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CITY OF WEST HOLLYWOOD

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

94 DEC -2 PM 3:25

MINUTES

VIVIAN M. LOVE, CMC
CITY CLERK

November 17, 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 Litz at 7:10 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

Others Present: Gay Forbes, Director; Lisa Heep, Planning Manager; Mike Jenkins, City Attorney; Jennifer Davis, Associate Planner; Sarah Lejeune, Sunset Specific Plan Project Manager; Lucy Dyke, Transportation Manager; Sharon Perlstein, City Engineer; Angie Reynolds, Transportation Planner; Kris Miller-Fisher, Urban Design Consultant; Jody Hidey, Staff Assistant; Tom Trevor, Staff Assistant.

C. Approval of Agenda:

Action: Pull entire Consent Calendar and approve Agenda as changed.

Motion: Crowe Second: Fischer

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. Steve Byrnes, West Hollywood, expressed that West Hollywood should have no more development until current conditions are addressed.

- B. Sibyl Zaden, West Hollywood, requested that speakers be treated with respect and fairness without favoritism.
- C. Jeanne Dobrin, West Hollywood, rebutted Sibyl Zaden's remarks. Commented on the City Council Agenda item relating to the direction to staff to draft a zoning text amendment with regard to the definition of hotel guests.
- D. Betty Wagner, West Hollywood, expressed her concern about the lack of Code Enforcement in her neighborhood as it relates to nightclubs.
- E. Robert Genovese, Hollywood, spoke about the violations of Building and Safety codes, violations of Americans With Disabilities Act, violations of State codes and Health and Safety violations which are allowed to continue at the House of Blues.
- F. Alex Rose, West Hollywood, commented that the Sunset Specific Plan does not have any provision that deals with the current traffic problems and other issues.
- G. Julia Tatum, West Hollywood, voiced concerns about the existing traffic on Sunset Blvd., as well as the noise, increase in crime and litter in the surrounding neighborhoods.
- H. Mark Thompson, West Hollywood, spoke of his concern about the erosion of West Hollywood that he has seen take place in three years, specifically the spillover from nightclubs, lighted billboards and parking.
- I. Mike Mitchell, West Hollywood, commented on the overall general plan for West Hollywood.
- J. James Bartholet, West Hollywood, host of L.A. Nightlife, a show about clubs, commented that he is sympathetic with the residents but he is also pro nightclubs.
- K. Sherry Sexton, West Hollywood, stated that she is concerned about what Sunset Blvd. and the surrounding neighborhoods have turned into; crime, noise, bad elements, traffic.
- L. Joy Belli, Los Angeles, commented that developing Sunset Blvd. would create a monster. Asked the Planners to consider that Los Angeles is not a nightclub town.
- M. Esther Montagner, West Hollywood, remarked on her dealings with the Transportation Dept. and her unsuccessful attempts to get a left turn restriction at Kings Road.
- N. Candida McCollam, West Hollywood, voiced concern about various EIRs in the City and the impartiality of the process.

III. CONSENT CALENDAR

Motion carried.

(Addressed Item IX while Mike Jenkins was available to field questions)

2. RESOLUTION NO. PC 94-45, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ACKNOWLEDGING THAT THE PROPOSED VACATION OF 1233 LA BREA AVENUE IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF WEST HOLLYWOOD."

Sharon Perlstein gave the staff report.

Discussion followed regarding Alpha Beta and the existing right of way.

Action: To approve Resolution NO. PC 94-45, a Resolution of the Planning Commission of the City of West Hollywood acknowledging that the proposed vacation of 1233 La Brea Avenue is consistent with the General Plan of the City of West Hollywood.

Motion: Richmond Second: Crowe

Vote: All ayes Motion carried.

V. PUBLIC HEARINGS

- A. Appeal of Minor Conditional Use Permit 94-06 and Development Permit 94-13 - Appeal of the Director of Community Development's denial of the request to permit the sale of alcoholic beverages for on-site consumption within an existing outdoor dining area. This hearing was continued to this meeting date.

Applicant: City of West Hollywood
Owner: Mario Maglieri
Appellant: Tisa Mylar and Mario Maglieri
Location: 9015 Sunset Boulevard
Recommended Action: Deny the appeal and affirm the Director of Community Development's denial of Minor Conditional Use Permit 94-06 and Development Permit 94-13, subject to the findings in draft Resolution No. PC 94-41.

Teresa Kozlowski presented an update on the staff report.

Questions to staff followed.

Commissioner Litz reopened the public hearing.

The following spoke in favor of the appeal:

- A. Michael Mitchell, West Hollywood
- B. Francesca Vetrano, West Hollywood

The following spoke against the appeal:

- A. Lester Hirsch, West Hollywood
- B. Karey McCloughlin, West Hollywood
- C. Jeanne Dobrin, West Hollywood

The following commented on the appeal:

- A. Sybil Zaden, West Hollywood

Olivia Bissell, Venice, rebutted public testimony.

