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(Article IV, Chapter 7, W.H.M.C.)**

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Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office at 8300 Santa Monica Boulevard, West Hollywood, California, during normal business hours. They will also be available for inspection during the City Council meeting at the City Clerk's table.

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting; If you require special assistance to participate in this meeting, (e.g., a signer for the hearing impaired), you must call or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Special meeting related accommodations (e.g., transportation) may be provided upon written request to the Office of the City Clerk at least 48 hours prior to the meeting. For information on public transportation, call 323.GO.METRO (323/466-3876) or go to www.metro.net.

If you would like additional information on any item appearing on this agenda, please contact the Office of the City Clerk at (323) 848-6409.

Note: Any agenda item which has not been initiated by 11:00 p.m. may be continued to a subsequent City Council meeting.

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
AGENDA
MONDAY, APRIL 2, 2012
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

6:00 P.M. - CLOSED SESSION: See attached Closed Session Agenda

6:30 P.M. – REGULAR MEETING

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

REPORT OF CLOSED SESSION AGENDA:

APPROVAL OF AGENDA:

ADJOURNMENT MOTIONS:

PRESENTATIONS:

1. **PUBLIC COMMENT:** The City Council values your comments; however, pursuant to the Brown Act, Council cannot take action on items not listed on the posted agenda. The public comment period is limited to 20 minutes, with 2 minutes allotted for each speaker. This public comment period is to address the City Council on Consent Calendar items, other agenda items (if the member of the public cannot be present at the time the item is considered) or items of general interest within the jurisdiction of the City Council. Another period is also reserved for general comment later in the meeting for those that could not be heard at this time. Public Hearing testimony will only be taken at the time of the hearing.

1.A. **PUBLIC COMMENTS ON CONSENT CALENDAR ITEMS WHICH HAVE NOT BEEN REMOVED FROM THE CONSENT CALENDAR:**

1.B. **PUBLIC COMMENTS, GENERAL INTEREST:**

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS: This portion of the meeting is set aside for general comments, announcements, requests of staff, and/or other issues of concern from members of the City Council.

CITY MANAGER'S REPORT: This time is set aside for the City Manager to update the Council on important items initiated by staff or previously requested by the City Council.

FISCAL IMPACT ON CONSENT CALENDAR:

2. **CONSENT CALENDAR:** The following routine matters can be acted upon by one motion. Individual items may be removed by the Council for separate discussion. Items removed for separate discussion will be heard following New Business Items. The title is deemed to be read and further reading waived of any ordinance listed on the consent calendar for introduction or adoption.

2.A. **POSTING OF AGENDA:**

SUBJECT: The agenda for the meeting of Monday, April 2, 2012 was posted at City Hall, Plummer Park, the Sheriff's Station and at the West Hollywood Library on Thursday, March 29, 2012.

RECOMMENDATION: Receive and file.

2.B. **APPROVAL OF MINUTES:**

SUBJECT: The City Council is requested to approve the minutes of prior Council meetings.

RECOMMENDATION: Approve the minutes of March 19, 2012.

2.C. DEMAND REGISTER NO. 695, RESOLUTION NO. 12-4285:

SUBJECT: The City Council is requested to approve payment of bills due as presented by the Director of Finance.

RECOMMENDATION: Approve Demand Register No. 695 and adopt Resolution No. 12-4285, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 695".

2.D. ORDINANCE NO. 12-886 (2ND READING), TO LIMIT THE PERIOD FOR WHICH A TENANT MAY SEEK A REFUND OF OVERCHARGES FOR A LANDLORD'S FAILURE TO FILE A RE-REGISTRATION FORM [C. SCHAFFER, Y. QUARKER]:

SUBJECT: The City Council will waive further reading and adopt Ordinance No. 12-886, amending WHMC §§ 17.28.040 and 17.44.040 to limit the period for which a tenant may seek a refund of overcharges for a landlord's failure to file a re-registration form.

RECOMMENDATION: Waive further reading and adopt Ordinance No. 12-886, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING WHMC §§ 17.28.040 AND 17.44.040 TO LIMIT THE PERIOD FOR WHICH A TENANT MAY SEEK A REFUND OF OVERCHARGES FOR A LANDLORD'S FAILURE TO FILE A RE-REGISTRATION FORM."

2.E. COMMISSION AND ADVISORY BOARD ACTION REPORTS:

SUBJECT: The City Council will receive reports from the Public Safety Commission, the Transportation Commission, the Russian Advisory Board and the Senior Advisory Board on actions taken at their recent meetings.

RECOMMENDATION: Receive and file.

2.F. RE-PROGRAMMING OF SOCIAL SERVICES CONTRACT SAVINGS [S. BAXTER, D. DENNIS]:

SUBJECT: The City Council will authorize expenditure of \$11,987 in savings from 2010-11 social services contracts.

RECOMMENDATIONS: Approve a contract amendment with National Council of Jewish Women (NCJW) for \$11,987 to augment the urgent fund program to prevent eviction and homelessness.

2.G. THE CITY COUNCIL WILL CONSIDER REQUESTING THAT THE STATE SENATOR AND STATE ASSEMBLY MEMBER REPRESENTING THE CITY INTRODUCE LEGISLATION TO REPEAL THE COSTA-HAWKINS RENTAL HOUSING ACT AND THE ELLIS ACT [J. HEILMAN, F. SOLOMON, A. LAND, C. PLANCK, D. MEGERDICHIAN]:

SUBJECT: The City Council will consider a request of the State Senator and State Assembly Member representing the City to introduce legislation to repeal the Costa-Hawkins Rental Housing Act and the Ellis Act.

RECOMMENDATION: Direct the Department of Rent Stabilization and Housing and the city lobbyist to request that the State Senator and State Assembly Member representing the City introduce legislation to repeal the Costa-Hawkins Rental Housing Act and the Ellis Act.

2.H. SUPPORT SB 1229 (PAVLEY) PREVENTING LANDLORDS WHO ACCEPT ANIMALS FROM DEMANDING THAT THESE ANIMALS BE DECLAWED OR DEVOCALIZED AS A CONDITION OF TENANCY [J. DURAN, H. MOLINA, J. HARRIS]:

SUBJECT: The City Council will consider adopting a resolution in support of SB 1229 (PAVLEY), which makes it illegal for a landlord to require declawing or devocalization as a condition of tenancy.

RECOMMENDATIONS: 1) Adopt Resolution 12-4286 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD SUPPORTING SB 1229 (PAVLEY) PREVENTING LANDLORDS WHO ACCEPT ANIMALS FROM DEMANDING THAT THESE ANIMALS BE DECLAWED OR DEVOCALIZED AS A CONDITION OF TENANCY"; and 2) Direct staff to send copies of the adopted resolution to Senators Fran Pavley and Ted Lieu, Assemblymember Mike Feuer, and other key legislators.

2.I. EXPAND CREDIT-CARD METERS THROUGHOUT THE CITY [J. HEILMAN, F. SOLOMON]:

SUBJECT: The City Council will direct staff to explore replacing existing non-credit card meters with single-space, credit-card meters throughout the City.

RECOMMENDATION: Direct staff to explore the feasibility of replacing all existing non-credit card accepting parking meters with the newer single-space meters which accept coins and credit cards.

2.J. A RESOLUTION OF THE CITY OF WEST HOLLYWOOD COMMEMORATING THE VICTIMS OF THE ARMENIAN GENOCIDE AND CONDEMNING MASS ATROCITIES AND HUMAN RIGHTS VIOLATIONS AGAINST ANY PEOPLE [J. PRANG, M. HAIBACH, A. LAND, C. PLANCK]:

SUBJECT: The City Council will consider a resolution commemorating the victims of the Armenian Genocide and condemning mass atrocities and human rights violations against any people.

