

**MINUTES**  
**CITY COUNCIL MEETING**  
**NOVEMBER 26, 1990**  
**FIESTA HALL, AT PLUMMER PARK**  
**7377 SANTA MONICA BLVD.**  
**6:00 P.M.**

**PUBLIC HEARING - STUDY SESSION ON PROPOSED ZONING ORDINANCE**

**CALL TO ORDER:** Mayor Heilman called the meeting to order at 6:15 p.m.

**PLEDGE OF ALLEGIANCE:** The pledge was led by Todd Elliott.

**ROLL CALL:**

<b>PRESENT:</b>	Guarriello, Land, Koretz, Mayor Heilman
<b>ABSENT:</b>	Lang
<b>ALSO PRESENT:</b>	City Manager Brotzman Asst. City Attorney Hogin

**1. CITIZEN COMMENTS:** The following members of the public addressed the City Council on the proposed zoning ordinance: Charlie Mercer, Sunset Strip Assn. - inclusionary housing incentives.

John Parks, West Hollywood - Co-operative housing.

Paul Zimmerman, W. H. Housing Corp. - low and moderate income housing.

Rev. John Von Douris, West Hollywood - Disability access.

Jack Foreman, Warner Hollywood Studios - parking overlay in that section of town.

Andonia Katsaros, West Hollywood - height averaging and terracing.

Maureen Munce, West Hollywood - height averaging and terracing.

David Behr, West Hollywood - Density bonus; patios without adequate parking requirements; restaurant parking requirements.

Mark Lehman, Chamber of Commerce - parking incentives; height averaging formula.

Jeanne Dobrin, West Hollywood - real estate signage and pennants.

Todd Elliott, West Hollywood - parking at health clubs and restaurants.

Mayor Heilman announced that a formal public hearing would be held in the future but public comments are welcome at tonight's study session.

**2. ZONING ORDINANCE STUDY SESSION:** Debbie Potter, acting Director of Community Development, reported that at the October 29, 1990 study session regarding the proposed zoning ordinance, City Council directed staff to prepare a memo providing further analysis, clarification and language

changes as appropriate for issues raised during the Council's page-by-page review of the proposed zoning ordinance. This memo has been prepared and is before the Council for discussion at this time.

The following items were discussed and acted on by consensus of the Council:

Page 12 - Section 9214.J - Since State law supersedes local regulation, the proposed code should be amended to explicitly permit day care facilities in non-residential zones, and to include day care facilities in the list of permitted uses (Section 9224) in commercial zones.

Page 12 - Section 9214.K - Insert a period after the word "each" and delete the words "to be conducted only within the garage or rear yard."

Page 13 - Sections 9214.O(1) & O(2)(d) - Add "in existence at the time this Article becomes effective" before words "customarily incidental." Delete reference to "M(1)" and replace with "O(1)."

Page 14 - Section 9214.R - Replace to read: "Parking lots or parking structures, which were legally approved by the County of Los Angeles prior to incorporation of the City."

Page 17 - Section 9215(A) (R-2) (2) - Add the word "lot" after the words "legally created."

Page 18 - Section 9215.B - Sliding Height Limit/Height Averaging in R-3 and R-4 Zones -

R-3 - Include provisions that take into account the opposite side of the street when the height is lower - don't allow buildings to tower over prevailing height - be more specific on terracing setbacks - exclude commercial building unless abutting - look at 50% again.

R-4 - Revisit the issue of height limits and averaging rule in R-4.

Issue No. 3, Page 5 - Height bonus for low/moderate income housing or senior housing - Section 9215(B) - Bring back language to allow discretionary approval for projects where some low/moderate senior housing is provided (50%).

Page 31-35 - Section 9226, Mixed Use - Section H. A 10-foot height bonus may accompany a .5 FAR bonus for residential uses in specific commercial zones.

Page 31 - Section 9225.D. - Setbacks on commercial properties where they abut residential properties - Bring back for more study.

Page 50 - Section 9300 - Collection and Storage of Recyclable Materials - Staff to develop language to address retrofitting of existing developments to provide storage space for recyclable materials.

Page 51. Section 9313.A.5 - Storage space for apartments - Keep as is.

Page 64 - Section 9318.A.12 - Building facades in commercial zone districts - Delete the upper-floor setback requirements for commercial buildings less than 45 feet in height. Add to #12: "For buildings over 45' in height..." replace "above thirty feet or two stories" with "above forty-five feet or four stories." In addition, a minimum of 75% of the front facade of buildings should be flush and without setback, except if covered with sloping or gabled roofs.

Page 67 - Section 9320 - Outdoor Dining Areas - Clarify Section 9320.A, 5 to 6 foot wall for outdoor dining area (front dining area different than rear dining area) and add Section 9320.F, "Areas used for outside public eating that lie within 75 feet of a Residential Zone District or residential land use shall be limited in their hours of operation to no later than 10:00 p.m. daily. This restriction shall not apply, however, in instances where the outdoor public eating area is located within the front portion of a shallow lot (100') or where the outdoor public eating area is accessory to a use located within a mixed use building containing both commercial and residential land uses." Also add Section 9320.G, "Cooking facilities shall be prohibited in areas used for outside public eating that lie within 75 feet of a Residential Zone District or residential land use."

Schedule for future meetings: Study sessions December 10, 1990 and January 14, 1991.

**ADJOURNMENT** The meeting was adjourned in memory of John Mgdrdichian, at 8:30 p.m. to a study session on December 10, 1990, at West Hollywood Park Auditorium at 6:00 p.m.

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

  
MAYOR

ATTEST:

  
CITY CLERK