

Action: To approve Section 4 as part of the Resolution.

Motion: Crowe Second: Fisher

Vote: Ayes - Crowe, Fischer, Loveman, Richmond

Noes - Behr, Litz

Abstain - Jones

Motion carried.

- C. Creative Sign Permit 94-37 - Wall sign for "The Gay 90's" restaurant.

Applicant: Thom Looney

Location: 8919 Santa Monica Boulevard

Recommended Action: Approve, subject to findings and conditions contained in Resolution No. PC 94-30.

No staff report was presented but staff answered questions from the Commission.

Jeanne Dobrin, West Hollywood, spoke against the sign.

Action: To deny the creative sign permit; the sign does not meet the contextual criteria for creative signs as stated in the Zoning Ordinance.

Motion: Litz Second: Behr

Vote: Ayes - Crowe, Fischer, Litz, Behr, Jones

Noes - Richmond, Loveman

Motion carried.

V. STUDY SESSION

- A. Discussion of Potential Amendments to Zoning Ordinance.

1. Reconstruction of non-conforming fences and walls on residential properties.

Staff was directed to research the issue, with emphasis on creating a process which considers the following:

- a. detrimental effects - privacy, refuse, public safety, other common problems, views, etc.;
- b. check Zoning Ordinance for date of conformity for standards regarding fences, walls and hedges;
- c. allow 6' in backyard on corner lots;

- d. look at residential streets and determine which streets may be permitted to have greater fence heights, depending on predominating conditions;
- e. allow reconstruction of existing specific criteria for new fences that do not meet the Code;
- f. using traffic count for the street as a basis for permitting greater heights;
- g. potential for graffiti and undesirable materials;
- h. create discretionary approval process by staff;
and
- i. look at other cities' approaches.

The Commission agreed that rebuilds of existing non-conforming fences to their present condition should be allowed, with the exception that modifications dictated based upon public safety concerns (e.g., line of sight at street intersections) should be addressed.

- 2. Private and common open space, and private storage area requirements for residential condominiums versus residential rental properties.

Jeanne Dobrin, West Hollywood, commented on this item.

The Commission requested staff to look into the following:

- a. consistency - whether there should be minimum standards for both condominium and residential properties;
- b. whether there should be different set of standards for condominiums and another set for residential properties;
- c. whether there should be a new standard altogether uniformly applied to both types of development;
- d. look at existing buildings and do a comparison to determine if the standards work;
- e. consult with affordable housing providers to determine if exceptions for certain types of affordable projects should be created;
- f. what are the requirements for public and private common space, how much should be landscaped, etc.;
- g. what are exemptions in terms of senior citizens housing; and
- h. require the application of the standards to residential units in mixed-use developments.

3. Creative Sign Permit Criteria.

The following direction was given:

- a. clarify exemption for 200 square foot signs in Sign Ordinance;
- b. difference/connection between deviation and non-conformity/creative nature/merit of sign;
- c. as creative signs are more predominant, how do they relate to other signs in the vicinity;
- d. has the owner of the property given permission for the sign to be used; and
- e. look at separate standards for car dealers - compare with other cities

Jeanne Dobrin, West Hollywood, spoke on this issue.

4. Parking requirements for health clubs versus one-on-one personal training facilities.

The following issues were taken up and direction was provided:

- a. presence or absence of shower facilities;
- b. size of classes;
- c. one-on-one should not exceed certain footage;
- d. physical conditions versus operating conditions;
- e. equipment; and
- f. trainers

5. Commercial parking requirements based upon building occupancy versus gross floor area.

Staff was directed to perform further research taking into account the following:

- a. look at public assembly parking requirements for dance floors and their relationship to nightclubs (the section appears to apply);
- b. concern was expressed that occupancy was being raised by the Fire Department without consulting the City;
- c. how do you account for pedestrians and determine effective ratio of occupancy to parking;
- d. consideration for employee parking;

- e. if parking and occupancy load are tied together, be certain solution is easy to enforce; and
- f. look at existing nightclubs to determine if current standards work and how they relate to building occupancy.

Jeanne Dobrin, West Hollywood, commented on this item.

Commissioner Litz suggested, with respect to PDC parking for other uses, to require a monetary contribution for streetscape improvements in the area and to require payment of an in-lieu parking fee.

VI. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, spoke about occupancy load versus gross floor area and the Alcoholic Beverage Control ruling on Capone's.

VII. ITEMS FROM COMMISSIONERS

- A. Commissioner Fischer inquired about the next Sunset Specific Plan study session.
- B. Commissioner Litz spoke on the following:
 - 1. Parking lot at Babylon's;
 - 2. Urinal at the men's room at West Hollywood Park Auditorium is broken;
 - 3. The need to appoint a new member to the Sunset Specific Plan Subcommittee;
 - 4. Remarks made by the Iguana Cafe representative before the City Council; and
 - 5. Inquired if there are plans to update the Zoning Ordinance. Requested updates to be sent to the Commissioners.
- C. Commissioner Behr inquired about the parking problem at Babylon. Gay Forbes will provide a report.
- D. Commissioner Fischer was appointed to serve in the Sunset Specific Plan Subcommittee.
- E. Commissioner Behr was requested to represent the Planning Commission at the July 26th meeting with other Chairs in the City Manager's office.

VIII. ITEMS FROM STAFF - None

IX. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, August 4, 1994, 7:00 p.m., West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

Motion: Crowe

Second: Loveman

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT