

**MINUTES
CITY COUNCIL MEETING
OCTOBER 8, 1990
WEST HOLLYWOOD PARK
647 N. SAN VICENTE BLVD.
6:00 P.M.**

ZONING ORDINANCE WORKSHOP

CALL TO ORDER: Mayor Heilman called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge was led by Paul Brotzman.

ROLL CALL: **PRESENT:** Guarriello, Land, Mayor Heilman
 ABSENT: Lang, Koretz
 ALSO PRESENT: City Manager Brotzman
 Asst. City Attorney Hogan

STUDY SESSION ON THE PROPOSED ZONING ORDINANCE: This time is set aside for the City Council to ask questions of staff and hold discussion on the proposed Zoning Ordinance, as recommended by the Planning Commission.

Page 65, Section 9319.C.1- Nightclubs - Rubbish containers should be required by all developments, not just nightclubs.

Page 67, Section 9320 - Outdoor Dining Areas - Direct staff to look at the Resolutions developed for the outdoor activities at some of the Ashkenazy properties and bring them back to the Council.

Page 67, Section 9321 - Automobile Repair Shops - Look at the feasibility of moving all activities indoors within 5 years.

Questions were asked about the requirements for vegetation and fencing.

Discussion was held on Section 9324, Outdoor Newsstands, and further review was requested on why the standards are so restrictive and the question of free-standing newsstands.

Page 73-74, Section 9329 - Fences and Walls - discussion was held about height. Staff was asked to return with options.

Page 76-80, 9340q - Trees - want to preserve existing trees wherever possible; 9341a, requires a minimum size for landscaping.; Water Conservation Landscaping, during the summer months make watering after 7:00 p.m.

Page 80-85, Courtyard Housing - discussion was held on compact parking spaces as an incentive, the 10 foot wide courtyard opening, and the prohibition of interior corridors. Staff was requested to come back with an explanation of the rationale.

Page 95-100, 9360 - Height Measurements - There will be drawings as part of the final ordinance. Direction was given to make the measurement of height clearer; discussion was held on parapets and architectural projections.

Page 125-Section J - Flexible Adaptive Re-use - staff recommends that restaurants be included. Direction was given to staff to come back with further information, i.e., how many tables or people could be put into that 250 sq. ft. or how many cars.

Page 126 - Paragraph R - Expansion or New Use in an Existing Building - parking standards should be less but also requiring an in-lieu fee which would be less than for new construction. Direction was given that this item come back to the Council with further information.

Page 126 - Section 9384A - Required Parking for One Bedroom Units - Staff was requested to bring this item back for resolution.

Page 127 - Parking Standards - Den, Study, Library and Loft - Bring this item back with further information and staff and Transportation Commission recommendations.

Page 128 - 135 - Health Clubs - Discussion was held on the definition of Health Clubs, Interior Design of Wholesale Showroom requirements, Professional Services, and Tandem Parking requiring Planning Commission approval. Direction was given that the tandem parking issue come back to the Council for further consideration.

Page 135, J1 - take out "to". In addition, staff felt there should be consideration regarding "steeper slopes". This item will be returned to the Council for further decision.

Page 146-Density Bonuses - Direction was given to staff to return this item to the full Council and also include a chart on how the fees and units are calculated.

Page 145-Density Bonuses in R3 and R4 and possible waiver of height standards for Senior and low-moderate income housing. Staff to return with explanations and recommendations.

Page 149-C - The order (tenant, list, lottery) should be specified on sales unit.

City Council Minutes
October 8, 1990
Page 3

Page 150-170 - Signs - Hold off on this for later meeting.

Page 175 - Waste Oil - Add requirement to recycle.

Page 176-184 - Non-conforming Buildings and Uses - Page 177, B2, staff to return with wording that would allow additions to homes without adding parking. Need to make clear that an accessory unit for a senior unit would not require a parking space. Page 179, bottom of page - Need to specify that these are impact examples.

Page 182, Highway and Parkway Dedication and Improvement - Need to give authority back to the Director of Community Development or designee (change all sections).

Page 185 - Percent for Art and Sculpture Development - Substitute the new ordinance that is in process of being adopted.

Page 186 - 9512A4 - City is working on an amnesty program for projects without a permit. Staff requests that this be done through a zone clearance, not a development permit. Staff will bring back the change.

Page 187 - Notices - City, not applicant, should furnish list. Staff to work on both notices and signs.

Page 194 - Section F - Require adequate facilities for recycling and on Page 195 C 5 add recycling receptacles. Also, on Page 199 G, add receptacles for litter and recyclables.

ADJOURNMENT The meeting adjourned at 7:58 p.m. to a regular adjourned meeting on October 15, 1990 at 7:00 p.m. at West Hollywood Park Auditorium.