

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

APRIL 20, 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 at 6:30 pm by Commissioner Litz.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Commissioner Litz.

B. Roll Call:

Commissioners Present:

Brad Crowe, D'Lynda Fischer,
Thomas Jones, James Litz, Jeff Richmond,
Stephen Smith

Staff Present:

Gay Forbes, Director; Lisa Heep,
Planning Manager; Sarah Lejeune,
Contract Planner; Lucy Dyke,
Transportation Manager; Jennifer Davis,
Associate Planner; Liz Bar-El, Planning
Technician; Think Tran; Staff Assistant

C. Approval of Agenda

Action: To approve Consent Calendar.

Motion: Crowe

Second: Fischer

Votes: Ayes: Crowe, Fischer, Litz, Jones
Abstain: Richmond, Smith

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.

II. ITEMS FROM CITIZENS

None.

III. CONSENT CALENDAR

Action: To approve the Consent Calendar.

Motion: Crowe **Second:** Fischer

Votes: Ayes: Crowe, Fischer, Jones, Litz
Abstain: Richmond, Smith

Motion carried.

The following items were approved as part of the Consent Calendar.

- A. Approval of minutes from the March 30, 1995 meeting.
- B. Approval of minutes from the April 6, 1995 meeting.
- C. Creative Sign Permit 95-09 (Blockbuster Video)
- D. Permit Extension 95-01 - Request for a two year extension of permit (CUP 94-08) for the Sunset Marquis Hotel at 1200 Alta Loma Road.

IV. EXCLUDED CONSENT CALENDAR

None.

V. PUBLIC HEARING

A. Sunset Specific Plan

Presentation and public testimony on the Sunset Specific Plan. This hearing will concentrate on the overarching issues related to Sunset Boulevard.

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

Recommendation: Open discussion and hear public comments on the overarching issues related to Sunset Boulevard.

Ms. Lejeune gave the staff report.

- a. John Shuch, Los Angeles, commented that there has been discussion regarding the negative impacts for residents south of Sunset Boulevard, so would like the Commission to consider the impacts for residents north of Sunset Boulevard and to prevent a wall effect from occurring; for Sites 4C and 4D - viewing promenade on north side diagram, Londonderry to Miller Drive, there are two conflicting goals/concepts between: 1) view promenade, i.e. for the city and 2) 100-foot-plus buildings at existing Western International Media, two more between Alta Loma and La Cienega and Petersen Building. Discussed with Commission regarding model and views.
- b. Jeff Seymour, representing Western International Media, commented that CEQA would have great impact on small businesses; to deal with report is one thing and then to study future projects as they come will have more impact on small businesses than target areas; there is uncertainty with this process, small business will need to review the Plan; and on criteria regarding free-for all. Engaged in discussion regarding uncertainty of CEQA process and developer's studies.
- c. Charlie Mercer, West Hollywood commented that the rich are getting richer; there are no incentives for complete packaging (ability to acquire tenants) of structure; there is possibility that target sites may be underdeveloped; and it would be good that there is no further need to amend the EIR.

The Commission discussed the following:

- Urban design issues: public sidewalks and outdoor dining setback requirement, 10 feet public right-of-way, dedication of sidewalks, case-by-case studies for new development,
- Billboard policy: murals, off-site advertising to be incorporated to plan, creative billboard process
- Target site: bonus strategy, developers must meet criteria to be able to receive bonuses; benefit for every property owner on Sunset Boulevard; incentives for office development and target sites should be expanded to include other types of development, so that owners have incentive to improve their property; retain target site language and amend language to address development that would meet certain requirements for more flexibility
- Views

The Planning Commission directed staff to:

- 1) maintain the 15' and 20' set-back requirements as drafted in the plan, with additional guidelines about how that set-back should be used - recommending that the first 10 feet, measured from the curb should be for pedestrian passage, with the remaining 5' to 10' be used for other appropriate open space uses
- 2) incorporate a definition of billboards, as off-site advertising, into the plan, and permit, not-traditional one-of-a-kind off-site advertising as part of the creative billboard process
- 3) maintain system of protecting and enhancing views at the listed sites, and
- 4) add language to the plan that will permit developers and property owners the option of creating a possible target site with appropriate target site density and

height limits based by meeting the existing criteria. Such sites would be approved by the Planning Commission, and may be subject to additional environmental study.

The Planning Commission continued the public hearing to May 4, 1995.

VI. COMMISSION CONSIDERATION

None.

VII. ITEMS FROM CITIZENS

None.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Jones commented on Toronto Planner's Conference.
- b. Commissioner Smith stated that nightclub owners did not attend subcommittee meeting regarding parking; Bettie Wagner, Commissioners Litz and Smith and Chamber of Commerce did attend. Commissioner Litz stated that Parking Manager, Janyce Rhodes should bring study forward so that the subcommittee can work on this; Commissioners Smith and Fischer volunteered to be on subcommittee.
- c. Commissioner Smith requested staff to put together transcripts or notes of public hearing testimony for the House of Blues.
- d. Commissioner Crowe stated that the Commission should be understanding of Staff as they near their move to the new City Hall.
- e. Commissioner Fischer requested to receive copies of Planning Department's budget for next year.
- f. Commissioner Richmond stated that the House of Blues subcommittee would like to encourage City Council to focus on existing conditions. Subcommittee would like bring forth their report after the appeal to City Council has occurred. Commissioner Litz directed subcommittee to bring report back soon, but the date would be up to the subcommittee.
- g. Commissioner Litz stated that at the joint meeting with City Council there was criticism of the Planning Commission on lack of economic consideration to projects, and that in the future there will be a report from the Economic Development Division. There will be a subcommittee (one City Councilmember and one Commissioner) formed to prioritize proposed zoning amendments.
- h. Commissioner Litz stated that there has been criticism from an anonymous business community member. He invited the person to attend meetings so that they can address his concerns.

- i. Commissioner Litz stated that at his recent meeting with local hotel managers, they wanted the City take a more aggressive economic development stance to maintain and attract business.

IX. ITEMS FROM STAFF

- a. Ms. Heep corrected the agenda and reminded the Commission regarding the staff retreat on Thursday, April 27, 1995 at 6:30 pm.

X. ADJOURNMENT

Action: To adjourn in the honor of Lester Hirsch's 80th birthday and to the next Planning Commission meeting, a staff retreat, on Thursday, April 27, 1995 from 6:30 PM until completion at the Werle Building at 626 N. Robertson Boulevard in West Hollywood.


Motion: Crowe

Second: Fischer

Votes: All Ayes.

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF MAY 4, 1995.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR