

**CITY COUNCIL
CONTINUED ZONING HEARING
CITY OF WEST HOLLYWOOD
MINUTES
MONDAY, JULY 31, 2000
WEST HOLLYWOOD PARK**

1. **CALL TO ORDER:** Mayor Prang called the Meeting to order at 6:16 PM.
2. **PLEDGE OF ALLEGIANCE:** Angie Kett led the Pledge.
3. **ROLL CALL:**
 - PRESENT: Councilmembers Guarriello, Heilman, Koretz, Martin (arrived at 6:20 PM), and Mayor Prang.
 - ABSENT: None.
 - ALSO PRESENT: City Attorney Jenkins, City Manager Arevalo, Assistant City Clerk Bell, and Administrative Staff Assistant Bursztin.
4. **REPORT OF CLOSED SESSION:** City Attorney Jenkins stated that a brief closed session was held at 6:00 PM and ended at 6:15 PM. He stated that there was one item of labor negotiation and one item of threatened litigation and no reportable actions were taken.
5. **CONTINUED PUBLIC HEARING FOR ZONING TEXT AMENDMENT 99-02 (REVISED ZONING ORDINANCE):**
 - 4.A. **FOLLOW-UP ON THE MEETING OF JUNE 26, 2000:**

Liz Bar-El, Associate Planner provided background information as outlined in the staff report dated July 31, 2000 provided staff report. She also stated that No. 2 in the staff report would be revised further.

The City Council discussed Floor Area Ratio (FAR), the parking rate formula, the average lot size (4,000 to 5,000 sq. ft.) and a residence located on Betty Way. The Council also discussed Building and Safety issues and the need to preserve the neighborhoods. The Council also noted that taller hedges might be justified for higher traffic areas.

John Chase, Urban Designer provided additional information on Floor Area Ratio and the requirements. Urban Designer Chase stated that there is only a minor difference between .5 and .6.

After a considerable amount of discussion, the City Council directed staff to return at a later date with a report addressing Floor Area Ratio (FAR).
 - 4.B. **PRESENTATION OF ARTICLE 3, CHAPTER 19.22 (AFFORDABLE HOUSING REQUIREMENTS AND INCENTIVES) TO CHAPTER 19.28 (OFF-STREET PARKING AND LOADING)**

Liz Bar-El provided background information as outlined in the staff report dated July 31, 2000. She spoke about demolition section being excluded and would be included in a future handout.

NEIL ZASLAVSKY, WEST HOLLYWOOD, Chamber OF Commerce, spoke in support of this item but opposes sections 19.28.070, 19.28.110, 19.28.160 and the shopping center requirements.

HILLARY SELVIN, LOS ANGELES, spoke in support of this item and thanked the planning staff for their work.

Councilmember Heilman stated that Section 19.22.030 A-2 doesn't make sense. Associate Planner Bar-El confirmed that the section would be replaced.

Economic Development & Housing Manager Winderman provided additional information on affordable housing.

Councilmember Heilman stated that the language needs to be examined especially in the area of conversions. He stated that pages 3-36, 3-37 "percentages" should be low income and asked if these figures were current. Associate Planner Bar-El confirmed that they were current and Numbers 1, 2 and 3 were stated from state law.

Councilmember Guarriello inquired if there were plans to purchase rent control units buildings. Economic Development & Housing Manager Winderman provided additional information and clarification on previous City Council directions. She also confirmed that no tenants would be displaced. Community Development Director Reynolds provided additional clarification on the displacement procedures for tenants.

Mayor Prang spoke about condominiums on San Vicente Boulevard. He stated that he wants restrictions that favor the residential neighborhood rather than the developer.

Mayor Pro Tempore Koretz spoke in support of Councilmember Heilman's statements. He also stated that the requirements could be less restrictive and dealt with on a case-by-case basis.

Councilmember Heilman spoke about off-site construction on inclusionary units such as the one on San Vicente Boulevard. He also spoke about a language revision in Section B and recommended adding a Section G. he requested staff to look at this one more time and come back at a later date with additional information and to tighten the language.

Councilmember Martin stated that off-site inclusionary units are the exception.

Mayor Prang agreed with Councilmember Heilman's comments that off-site inclusionary units are the exception.

4.B.1. HIGHWAY AND PARKWAY DEDICATION AND IMPROVEMENTS:

JEANNE DOBRIN, WEST HOLLYWOOD, spoke about the conversion of Hughes Supermarket to Ralph's Supermarket and problems with the driveways/entrances.

4.B.2. LANDSCAPING STANDARDS

Liz Bar-El, Associate Planner provided background information as outlined in the staff report dated July 31, 2000.

ANGIE BECKETT, WEST HOLLYWOOD, spoke in opposition of this section and recommended an urban forest and environmental board.

EFFIE RAVENI, WEST HOLLYWOOD, spoke in opposition of this section and recommended an urban forest and environmental board.

JANET COLE, WEST HOLLYWOOD, spoke in opposition of this section and the negative impacts of demolition.

Councilmember Heilman spoke in support of the landscaping standards. He also spoke about creating some type of environmental standards with relations to construction. He also spoke about the location of windows to encourage cross ventilation and asked staff to see how other cities address this issue.

Urban Designer Chase provided additional information on materials that reduce the "urban heat island affect."

Councilmember Guarriello spoke about properties having a great deal of landscaping and the owner's wish to build and if the landscaping would be required to be replaced.

Councilmember Martin spoke about small houses and tress that have been there a long time. He stated that making a small house bigger usually results in the removal of trees. He stated that if the Council wishes to save the trees than they must define how they want people to build.

Associate Planner Bar-El discussed the detailed three-level procedure for removing trees.

Mayor Prang spoke about the lack of public safety measures. He stated that the staff report does not address how landscaping affects public safety issues such as motorists. Councilmember Heilman mentioned a section that does address this and stated that this section may need to be expanded.

Planning Manager Heep stated that her Division consults with the staff of Transportation & Public Works on such issues.

Councilmember Heilman questioned page 3-74 on offstreet parking and rounding quantities. He asked if the figures were individually rounded or is the total sum rounded. Associate Planner Bar-El stated that it was up to interpretation and Community Development Director Reynolds stated that staff will look into this further and come back at a later date with updated information.

Mayor Prang spoke about parking for non-profit social service agencies. Associate Planner Bar-El stated that this was discussed by the Planning Commission and was removed. She stated that the basic use of the building would be the basis for parking requirements.

Councilmember Guarriello spoke about parking problems in the past with the West Hollywood Alcohol and Drug Center.

Councilmember Martin spoke about parking issues and asked staff about the consequences when landlords rent parking spaces to tenants of other buildings.

Planning Manager Heep referenced page 371 and how that section may cover the Council's concerns. Associate Planner Bar-El recommended beefing up the language.

Mayor Prang spoke about the Hilldale Project and inquired if the Planning Commission reviewed it. Associate Planner Bar-El provided additional information and clarification. Mayor Prang also discussed Rock Paper Scissors.

Councilmember Guarriello spoke about an accommodating businessman who spent \$50,000 on sound proof curtains to reduce noise.

The City Council stated that the Public Hearing would be continued to September 11, 2000 as previously planned.

6. PRESENTATIONS:

Paul Arevalo, City Manager provided background information as outlined in the staff report dated July 31, 2000.

City Manager Arevalo stated that he spoke to the legislative analyst and there would be no additional costs for them to perform this function and that they would work with the City to identify bills that impact West Hollywood.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of this Item.

Mayor Prang recommended breaking down each recommendation for discussion.

Recommendation #1:

Councilmember Heilman spoke in support and stated that each Council item be reviewed by professional staff before coming to the council.

Councilmember Guarriello stated that each item should have a purpose.

Councilmember Martin stated that the Council needs to be more patient with the staff.

Mayor Prang spoke about fiscal impact.

Mayor Pro Tempore Koretz spoke about presenting the concept first and the analysis at a later date if the Council is interested. He also recommended alternating the presentations and hearings.

City Manager Arevalo also announced that the Department Directors will be required to sign off on all staff reports in the future.

Mayor Prang stated that the City will have to revise the procedures for urgency items by adding a Findings of Urgency section to the actual report. He stated that this additional section could be coordinated by either the City Attorney and/or the City Clerk.

Councilmember Heilman spoke about empowering staff and not intimidating them so if staff feels the item is useless, they may indicate so. Additionally, he stated that staff should be able to say no to the item if it is incomplete, late and does not follow the approved procedures and format.

Recommendation #2:

Councilmember Heilman spoke in support and wants to include the fiscal impact. City Manager Arevalo confirmed this with Heleyne Meshar. Mayor Prang recommended both advocates review a complete list of bills and adopt a legislative program. Mayor Pro Tempore Koretz spoke in opposition and stated that this is too limiting and restrictive and it needs some flexibility. City Manager Arevalo reported on the ongoing problems with agenda items being submitted late and how this reduces the quality control mechanism of the process.

Recommendation #3:

The City Council discussed the need for discretion when coordinating presentations and accommodations. The Council noted that presentations should be placed on the agenda and that the City Clerk should have the authority to table it to the next meeting if there is a large number of presentations. City Manager Arevalo stated that staff would research the option of a special session for proclamations. The City Council discussed having citizen comments before the presentations.

The City Council also announced that residences could e-mail their comments if they cannot attend the meeting or if they had to leave the meeting.

7. PUBLIC COMMENT:

JOHN PAUL DRAYER, WEST HOLLYWOOD, invited everyone to Kings Road PotLuck.

RUTH WILLIAMS, WEST HOLLYWOOD, spoke in opposition of the pocket park and the loss of parking spaces.

DONY CASEY, WEST HOLLYWOOD, spoke in opposition of the pocket park and the loss of parking spaces.

NICK SCHAFFIER, WEST HOLLYWOOD, spoke about the Viper Room, it's parking lot and problems with the cement wall.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in opposition of the pocket park and the loss of parking spaces and a recent article about the anti-cruising efforts.

8. COUNCILMEMBER COMMENTS:

Mayor Prang requested to adjourn the meeting in memory of Blaine Talmo, Jr.

RECESSED TO CLOSED SESSION at 9:02 PM AND RECONVENED TO THE REGULAR MEETING at 9:04 PM.

- 9. REPORT OF CLOSED SESSION:** City Attorney Jenkins stated that a brief closed session was held at 9:02 PM and ended at 9:04 PM. he stated that there was one item of real estate negotiation and no reportable actions taken.

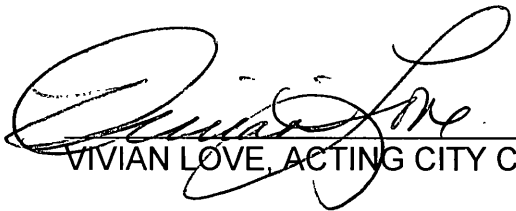
ADJOURNMENT: The City Council adjourned at 9:04 PM in the memory of Blaine Talmo, Jr. to their next regular meeting on Monday, August 7, 2000 at 7:00 P.M. at West Hollywood Park, 647 N. San Vicente Boulevard.

APPROVED BY A MOTION OF THE WEST HOLLYWOOD CITY COUNCIL
THIS 21ST DAY OF AUGUST, 2000.



MAYOR

ATTEST:



VIVIAN LOVE, ACTING CITY CLERK