

- (1) add language in plan to insure protection of Hart Park as a public space if improvements are made in conjunction with Site 2B,
 - (2) review current height calculations in zoning ordinance and improve if necessary; include clarification and refinement of height calculations for SSP,
 - (3) include design guidelines for commercial properties abutting residential and/or across the street from residential properties
 - (4) include language that encourages renovation for Site 2B,
 - (5) clarify billboard policy in terms of visibility from Hart Park,
- and (6) amend TDR program by removal of mandatory requirement for Sunset Boulevard, and change the plan accordingly.

Commissioner Fischer commented that discussion regarding height should be postponed until a more complete SSP model is available.

Commissioner Behr commented that there is a need for visuals that are easy to understand for the public.

Commission directed staff to include discussion regarding renovation and sidewalks for future meeting.

Commissioner Litz directed staff to look into the dollar amount of renovations and to address handicap access from Sunset Boulevard to Hart Park in the SSP.

Commissioner Behr asked that the square footage of the improvements of Site 3B be rechecked. The Tax Assessor's Record show approximately 83,000 square feet, which is substantially different than what was shown in the staff report. He also requested that Site 2B be rechecked to determine the correct square footage of the existing building.

Consensus to discuss Geographic Area 3 at a later meeting.

Action: To recommend to City Council that Transfer of Development Rights should be on a voluntary-basis, and to continue Public Hearing on Thursday, February 2, 1995.

Motion: Crowe

Second: Behr

Vote: All Ayes

Motion carried.

VI. EXCLUDED CONSENT CALENDAR

A. Approval of the Minutes

1. January 5, 1995

Action: To approve minutes of January 5, 1995, with the following changes:

- (1) On page 6, under 5B, approved Action, add wording to limit lease agreements for parking spaces to business and residents on or immediately adjacent to Santa Monica Boulevard,
- (2) To include statement that says that security plan would be presented to Commission,
- and (3) On page 7, to note that Jeanne Dobrin voiced strongly her opinions on the permit.

Motion: Richmond

Second: Smith

Vote: All Ayes

Motion carried.

VII. COMMISSION CONSIDERATION

None.

VIII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, commented on text amendment regarding hotels on residential properties presented by Councilmember Paul Koretz, and parking and CUP violations by the Montrose Hotel.

IX. ITEMS FROM COMMISSIONERS

- A. Commissioner Richmond requested that staff provide a recommendation in regard to Martin Strudler's packet of neighbor's comments and itemize the issue on the next agenda.
- B. Commissioner Behr commented on square footage discrepancies of those presented to the Commission, and requested that the square footage of the improvements for all lots as shown in the SSP be rechecked.
- C. Commissioner Fischer commented on the need to enforce the noise ordinance for 7 a.m. to 10 p.m. at the Pacific Design Center loading dock.
- D. Commissioner Crowe commented on the need for discussion regarding the Los Angeles City Council decision to limit the number of liquor stores per census tracts.
- E. Commissioner Litz inquired into the agenda for Commission retreat on January 25, 1995, and list of priorities.

X. ITEMS FROM STAFF

- A. Ms. Heep commented on ABC regulations and the applications to West Hollywood; and that there is a seminar on January 30, 1995 on alcohol usage.

XI. ADJOURNMENT

Action: To adjourn to a special meeting of the Planning Commission to be held on Wednesday, January 25, 1995 from 6:00 PM until completion at the Werle Building, 626 N. Robertson Boulevard, West Hollywood, California.

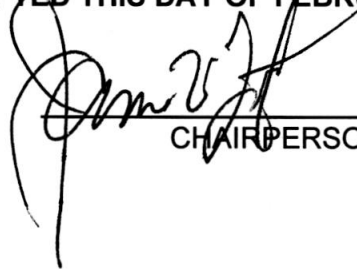
Motion: Crowe

Second: Fischer

Vote: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF FEBRUARY 16, 1995.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT