

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

July 7, 1994

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 Richmond at 7:03 p.m.

- A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Richmond.
- B. Roll Call:
- Commissioners Present: Behr, Crowe, Fischer, Lambert, Litz, Richmond
- Commissioner Absent: Loveman
- Others Present: Gay Forbes, Director; Bill Meeker, Acting Planning Manager; Timothy Foy, Acting Associate Planner; Tom Hamlett, Code Enforcement Officer; Julia Abdala, Housing Specialist; Jeff Rabin, City Attorney's Office; Moonyeen Gatanela, Recording Secretary
- C. Approval of Agenda:
- Action:** To pull Item III.A.1 and III.C and approve the agenda as amended.
- Motion: Crowe                      Second: Lambert
- Vote: All Ayes                      Motion carried.
- D. This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

- A. Ruth Williams, West Hollywood, talked about the residential transition zone proposed in the East Side zoning amendments and overlay parking being the same thing and said that the residents of the East Side strongly opposes it.



There was no oral staff report; the Commissioners referred to the written staff report.

Although not a public hearing, the following were permitted to speak in support of the request:

Mark Frank, Wilmington  
Dan Gaby, West Hollywood

**Action:** To approve Creative Sign Permit 94-30.

**Motion:** Crowe                      **Second:** Litz

**Vote:** Ayes - Behr, Crowe, Fischer, Litz, Richmond

          Noes - Lambert

Motion carried.

**V. CONTINUED PUBLIC HEARINGS**

- A. Conditional Use Permit 94-02 - Modifications to an existing nightclub use by expansion of floor area.

**Applicant:** Alan Hajjar for The Roxbury

**Owner:** E. T. Legg and Associates

**Location:** 8225 Sunset Boulevard

**Recommended Action:** Continue public hearing until August 4, 1994, at the request of the applicant.

**Action:** To continue public hearing to August 4, 1994.

**Motion:** Crowe                      **Second:** Litz

**Vote:** All Ayes                      **Motion carried.**

- B. Zoning Text Amendment 94-03 - Amendments to Article IX of the West Hollywood Municipal Code (Zoning Ordinance), defining "bar area" as it relates to restaurant uses, drawing a distinction between restaurants with entertainment uses and nightclubs, and clarifying policies relative to inclusionary housing requirements for condominium conversions.

**Applicant:** City of West Hollywood

**Owner:** City of West Hollywood

**Location:** City-wide

**Recommended Action:** Adopt Resolution No. PC 94-25, recommending to the City Council approval of the proposed amendments.

Tim Foy and Jeff Rabin jointly presented a report and answered questions from the Commissioners. Julie Abdala also answered questions from the Commission.

Commissioner Richmond opened the public hearing.

The following spoke for the inclusionary housing portion:

Nancy Taylor, West Hollywood

Chairperson Richmond acknowledged a written request for a continuance of the inclusionary housing discussion by Hrach Sarkis. Mr. Richmond indicated that since the discussion does not relate to a specific project, a continuance is not in order.

**Action:** To approve the inclusionary portion of the amendments as recommended by staff with staff's oral amendment concerning the escrow account for relocation fees.

Motion: Fischer                      Second: Lambert

Vote: Ayes - Behr, Crowe, Fischer, Lambert, Richmond

Noes - Litz

Motion carried.

**Action:** To approve staff's recommendation regarding the definition of a bar area in restaurants.

Motion: Crowe                      Second: Fischer

Vote: Ayes - Crowe, Fischer, Lambert, Richmond

Noes - Behr, Litz

Motion carried.

## VI. PUBLIC HEARINGS

- A. General Plan Amendment 94-01, Zoning Text Amendment 94-01 - Amendments to the General Plan, Article IX of the West Hollywood Municipal Code (Zoning Ordinance), and Zoning Map, implementing policies included in the East-Side Revitalization Plan, including a redefinition of height bonuses available for mixed-use developments, the creation of tandem parking opportunities for entertainment-related land uses, creation of mixed-use parking incentives, the identification of a limited number of residential properties which lie adjacent to commercial zones on which commercial parking would be allowed, and raising height limits and density restrictions for properties located along La Brea Avenue.

Initiated By: City of West Hollywood

Location: Generally, the commercially zoned frontage on Santa Monica Boulevard between Fairfax and La Brea Avenues; the commercially zoned frontage on La Brea Avenue within the City limits; the commercially zoned frontage on Fairfax Avenue within the City limits; and one residential lot depth south of the alley running parallel to Santa Monica Boulevard, between Fairfax Avenue and Fuller Avenue.

Recommended Action: Adopt Resolution 94-33, recommending to the City Council approval of the proposed amendments.

Tim Foy presented the staff report.

Commissioner Richmond opened the public hearing.

The Commission decided to take each issue one at a time.

The Residential Transition Zone

The following spoke against the RT Zone:

Gerda Speigler, West Hollywood  
Mike Radcliffe, West Hollywood  
Craig Ritchie, West Hollywood  
Craig Reuss, West Hollywood  
Donna Saur, West Hollywood  
Ruth Williams, West Hollywood  
Jeanne Dobrin, West Hollywood

Action: To close the public hearing on the RT Zone:

Motion: Lambert Second: Litz

Vote: All Ayes Motion carried.

Action: To delete the Residential Transition Zone from the resolution.

Motion: Crowe Second: Lambert

Vote: All Ayes Motion carried.

Raising Height and Density Limits on La Brea Avenue

The following spoke on the height and density limits:

Mike Radcliffe, West Hollywood  
Craig Reuss, West Hollywood  
Jeanne Dobrin, West Hollywood

Action: To close the public hearing on the 60-foot height limit for La Brea Avenue properties.

Motion: Lambert                      Second: Litz

Vote: All Ayes                      Motion carried.

Action: To approve height bonuses for properties located along La Brea Avenue and direct staff to examine rezoning of Detroit Street and Formosa Avenue.

Motion: Lambert                      Second: Fischer

Vote: All Ayes                      Motion carried.

Reduced Parking Requirements for Mixed-Use Projects

Action: To approve the item on reducing parking requirements for mixed-use projects, based on staff review of published studies on parking standards.

Motion: Lambert                      Second: Fischer

Vote: All Ayes                      Motion carried.

Tandem Parking for Entertainment Production Uses

Mike Radcliffe, West Hollywood, commented on this issue.

Action: To close the public hearing on parking.

Motion: Crowe                      Second: Litz

Vote: All Ayes                      Motion carried.

Action: To approve staff's recommendation on tandem parking for entertainment production uses, but expand its application to the entire City.

Motion: Litz                      Second: Behr

Vote: All Ayes                      Motion carried.

15-foot Bonus Height for Mixed-Use Projects

The following commented on this issue:

Mike Radcliffe, West Hollywood  
Craig Reuss, West Hollywood

Action: To close the public hearing.

Motion: Crowe                      Second: Lambert

Vote: All Ayes                      Motion carried.



- C. Commissioner Litz suggested that one item for the study session would be goal-setting for the Commission to look at broader issues for planning for the future of the City.
- D. Commissioner Richmond suggested that since staff has a list of items that can be taken up in the study session, staff is given the prerogative of choosing what items to take up at a study session at the next meeting which do not require background work, and the allocation of study session items.

**X. ITEMS FROM STAFF**

- A. Bill Meeker informed the Commission that the Mayor's Office has requested staff liaisons to the Commissions to monitor attendance and submit to the Mayor's office every quarter.

**XI. ADJOURNMENT**

**Action:** To adjourn to the meeting of the Planning Commission on Thursday, July 21, 1994, 7:00 p.m., West Hollywood Park Auditorium, 647 San Vicente Boulevard, West Hollywood.

Motion: Litz

Second: Lambert

Vote: All Ayes

Motion carried.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT