



PLANNING COMMISSION MINUTES

January 6, 2000

West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER

The meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Smith.

A. Pledge of Allegiance

The Pledge of Allegiance was led by John Chase.

B. Roll Call

Commissioners Present:

Liz Anderson, Brad Crowe, Donald DeLuccio, Harriet Segal, Steve Smith, Bradly Torgan

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Liz Bar-EI, Associate Planner; John Chase, Urban Designer; James Guerra, Building Official (Contract Employee); Erika Fleming, Assistant City Attorney; Bruce Robertson, Staff Assistant.

Others Present:

Bruce Jacobson, Zoning Ordinance Consultant

C. Approval of Agenda

Action: To approve the Agenda.

Motion: Crowe

Second: DeLuccio

Votes: All Ayes

Motion carried.

Absent: Altschul

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.

2. PUBLIC COMMENT

a. **John Paul Drayer, West Hollywood**, opposes the Hyatt Hotel having rooftop dancing and music.

b. **Jeanne Dobrin, West Hollywood**, spoke against the City allowing incremental entitlement payments, also commented about the building at the corner of Santa Monica Blvd., and Doheny.

- c. **Earl Gross, West Hollywood**, code should be changed so that combining of corner and interior lots will not change the front or back of the property; distances between buildings should be protected.
- d. **Todd Bianca, West Hollywood**, spoke regarding the selling of the Villas de San Vicente project, properties not maintained or secured.

3. CONSENT CALENDAR - Pulled

Moved to Excluded Consent Calendar.

4. EXCLUDED CONSENT CALENDAR

Item 5A to be amended to reflect the applicant of Creative Sign Permit 99-11 as being Tower Records.

Action: Vote to approve Resolution PC 99-272
 Votes: All Ayes Resolution approved.
 Absent: Altschul

Action: Vote to approve Resolution PC 99-273

Roll Call Vote:

Crowe	Aye
DeLuccio	Aye
Anderson	Aye
Segal	No
Torgan	Aye
Smith	Aye

Resolution passed.
 Absent: Altschul

5. COMMISSION CONSIDERATION

6. PUBLIC HEARING

ZONING ORDINANCE REVISION: Continuation of Public Hearing

Continue review of the proposed revised Zoning Ordinance. Major topics of discussion will include regulations for: residential development, service stations, vehicle repair and sales, general property development standards including setbacks, fences and hedges, affordable housing and seismic standards.

Location: City-Wide
Planner: Liz Bar-EI, Associate Planner
 Bruce Jacobson; consultant
Recommendation: Discuss and continue hearing until Monday, January 31, 2000.

19.36.290 – Residential Uses – Residential Accessory Uses and Structures

Commission Torgan suggested increasing the number of allowable garage sales per site.

After some discussion, it was the Commission's desire to leave the number of garage sales unchanged.

Mr. Jacobson

Item 3B to be amended to add the following wording: *The Director may approve additional coverage where a replacement open area equivalent to the additional coverage over 50 percent is substituted elsewhere on the site.*

Item D3 to be amended to read as follows: No more than 50 percent of the required rear setback *shall be* covered by roofed structures, except as provided by Subsection A.3.

19.36.300 – Residential Uses – Second Residential Units

Item D – after reviewing this item, it is staff's recommendation not to include a 5000 Sq. Ft. threshold in the proposed language.

19.36.310 – Residential Uses- Single-Family Dwelling and Duplexes

The opening paragraph of this section shall be amended to add the following: *See also table 2-3, Section 19.06.040 – Residential Zoning District General Development Standards, and the residential guidelines.*

19.36.320 – Service Stations (9430)

Item B1 to be changed, per the Commission's direction, to allow a maximum of two service stations at a street intersection.

Item C12 to be a new item added to this section with a paragraph that would include the following: *Compliance with state requirements section would be added to require that all applications for service stations, new or modified, shall include plans to implement best management practices to eliminate discharge into storm drains in compliance with the City's NPDES criteria.*

Commissioner Torgan

- Recommended that item 3c under that section be removed, so as not to prohibit convenience stores at service stations.
- Recommended adding the following language to item 3a, *but not include the sale of food and other sundry products.*

Public Speakers

- a. **Jeanne Dobrin, West Hollywood**, supports allowing additional service stations but is opposed to allowing mini marts within service stations.
- b. **Hillary Sevlin, Los Angeles**, speaking in behalf of the West Hollywood Chamber of Commerce supports eliminating section 3C.
- c. **Bahman Kian, Santa Monica**, commented that convenience stores are an important part of a service station's business, and also provides for lower gas prices to its customer's.
- d. **John Paul Drayer, West Hollywood**, supports service stations.

Staff noted that in most cases, alterations to a service station will require a CUP.

The Commission directed Staff to come back with additional suggestions/alternatives in this area, including consideration of requests for the sale of alcohol.

Commissioner DeLuccio supports limiting the square footage allowable to the sale of food and sundry products in service stations/mini marts.

Mr. Jacobson

19.36.360 – Vehicle Repair Shops (9319)

Item A, to be changed to reflect compliance not later than three years.

Item B, changed to include the hours of operations to be between 8:00 a.m. and 9:00 p.m. The Director may limit the hours of operation if the proposed use is adjacent to a sensitive land use.

19.36.370 – Vehicle Sales and Rentals (9332)

Item A, the proposed language shall read: *The Director may limit the hours of operation if the proposed use is adjacent to a sensitive land use (e.g., residential uses, schools, etc.).*

Public Speakers

- a. **John Paul Drayer, West Hollywood**, suggested making setback laws stricter. Also suggested using City Hall's parking lot as a possible site for City yard sales.
- b. **Dan Siegel, West Hollywood**, supports the rights of property owners by not changing the current hedge height requirements.
- c. **Larry Cook, West Hollywood**, spoke in support of allowing loading and unloading of vehicles on the Public Right of Way.
- d. **Jeanne Dobrin, West Hollywood**, spoke against allowing additional yard sales. She also expressed concern over the hours of operation of service station/mini marts, supports hedge heights being 42".
- e. **Hillary Selvin, Los Angeles**, asked the Commission to revisit electric vehicle recharging stations as electric vehicles may not be the wave of the future.

Commissioner DeLuccio suggested adding language to item 19.36.360 (F) to read: *vehicles awaiting repair shall not be parked on the Public Right of Way.*

The Commission directed Staff to come back with suggestions regarding loading and unloading of vehicle on the Public Right of Way.

Commissioner Torgan suggested reducing the required number of electrical vehicle parking spaces from 2% to 1%, and from 50 spaces to 25 spaces maximum.

It was the Commission's desire, at this time, not to change the existing electric vehicle ordinance.

Mr. Jacobson

CHAPTER 19.20 – GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS

19.20.020 – Applicability

Item C, to be deleted from this section.

Table 3-1 Allowed Projection into Distance Between Structures

Table to be amended with a provision allowing covered breezeways or trellises which are open on both sides to be located to the rear yard without a restriction as to its intrusion to the rear yard.

Commissioner Crowe had questions regarding how such connections impact on building standards.

19.20.050 – Fences, Walls, and Hedges (9324 & 9325)

Commissioner Crowe recommended that not all walls or fences require painting, due to the materials being used, and as such the code should not require this.

Staff will change the language of items B1 and D2 to comply with the Commission's request in this area.

Mr. Jacobson

Item B2, language to be added to this section referring to materials not listed may be considered if in compliance with residential design standards.

Item B3, this item shall now read as follows: *Wrought iron fences shall not terminate at the top in outward curves.*

The Commission discussed allowable hedge heights in R1 & R2 zoning districts. As a part of this discussion, staff clarified that the proposed six (6) foot hedges would be

allowed in R1 districts and all residential sites with single family dwellings. It was the Commission's desire to leave the code as it written.

Item C2, the following language will be added to this item: Fences, walls, and hedges within a required street side setback shall not exceed 42 inches in height, *and up to 6' in height if 50 percent transparent,...*

Commissioner Crowe suggested changing item D3 to read, Wherever a site zoned for or developed with a commercial use abuts a residential use a solid decorative wall not less than six feet nor greater than 10 feet in height shall be constructed along the property line abutting the residential use...

Mr. Jacobson

19.20.080 – Height Measurement and Exceptions (9361) a graphic has been added on page 3-14 as directed by the Commission.

Item 2b(1)(a) wording has been added as follows: *if the applicable maximum height limit is 35 feet or less: (maximum projection shall be limited to) 10 feet.*

19.20.100 – Outdoor Lighting (9313b)

Table on page 3-18 reflects industrial lighting standards.

19.20.150 – Setback Measurement and Projections into Yards

Item B3, to read *Retaining walls up to 42 inches in height above finished grade.*

Item C, the Commission directed staff to research and bring back a proposed section regarding corner parcels and front lot lines.

Table 3-2 on page 3-25

Proposed staff changes regarding Bay windows to read as follows: *Bay windows, and similar enclosed projecting windows. The width of the window shall not exceed 10 ft. when in the front, street side, or rear yard or 7 ft. when in the side yard. (1).*

Another proposed change in this same area allows Bay Windows to be 36" from the property line instead of 30".

19.20.160 – Sidewalks (9309)

Additional proposed wording shall read as follows: Combined sidewalk and parkways in all zoning districts shall be a minimum of 10 feet, except as otherwise provided by the Sunset Specific Plan. *The requirement shall be reduced by the City Engineer if this width is deemed unnecessary at the specific project location.*

The Commission's direction to Staff was that this section should be kept as it formally

read, to eliminate language giving discretion to the City Engineer.

19.20.190 – Storm Drainage and Storm Water Runoff

Item C, language shall be added stating that *proposed projects shall integrate best management practices as required by City's NPDES permit subject to the City's engineer.*

19.22.050 – Allowable Density Bonuses

Table 3-5 Inclusionary Housing Density Bonus Criteria

Note to be added at the end of table 3-5 to read as follows: *For standards and notices for congregate care and senior housing projects, see also section 19.36.110.*

Another change within Table 3-5 shall read: *The standard bonus for affordable housing projects in residential zones has been changed from the 10% to 20%, for projects of 11 or more units, to match the affordable housing requirement.*

Note: Any text amendments adopted by the City Council will be incorporated into the final draft of this document.

Public Speakers

- a. **Janet Cole, West Hollywood**, supports hedges and greenery and suggested possibly allowing higher hedges and fences.
- b. **Jeanne Dobrin, West Hollywood**, opposes allowing higher fences and hedges and suggested the Commission discussion on this issue was unclear.

Commissioner Torgan suggested a language change to section 19.34.070 – Off-Site Signs, 12b, to read as follows: The image area may include the use of windows, provided that the windows comprise no more than 15 percent of the *wall on which the sign is placed...*

It was the Commission's consensus to implement the above change as suggested by Commissioner Torgan.

Commissioner Torgan suggested changes to Table 2-2 on page 2-9 as follows: Note (3) to remove the wording "adaptive reuse".

7. PUBLIC COMMENT - None

8. ITEMS FROM COMMISSIONERS - None

9. ITEMS FROM STAFF - None

10. ADJOURNMENT
