

**MINUTES
CITY COUNCIL MEETING
JANUARY 14, 1991
WEST HOLLYWOOD PARK
647 N. SAN VICENTE BOULEVARD
6:00 P.M.**

CALL TO ORDER: Mayor Heilman called the meeting to order at 6:08 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL: PRESENT: Guarriello, Lang, Land, Koretz, Mayor Heilman
ALSO PRESENT: City Manager Brotzman
Councilmember Koretz arrived at 6:15 p.m. and the City Manager arrived at 6:30 p.m.

STUDY SESSION ON PROPOSED ZONING ORDINANCE:

At its December 10, 1990 study session, the City Council requested further analysis, language revisions, and/or additional information on issues raised during its review of the proposed ordinance. In addition, staff has reviewed previous Council direction in an attempt to address all other outstanding issues regarding the proposed zoning ordinance.

Page 13, Section 9214.N, Subsection 3 - Home-based business -
ACTION: Allow home-based businesses in residential zones to have one employee during normal business hours and delete the off-street parking requirement. Motion Koretz second Lang.
AYES: Lang, Koretz, Mayor Heilman
NOES: Guarriello, Land
Motion carried.

Page 18, Section 9215.B - Betty Way - Insert language which will effectively prohibit second story construction on Betty Way. By consensus of the Council.

Page 18, Section 9215.B - Maximum Heights in R4 Zones - Adopt a sliding scale similar to (though not as restrictive as) that proposed for R3 zones. The permitted height for a new building would be limited by the prevailing height of existing buildings on a given street. Language has been drafted that restricts the height of only that portion of the building which is nearest the street and which has the most impact on the building appearance and sense of massiveness. The remainder of the building would be allowed to be built higher. (Option 2, January 14, 1991 report). By consensus of the Council.

Page 18, Section 9215.B - Maximum Height permitted in R4

Zones where they abut R1, R2, or R3-Zoned Property - Adopt the sliding height limit for R4 zones and add the following language to Section 9215.B: "When an R4-zoned property abuts the rear and/or side property line on an R1, R2, or R3 property, the maximum height permitted on the rear 45 feet of parcel depth or side 20 feet of the parcel width, respectively, shall not exceed the height permitted on the abutting property by more than five feet." By consensus.

Page 31, Section 9225.C - Design Standards for Building Facades in Commercial Zone Districts - Change "Two (2) for the first 25 feet in lot depth and three (3) beyond that." to "Three (3) for the first...." By consensus.

Page 50, Section 9300 - Collection and Storage of Recyclable Materials - Section 9312 - add Section H:

H. Each new construction project shall include innovative designs both interior and exterior to the unit(s) to make recycling more convenient and accessible to the resident.

Section 9313 - Add Section E:

E. Each project shall have an interior space allocation of six cubic feet per unit. Prior to the issuance of a building permit, a comprehensive recycling plan shall be approved by the Director of Community Development or designated appointee, which includes an exterior collection system for the entire project.

Section 9315 - Add Section J:

J. Each new construction project shall adopt a recycling plan according to regulations adopted by the Director of Community Development based on technical studies.

By consensus of the Council.

Page 63, Section 9318.A.8 - Entertainment Industry Uses - Offices and/or production facilities for motion picture, television, recording production, and other media related activities shall be permitted on the ground floor of commercially zoned buildings provided that not more than 50% of a block frontage is devoted to such uses and that the remainder of the block is characterized primarily by retail and restaurant uses. The director or designated appointee shall determine that the use will not have a negative impact on the pedestrian character of the street and that the nature of the new use and the inside activity is expressed and visible along the street and that the design of the facade contributes to the visual interest of the area.

By consensus.

Page 70, Section 9324.A - Freestanding Outdoor Newsstands - Add: "An application for a newsstand in the public right-of-way must be accompanied by:

1. An encroachment permit.
2. Proof of insurance naming the City as an additional insured.

By consensus.

Page 84, Section 9350.E.1 and 5 - Courtyard Incentives - Reword Section 5 to read: "Lofts may be provided, along with another "ancillary" room (a den, library or other room) not to be used as a bedroom without increasing the parking requirements for a courtyard building." Approved by consensus, noting the objection of Guarriello.

Page 101, Section 9370 - Cultural Heritage Board - adopt staff's recommendations regarding noticing requirements for cultural designation of properties (November 26, 1990 staff report, pages 26-28).

Page 126, Section 9384.A - Parking Requirements for Residential Uses - Revise section 9384.A to read:

Residential Uses

- | | |
|--|---|
| 1. Single-family detached dwellings | 2 spaces for each unit |
| 2. Apartments, single-family attached, residential condominiums and townhouses | Efficiency: 1 space
1-bedroom: 1.5 spaces
1-loft or other ancillary (non bedroom) room (den, study, or library, etc.) may be added without increasing the parking requirement.
Each additional bedroom over 2 and each "ancillary" (non-bedroom) room over one: 1 space. |

By consensus, noting the objection of Guarriello.

Page 132-33, Section 9388.B - Tandem Parking - Adopt the following language: "The Director of Community Development or designated appointee may grant tandem parking on R1 or R2 lots when the request does not require Planning Commission review for any other discretionary approval. The Director may approve tandem parking under a zone clearance or in conjunction with a director-approved development permit."
By consensus, noting the objection of Guarriello.

Page 150, Section 9410 - Signs - Adopt the staff recommendations contained in the January 14, 1991 staff report on pages 8-12. By consensus of the Council.

Page 152, Section 9413.A - Code Enforcement - Signs - Add the following language to Section 9413.A.5, "All signs require regular maintenance and shall be maintained so as to be structurally safe, attractive, free of visible defects including lighting and clean. Any sign which does not adhere to this section can be cited as an infraction (Section 9412.H.). By consensus.

Page 165, Section 9418 - Exempted Signs - Add Section W: "Lost pet signs where signs are dated with the posting date and are removed three weeks from posting date." By consensus.

Page 179, Section 9482 - Nonconforming Structures - Recommendation by staff is to add Section J, "Ordinary maintenance and minimum repairs shall be permitted where necessary to keep structures in sound condition where such work is limited to replacement of existing materials with similar materials placed in a similar manner." By consensus, the City Council directed that the word "minimum" be deleted and that staff work with the language to make this section broader.

Page 208, Section 9552.J - Temporary Parking Lots - Adopt the amendment as recommended by staff in the January 14, 1991 staff report, (pages 13-14) with the additional language that the Temporary Use Permits would be subject to an annual renewal which would be automatic if no violations of the temporary use permit have been registered; if complaints have been filed, it would be subject to the approval of the Director or the Director's designee. By consensus of the council.

Page 211, Section 9563 - Demolition Permits - Revise Section B to state:

B. The application for a demolition permit for residential units or a commercial structure which contains residential units shall be processed and approved concurrently with all other discretionary permit applications.

C. The application for a demolition permit for a commercial structure not containing housing units may be processed without approval of all other discretionary permits. Temporary parking lots are encouraged on those sites which have been approved for demolition, but which have no processed development permits.

By consensus.

Parking In-lieu Fees: Approve the staff recommendations contained in the memo from the Transportation Department dated January 7, 1991. By consensus of the Council.

Page 31, Section 9225.D - Required Setbacks on Commercial Properties where they abut residential properties - (page 9 of staff report for meeting of November 26, 1990) - ACTION: The setback between commercial and residential shall be 15 feet from building to building, with a 5 foot minimum on each property. Motion Koretz second Lang. Noting the objection of Guarriello it was so ordered.

Exhibit A, Memo from Transportation Commission to City Council dated January 7, 1991 - Proposed Parking Standards -

Section 9384 -Commercial Uses: Noting the objection of Guarriello, the Council agrees with the staff recommendations but also felt that these requirements should be reviewed throughout the year to test whether they are working.

Attachment II, agenda of November 26, 1990 - Memo to Debbie Potter from Bill Meeker dated November 19, 1990 - Change of Use, Section 9214(H), 9214(GG), 9224(GGG), 9537 - Approve the revisions as recommended. By consensus of the Council.

Mayor Heilman stated that the public hearing on the Zoning Ordinance will be held on February 4, 1991, at 7:00 p.m. and directed the City Clerk to notice said hearing.

CLOSED SESSION: This time has been set aside for the City Council to meet in closed session to discuss matters pertaining to litigation, potential litigation, personnel, and/or claims. Mayor Heilman adjourned the meeting at 7:40 p.m. to a closed session to discuss matters pertaining to personnel.

Mayor Heilman reconvened the meeting at 7:57 p.m. and announced that personnel matters were discussed and direction was given to staff.

ADJOURNMENT The meeting was adjourned at 7:58 p.m. in the hopes for a peaceful resolution in the Mid-East, with continued sanctions instead of war, to a regular adjourned meeting on Tuesday, January 22, 1991 (January 21 is Martin Luther King day) at 6:00 p.m. at West Hollywood Park Auditorium.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 4TH DAY OF FEBRUARY, 1991.


MAYOR

ATTEST:


CITY CLERK