



PLANNING COMMISSION AND CITY COUNCIL MINUTES
JANUARY 27, 1997 (Special Study Session on Zoning Ordinance)
West Hollywood Park Auditorium, 647 North San Vicente Boulevard, West Hollywood, CA 90069

1. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Mayor Koretz.

2. ROLL CALL

City Councilmember Present: Sal Guarriello, John Heilman, Abbe Land, Paul Koretz, Steve Martin

Commissioners Present: John Altschul, David Behr, Brad Crowe, Thomas Jones, James Litz

Staff Present: Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Liz Bar-El, Assistant Planner; Thinkh Tran, Administrative Staff Assistant

3. ITEMS FROM CITIZENS

- a. **John Jakupcak**, West Hollywood, commented that he would like bed & breakfast establishments to be permitted in R2 zones (Norma Triangle is in R1).
- b. **Bill Doeblner**, West Hollywood, commented on commercial properties on Robertson (C1 Zones) and raised question of appropriate zoning for these and its impact from potential development onto neighborhood.
- c. **Jeanne Dobrin**, West Hollywood, expressed agreement with Mr. Jakupcak, and commented on C1 lots.
- d. **Bud Siegel**, West Hollywood, commented that he is glad that the City is reviewing the Zoning Ordinance again and would like to see that the issue of amortization be discussed.
- e. **Joyce Hundal**, West Hollywood, commented on neighborhood preservation and traffic impacts on local streets on behalf of West Hollywood West, and neighborhood protection section in zoning ordinance.

4. ZONING ORDINANCE REVISION STUDY SESSION

Ms. Heep presented Paul Crawford, consultant.

Mr. Crawford introduced Bruce Jacobson and Ron Pflugrath, consultants.

a. Demolition permit requirements

The Council and Commission discussed:

- separate issues between commercial and residential
- maintaining policy in residential area, but giving staff some flexibility in commercial areas

- expedite demos for hazardous buildings
- cultural heritage preservation
- broadening of staff's discretion
- safeguard against landlord negligence
- fees assessed on net new square footage/ later development on lot demolished should not get credit for previous building

b. Amortization of non-conforming uses

The Council and Commission discussed:

- list of businesses affected needed
- discontinuance of non-conforming uses due to vacancy
- need more information before policy decision can be made
- opportunities versus impacts
- parking
- reconsider whether uses should be non-conforming. What are their functions/impacts?

c. Mansionization/new residential development in existing neighborhoods

The Council and Commission discussed:

- setback differences between Norma Triangle/Betty Way/West Hollywood West
- need to understand trade-off between not-in-my-backyard and expansion of personal property
- design standards and enforcement
- distinct standards for different neighborhoods, create neighborhood plans
- hedge heights, keeping fence heights as currently allowed

d. Commercial uses in residential zones; home businesses

The Council and Commission discussed:

- against allowing small commercial shops in neighborhoods
- home businesses - refine rules so that activities (e.g. piano lessons, tupperware parties) are not illegal
- craft language carefully to keep out nuisance activities
- broadening current home occupation standards to allow some more uses is favorable

e. Legalization of billboards

The Council and Commission discussed:

- keep status quo, no further legalizations
- maintenance of structures important

f. Parking Issues

The Council and Commission discussed:

- in-lieu fees for off-site parking
- options stated by staff
- shared parking uses
- need parking program, long-term strategy
- leases/covenants
- parking demand studies
- enforcement problems

Regarding parking requirements for small restaurants, the Council and Commission discussed:

- parking is problematic for neighbors, discussed ending "under 1200 sq.ft." clause
- economic development tool - remains valid
- impact minimal
- original intent remains valid - need safeguards
- exploitation of provision/strengthening of language
- lower parking ratios should not include new buildings
- moratorium is not favorable

Regarding nightclubs, the Council and Commission discussed:

- fluctuating capacities
- occupancy rates based on times during more intense use
- re-analysis of parking requirements for all uses
- nightclubs as only one of many uses that are problematic
- exploration of new calculations/comparison with other cities
- ensure that requirement is easy to calculate

5. PUBLIC COMMENT

- Joyce Hundal**, West Hollywood, commented on parking program, shared parking and limousines and need for employee parking.
- Jeanne Dobrin**, West Hollywood, commented on non-conforming uses, animal hospitals, automobile uses/gasoline stations, mixed-uses on Sunset Boulevard, hedges and condominiums/business use.
- Paul Drooks**, West Hollywood, commented on Planning Commission as determining body for demolition permits/hazardous use, home businesses and impact, shared parking, and moratorium on restaurants under 1200 square feet.

6. COUNCILMEMBER AND COMMISSIONER COMMENTS

- Commissioner Jones stated that scale of windows (fenestration) is important in the issue for Norma Triangle and other neighborhoods.
- Councilmember Heilman stated that a Pacific Design Center night-time parking program should be created by Department of Transportation and Public Works, and also a letter sent to business adjacent to PDC regarding such a program.
- Councilmember Martin thanked staff and members of the public who voiced their opinion tonight, and recognized former City Manager Paul Brotzman's presence.

7. ADJOURNMENT

The City Council will adjourn to its next regular meeting on Monday, February 3, 1997 at 7:00 p.m. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard. The Planning Commission will adjourn to its next special meeting on Thursday, January 30, 1997 at 6:30 p.m. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

PASSED, APPROVED AND ADOPTED THIS DAY OF FEBRUARY 20, 1997.

CHAIRPERSON: 

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: 