

MINUTES

**CITY COUNCIL MEETING
JUNE 4, 1988
CITY COUNCIL CHAMBERS
8615 SANTA MONICA BOULEVARD
10:00 A.M.**

CALL TO ORDER: Mayor Albert called the meeting to order at 10:05 A.M.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by City Manager Paul Brotzman.

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

Also Present: City Manager Brotzman

Council immediately adjourned to closed session to discuss personnel issues.

Council reconvened at 10:45 A.M.

WORKSHOP ON THE GENERAL PLAN: This time has been set aside for the City Council and staff to continue their workshop on the General Plan.

Council reviewed revised supplemental packets distributed to them earlier.

10.0 Human Services
Council had no questions.

3.0 Housing
Councilmember Heilman questioned changes that were made in order to comply with state law. Woody Tescher explained those new changes.

Councilmember Heilman stated that he had minor revisions for Implementation Program I3. He requested that implementation language be added at the end of it. He requested that on Revised Implementation Program I12 - B, language be changed to "will be permitted", and that on implementation program I-8, energy conservation, language be expanded to include all new construction in the city, not just residential construction.

Council requested that language be changed on 3-3 regarding the homeless program. Councilmember Heilman felt it was too

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specific. Mayor Albert agreed. Councilmember Schulte stated he felt that "three hours was too specific", and that language be more general. Councilmember Land agreed.

2.0 - Public Open Space:

Page 2-1, Policy No. 2: Delete Bonus Incentive and Other.

Page 2-2, Item 7: Delete Bonus Incentive and Other.

4.0 - Economic Development

4.7.2 - Councilmember Heilman requested a language change, "and to provide and maintain quality landscaping."

4.8.4 - Councilmember Heilman requested language requiring staff to identify, pursue and capture intergovernmental grants, and that language be incorporated throughout the General Plan for all divisions.

4.2 - Implementation and program, I18 - No. 15: Change to "Develop an incentive program for key industries, including the restaurant industry."

4.3 - No 16: Change to "consider holding an annual design forum."

4.3 - No. 22: Council wants Marketing programs that are linked to the people in the community, including the Russian seniors, gay and lesbian people, etc.

Councilmember Heilman felt they would like to see something added requiring staff to devise programs to help fill empty commercial spaces with quality tenants that are consistent with the Creative City image and a link to key industries in the city.

5.0 - Circulation and Traffic:

5.2 - No. 12: Change to "Establish street dedication requirements for Development projects in the City and consider flexible standards that allow the city to require the street dedications at the time permits are issued, at the time the development takes place or at some subsequent time." Consider the feasibility of imposing fees in lieu of the street dedications.

5.2 - No. 13: Needs to be changed to be consistent with language in the land use policy. Put in language regarding thresholds.

1.0 - Land Use and Urban Design:

A short discussion was held about the Zoning Map.

1.3 - No. 13: After lengthy discussion it was the consensus to keep option 2, take language of option 1 - Height would also have to consider the following, which are the subheadings a and b of item 1.

1.4 - No. 14b: Lengthy discussion was held on intermingling Commercial and Residential. Change to "100% of Maximum allowable residential density or other contributions are made by the developer to offset the loss of residential development potential on the site, but at a minimum 50% of the maximum allowable residential density will be developed. Nothing in this precludes the developers from requesting 100%, or the maximum."

1.9.4a: Limit to Fairfax area.

1.4 - Item 17: Change word "purpose" to "other public needs".

1.6 - 28-37: Delete W. of Fuller Ave. wherever it appears.

1.12.5: Add language "protect and mitigate the impact on the residential."

1.13.3: Should be "rear of buildings".

1.13.5: Should be 1.5.

1.11 - San Vicente Island Hotel Property - Item 49-53: Discussion on previous discussions and decisions on height limits, FAR's, etc. Council also wanted language added, "No parcels in the adjacent residential area can be included in the specific plan development," and, in section b "provided that a comprehensive development or specific plan be prepared."

I15 - Item 73 - Parking structures, Beverly & Rosewood: Add language that for the Beverly section any portion of the property that fronts onto Rosewood may be used only for parking structures to be built in that area for the purpose of expansion of existing non-profit uses, or the residential uses allowed in mixed use.

124.7G - Courtyards: Should read "parking entry, which should be sensitively treated...."

106e - Want expansion of the definition of what can be a

commercial use, re. Community Clinic use, etc.

111 - Clarification on roof-top parking as to how it affects height was asked for by staff who recommended that the parking not be included as part of the height but that it be set back from the exterior wall by an amount which is equal to the height of the screen wall. Council stated that they were not going to allow roof-top parking within 75 feet of residential without sound screening, therefore it would be included as part of the height if it was within that 75 feet.

116 - Should read "new development" - delete commercial.

113 - Delete "legislatively authorized."

Under general comments, Councilmember Heilman asked the Council and staff if they wanted to still use both height limits and story limits. Mark Winogron stated that staff would be more comfortable with only the height limits and both are not needed. Council consensus was to agree.

Staff also recommended that the Resolution adopting the General Plan specify that those projects already approved but not yet vested, be authorized to proceed and obtain a building permit provided that the permit is obtained within some reasonable length of time such as 2 years. The total number is 11 without building permits.

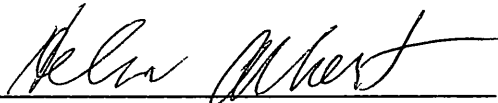
Woody Tescher stated that he would have the word changes to the Council within a week.

CITIZEN COMMENTS: This time has been set aside for citizens to address the City Council on matters of importance.

Jeanne Dobrin, West Hollywood: Height limits.

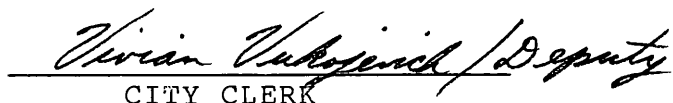
ADJOURNMENT: Mayor Albert adjourned the meeting at 2:05 P.M., to June 6, 1988 at 7:00 P.M. at West Hollywood Park.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 3RD DAY OF JANUARY, 1989.



MAYOR

ATTEST:



CITY CLERK