

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

APRIL 6, 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 6:30 p.m.

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

B. Roll Call:

Commissioners Present: David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, James Litz, Jeff Richmond

Commissioners Absent: Stephen Smith

Staff Present: Gay Forbes, Directory; Lisa Heep, Planning Manager; Sarah Lejeune, Contract Planner; Kris Miller Fischer, Contract Urban Designer; Thinkh Tran, Staff Assistant.

C. Approval of Agenda

Action: To approve agenda.

Motion: Crowe Second: Behr

Votes: All Ayes Motion carried.

D. Report on Posting of Agenda:

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

None.

III. PUBLIC HEARING

A. Sunset Specific Plan

Presentation and public testimony on the Sunset Specific Plan. This hearing will concentrate on the overall height discussion for Sunset Boulevard.

Applicant: City of West Hollywood

Location: Sunset Boulevard

Project Planner: Sarah Lejeune

Recommendation: Open discussion and hear public comments on the overall heights on Sunset Boulevard.

Ms. Lejeune gave the staff report.

- a. Margaret Blanchar, Western International Media (WIM), commented that throughout the Sunset Plan review process, WIM has requested that if any development were to occur at Site 4D, it would be designated a landmark building; provision of 100 foot height would help insure landmark status; WIM is currently looking at remodeling concepts; and decreasing height would decrease landscaping, open spaces and views. Responded to questions from Commissioners.
- b. John Schuch (given time by Cindy Shuch), Los Angeles, commented that density should be based on the natural topography, seismic safety (quoted a National Geographic article regarding California faults), and 100-foot buildings are risky.

The Commission discussed the diagrams regarding heights in the staff reports.

- c. Lester Hirsch, West Hollywood, complimented some of the members of the Commission on their voting history; commented on the empty lot between Hilldale and Hammond, and would like to reduce height to original 60 feet height limit.
- d. Harriet Segal, West Hollywood, commented that the answer is to lower FAR and commented on density; would like to maintain views of hills from basin.
- e. Bettie Wagner, Los Angeles, commented that obstruction of views would destroy a part of history.
- f. Daniel Fast, Los Angeles, President of Beverly Highlands Homeowners Association, requested that the Commission consider emergency access and limit density.
- g. Mark Montgomery, Sunset Plaza, addressed view interference for Sunset Plaza, and accessibility of Sunset Plaza Drive.

The Commission discussed:

- 7C: maintain height and reduce density to match them
existing seismic regulation prevents construction within 100' of a property line.
Studies to determine this are expensive
- Raleigh and Gazzarri's sites studies
- protection of public views, include goals regarding preservation of public views
as comparable to that viewed by State of California regarding their coastline, to
prevent major blockage, address of private views be done at individual review
processes of projects, flexibility to administer project approval
- drawings should allow flexibility for development
- distribution of heights is important as a goal
- proposed changes to drafted height limits as included in staff report are
acceptable

The Planning Commission made the following changes to the plan:

- reword theater uses language (page 176, etc.)
- allow height maps to be sufficiently flexible that the SSP does not prescribe the
actual shape of the building. (The plan should illustrate the preferred option.)
- insert language in the view section to clarify that the goal is for view
enhancement and protection
- delete 1B as a target site, leave at 1.5 density and 35' and 45' height limit
- reword language for Site 2B so that height position is flexible, and that placement
of the tower section is not prescribed
- reduce the height of 3A to 35'
- reduce height at 4A to 85' for tower, and allow 45' for rest of site
- maintain drafted height limit of 45' on Site 5A
- and delete Site 7C as a target site but allow same density bonus to be analyzed
by staff
- in the height section, on page 56, delete "or the average of the height limits of
the adjacent buildings; on page 57, delete Item 6.

The Commission continued the public hearing to April 20, 1995. Items for
discussion will be target site strategy, urban design tools and nightclub uses.

IV. COMMISSION CONSIDERATION

None.

V. ITEMS FROM CITIZENS

- a. Jeanne Dobrin, West Hollywood, commented on ability to make changes at later
time by Community Development Director, City Council, and planning process.

VI. ITEMS FROM COMMISSIONERS

- a. Commissioner Litz stated that the Subcommittee on nightclubs will be discussion proposal for joint security and licensing for promoters; members of Subcommittee: Mark Bates (Revolver), David Schuler (Comedy Store), Michael McLarey (Rainbow/Roxy), Commissioners Behr and Smith, Bettie Wagner, Frank Freedman, and Ron Russel.

VII. ITEMS FROM STAFF

- a. Ms. Heep updated the Commission regarding Gazzarri's status regarding square footage, earthquake damage and parking.

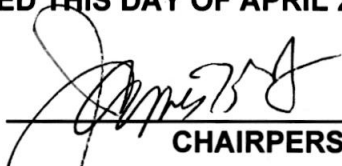
VIII. ADJOURNMENT

Action: To adjourn to the next joint meeting of the Planning Commission with City Council on Monday, April 17, 1995 from 6 P.M. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente Boulevard in West Hollywood.

Motion: Crowe Second: Behr

Votes: All Ayes Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF APRIL 20, 1995.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT