

**CITY OF WEST HOLLYWOOD
CITY COUNCIL
MINUTES
MONDAY, DECEMBER 11, 2000
CONTINUED ZONING HEARING
WEST HOLLYWOOD PARK AUDITORIUM**

1. **CALL TO ORDER:** Mayor Prang called the Meeting to order at 6:10 PM.
2. **PLEDGE OF ALLEGIANCE:** Rent Stabilization Commissioner Ina Bliss led the Pledge.
3. **ROLL CALL:**
PRESENT: Councilmembers Guarriello, Martin (arrived at 6:16 PM), Acting Mayor Pro Tempore Heilman and Mayor Prang.
ABSENT: None.
ALSO PRESENT: City Attorney Jenkins (arrived at 7:06 PM), Acting City Manager Reynolds, Assistant City Clerk Taylor, and Administrative Staff Assistant Bursztin.
4. **APPROVAL OF THE AGENDA:**
ACTION: Approve the December 11, 2000 Agenda as presented. **Motion Councilmember Guarriello, seconded by Acting Mayor Pro Tempore Heilman and unanimously carried.**
5. **PUBLIC COMMENTS:**
HILLARY SELVIN, LOS ANGELES, spoke about the need for a redline version of the Zoning Ordinance.

JANET COLE, WEST HOLLYWOOD, spoke about the need for a redline version of the Zoning Ordinance about hedges and fences.

JASON FRISCH, WEST HOLLYWOOD, spoke about property uses and self-storage facilities.

DON DELUCCIO, WEST HOLLYWOOD, spoke about the averaging of heights.

MARION STERLING, WEST HOLLYWOOD, spoke about revisiting the R-4 Zoning and the Beverly Sherbourne Triangle.

CHRIS ISLEIB, WEST HOLLYWOOD, spoke about revisiting the R-4 Zoning and the Beverly Sherbourne Triangle.

CORIN KAHN, WEST HOLLYWOOD, spoke about revisiting the R-4 Zoning and the Beverly Sherbourne Triangle.

LAURA MEISTER, WEST HOLLYWOOD, spoke about the zoning on the east side and the zoning on the West side.

EFFIE RENVENI, WEST HOLLYWOOD, spoke about the R-4 Zoning and revisiting the Beverly Sherbourne Triangle.

6. CONSENT CALENDAR:

ACTION: Approve Items 6.A. and 6.B. Motion Acting Mayor Pro Tempore Heilman, seconded by Councilmember Guarriello and unanimously carried.

6.A. CLAIMS ADMINISTRATION:

ACTION: Deny the claim of Bernard G. and Janet Tohl and refer them to the City's Claims Adjuster for action. **Approved as part of the Consent Calendar.**

6.B. PROPOSED RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR A RESIDENTIAL CODE ENFORCEMENT INCENTIVE PROGRAM GRANT:

ACTION: 1) Adopt Resolution No. 00-2423, "A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION, THE INCURRING OF AN OBLIGATION, THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO, AND ANY OTHER DOCUMENTS NECESSARY TO SECURE A CODE ENFORCEMENT INCENTIVE PROGRAM (CEIP) GRANT FROM THE STATE OF CALIFORNIA;" 2) Authorize the City Manager to execute all necessary applications, contracts, payment requests, agreements, and amendments for the purposes of securing grant funds and to implement and carry out the purposes specified in the grant application. **Approved as part of the Consent Calendar.**

7. CONTINUED PUBLIC HEARING FOR ZONING TEXT AMENDMENT 99-02 (REVISED ZONING ORDINANCE):

1. DISCUSS THE REMAINING CHAPTERS OF ARTICLE 3 - 19.36 (Standards for Specific Land Uses): Liz Bar-EI, Associate Planner, provided background information as outlined in the staff report dated December 11, 2000.

Public Comment on Article 3

NEAL ZASLAVSKY, WEST HOLLYWOOD, spoke about home based businesses.

HILLARY SELVIN, LOS ANGELES, spoke about live music in restaurants and vehicle sales and rentals.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke about home businesses.

Councilmember discussion and direction to staff on Article 3.

The City Council discussed Accessory Business Uses and Activities, Adult Day Care, and Auto Teller Machines. Acting Mayor Pro Tempore Heilman spoke about location requirements and recommended adding a provision that places assurances that the location is safe.

The City Council discussed Bed & Breakfasts, Adult Entertainment Businesses, Common Interest Developments, and Residential Facilities and had no objections to the staff recommendations.

Acting Mayor Pro Tempore Heilman spoke about Extended Hours of Businesses and the number of employees that could be on duty. He suggested that staff reexamine this area or possible even delete it.

Councilmember Martin spoke about the need for more than one (1) employee on duty for safety reasons but that service stations could be exempted from this requirement. He also spoke about possible code enforcement issues.

Lisa Heep, Planning Manager, stated that additional language could be added making it more flexible and that staff could look at this on a case-by-case basis.

Wade Davenport, Interim Code Compliance Manager, addressed the topic of code enforcement issues. He provided examples of problem code enforcement examples such as people who prepare tax filings and travel to their client's homes.

Councilmember Martin spoke about adversely increasing noise levels.

Planning Manager Heep provided historical information on home businesses.

Mayor Prang directed staff to revisit home businesses and return to Council at a later date.

The City Council discussed Hotels and motels, and Live-Work Facilities and had no objections to the staff recommendations.

Acting Mayor Pro Tempore Heilman spoke about mixed uses and about a potential redevelopment project involving the Tomkatt Theatre. He recommended softening the language.

Councilmember Martin spoke about the need for additional language on mixed uses.

The City Council spoke about Movie Studios, Flower Stands and News Stands and had no objections to the staff recommendations.

Acting Mayor Pro Tempore Heilman spoke about restroom requirements for NightClubs. He asked staff if NightClubs were required to have unisex restrooms and recommended increased flexibility. He also discussed the number of stalls in each bathroom and if it could be adjusted and still meet County and State requirements.

Interim Code Compliance Manager Davenport provided information on Los Angeles County and State requirements for restrooms.

Councilmember Guarriello spoke about previous experiences in this area with The Factory.

Acting Mayor Pro Tempore Heilman spoke about new NightClubs being required to participate in a Business Improvement District.

The City Council discussed Outdoor Dining, Porn Shops, and Public Structures and had no objections to the staff recommendations.

Acting Mayor Pro Tempore Heilman spoke about Small Collection Facilities and about the recycling bins located at City Hall. He also asked the City Attorney if he reviewed Residential Uses of Courtyards. City Attorney Jenkins confirmed that he had reviewed that section and that it was consistent with the Rent Stabilization Ordinance.

Councilmember Martin spoke about the Mobil Station on Santa Monica Boulevard receiving a state citation. He spoke about softening the language in this area with regards to Hours of Operation.

The City Council discussed Multi-family Homes and Single Family Dwellings and had no objections to staff recommendations.

Acting Mayor Pro Tempore Heilman recommended deleting the Smoking Areas Section.

Mayor Prang and Councilmember Guarriello support staff's recommendations with regards to Smoking Areas.

The City Council discussed Telecommunication Facilities, Vehicle Recharging, and Repair Shops and had no objections to staff recommendations.

Acting Mayor Pro Tempore Heilman spoke about Sales and Rentals and that rental businesses for cars are presently located in lots and not showrooms.

Mayor Prang spoke about the Budget Rent A Car located on Sunset Boulevard.

The City Council discussed Artist lofts and questioned if this was necessary since the City is allowing Home Businesses.

2. DISCUSS ARTICLE 4 – (Land Use and Development Permit Procedures):

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

Public Comment on Article 4: None.

Councilmember discussion and direction to staff on Article 4.

The City Council discussed Application Fees, Review and Environmental Assessments, Administrative Permits and Design Permits and had no objections to the staff recommendations.

Acting Mayor Pro Tempore Heilman spoke about Development Permits and the approval of the Sunset Specific Plan. He also spoke about the need for sufficient market rate and affordable housing. He recommended that staff explore Standard Residential Blocks.

Mayor Prang asked staff to return to the Council at a later date with additional information on Development Permits.

The City Council discussed Demolition Permits, Conditional Use Permits, and Minor Conditional Use Permits. The City Council spoke about expiration dates and confirmed that no Conditional Use Permits expire.

Councilmember Martin spoke about Special Event Permits and recommended adding some language requiring special noticing requirements.

Planning Manager Heep provided clarification on what are the criteria for a special event and what noticing is required.

Acting Mayor Pro Tempore Heilman expressed concerns about the language of Special Events and spoke of experiences in the past with Tower records.

The City Council directed staff to reexamine the issue of Special Events and to return to Council at a later date with additional information.

Acting Mayor Pro Tempore Heilman spoke about filings for Cultural Resources and stated that expanding it would make it less likely that the City will see a reapplication for a structure or district once it has been determined by the City Council.

Councilmember Martin suggested expanding the five-(5) year period to seven-(7) years.

Mayor Prang stated his objection to the seven-(7) years.

The City Council discussed Variances and Modifications and felt that the language did not make sense at all.

City Attorney Jenkins stated the recommended change is not legally necessary.

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

The City Council returned from the break at 8:10 PM.

3. DISCUSS ARTICLE 5 – (Zoning Ordinance Administration):

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

Public Comment on Article 5

JEANNE DOBRIN, WEST HOLLYWOOD, spoke about public scrutiny on things that happen in West Hollywood. She also spoke about administrative costs.

HILLARY SELVIN, LOS ANGELES, spoke about the redline version of the zoning ordinance.

Councilmember discussion and direction to staff on Article 5.

Acting Mayor Pro Tempore Heilman spoke about vehicle repair shops along Santa Monica Boulevard.

Mayor Prang spoke about using First Class Mail for Public Hearings and Notices.

Councilmember Martin spoke about signing documents under penalties of perjury. City Attorney Jenkins stated that very few are prosecuted and expressed some concerns.

Acting Mayor Pro Tempore Heilman asked for the clarification on what the current practice for mailings and it was confirmed that Bulk Rate is used.

Councilmember Guarriello stated that the developers could pay for the First Class Mailings.

Planning Manager Heep stated that she would research this and return at a later date with information on costs.

PUBLIC COMMENT:

DAN SIEGEL, WEST HOLLYWOOD, spoke in support of hedges in front yards and trash collection.

RICHARD GIESBRET, WEST HOLLYWOOD, spoke in opposition of the 45-ft. height limit in West Hollywood West. He spoke in opposition of hedges and fences in front yards.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke about disappointment of code enforcement in the city on the weekends.

COUNCILMEMBER COMMENTS

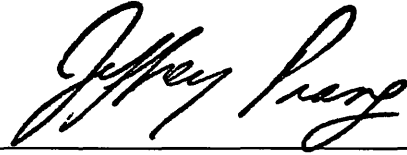
Councilmember Guarriello thanked staff for their work. He asked the City Manager about Tempest. He also spoke about a mobile unit and it should be placed at hot spots.

Councilmember Martin thanked the staff and responded to the comments on trash collection. He spoke about the code enforcement. He also spoke about an incident at the club Tempest.

Acting Mayor Pro Tempore Heilman spoke about the scheduling of street sweeping and trash collection. He also spoke about code enforcement and is pleased with the division at this time.

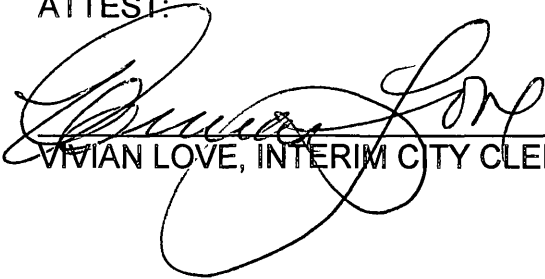
ADJOURNMENT: The City Council will adjourned at 8:37 PM to a Study Session on Monday, December 18, 2000 at 6:00 p.m. regarding the Parks and Recreation Needs Assessment, followed by their regularly scheduled meeting at 7:00 p.m. at West Hollywood Park, 647 N. San Vicente Boulevard.

APPROVED BY A MOTION OF THE WEST HOLLYWOOD CITY COUNCIL THIS 16TH
DAY OF JANUARY, 2001.



MAYOR

ATTEST:



VIVIAN LOVE, INTERIM CITY CLERK