Discussion continued among Commissioners with additional questions to staff.

Action: To continue to a time when the applicant has had one meeting with neighbors who expressed concerns to take place as soon as possible. The applicant will return to the Planning Commission meeting of January 5, 1995 with the results of their meeting.

Motion: Crowe Second: Richmond

All ayes. Motion carried.

Staff will be given the results of the meeting by December 22nd and the City will make available Dispute Resolution Services to facilitate the meeting with applicant and neighbors.

- B. Sunset Specific Plan - Hearing to discuss the Plan and receive public testimony. This is the second hearing in a series of hearings before the Planning Commission to receive public input and to discuss the Plan. This hearing will focus on Geographic Areas 1, 2 and 3.

Applicant: City of West Hollywood

Owner: City of West Hollywood

Location: Sunset Boulevard

Recommended Action: Discuss Specific Plan issues and accept public testimony regarding the Plan.

Commissioner Litz reopened the public hearing.

The following spoke against the Plan.

- A. Joy Belli, West Hollywood
- B. Jim Berland, Owner of Butterfields
 Given time by Brenda Berland

- C. Alex Rose, West Hollywood
- D. Sherry Sexton, President Celebrity Properties
- E. Julia Tatum, Hollywood
- F. Clive Baillie, Los Angeles
- G. Jeanne Dobrin, West Hollywood

The following commented on the Plan:

- A. John Schuch, Los Angeles

Gay Forbes gave an informational report including an announcement that the Public Safety Commission will sponsor two meetings, December 12th and January 9th both at 6:30 PM in the Werle Building, to identify and discuss specific public safety problems as it relates to the Plan.

Chris Miller-Fisher gave a report concentrating on urban design of geographic areas 1, 2 and 3.

Lucy Dyke reported on general transportation issues within geographic areas 1, 2 and 3.

Angie Reynolds discussed traffic impacts on specific sites.

Sarah Lejeune reported on billboards.

Public testimony continued:

The following commented on the Plan:

- A. Charlie Mercer, West Hollywood
- B. Bettie Wagner, West Hollywood
Given time by Monica Weil

The following spoke against the Plan:

- A. Mike Woodward, Los Angeles, read a letter on behalf of Pamela and Jack Weishard of N. Kings Road

Action: To continue public hearing and discussion of Sunset Specific Plan, Geographic Areas 1, 2, and 3 to the next meeting of December 1, 1994.

VI. COMMISSION CONSIDERATION

None

VII. ITEMS FROM CITIZENS

None

VIII. ITEMS FROM COMMISSIONERS

- A. Review of the City Council resolution approving the House of Blues nightclub.

The following commented on the House of Blues nightclub:

1. Jim Berland also given time by Brenda Berland. Spoke specifically about occupancy, parking, number of shows and times. Wants to know what can be done now, after the fact.
2. Budd Kops also given time by Charlie Mercer. Concerned that CUPs are not being enforced.
3. Robert Genovese, Hollywood, also reported that House of Blues is not in compliance with California and Federal laws. Would like to have a date set by which House of Blues must be in compliance with those laws or a period of closure would follow.

Commissioners agreed to attend the City Council meeting of December 5, 1994 to speak on the House of Blues issues and asked that this topic be placed on Items From Commissioners on the December 1st Agenda.

Commissioners directed staff to assist them in ascertaining what their options are in relation to House of Blues, including revocations.

- B. Commissioner Litz asked that a representative from the Planning Commission be present at the Council meeting Monday night when they discuss the definition of "hotel guest."
- C. Commissioner Crowe reported on a new law beginning January 1st regarding ABC's issuance of liquor licenses and for the first the law defines "undue concentration" and "crime rate" based on census tracts.
- D. Commissioner Fischer commented on the use of "amendment" vs "supersede" when dealing with CUPs. She requested staff to use the word supersede and not amendment to avoid confusion.
- E. Commissioner Richmond inquired if the city will get any compensation from the vacation of 1233 La Brea Avenue. Staff was asked to follow-up by next meeting.

IX. ITEMS FROM STAFF

- A. Memo regarding the Gazzari's Nightclub.
Discussion followed with Mike Jenkins, City Attorney.
- B. Gay Forbes reminded the Commissioners that their questions for the Transportation Department are due by November 18th.
- C. Gay Forbes discussed the scheduling for the Sunset Specific Plan.
- D. Gay Forbes advised the public the importance of

using the City's telephones for their complaints.

X. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, December 1, 1994, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

Motion: Crowe

Second: Smith

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT