

MINUTES

**CITY COUNCIL MEETING
April 17, 1988
WEST HOLLYWOOD PARK
647 N. SAN VICENTE BOULEVARD
12:00 NOON**

CALL TO ORDER: Mayor Viterbi called the meeting to order at 12:01 P.M.

ROLL CALL: PRESENT: Albert, Heilman, Land, Schulte,
Mayor Viterbi

PUBLIC HEARING ON REDEVELOPMENT:

Mayor Viterbi asked if there was anyone in attendance for the Public Hearing. No one was coming forward to speak, Mayor Viterbi moved to table the public hearing to an "unspecified date". Councilmember Albert seconded. Noting the objection of Heilman, the motion carried.

City Manager Brotzman arrived at 12:15 p.m.

STUDY SESSION

2. WORKSHOP SESSION ON THE PROPOSED GENERAL PLAN:

117.7 E- Councilmember Albert expressed concern regarding historical buildings where an owner of an historical site has a certificate of economic hardship. She requested that it be designated as historical preservation and then allow density transfer from a developer to fund such a site in order to develop it and protect it and help the economy of the person who owns it.

Woody Tescher pointed out that this is not strictly a TDR program but would bring back recommendations and options that exist.

Mayor Viterbi requested language on view corridors height of 60 feet, Sunset activity from Sunset without specificity, an FAR of 2.25. Councilmember Schulte requested to go on record that he thinks it needs to be at least 50 feet, to allow variation.

1.22.4 - Fairfax South of Santa Monica Blvd.
Regarding the height on the West side of the street. Councilmember Schulte expressed that he was not comfortable with 45 ft. and requested it be lowered to 35 feet. Councilmember Land requested it also be lowered on Santa Monica Blvd.

1.22.5 - The bonus for residential- Councilmember Schulte requested it be one-half instead of 0.75. Councilmember Albert agreed. Mayor Viterbi expressed concern that he would want it to remain at 0.75. Councilmember Land also agreed it should remain at 0.75.

ORIGINAL

1.22.7- Council suggested no residential bonus.

1.23.3 - Councilmember Land pointed out that text read "1.0 and height of 35 ft." and not just two stories. Woody Tescher noted that it was an error.

1.24.5 - Councilmember Heilman requested the language be changed to consider the existing rhythm of the street in determining whether to approve a project, since he does not feel it should be the only consideration.

Woody Tescher stated that exceptions could be created to this policy to allow exceptions on a case by case review.

Councilmember Land requested to look at the language.

1.24.7 C - Councilmember Heilman requested "(no security barriers allowed)" be dropped.

1.25.3 - Mayor Viterbi requested the language be changed to "two stories and a loft" Councilmember Land added "as long as it's within 25 ft."

1.26.1 B - Councilmember Heilman suggested this policy had limitations. Woody Tescher said he would look at rewriting it in context of some of the inflexibility language.

1.26.2 U - Councilmember Heilman stated that he wanted to create some flexibility with regard to lot width.

1.27.4 - Councilmember Schulte stated that he was against pushing the heights up and wants them to stay within the average. Councilmember Heilman requested language addressing flexibility where there are two 45-ft. buildings and the person in the middle would be allowed to go toward that height rather than be restricted to the existing height level, or create language that would allow adjacent buildings to create a higher height. Council agreed. Woody Tescher said he would "work on some language".

10 minute break at 2:15 P.M.

Reconvene at 2:25 P.M.

1.28.2 - Councilmember Heilman requested that "senior affordable housing" be added.

1.29 - Mark Winogrand pointed out that 1.29 had been previously deleted.

1.30 - Councilmember Land requested this policy be deleted. Mayor Viterbi questioned, "wasn't this an approach to deal with the parking problem? What's the alternative"?

Councilmember Schulte stated there were a series of alternatives and agreed with Mayor Viterbi, that there was a time when he felt it made sense, but now felt it was too drastic a policy in view of most constituents."

COUNCIL DISCUSSION ON PARKING OVERLAYS

Council deleted 1.30 as it was, and will be replacing it with new language and Mayor Viterbi's objection noted.

1.32.4 - Councilmember Schulte was opposed to putting in a municipal services building or a fire station in the park. Councilmember Schulte requested language trying to encourage retention of public uses at the addressed spaces.

1.33.1 - Councilmember Heilman suggested that the language was confusing and requested it be rewritten. Councilmember Schulte questioned whether Council wanted to include restaurants on this list. Mark Winogrand stated it wasn't the commission's intention to say "limiting the number, controlling the location or using restrictions". The intention was not to say "let's put a cap on restaurants".

1.34 - Councilmember Heilman questioned why the 1st policy was deleted. Woody Tescher explained the planning commission had deleted it.

COUNCIL DISCUSSION ON AFFORDABLE HOUSING

COUNCIL DISCUSSION ON SITE SPECIFIC

Proposal for low rise hotel expansion adjacent to commercial property.

Mark Winogrand requested the Council's ideas on new language regarding this matter. Councilmember Schulte stated that he would be willing to take a look at it but he didn't know what he would think of it when the language comes back. Councilmember Land would take a look at it, but in the language, she would want wording regarding where cars enter and exit and how it affects surrounding areas. Councilmember Albert expressed the same concerns. Councilmember Heilman stated concerns about sacrificing residential land for commercial development. Mayor Viterbi agreed with the majority.

COUNCIL DISCUSSION ON HAMMOND ISSUE

COUNCIL DISCUSSION ON RUGBY ISSUE

COUNCIL ADJOURNED AT 4:11 P.M.

APPROVED BY MOTION OF THE CITY COUNCIL THE 20TH DAY OF JUNE, 1988.

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MAYOR

ATTEST:



CITY CLERK