

CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION

MINUTES

APRIL 5, 1990

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 Siegel at 7:10 p.m.

- A. Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Litz
- B. Roll Call:
- Commissioners Present: Guarriello, Litz, Richmond, Siegel, Gene Smith, Steve Smith
- Others Present: Anne Browning, Planning Manager; Moonyeen Gatanela, Secretary
- C. Approval of Agenda:
- Action: To continue Items IV.B and IV.C to April 19, 1990, and approve the agenda.
- Motion: Litz Second: Gene Smith
- 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

- A. Steve Chapman, West Hollywood, requested that no permit be issued for structural changes on Betty Way until after the study of staff for future development guidelines have been completed.

Action: The Commission is making the finding that the Betty Way matter is an emergency that arose after the posting of the agenda.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

Action: That staff prepare a resolution for the Planning Commission to the City Council recommending a moratorium on Betty Way properties until the study on Betty Way has been adopted.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

- B. Jeanne Dobrin, West Hollywood, supported Steve Chapman's request.
- C. Charlie Mercer, West Hollywood, talked on the Sunset Strip study and Streetscape Master Plan. He requested that the Horn-Sunset-Hollywood Triangle be included in the study. He also mentioned the parking structure on Sunset and Clark.
- D. John Korswagen, West Hollywood, talked about storage problems in 8830 Betty Way.

### III. PRESENTATION

Director of Public Works Chuck Bergson, and Dennis Maclain, Consultant, presented a report on how developers compensate for no net increase in sewage capacity for new projects. They also answered questions from the Commissioners.

The following specific issues were discussed:

- A. Commissioner Siegel requested a detailed report on how developers can maintain zero output; numbers saying how many toilets they have replaced or other alternative approaches; methods of calculating the present usages such that it is very clear to the developer; and how the developer goes about replacing it.
- B. Commissioner Gene Smith also inquired what are specific figures the City can use to evaluate the various proposals. He requested some scenarios using different commercial and residential projects.

- C. Commissioner Richmond requested the presentation of different situations wherein the Commission could allow developers to pay a fee that would compensate for replacing leaking pipes underground that might result in the same amount of mitigation; or some situation where the Commission could accept a fee to do specific kinds of work which will have the same effect as the physical alternatives.

Action: To make recommendation to have a program to come up with the specific implementation and means of accomplishing zero flow on developments.

Motion: Richmond Second: Gene Smith

Vote: All Ayes Motion carried.

#### IV. PUBLIC HEARINGS

##### A. Proposed Zoning Ordinance and Map

Applicant: City of West Hollywood

Location: Citywide

Recommended Action: Take public testimony, make final changes to be incorporated into final document, and continue to meeting of April 19, 1990.

Chairman Siegel reopened the public hearing.

The following commented on the Ordinance:

Margot Siegel, representing the Transportation Commission  
Paul Zimmerman, representing the Housing Corporation  
Joyce Hundal, West Hollywood  
Charlie Mercer, West Hollywood  
Steve Chapman, West Hollywood  
Jeanne Dobrin, West Hollywood  
Bruce Traub, West Hollywood  
Ralph Feeley, West Hollywood

Commissioner Siegel suggested that all comments be written down and submitted to the Commission so the issues can be studied more thoroughly.

The Commissioners discussed, gave suggestions and made revisions to the Zoning Ordinance.

Action: To continue discussion to April 12, 1990, 7:00 p.m., place to be decided later.

Motion: Gene Smith

Second: Litz

Vote: All Ayes

Motion carried.

#### V. COMMISSION CONSIDERATION

- A. Submitted for the Commission's review and comment is the first draft of the City's Five Year Capital Improvement Plan.

Commissioner Litz suggested that the Commission put off this matter until the next meeting on April 19, 1990, and everyone agreed.

#### VI. ITEMS FROM COMMISSIONERS

- A. Commissioner Litz talked about the Planning Commissioners Institute sponsored by the California League of Cities in San Diego and promised to give each Commissioner a copy of the Legislative Update.

- B. Commissioner Gene Smith requested copies of the Streetscape brochure for each Commissioner.

#### VII. ITEMS FROM STAFF

- A. Staff informed the Commission that there is a Draft EIR on a 28-story, 480,000 sq.ft. office building at Wilshire and Vermont and the deadline for comments is May 21, 1990, for any Commissioner who is interested.

#### VIII. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, April 12, 1990.

Motion: Litz

Second: Gene Smith

Vote: All Ayes

Motion carried.

  
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CHAIRPERSON

ATTEST:

  
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DIRECTOR OF COMMUNITY DEVELOPMENT