

**CITY OF WEST HOLLYWOOD
CITY COUNCIL AND PLANNING COMMISSION STUDY SESSION
(ZONING CODE REVISIONS)
MINUTES**

SEPTEMBER 12, 1996

**West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069**

1. CALL TO ORDER

A special joint study session of the City Council and the Planning Commission was called to order at 6:30 pm by Mayor Paul Koretz.

A. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Paul Koretz.

B. Roll Call

Councilmembers Present:

Sal Guarriello, John Heilman, Paul Koretz, Abbe Land, Steve Martin

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, James Litz

Staff Present:

Ray Reynolds, Community Development Director; Lisa Heep, Planning Manager; Hassan Haghani Associate Planner; Liz Bar-El, Planning Assistant; Thinh Tran, Administrative Staff Assistant; John Rocca, Planning Intern

Others Present:

Amanda Susskind, City Attorney's Office
Zoning Code Consultants - Paul Crawford, Bruce Jacobson, Ron Pflugrath from Crawford, Multari and Star.

C. Approval of Agenda

Action: To add an additional Items from Citizens (4) and approve the Agenda as amended.

Motion: Koretz

Second: Martin

Votes: All Ayes

Motion carried.

D. Posting of Agenda

This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's station.

2. ITEMS FROM CITIZENS

- a. **John Jakupcak**, West Hollywood, commented on the restrictions on bed-and-breakfasts industry.
- b. **Jeanne Dobrin**, West Hollywood, commented that she is in agreement with Mr. Jakupcak regarding bed-and-breakfasts and on alcohol permits in West Hollywood.

3. DISCUSSION OF ISSUES AND POLICY GUIDANCE FOR REVISION OF ARTICLE IX OF THE WEST HOLLYWOOD MUNICIPAL CODE (ZONING ORDINANCE)

Staff: Lisa Heep and Liz Bar-EI

Recommendation: Give staff direction in proceeding with the Zoning Code revision.

The consultants from Crawford, Multari and Star presented the report.

The City Council and Planning Commission discussed:

- minor conditional use permits as a Planning Commission approval item
- pet and bird stores as low priority
- specific examples for better understanding for City Council
- economic impacts
- parking at Pacific Design Center
- nightclub parking
- timeframe for specific issues to be incorporated as part of rewrite process

Mayor Koretz is not present from this point forward; Mayor Pro Tempore Guarriello presides.

The City Council and Planning Commission discussed:

- grandfather clauses
- restaurant parking
- more analysis between current and proposed revisions
- cultural resource designation
- disabled parking spaces
- off-site parking
- Pacific Design Center plans
- residential rental properties and use for commercial parking
- development standards for senior housing
- residential construction
- adult ordinance re-revision
- standards for incomplete construction projects
- concerns expressed by West Hollywood Residents Association (home office in garage)
- traffic study/Transportation Commission review
- parking districts
- concept plan review process with different City departments
- permit streamlining

- a. **Joyce Hundal**, West Hollywood, expressed concern regarding development and impact on traffic circulation and employee parking for business.
- b. **Anita Goswami**, West Hollywood, commented on residential involvement, balance of City, piecemeal versus comprehensive approach, and incremental changes.
- c. **Carleton Cronin**, West Hollywood, commented on re-inventing the City.

- d. **Jean Camille Bianic**, West Hollywood, commented on mansionization, preservation of neighborhoods and parking.
- e. **Adam Gilbert**, West Hollywood, commented on the importance behinds reasoning for zoning regulations and mansionization.
- f. **Donald DeLuccio**, West Hollywood, commented on public involvement, parking requirements and mansionization.
- g. **Jeanne Dobrin**, West Hollywood, commented on West Hollywood Residents Association, Building and Safety Division and home businesses.

The City Council and Planning Commission discussed:

- public involvement and surveys on controversial issues
- advertising for public awareness
- penalty provisions
- leaf blower

4. ITEMS FROM CITIZENS - None

5. ADJOURNMENT

The City Council and Planning Commission scheduled a special study session regarding Government Solutions for October 28, 1996 at 6pm.

Action: To adjourn the City Council study session to its next regular meeting on Monday, September 16, 1996 from 7:00 pm until completion; and to adjourn the Planning Commission study session to a special meeting regarding by-laws immediately following this meeting.

PASSED, APPROVED AND ADOPTED THIS DAY OF OCTOBER 3, 1996.

CHAIRPERSON: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR: _____

APPROVED BY MOTION OF THE CITY COUNCIL THIS 21ST DAY OF OCTOBER, 1996.

Paul Kouty

MAYOR

ATTEST:

[Signature]

CITY CLERK