

**CITY OF WEST HOLLYWOOD  
CITY COUNCIL  
Minutes  
Monday, October 9, 1995 -- 7:00 P.M.  
Special Meeting - Study Session  
West Hollywood Park Auditorium  
647 North San Vicente Boulevard**

1. **CALL TO ORDER:** Mayor Heilman called the meeting to order at 7:09 p.m.

Mayor Heilman gave special recognition to the City Clerks office for all their work behind the scenes.

2. **PLEDGE OF ALLEGIANCE:** The Pledge was led by City Clerk Love.

3. **ROLL CALL:**

PRESENT: Councilmember - Guarriello, Land, Martin, Koretz and Mayor Heilman

ALSO PRESENT: City Manager Brotzman, City Clerk Love and Deputy Clerk Lucero

4. **APPROVAL OF AGENDA:** Motion Councilmember Land, seconded Mayor Pro Tem Koretz and unanimously carried.

5. **CITIZEN COMMENTS:**

DOROTHY GOODMAN, WEST HOLLYWOOD, spoke about some elements of the proposed plan. She submitted a copy of a petition statement to each of the Councilmembers and indicated the petition itself will be forwarded to the Council before the next meeting.

BERNARD WORMS, WEST HOLLYWOOD, does not understand the reasoning for having meetings. He commented about a rumor he heard about the House of Blues.

PATTY SCHOENBURG, WEST HOLLYWOOD, related a negative experience at Luna Park on Robertson where she was denied access because she was in a wheelchair.

Mayor Heilman asked City Manager Brotzman and Assistant City Manager Makinney to meet with her and resolve this issue.

6. **COUNCILMEMBER COMMENTS:**

Councilmember Land announced that Wednesday evening will be an ACLU presentation at 7:00 p.m. at City Hall. She also asked City Manager Brotzman to discuss the noise which occurred at the House of Blues last Wednesday at the next Council meeting.

Councilmember Martin thanked the residents who called about the parking restrictions in West Hollywood Park. He indicated he had a concern about the notification of residents relative to live bands performing on Halloween night.

7. **UNFINISHED BUSINESS:**

**A. DISCUSSION OF THE SUNSET SPECIFIC PLAN:**

**1. Heights on North Side of Sunset Boulevard**

Mayor Heilman indicated that if the height limit was raised, staff has indicated that it is possible a new EIR would be required.

Councilmember Land stated that looking at the report it seems that almost any change would require an new EIR.

Lisa Heep, Planning Manager, responded that it would depend on the significance of the change. It does not limit changes but some changes would result in additional expense.

The Council decided to leave the height at a maximum of 45' on the north side by consensus of the City Council.

**2. Housing Density Bonus for housing removed from Sites on Sunset Boulevard**

Council agreed with the density bonus for housing by consensus of the City Council.

**3. Is the Process to become a Target Site too cumbersome?**

Councilmember Land stated that the process includes a 60-day limit after circulation and asked that staff speed up the process.

Lisa Heep, Planning Manager responded that this actually imposes a time limit on staff.

Mayor Heilman requested that Ms. Heep confer with the City Attorney Jenkins on this issue to ensure that if we exceed the 60-days, the City is not in a legal compromise.

The City Council was comfortable with this issue.

**4. How will the issue of dual jurisdiction be addressed?**

Staff was directed to continue to explore this issue.

**5. Can large-scale windows such as those needed for car dealerships be permitted in some instances**

Mayor Heilman asked that staff come back with some visuals on this issue. Council deferred on this issue to the next meeting.

**6. How will height bonuses work?**

Mayor Heilman asked the staff to explain the process.

**Site 1A.** Councilmember Land asked that the plan specify that the City is not looking for a 95-ft building, but that the site accommodate a 95-ft. billboard. Otherwise Council is comfortable with the direction.

**Site 6.E** Mayor Heilman indicated they will reexamine this site after staff has time to further explore the issue relative to height bonus and target site.

7. **How will Billboard Policy change?**

Mayor Pro Tem Koretz indicated he would like to see the removal of some billboards throughout the City and relocate them to Sunset Boulevard.

Councilmember Martin indicated he would like to see a number of billboards removed. He indicated that there is an architecturally significant building on Santa Monica near Westbourne which is obscured by a billboard. He indicated he would like to look into this issue with Mayor Pro Tem Koretz.

Mayor Pro Tem Koretz responded that he does not feel it should be so specific, as the moving of billboards would be a lengthy process but agrees to work with Councilmember Martin's office.

Mayor Heilman stated his concern would be that new companies coming in would not have the same opportunities as those companies which already have billboards on Santa Monica Boulevard.

Councilmember Land indicated that she does not want to see Sunset crammed with more billboards. Perhaps Mayor Pro Tem Koretz and Councilmember Martin could look at moving some of the billboards to be moved into the eight sites specified in the Sunset Specific Plan.

8. **How will the process work for Target Sites with multiple owners?**

Council concurred with the staff recommendation.

9. **Why does the Sunset Specific Plan have a separate Art Program?**

Sarah Lejeune indicated that there is a relevant case currently before the California Supreme Court and that Steve Kostka, special counsel for the Plan suggests that Council wait before moving forward on this issue. Council concurred.

10. **Does the Sunset Plan take into account possible water run-off problems?**

Mayor Heilman recommends that staff look at other methods of reducing runoff.

Lucy Dyke indicated that the City Engineer has been working with the Westside Cities on this particular issue and perhaps she should come back and provide an update.

