

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

MINUTES

January 7, 1993

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 7:07 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present: Behr, Crowe, Lambert, Litz, Richmond, Smith, Zaden

Others Present: Gay Forbes, Director; Anne Browning, Planning Manager; Bill Meeker, Jennifer Davis, Associate Planners; Angela Reynolds, Assistant Planner; Craig Rhea, Secretary

C. Approval of Agenda:

Action: To pull the minutes; continue V.E (8899 Beverly Boulevard) to January 21, 1993; continue Item V.F (1426-28 Laurel Avenue) to March 4, 1993, and approve the agenda as amended.

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

D. This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS - NONE

Motion: Lambert

Second: Smith

Vote: All Ayes

Motion carried.

Action: To approve the sign section of the Zoning Text Amendment with the following changes:

- 1) In Section 9411 (A) (1), second line, change "pleasant" to "appealing";
- 2) In Section 9412(B) (2) (a), change "three (3)" to "two (2)" in first line. Multi-tenant buildings will be buildings containing two or more tenants;
- 3) In Section 9412(C) (1) (b), replace "least possible impact" with "little or no impact";
- 4) In Section 9412(C) (1) (a), add subpart iv as follows:
 - iv) The following designs will not be considered:
 - a. plastic "plex" with unremarkable lettering; and
 - b. Signs which detract from the character of a historic or architecturally significant structure.
- 5) In Section 9412(C) (6), add subsection "f" as follows:
 - f) Permitted awning/canopy signs shall be regularly maintained and kept free of dust and visible defects.
- 6) In Section 9412(C) (8) (b) (i), delete "Price information shall not be permitted."
- 7) In Section 9412(C) (12), add subsection "c" as follows:
 - c. Permitted windblown devices shall be regularly maintained and kept free of visible defects.
- 8) In Section 9413(D), add "and shall not exceed 25 square feet in area" after the word "neighborhood".
- 9) In Section 9414(A), delete the words "and temporary" from the first sentence.
- 10) In Section 9414(D), add subpart "6", as follows:
 6. Individual signs exceeding 200 square feet in area shall require Planning Commission approval.

11) In Section 9417(D), delete "Any flag used to attract the attention of prospective customers is prohibited."

12) In Section 9417(S), delete subparts "all real estate signs shall be single-faced."

13) In Section 9417(X), change "three (3) weeks" to "four (4) weeks" for the maximum posting period for lost pet signs.

14) In Section 9418(C), revise to read as follows:

"c. Any advertising structure or sign which is exposed to public view from the highway or sidewalk, which contains any obscene photograph,, cartoon, drawing, or other pictorial representation."

15) In Section 9418(E) in line 7, add the word "pole" after "telephone" and add "public telephone" to the list of items that notices, placards, etc... cannot be placed upon.

16) In Section 9421(C)(1), replace "within five (5) years of the effective date of this Chapter" with "by April 4, 1996."

17) In Section 9422(A), require owner of property owner upon which a non-conforming or illegal sign exists to be notified of its pending removal. Change "or" in line 5 to "and", and finally,

18) In Section 9422 (C), change "thirty (30) day" to "two weeks".

Motion: Behr Second: Zaden

Vote: All Ayes Motion carried.

Following changes on shared parking for commercial uses were suggested by the Commission:

1) Delete proposed subpart "iv" of Section 9386(F) regarding the distance from shared parking facility to the business seeking shared parking approval;

2) Revised proposed subpart "u" of Section 9386(f) by adding language requiring the business owner to pay patrons' entire parking fee and requiring the business to post a notice informing patrons that the parking fee shall be paid in full, upon a business transaction; and

3) Add subpart "vii" stating that the section shall expire one year from the effective date. Businesses for which shared parking was approved may seek annual renewal of shared parking.

The Commission moved on to discussion of appeals portion of the Zoning Text Amendments.

Commissioner Zaden gave the subcommittee's report.

The following spoke on appeals:

Mark Lehman, West Hollywood
Bruce Traub, West Hollywood

Action: To approve the appeals portion of the Zoning Text Amendments with the following changes:

1) Appeals fees shall be waived if the appellant lives or owns property or a business within the original mailing radius for the public hearing and submits 15 signatures from residents, property owners or business owners within the original mailing radius. If a permit does not require a public hearing, the minimum radius from which signatures shall be received shall be 300 feet.

2) In low density areas, the appeal fee waiver signature requirement shall be 5% of the original mailing radius, if less than 300 notices were mailed for the original public hearing.

3) Any individual who lives outside the original mailing radius may file an appeal as follows:

- a) The first appeal shall cost \$150 or the fee shall be waived if appellant provides 100 signatures from residents of West Hollywood;
- b) Second and subsequent appeals shall cost \$150 plus mailing costs; and
- c) Appeals per person shall be calculated per calendar year.

4) Appeals shall be filed with the City Clerk within ten (10) days after the resolution is signed and available to the public. The Director may return incomplete appeals. Returned appeals shall be submitted to the appellant via certified mail. The appellant shall have five (5) days from date of receipt to submit a complete appeal.

- C. Demolition Permit 92-03, Development Permit 92-09, Conditional Use Permit 92-04 and Tentative Tract Map 23474 - Request to demolish two existing and construct four condominium units.

Applicant: Chris Tina Ferra

Owner: Same

Location: 823 Westbourne Drive

Recommended Action: Deny permits subject to the findings and conditions of draft Resolution No. PC 92-44.

Jennifer Davis presented the staff report.

Commissioner Litz excused himself on this issue.

Action: To deny the request without prejudice.

Motion: Smith Second: Crowe

Vote: Ayes - Behr, Crowe, Lambert, Richmond, Smith, Zaden

Noes - None

Abstain - Litz

Motion carried.

- D. Zoning Text Amendment 93-01, Zoning Map Amendment 93-01, General Plan Text Amendment 93-01 and General Plan Map Amendment 93-01 - City-initiated amendments recommended to clarify standards, eliminate inconsistencies and correct errors relating to non-residential parking and the PK (Parking) Overlay zones.

Applicant: City of West Hollywood

Owner: City of West Hollywood

Location: City-wide

Recommended Action: Adopt Resolution No. PC 93-01 and Resolution No. PC 93-02, recommending adoption of amendments to the Zoning Ordinance, General Plan, Zoning Map and General Plan Map.

Recommended Action: Continue public hearing to the January 21, 1993 Planning Commission meeting.

- F. Demolition Permit 92-06, Development Permit 92-25, Conditional Use Permit 92-07 - Request to demolish four units and construct nineteen condominium units.

Applicant: Zissis Makris

Owner: Same (in escrow)

Location: 1426-28 Laurel Avenue

Recommended Action: To continue public hearing to March 4, 1993.

V. COMMISSION CONSIDERATION - NONE

VI. ITEMS FROM CITIZENS

- A. Bruce Traub, West Hollywood, spoke about ramification of approval of overlay parking.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Lambert spoke about the League of California Cities Planning Institute this coming March in Monterey and indicated that he would like to attend.
- B. Commissioner Zaden inquired about the conference budget and asked for a list of upcoming conferences. Commissioner Richmond said he would follow up with staff and relay the information back.
- C. Commissioner Behr called attention to the mistakes on the Zoning Map, other than parking.
- D. Commissioner Richmond made the following announcements:
1. Public Safety Fair will be held on January 30, 1993, at Plummer Park;
 2. Annual meeting of Commissioners will be held on January 27, 1993, at the Pacific Design Center, from 6:00 P.M. to 9:00 P.M., with focus on budget; and
 3. Quarterly PC retreat with staff will be on February 10, 1993, time and place to be determined.

VIII. ITEMS FROM STAFF

- A. Gay Forbes announced the fundraiser event for the West Hollywood Homeless Organization to be held at Roxbury, on January 31, 1993.
- B. Anne Browning informed the Commission that:
 - 1. The City Council heard the Warner project on January 4, 1993, and approved it in concept.
 - 2. The Le Montrose appeal will go before the City Council on January 19, 1993.

IX. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, January 21, 1993, 7:00 p.m., West Hollywood Park Auditorium.

Motion: Lambert

Second: Litz

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT