

consensus.

Page 18. Section 9215.B. (Density/height bonuses to be available on a discretionary, project-by-project basis, for senior citizen housing.)

Approved by consensus.

Section 9320A. (Outdoor dining - require acoustic wall when adjacent to residential property.)

Approved by consensus.

CONTINUED REVIEW OF STAFF REPORT/MEMO DATED NOVEMBER 26, 1990, WITH PROPOSED ZONING ORDINANCE LANGUAGE CHANGES (Continued from last study session, 11-26-90):

Changes to the proposed sliding-scale height limits for R3 and R4 zones (p.2 of memo).

Debbie Potter reported that Council had dealt with R3, and the only issue outstanding on R4 was whether or not to have height averaging. Anne Browning said that the General Plan has 45 feet for R4 with no averaging, and the Planning Commission had suggested doing averaging in R4.

Direction was given to staff to bring back language regarding rear lot lines, and also list all the options for measuring height in the R4 district.

Page 67 of Proposed Zoning Ordinance. Section 9321. Design Standards for Automobile Repair Shops. (Requires automobile repair shops to be enclosed within a building within five years. Staff recommended only minor changes to Section 9321.A.)

The decision of the Council was to approve the language as recommended by staff; however, to direct staff to create some type of task force with owners of the businesses and the Chamber and maybe some members of the Council or Planning Commission, to look at this further.

Page 70. Section 9324.A. Recommendation: To allow freestanding newsstands provided that they have roofed kiosks.

Approved by consensus, and also direct staff to do language that would allow an encroachment on the public right-of-way, on a discretionary or case-by-case basis.

Page 74. Section 9330. Commercial Fence Height Requirements Adjacent to a Residential Zone. (To let the Director have the discretion to allow fence heights higher than six feet when proposed as buffers, and to allow different materials.)

Approved by consensus.

Page 77. Subsection G.

Replace existing language to read: "G. Automatic controllers shall be set to water between 7:00 p.m. and 10:00 a.m." By consensus.

Page 83. Chapter 9350. Courtyard Housing Incentives.

Discussion was held regarding tandem parking as an incentive (and not permitted for other housing types except on narrow lots where courtyard housing is not feasible).
Direction was give to staff to come back on January 14th with language which would allow one hundred percent tandem parking for courtyard housing and a lower percentage of tandem parking for other types of housing. By consensus.

Discussion was also held regarding the size of lofts. The consensus was: to allow a loft and an additional space, such as a den or a study, in courtyard housing, without requiring additional parking; but in regular housing, to allow only one additional space, such as a loft or a den (without requiring additional parking).

Page 127. Section 9384.A.2. Number of Parking Spaces Required -Residential Uses - Apartments, etc. (Page 28-29 of staff report)

To allow one additional room in addition to bedroom (den, loft, etc.) without requiring additional parking space. (As agreed under courtyard housing discussion, above.) Also, staff to create a definition of a loft for insertion into ordinance.
Approved by consensus, with the exception of Councilmember Guarriello, who would like the additional parking space.

Page 86. Section 9350.F.3.b. (Page 21 of staff report.)
Recommendation: To retain the prohibition on interior corridors and common access balconies in courtyard housing.
Approved by consensus.

Pages 95-100; Chapter 9360. How to clarify height measurements for the public.
Staff recommendations approved, by consensus. (Recommendation I and Recommendation II, pages 23-26.)

Page 98. Section 9371.F.1.a. Additional height permitted for architectural features is required to be non-occupiable.
Recommendation: To retain existing language. Approved by consensus.

Page 101. Section 9370. Noticing Requirements for Cultural Heritage Board.
Decision: To defer until getting feedback from Cultural Heritage Board. By consensus.

Page 128. Section 9384.B.9a. Interior Design/wholesale Showroom Parking Requirement. Recommendation: That the parking requirement for showroom uses in existing buildings remain 3.5 spaces per 1,000 square feet; but for new buildings containing showroom uses to be reduced to 1.6 spaces per 1,000 square feet.
Approved by consensus.

Page 131. Section 9387. Parking Requirements met by In-Lieu Fees.

Recommendation: That the fee be lower than the cost of providing a space. Staff was directed to come back with further discussion of options, such as an assessment to be paid in perpetuity versus a fee paid in installments or at one time.
By consensus.

Page 132-133. Section 9388.B. Tandem parking - who should be allowed to grant tandem parking (Director or Planning Commission)? Staff directed to come back with language along the lines that tandem parking alone should not trigger Planning Commission review. By consensus.

Page 135. Subsection J(1) and J(3). (Dealing with slope of driveways - to allow the Planning Commission to permit slope increases in the parking on narrow residential lots, for certain commercial projects or in courtyard housing.) Approved by consensus.

Pages 142-149. Inclusionary Zoning Requirements. To incorporate the chart into the zoning ordinance (Exhibit E, clarifying the inclusionary zoning requirements, in-lieu fees, and density bonuses). Approved by consensus.

Page 143. Section 9403(E). In-Lieu Fees - To amend this section to say fees paid as a result of constructing non-residential projects in residential zones shall be based upon the Affordable Housing Development Fee, established by resolution of City Council. Non-profit, charitable uses, etc., to be exempt. Approved by consensus.

Page 145. Section 9404. Permitted Density Bonuses. Recommendation: Revise 9404E by deleting the 64% density bonus in R-2 zone and retain 9404F. Approved by consensus.

Pages 156-158. Section 9414.H.9. Real Estate Open House Signs. Recommendation: To allow one directional sign on a corner property. The recommendation was not approved. The decision was to retain the existing language. By consensus, with disagreement by Mayor Pro Tem Koretz.

Pages 157-158. Section 9414.H-I. Real Estate Signs - Sizes. Recommendation: To leave the language as it is (150 sq. inches). Approved by consensus.

At this time Mayor Pro Tem Koretz brought up the issue of post signs--suggested they be eliminated as obtrusive. Staff was directed to look into that and bring back at January 14th study session.

Page 159. Section 9414.N. Signs Permitted - General Regulations - Grand Opening Banners. Recommendation: To allow a grand opening banner to be displayed for a total of four weeks; also, change sign permit procedures to

allow a Temporary Sign Permit; insert definition of a grand opening in Ordinance.
Approved by consensus.

Page 163. Section 9417.C. Pole Signs.
Decision: To allow existing pole signs to continue or new pole signs allowed under a process similar to Section 9420, "Modifications to Requirements," where there is a discretionary review process, based on creativity, etc. Existing pole signs would have to be abated within a certain number of years unless they get a pole sign permit. By consensus.

At this time Councilmember Guarriello asked a question about billboards. Staff explained that new billboards are prohibited, but the cost of removing existing billboards is prohibitive, because they would have to be purchased by the City, at a very high cost, in order to be removed.

Page 166. Section 9419.A. Prohibited Signs.
Recommendation: To allow "flashing neon which gives the illusion of moving objects."
Decision: To put in language that says it is at the discretion of the Planning Manager, or something similar. By consensus.

At this time Debbie Potter said that there was one oversight, regarding allowing signs for lost pets, and that language would be brought back on January 14th.

Page 167. Section 9420. Sign Modification Process.
Recommendation: Revise noticing requirement to be only a one-quarter page ad in paper and site posting. Further, direct staff to prepare materials to encourage creative signage.
Approved by consensus.

Alternative recommendation: To establish "Creative Signage" districts. Council did not approve this recommendation.

Page 175. Section 9435. Development Standards - Oil Collection Standards. (Language regarding the handling of waste products at service stations as of March 1, 1992.) Approved by consensus.

Page 177. Section 9482.B.2. (Regarding parking requirements -add additional flexibility.) Approved by consensus.

Page 178. Section 9482.E.2. Nonconforming Buildings and Uses. Replace existing language with clearer language.
Approved by consensus.

Page 179. Subsection A. Nonconforming use, termination by discontinuance - Add a sentence. Approved by consensus.

Page 180. Section 9485. Termination Conditions and Time Limits. (Regarding amortization schedule) Recommendation: References to

"buildings or structures nonconforming due to standards" should be deleted; correct a typographical error in 9485.B.1(b) to read "\$500 or less." Approved by consensus.

Page 186, 1-5. Section 9512.A. Regarding in which circumstances a zone clearance would be more appropriate than a development permit. Recommendation: Delete the words "or exterior alteration" from Subsection 2; delete the word "change" and replace with "intensification" in subsections. Approved by consensus.

Page 187. Section 9513.B.1. Eliminating the requirement of the applicant to provide address mailing labels. Approved by consensus.

Page 188. Section 9514.C.1. Planning Commission lowered square footage for Planning Commission review of commercial projects to 5,000 square feet or 45 parking spaces. Recommendation: Staff suggests that the cutoff for Planning Commission review remain at 15,000 square feet or 49.5 parking spaces. Council decision: That the cutoff for Planning Commission review be 10,000 square feet (or 33 parking spaces). By consensus.

Page 190. Section 9518. Development Permits, Use Inauguration, extensions. Recommendation: Change the language to allow an extension to be approved by the Director of Community Development, whose decision can be appealed to Planning Commission. Approved by consensus.

Page 190. Night Clubs - add additional finding regarding restrooms, trash receptacles and recycling bins. Approved by consensus.

Page 195. Section 9537.C. Recommendation: Add Subsection 7, that businesses which sell alcoholic beverages for off-site consumption shall be prohibited from selling fortified wine products. Approved by consensus--contingent upon City Attorney opinion.

Page 200. Section 9538. Conditions of Approval - language change. Recommendation: Add after the words "but not limited to", the following language: "conditions restricting or regulating the establishment, operation or maintenance of the following". Approved by consensus.

Page 206. Section 9549.C.2. Variance Approved by the County of Los Angeles with Termination Dates -- In Lieu Parking Fee. Recommendation: Allow a firm to amortize the cost of the fee over a period of up to the 20 year life of a parking space(s). Approved by consensus--staff to bring back language.

Page 208. TUP, Permitted Uses, Section 9552 (H). Delete the words "Farmers' markets and" and delete small "s" in

swap meet and replace with capital "S". Approved by consensus.

Page 209. Section 9555. Temporary Use Permits - Additional Conditions of Approval (regarding recycling). Approved by consensus.

Page 211. Section 9563.B. Whether demolition permits on commercially zoned property should be tied to development permits as with residentially zoned properties. Recommendation: That the demolition of commercial structures not be tied to the approval of development permits because the same justification that is used tying residential demolition permits to development permit approval is not applicable to commercial development. Council decision: To approve the staff recommendation; with the provision, however, that if there is a residential unit they cannot demolish until they get a demolition permit. In addition, to require the owner to make the property a temporary parking lot, if staff determines that parking would be beneficial in that area.

Page 212. Demolition Permit. Language change to Section 9566(D). Approved by consensus.

Page 213. Section 9567. Residential Rental Housing -regarding tenant relocation benefits. Approved by consensus.

Page 215. Section 9574. Development Agreement Findings -language change. Approved by consensus.

Page 227. Section 9605. Zoning Map Amendment. Recommendation: That processing any requests for Zoning map Amendments be initiated after adoption of the Zoning Ordinance. Approved by consensus; however the City Attorney's Office is to bring back an opinion, on January 14, regarding the ability to change the Zoning Map to correct errors only.

Page 229. Section 9613. Application Fees - add language regarding exception for inability to pay fees for Temporary Use Permit. Approved by consensus.

Page 231. Section 9623.A.2. Eliminating the requirement of applicant to provide address mailing labels. Approved by consensus.

This completed the City Council's review of the staff report/memo, dated November 26, 1990. Debbie Potter, Acting Community Development Director, stated that there were two attachments still to be discussed by Council: the memo from the Transportation Department, dated November 19, 1990, regarding Parking Standards, and the memo regarding change of use, dated November 19, 1990. Ms. Potter said that these would be discussed on January 14, 1991, along with any final "clean-up" issues.

Mayor Heilman reminded the Councilmembers to review any public


input, including letters, so that any outstanding issues can be resolved on January 14th. Debbie Potter also asked the Council to inform staff of any further issues to be addressed so that staff could prepare an analysis for the January 14th Council meeting. She said that the plan would be to have a strike-out version of the zoning ordinance for a public hearing for the first meeting in February (February 4, 1991), then the Council could make any language changes based on the public hearing, and the ordinance could be introduced on first reading, and then adopted at the second meeting in February (to become effective 30 days after adoption).

The City Council retired to a brief closed session at 8:51 p.m. Council reconvened at 8:58 p.m. and adjourned to the next regular meeting at 6:00 p.m. on December 17, 1990.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 7TH DAY OF JANUARY,
1991.


MAYOR

ATTEST:


CITY CLERK