

**CITY COUNCIL  
CITY OF WEST HOLLYWOOD  
MINUTES  
MONDAY, SEPTEMBER 11, 2000  
WEST HOLLYWOOD PARK**

1. **CALL TO ORDER:** Mayor Prang called the meeting to order at 6:07 PM.
2. **PLEDGE OF ALLEGIANCE:** James Litz led the Pledge.
3. **ROLL CALL:**
  - PRESENT: Councilmembers Guarriello, Heilman, Martin, Mayor Pro Tempore Koretz and Mayor Prang.
  - ABSENT: None.
  - ALSO PRESENT: City Attorney Jenkins, City Manager Arevalo, Director of Administrative Services Love, Deputy Clerk Gillig and Administrative Staff Assistant Bursztin.
4. **CONTINUED PUBLIC HEARING FOR ZONING TEXT AMENDMENT 99-02 (REVISED ZONING ORDINANCE):**

**4.A. FOLLOW-UP ON OUTSTANDING ITEMS FROM THE JULY 31, 2000 PUBLIC HEARING:**

Liz Bar-EI, Associate Planner, provided background information as outlined in the staff report dated September 11, 2000.

**Hedges:**

Ray Reynolds, Director of Community Development, provided additional information about height requirements for hedges and code enforcement of those heights.

Lisa Heep, Planning Manager, provided a brief history of code enforcement in the past. She also explained the "chain reaction" when code compliance officers cite one resident for a hedge height violation, that resident in turn, reports other hedges for the same violation.

The City Council discussed the various height restrictions outlined in the staff report.

Councilmember Heilman spoke about hedges being allowed to six feet on secondary streets. He also stated that the language presented is good, but the retroactivity element should be deferred to a later meeting.

Councilmember Guarriello spoke in opposition of cutting older hedges that have been in existence for a number of years and discussed a grandfathering clause.

**Floor Area Ratio (FAR) for Residential Zones:**

John Chase, Urban Designer, provided background information as outlined in the staff report dated September 11, 2000. A slide presentation was also shown.

Councilmember Heilman spoke about homeowners buying a single family home and wanting to add a second story and than being told that they cannot. He stated that he was in support of an FAR of .6 because its provides flexibility. Mayor Pro Tempore Koretz supported Councilmember Heilman's statements.

Mayor Prang discussed lot lines and spoke in support of an FAR of .5 and Councilmembers Guarriello and Martin supported his statement.

The Floor Area Ratio (FAR) was approved as .5. By Consensus of the City Council.

**Landscaping for Parking Lots:**

Liz Bar-El, Associate Planner, presented the revised figures on the parking lots.

Landscaping for parking lots was approved as presented in the staff report dated September 11, 2000. By Consensus of the City Council.

**Alternative Surfacing for Parking Lots:**

Alternative surfacing for parking lots was approved as presented in the staff report dated September 11, 2000. By Consensus of the City Council.

**Showers for Bicycle Lockers:**

Liz Bar-El, Associate Planner, provided background information as outlined in the staff report dated September 11, 2000.

The City Council approved four showers per project. By Consensus of the City Council.

**Conflicting Language:**

Liz Bar-El, Associate Planner, stated that she worked with City Attorney Jenkins on the language that is presented.

Staff was directed to strengthen the revised language for resolving conflicts between Code language and development agreements.

- 4.B. DISCUSS THE REMAINING FOUR CHAPTERS OF ARTICLE 3:** 19.30 (Property Maintenance Standards); Councilmember Marting spoke about drainage problems with gutters. Mayor Prang spoke of enforcement issues such as a quicker timeline such as Peter Cleaners hedges and residents in the Rosewood Area.

Councilmember Heilman stated the language presented would help code enforcement.

Seismic Safety report provided no discussion.

19.32 (Sign Standard & Design Guidelines) Liz Bar-El provided report.

GENE SMITH, WEST HOLLYWOOD, asked the City Council to reconsider two-sided billboards and replacement billboards.

JAMES LITZ, WEST HOLLYWOOD, spoke in support of open house signage.

JERRY PRIMACK, WEST HOLLYWOOD, spoke in support of open house signage.

BRIAN MAZURKIEWICZ, WEST HOLLYWOOD, spoke in support of open house signage.

CAROL GILLEY, LOS ANGELES, spoke in support of open house signage.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in opposition of open house signage being placed on private property.

BRYON LOWMAN, WEST HOLLYWOOD, spoke in support of open house signage.

MARK LEHMAN, WEST HOLLYWOOD, spoke about creative billboards and billboard placement.

ROBERTA SPOSOR, GLENDALE, spoke about Tall Wall locations and asked for existing Tall Walls to be exempted.

FRAN HOUES, LOS ANGELES, spoke in support of open house signs.

The City Council discussed the standards for creative billboards and the time limitations for being permitted. The billboard promoters should be able to ask up front for the time needed to recoup their money on the more expensive creative billboards and have it approved by the Planning Commission. Direction return with improved language.

Large Videoscreens – broad base community programming. Alison Maxwell provided input on the Fine Arts Commission involvement.

The City Council discussed the technology of video screens and how it is continually changing. Consensus of the City Council is that there be more discussion on what is desirable.

Tall Walls – image vs. the wall needs to be further explored. The City has to decide on what buildings qualify for Tall Walls and which ones do not.

The City Council took a recess at 8:00 PM.

The City Council reconvened at 8: 14 PM.

Mayor Prang stated that double sided billboards are more appealing than single sided billboards.

Staff will come back with list of billboards single and double.

Government Signs – Liz Bar-Ei, Associate Planner, provided a brief outline.

Real Estate Signs – City Attorney provided information on how signs are regulated.

The City Council discussed how difficult it would be for code compliance to find out if the property owners gave their approval for real estate signs.

The City Council directed staff to come back with additional information such as how other cities deal with this issue.

The City Council decided to keep the meeting on schedule until 9 PM and then they would go into their one hour closed session.

19.38 (Urban Arts Program) – No report nor discussion.

19.36 (Standards for Specific Land Uses) - Bed and Breakfasts: Councilmember Martin spoke in opposition of B&Bs in residential areas.

The City Council spoke about limiting B&Bs to historical buildings and a lower number of units.

Staff provided history on the small number of B&B applications.

Directed staff to prepare new language limited to historical buildings and return to the City Council.

NICK SHAFFER, WEST HOLLYWOOD, spoke in opposition of B&Bs in residential areas and losing more housing stock.

**PUBLIC COMMENT:**

NEIL ZASLAVSKY, WEST HOLLYWOOD, spoke about home businesses, service stations and electric vehicle charging stations.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke about standards for home businesses being too weak as written.

**COUNCILMEMBER COMMENTS:**

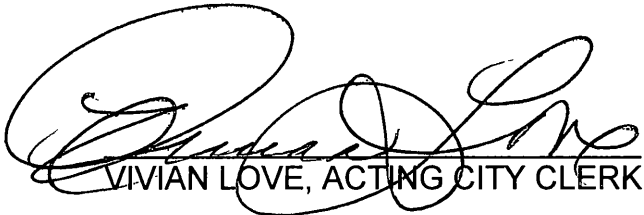
Councilmember Martin thanked the public who attended tonight's meeting.

**REPORT OF CLOSED SESSION:** City Attorney Jenkins stated that a closed session was held at 9:10 PM and ended at 9:55 PM and that there were no reportable actions taken.

**ADJOURNMENT:** The City Council adjourned at 9:55 PM to their next regular meeting on Monday, September 18, 2000 at 7:00 P.M. at West Hollywood Park, 647 N. San Vicente Boulevard.

APPROVED BY A MOTION OF THE WEST HOLLYWOOD CITY COUNCIL  
THIS 2<sup>ND</sup> DAY OF OCTOBER, 2000.

ATTEST:

  
VIVIAN LOVE, ACTING CITY CLERK

  
MAYOR