

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

May 18, 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:

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

Staff Present:

Gay Forbes, Director; Lisa Heep, Planning Manager, Hassan Haghani, Associate Planner; Tim Foy, Associate Planner; Liz Bar-El, Planning Technician; Sarah Lejeune, Contract Planner; Lucy Dyke; Transportation Manager; Janyce Rhodes, Parking Manager; Thinkh Tran; Staff Assistant

Others Present:

Steve Kostka, Attorney; Amy Anderson, Gruen Associates; Brad Sullivan, Public Safety Commissioner

C. Approval of Agenda

Action: To Approve the Agenda.

Motion: Crowe

Second: Behr

Votes: All Ayes, except abstained by Smith

Motion carried.

- a. L. Paul Cook, Applicant, stated that they have reviewed the amended resolutions, except that six units are low-income units, and questioned the necessity of Condition 7.1, Resolution No. PC 95-17.
- b. Veronica Sance, West Hollywood, tenant of proposed building, stated her opposition because there is minimal amounts of low-income housing available, the building is not condominium quality, that more research should be done, and electrical problems.
- c. Jeanne Dobrin, West Hollywood, commented that this is an allowable conversion, there are many unsold condominiums around West Hollywood, on low-income housing, that there was no staff report available, and that the Economic Development Director address the issue of inclusionary housing.

Mr. Cook rebutted; each of the tenants have 180-day notice for eviction and 90-day period for first right of refusal.

The Commission directed:

- Economic Development and Housing director to work with the low-income housing tenants of the building

Action: To close public hearing.

Motion: Fischer Second: Behr

Votes: All Ayes, except abstained by Smith.

Motion carried.

Commission directed staff to:

- delete Item k of Resolution No. PC 95-16
- amend Item e, Resolution No. PC 95-16, to state the dispersal of low-income housing throughout the project
- and add Item l to Resolution No. PC 95-16, storage area be constructed in garage
- and amend language to state that affordable rental units will be sold or rented as affordable units.

Action: To approve Resolutions No. PC 95-16 and PC 95-17 as amended.

Motion: Fischer Second: Behr

Votes: All Ayes Motion carried.

B. CUP 95-05 & PUP 95-02

Hearing to discuss a new bar/lounge with on-site and off-site parking at 8733 Beverly Boulevard.

Applicant: Isaac Starkman
Location: 8713 Beverly Boulevard
Planner: Liz Bar-EI

Recommendation: Continue to June 1, 1995.

Action: To continue to June 1, 1995.

Votes: All Ayes. Motion carried.

E. Sunset Specific Plan

Public testimony and presentation on the Sunset Specific Plan Environmental Impact Report and Geographic Areas 6, 7, and 8.

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

Recommendation: Open discussion on the Sunset Specific Plan Environmental Impact Report and Geographic Areas 6, 7 and 8.

Ms. Forbes stated that Ms. Lejeune will begin the first part of the staff report, followed by Ms. Anderson and Ms. Dyke.

Ms. Lejeune gave the staff report.

Ms. Anderson summarized the contents of the EIR and responses to environmental concerns.

Mr. Sullivan, Public Safety Commission, commented that the Public Safety Commission is content with the EIR and staff's recommendations.

Ms. Dyke commented on transportation impacts and mitigation measures; the Transportation Commission is comfortable with the Final EIR.

The Planning Commission discussed:

- procedure to approve and certify the Sunset Specific Plan
- additional target sites and their impacts and mitigation measures

- a. John Schuch (given time by Monica Weil), Los Angeles, commented that the Final EIR is inadequate and not given in good faith, on violent crimes and night clubs, public amenities, loiterers and transients, landscape medians, initial comments on traffic and circulation, Final EIR inadequately addresses the problems with medians, KAKU & Associates/Transportation Study does not provide sufficient evidence , fails to respond to vehicular traffic problems; urged Commission to vote no.
- b. Margaret A. Blanchar, Morey, Seymour and Associates, Los Angeles, stated that the Final EIR is adequate, additional mitigation measures can be applied at a later time.
- c. Ruth Nadel, Beverly Hills Director of Planning & Community Development, commented on the review of revised EIR for Areas 6,7, and 8; would like to have open discussion, the FEIR arrived late last week so has had minimal time to review it; would like Commission to postpone action until further analysis and comments from Beverly Hills.
- d. Daniel Glieberman, City of Beverly Hills Planner, given time by Mike Woodward, commented on points from letter from October 26, 1994; nightclub impacts (noise and cut-through traffic and crime), to disallow other uses, especially night-time uses, since a goal is to provide a business environment; traffic issues related to 1.8 million square feet; intersections need to be analyzed; parking; cap and mitigation monitoring program; and interim mitigation controls.
- e. Jeanne Dobrin, West Hollywood, commented on overriding considerations, night-time violence, nightclubs are constant source of despair to businesses and residences, destruction of the quality of life, letter from the Attorney of Rainbow, Roxy and Whiskey.

The Commission discussed:

- mitigation measures and staff recommendations
- land-use compatibility
- response to comments procedure
- Stephan Graham's comments on Geographic Areas 6, 7, and 8
- traffic (trip generation and growth)
- fire protection (new fire station at San Vicente/Cynthia and mitigating effects)
- decision to delay approval of EIR until final SSP was completed
- emergency response times
- cul-de-sacs
- determination for supplement and amend EIR after five-year period/threshold for significant changes
- mitigation measures for Areas 6, 7 and 8: closed-circuit captioning for parking structures, median as fire-only lane, peak-hour parking restrictions
- billboards related to new development
- seismic issues

The Commission approved the concepts presented in the EIR with the following changes:

- delete mitigation which restricts on street parking during peak hours
- change language about median to reflect that it is not to be used only as a fire lane
- to delete cul-de-sac language
- move mitigation measure of six-foot buffer wall to be language in plan rather than in the EIR to allow for more creativity
- make recommendation to City Council about seismic issue, along with approval of the Sunset Specific Plan and EIR.

Action: To find that the Final EIR adequately meets the CEQA regulations for a Master EIR.

Motion: Crowe

Second: Litz

Votes: Ayes - Crowe, Litz

Noes - Behr, Fischer, Jones, Richmond, Smith

Motion failed.

Continued to June 1, 1995.

C. Development Permit 95-04 and Modification Permit 95-01

Hearing to discuss the expansion of an existing single-family dwelling and to add a second unit with a separate one-car garage and carport.

Applicant: Sharon and Raymond Hess

Location: 8708 Rosewood

Project Planner: Liz Bar-EI

Recommendation: Approve Resolution PC 95-12 for DVP 95-04 and Modification 95-01.

- a. Martin Strudler, West Hollywood, member of West Hollywood WEST, commented on the trend of mansionization in the City as allowed in building and zoning codes, has asked the Commission to evaluate this, and opposes project, would like to have a moratorium on all two-story buildings in R1B zones.
- b. Don DeLuccio, Vice-President WEST, commented that almost 75% of the lot will be developed, until the Zoning Ordinance is changed, buildings of this size will be allowed to be developed; should be developed as percentage of lot size.

Ms. Bar-EI gave the staff report.

VII. ITEMS FROM CITIZENS

- a. Bettie Wagner, West Hollywood, commented that she received the Final EIR late and requested that Staff will provide changes.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Crowe commented that the Sunset Specific Plan be dedicated to the memory of Tim Gawronski.
- b. Commissioner Jones stated that he would like information regarding security for nightclubs and their role; they stand on the corner of De Longpre and Harper and do not patrol the area.
- c. Commissioner Behr commented on frequency of yard sales and lack of code enforcement. Ms. Forbes stated that there is a shortage of code enforcement because staff is short one officer.
- d. Commissioner Behr stated that nightclub space should be 25,000, rather than 35,000 as stated in the EIR.

IX. ITEMS FROM STAFF

None.

X. ADJOURNMENT

Action: To adjourn to the next meeting of the Planning Commission on Thursday, June 1, 1995 from 6:30 P.M. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente in West Hollywood.

Motion: Crowe

Votes: All Ayes Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF JUNE 1, 1995.

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR



CHAIRPERSON