

MINUTES

**CITY COUNCIL MEETING
March 29, 1988
WEST HOLLYWOOD PARK
647 N. SAN VICENTE BOULEVARD
5:00 P.M.**

CALL TO ORDER: Mayor Viterbi called the meeting to order at 5:10 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Carolyn Broner.

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

WORKSHOP SESSION ON THE PROPOSED GENERAL PLAN: This time has been set aside for the City Council and staff to continue their workshops on the General Plan, which may include actions and decisions on various aspects of the Plan.

DISCUSSION OF 1.0 - LAND USE AND URBAN DESIGN:
At this time the Council took up a detailed discussion of the Land Use Element, which was discussed by Council at the last session in a general discussion.

Councilmember Schulte asked Mark Winogron about a memo he gave to Council with specific changes to the General Plan, and how it should be handled. Mark Winogron suggested that these be considered as they come up.

Goals:

ACTION: Councilmember Land requested to add an additional Goal, 1F: "To achieve the protection and preservation of the integrity of the existing residential areas with land use, urban design and environmental constraints necessary to do so."
By consensus of Council.

A. ISSUE ONE: TYPES AND MIX OF LAND USE TO BE PERMITTED IN THE CITY.

Objective 1.1: "Provide for the continuation of existing and new development of a broad range of housing types to meet the needs of the City."

Policy 1.1.1 - no change

1.1.2 - no change

1.1.3 - Instead of "designate areas of the City for and accommodate congregate care, shared, cooperative and other housing types," etc., say, "establish regulations and standards which allow for the development of congregate-care," etc.

By consensus.

Objective 1.2: "Provide for the continuation of existing and development of new commercial uses which serve the needs of the City's residents."

ORIGINAL

Policy 1.2.1 - To strengthen the language.
By consensus.

Objective 1.3: "Provide for the continuation and expansion of existing commercial uses which are the principal economic strengths of the City."
Under Policies, to change the language--where it says "designate areas of the City, etc." change to "establish regulations and standards which allow for the development of".
By consensus.

Objective 1.4: (Uses which provide employment) No change made.

Objective 1.5: "Encourage the development of sites which intermix commercial uses with housing."
Staff was directed to come back with some additional language to make sure that potential residential development is not sacrificed.

Policy 1.5.1 - Where it says "incorporate residential units on floors above retail and/or office commercial uses," change to "above and/or behind retail and/or office commercial uses."

Policy 1.5.3 - "Designate areas of the City for and accommodate the development of residential units within which a maximum of one-third may be used for professional offices."
ACTION: To strike out this policy, and also to strike where it might appear in other sections in the General Plan, and to change the map accordingly. By consensus.

Objective 1.6: (Manufacturing uses) ACTION: To add an additional policy which would prohibit the development of manufacturing uses which impose a danger on adjacent uses or are harmful to the environment. By consensus.

Objective 1.7: (Recreational, cultural and religious uses) No change.

Objective 1.8: (Transportation, parking and infrastructure)

Policy 1.8.1 - "Allow for the continuation of existing and improvement of public streets, parking facilities," etc.
To add "development" of public streets, etc. By consensus.

B. ISSUE TWO: DISTRIBUTION AND INTENSITY OF LAND USE
DEVELOPMENT

Objective 1.9: (New land use development) ACTION: To re-insert the word "targeted" between "key" and "sites", where it says "offers opportunities for the intensification of key sites," etc.

Policy 1.9.4 - To add an item saying, "does not decrease, but should increase the supply of neighborhood-serving commercial uses."

Policy 1.9.4-b - Direction to staff, same as with 1.5.

1.9.4-f(4) - "adequately mitigates traffic, noise," etc.,
add, "and other environmental impacts."

1.9.5 - To add language regarding "and other public purposes."

1.9.6 - To change the language to make it more general.

To add 1.9.7, To ensure that all development in each land use zone will protect the integrity of the existing residential area.

Commercial Land Uses - East End: Santa Monica Blvd. and La Brea Avenue:

Objective 1.10:

Policy 1.10.4 - "Accommodate housing units on the second level or higher of buildings." - To add language indicating that housing units on the second floor will be accommodated only where appropriate.

1.10.5 - "Permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of 3.0 and height of 90 feet (6 stories) above grade for parcels developed exclusively for commercial uses (I1, I3 and I6)." MOTION: To change to "2.0 and 60 feet (4 stories)". Motion Schulte second Viterbi. AYES: Schulte, Viterbi. NOES: Heilman, Land, Albert. Motion failed.
ACTION: To change to "2.0 and 45 feet (3 stories)." Motion Land second Viterbi. AYES: Land, Schulte, Viterbi. NOES: Albert, Heilman. Motion carried.

1.10.6 - To change the height limit to conform with 1.10.5 (45 feet (3 stories)). To keep the bonus floor area ratio of 0.5, total, 2.5, for incorporation of residential units with the commercial.
By consensus.

Objective 1.11: (La Brea Avenue)

Policy 1.11.2 - "Encourage and accommodate the development of commercial uses which provide for the day-to-day service needs of nearby residents." To add "and employees."

Not to keep the commercial facing Detroit--to return that to residential. Regarding existing parking lots, develop language which allows the existing parking lots to remain--only applies to existing use.

1.11.6 - To change maximum building area from 2.0 (floor area ratio) to 1.5 and change height limit from 45 feet to 35 feet.
By consensus.

1.11.7 - To keep a bonus of 0.5 (total, 2.0), for incorporation of residential units with the commercial (residential bonus).

Objective 1.12: (Movie studio district):

ACTION: To require that before approval of any project as part of a studio, that a master plan or specific plan be submitted within two years.

Policy 1.12.2 - Add "and employees."

1.12.3 - "Encourage and accommodate motion picture, television, music or other related entertainment production and supporting manufacturing uses." Add movie theaters.

1.12.4 - Add "and infrastructure."

1.12.5 - Add language "and protects and mitigates the impacts on the adjacent residential area."

1.12.8 - **ACTION:** To change maximum height from 45 feet to 35 feet (3 stories). (FAR remains at 1.5)

1.12.9 - **ACTION:** For bonus for residential, allow a maximum additional floor area ratio of 0.5, and total height of 45 feet.

1.12.11 - **ACTION:** For a specific plan, to allow an FAR of 2.0, maximum height of 45 feet, beginning at a depth of 100 feet from Santa Monica Boulevard (100 foot setback from Trader Joe side in both directions), 90 feet for production related uses (sound stages) with no stipulation for inclusion of office. Also, no uses that would cause noise or disturbance to the neighborhood. By consensus.

Area between Fuller and Martel: To allow 1.5 FAR and 35 feet for commercial, with 0.5 bonus for residential, no additional height, and to restrict the types of commercial uses. By consensus.

1.12.13 - Delete "other than entertainment production and related uses."

Objective 1.13: "Provide for the upgrading, recycling, and new development of parcels on the north side of Santa Monica Boulevard, abutting Formosa Avenue, for neighborhood-serving and entertainment-related uses."

ACTION: To merge 1.13 with Objective 1.18, which is the balance of Santa Monica Boulevard. By consensus.

Intersection of Santa Monica Boulevard and Fairfax Avenue (former Section 1.14 which is crossed out in the draft General Plan): Councilmember Heilman questioned why this was taken out. Direction was given to staff to come back with language regarding development at this corner--Fairfax and Santa Monica.

West End: Santa Monica-Melrose-Robertson triangle:

Objective 1.14: (Area bounded by Santa Monica, Melrose, West Hollywood Park)

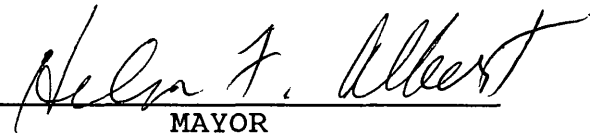
ACTIONS: For the underlying, a maximum building area of 1.5 FAR and height of 35 feet. For a specific plan, allow 2.0 and 45 feet height, and not restrict the number of stories. For a residential bonus, add 0.5 FAR, but no additional height above 45 feet. The bonus only to be applied for the area from Almont west. On Robertson, to retain 1.0 FAR and 25 feet height. By consensus.

1.14.11 - "Consider the closure of Almont Drive and La Peer Street in concert with any unified multi-block development project," etc. ACTION: To change the language to delete "consider the closure" and to say encourage the development of Almont and La Peer to become pedestrian oriented. By consensus.

At this time the Council considered dates for further General Plan workshops. Council agreed on the following dates for General Plan discussion: Monday, April 4, 1988, from 5:00 p.m. to approximately 7:30 (the regular Council meeting to be held after 7:30 p.m.); Thursday, April 14, 1988, at 8:00 p.m.; and Sunday, April 17, 1988.

ADJOURNMENT: The meeting was adjourned at 9:18 p.m. to Monday, April 4, 1988 at 5:00 p.m. at West Hollywood Park.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 15TH DAY OF AUGUST, 1988.



MAYOR

ATTEST:



CITY CLERK