This item will come back at a later date.

11. *Will Sidewalk Arcades Encroach on the Public Right-of-Way?*  
The City Council discussed this issue and Mayor Heilman asked that City Attorney Jenkins provide input on this issue. Staff was directed to clarify the language.
12. *Why does the Sunset Specific Plan Zone permit pawnshops?*  
Sarah Lejeune provided the information requested.

The City Council indicated they would prefer to not permit pawnshops on Sunset Boulevard, if legally possible. Staff will come back on this issue.

#### OTHER ISSUES:

1. SETBACKS:  
Mayor Heilman indicated that perhaps this could be discussed at a future meeting. Staff was asked to come back on this issue.
2. CULTURAL HERITAGE ADVISORY BOARD RECOMMENDATIONS:  
Sarah Lejeune provided the background on the CHAB recommendations. Staff is requesting the 25 foot height limit be mandatory. Staff was directed to bring back a separate staff report on this issue.

Mayor Pro Tem Koretz asked that the staff report include some perspectives from the property owners.

3. TRIGGER FOR THE REVIEW BY PLANNING COMMISSION  
Mayor Heilman asked that this be brought back for discussion relative to the 20,000 square foot trigger.
4. NIGHTCLUB ASSESSMENT ISSUE:  
Mayor Heilman requested a brief update at the next meeting.

Mayor Pro Tem Koretz feels that the nightclub related problems are not under control while there is another nightclub under construction at the old Gazzarri's site.

Mayor Heilman suggested deferring action on whether to allow additional nightclubs as part of the Plan and defer action on standards such as parking until staff has an opportunity to move forward on an assessment district to clean-up existing problems. He clarified that Council did not declare a moratorium on nightclubs and directed staff to provide an update on the proposed assessment district at the next study session.

5. CUL-DE-SAC, VIEW TERRACES, MEDIAN ISLANDS WITH REGARD TO OPEN SPACE REQUIREMENTS  
Mayor Heilman asked that these items be brought back for Council consideration.

Mayor Heilman directed Lucy Dyke to look into a possible transit system for Sunset Boulevard.

## SPECIFIC GEOGRAPHIC AREAS:

### ***GEOGRAPHIC AREA ONE:***

1. *Why was Site 1-B Deleted as a Target Site?*  
Council was comfortable with staff's response to this question.
2. *What is the correct height limit for Site 1-A?*  
Council was comfortable with the recommendation.

### ***GEOGRAPHIC AREA TWO:***

1. *How will the Hart Park median fit Conform with Fire Safety Standards?*  
Lucy Dyke provided an overview of the Transportation view on this issue.

Mayor Heilman directed staff, as an alternative to a median, to look into widening the sidewalk at Hart Park in an attempt to make the park more inviting to pedestrians. He also directed staff to analyze safety and traffic concerns with respect to the proposed median.

2. *Renovation for the Golden Crest Site. 2-B?*  
City Council is comfortable with Site 2-B as it stands.
3. *Can Height Limits on the North Side of the Street be Raised?*  
Council previously discussed this issue.

### ***GEOGRAPHIC AREA THREE:***

1. *Density Bonuses for the Hyatt and other Hotels in this Geographic Area?*  
Sarah Lejeune provided background information on this and indicated staff will come back on October 30th after further study.

### ***GEOGRAPHIC AREA FOUR:***

1. *Intention of the Park at Site 4-A?*  
Councilmember Land indicated that she does not feel it is realistic that a property owner would want a park.

Mayor Heilman concurs with Councilmember Land. He indicated he is very concerned about the safety issues. He asked staff to provide additional information about this.

2. *Is The Concentration Of Possible Development Appropriate?*

Mayor Heilman indicated that he has some concerns about this and does not feel the street can accommodate the concentration. He raised this as an issue for further discussion.

Councilmember Martin stated he feels that certain sites should be left as target sites.

Mayor Heilman stated that he has some concerns about concentrating all this development in the center. He raised the issue about the Hammond/Hilldale site also.

Mayor Heilman inquired if the Council would like to continue the remainder of this agenda to the next meeting.

Councilmember Land stated that perhaps staff should be directed to come back for a comprehensive review of the target sites.


The Council concurred that this meeting be continued to the next study session. They will continue with the geographic areas which would include the target sites, go back to issues deferred, requested information and discuss other issues which were not addressed.

Mayor Heilman gave the City Manager direction to come back with a specific date for an additional study session in November.

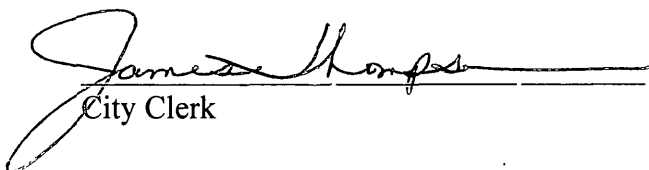
BETTY WAGNER, WEST HOLLYWOOD, indicated that the width of the Marlboro Man should be defined. She indicated that she was under the impression that there would not be median islands and asked if there would be onsite parking for all structures going up.

8. **ADJOURNMENT:** The City Council adjourned at 9:10 p.m. to a special Joint Meeting with the Rent Stabilization Commission to be held on Monday, October 16, 1995 at 6:00 p.m., immediately following will be the next regular meeting at 7:30 p.m. at West Hollywood Park, 647 N. San Vicente Boulevard.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 16TH DAY OF OCTOBER, 1995.

  
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MAYOR

ATTEST:

  
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City Clerk