RECOMMENDATIONS: 1) Adopt Resolution No. 12-4287, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD COMMEMORATING THE VICTIMS OF THE ARMENIAN GENOCIDE AND CONDEMNING MASS ATROCITIES AND HUMAN RIGHTS VIOLATIONS AGAINST ANY PEOPLE"; 2) Direct the Office of Public Information to issue a press release describing the City's decision; and 3) Lower the flags of all public facilities in West Hollywood to half-mast on April 24, 2012 in remembrance of the victims of the Armenian Genocide.

2.K. SUPPORT FOR COMMUNITY PARTICIPATION FOR 'WOMEN HOLD UP HALF THE SKY' EXHIBIT AT THE SKIRBALL CULTURAL CENTER [A. LAND, C. PLANCK, J. ERICSON]:

SUBJECT: The City Council will consider supporting community participation for the Women Hold Up Half the Sky exhibit at the Skirball Cultural Center on Sun., May 6, 2012.

RECOMMENDATIONS: 1) Authorize the allocation of funds to cover the costs of using City Line vans to transport residents to and from the exhibit; and 2) Direct Public Information Office to promote the City's support for community participation for the exhibit through regular City channels.

2.L. PARKING RATE REDUCTION FOR WOMEN'S LEADERSHIP CONFERENCE [J. HEILMAN, F. SOLOMON, A. LAND, C. PLANCK]:

SUBJECT: The City Council will consider approving a reduced parking rate for attendees of the West Hollywood Women's Leadership Conference.

RECOMMENDATION: Approve the request for a reduced parking rate for Women's Leadership Conference.

THE CITY COUNCIL WILL RECESS AND RECONVENE AS THE SUCCESSOR AGENCY TO THE WEST HOLLYWOOD COMMUNITY DEVELOPMENT COMMISSION: (see attached Successor Agency to the West Hollywood Community Development Commission Agenda)

THE SUCCESSOR AGENCY TO THE WEST HOLLYWOOD COMMUNITY DEVELOPMENT COMMISSION WILL RECESS AND RECONVENE AS THE HOUSING AUTHORITY: (see attached Housing Authority Agenda)

THE HOUSING AUTHORITY WILL RECESS AND RECONVENE AS THE CITY COUNCIL:

3. PUBLIC HEARINGS:

3.A. CONSTRUCTION OF A COMMERCIAL DEVELOPMENT AT 8801 SUNSET BOULEVARD [A. MCINTOSH, J. KEHO, A. GALLO]:

SUBJECT: The City Council will hold a continued public hearing to consider a 47,504 sq. ft. commercial development containing retail, gym/spa and office space at 8801 Sunset Boulevard. The project also integrates a new billboard and large screen video sign into the building facades and includes a development agreement and zoning map amendment.

RECOMMENDATIONS: 1) Receive the staff report and consider the material presented; 2) Continue the public hearing, receive input from the project representative; take additional public comments; close the public hearing; and 3) After deliberation and decision, direct staff to prepare a resolution(s) reflecting the City Council's determination.

4. UNFINISHED BUSINESS: None.

5. NEW BUSINESS:

5.A. ASSIGNMENT AGREEMENT BETWEEN THE CITY OF HIDDEN HILLS AND THE CITY OF WEST HOLLYWOOD FOR THE EXCHANGE OF PROPOSITION A LOCAL RETURN FUNDS [S. BAXTER, P. SLOAN GOODMAN, A. GANDHY, D. HATCHER]:

SUBJECT: The City Council will consider a General Fund trade agreement for Prop A Local Return Funds with the City of Hidden Hills.

RECOMMENDATIONS: 1) Approve a Prop A fund trade agreement with the City of Hidden Hills for \$57,400 West Hollywood General Funds in exchange for \$82,000 City of Hidden Hills Prop A Funds; 2) Authorize the City Manager to execute the agreement; 3) Authorize the Director of Finance to appropriate \$57,400 from the unallocated reserves in the General Fund to Expenditure for Traded Funds (100-1-03-31-531016); and 4) Authorize the Director of Finance to increase budgeted revenues in the Prop A Fund, Account No. 203-421001 by \$82,000.

5.B. DISCUSSION OF PROPOSAL TO PROTECT, PRESERVE AND PROMOTE HOUSING FOR ALL RESIDENTS OF WEST HOLLYWOOD BY REVISING MUNICIPAL CODE PROVISIONS RELATED TO THE PAYMENT OF ON-SITE AFFORDABLE HOUSING IN LIEU FEES AND ON-SITE AFFORDABLE HOUSING FOR NEW, MIXED-USE DEVELOPMENTS AND UTILIZATION OF AFFORDABLE HOUSING TRUST FUND MONIES [J. D'AMICO, M. REX]:

SUBJECT: The City Council will discuss the on-site affordable housing requirements and consider revising the requirement for new mixed-use developments by allowing for the payment of in-lieu fees in order to generate funds to promote and support the creation of new units and the renovation of existing rent stabilized units. This will create safer, healthier living environments and reduce the size and impact of overly large new construction on our commercial streets and neighborhoods.

RECOMMENDATIONS: 1) Direct the City Attorney to draft an amendment to Section 19.22.040A of the Municipal Code to amend the on-site affordable housing requirements and allow for the collection of in-lieu fees to be paid into the Affordable Housing Trust Fund for mixed-use developments of all sizes as an additional option for satisfying the affordable housing requirement; 2) Direct the City Attorney to draft an amendment to Section 19.22.040E of the Municipal Code to reflect that monies paid into the Affordable Housing Trust Fund may also be used to assist with the green renovation and upgrades of existing affordable or rent stabilized units; 3) Direct the Community Development Department to work with the Division of Rent Stabilization and Housing to develop a program or programs that target the refurbishment and renovation of existing rent controlled housing stock. City staff will work with local non-

profits to provide technical and financial assistance to property owners to upgrade mechanical, electrical, plumbing and structural systems. Additional work covered by City programs will include: energy efficient appliances, low flow water fixtures, low-water use landscaping, new windows and shades to reduce heat gain and heat loss. Programs should also be incorporated into the update of the Housing Element of the General Plan and the implementation of the Climate Action Plan. Research should be conducted into the best ways to ensure that renovated buildings remain permanently affordable, and program details such as how many units would be required to remain affordable should be determined; 4) Direct Staff to investigate all available options for rebates and funds available from local utilities, County, State and Federal sources for implementation of this program; 5) Direct staff to re-assess the fee structure for in-lieu fees to determine if they are currently sufficient to satisfy the affordable housing requirement or if staff recommends a re-assessment by Council of the current fee structure. Staff to report back to Council with findings and recommendations within six months; and 6) Direct staff to bring forward a proposal for hiring an outside consultant to assess the best ways to market rehabilitation programs; to attain property owner buy-in to such programs; to aggregate information on existing programs and funding available to assist with green renovations and rehabilitation; to research different ways to ensure that renovated buildings remain permanently affordable and address logistical details of the program; and to assess the best practices of cities that have programs of this type.

EXCLUDED CONSENT CALENDAR: Items removed from the Consent Calendar for separate discussion are considered at this time.

6. LEGISLATIVE: None

PUBLIC COMMENT: This time is set aside for the public to address the Council on any item of interest within the subject matter jurisdiction of the Council that could not be heard under Item 1 at the beginning of the meeting.

COUNCILMEMBER COMMENTS: Additional general comments, announcements, requests of staff and/or other issues of concern to Councilmembers are briefly presented at this time.

ADJOURNMENT: The City Council will adjourn to the Mayoral Installation meeting, which will be on Monday, April 16, 2012 at 6:00 P.M. at West Hollywood Park Public Meeting Room - Council Chambers.

UPCOMING MEETING SCHEDULE:

Date: April 16 – Monday – 6:00 PM – Mayoral Installation Meeting – West Hollywood Park Public Meeting Room - Council Chambers.

Date: May 7 – Monday – 6:30 PM – Regular Meeting – West Hollywood Park Public Meeting Room - Council Chambers.

Date: May 21 – Monday – 6:30 PM – Regular Meeting – West Hollywood Park Public Meeting Room - Council Chambers.

Date: June 4 – Monday – 6:30 PM – Regular Meeting – West Hollywood Park Public Meeting Room - Council Chambers.

City Council Agendas and Staff Reports are available on-line at:
www.weho.org

**CITY OF WEST HOLLYWOOD
SUCCESSOR AGENCY TO THE
WEST HOLLYWOOD COMMUNITY DEVELOPMENT COMMISSION
AGENDA
MONDAY, APRIL 2, 2012**

6:30 P.M.

**WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

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1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF THE AGENDA:

4. PUBLIC COMMENTS: The Successor Agency to the West Hollywood Community Development Commission values your comments; however, pursuant to the Brown Act, it cannot take any action on items not listed on the posted agenda. This time has been set aside for members of the public to address the Successor Agency to the West Hollywood Community Development Commission within the subject matter jurisdiction of the Housing Authority. Two minutes will be assigned for each speaker.

5. COMMISSIONER COMMENTS:

6. CONSENT CALENDAR:

The following routine matters can be acted upon by one motion. Individual items may be removed by the Successor Agency to the West Hollywood Community Development Commission for separate discussion.

6.A. APPROVAL OF MINUTES:

SUBJECT: The Successor Agency to West Hollywood Community Development Commission is requested to approve the minutes of prior meetings.

RECOMMENDATION: Approve the minutes of the meeting of February 21, 2012.

6.B. ADOPTION OF A CONFLICT OF INTEREST CODE CONTAINING DESIGNATED POSITIONS AND DISCLOSURE CATEGORIES [C. SCHAFFER]:

SUBJECT: This item recommends that the Board of Directors of the Successor Agency to the West Hollywood Community Development Commission adopt a Conflict of Interest Code and create designated positions and disclosure categories.

RECOMMENDATION: Adopt Resolution No. SA 12-005, "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE WEST HOLLYWOOD COMMUNITY DEVELOPMENT COMMISSION ADOPTING A CONFLICT OF INTEREST CODE CONTAINING DESIGNATED POSITIONS AND DISCLOSURE CATEGORIES".

7. PUBLIC HEARING: None

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS: None

10. SUCCESSOR AGENCY TO THE WEST HOLLYWOOD COMMUNITY DEVELOPMENT COMMISSION COMMENTS: This portion of the meeting is set aside for general comments, announcements, requests of staff, and/or other issues of concern from members of the Successor Agency to West Hollywood Community Development Commission.

11. ADJOURNMENT:

**CITY OF WEST HOLLYWOOD
HOUSING AUTHORITY
AGENDA
MONDAY, APRIL 2, 2012**

6:30 P.M.

**WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

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- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF THE AGENDA:**
- 4. PUBLIC COMMENTS:** The Housing Authority values your comments; however, pursuant to the Brown Act, the Housing Authority cannot take any action on items not listed on the posted agenda. This time has been set aside for members of the public to address the Housing Authority within the subject matter jurisdiction of the Housing Authority. Two minutes will be assigned for each speaker.
- 5. COMMISSIONER COMMENTS:**
- 6. CONSENT CALENDAR:**
The following routine matters can be acted upon by one motion. Individual items may be removed by the Housing Authority for separate discussion.
 - 6.A. APPROVAL OF MINUTES:**
SUBJECT: The Housing Authority is requested to approve the minutes of prior Housing Authority meetings.
RECOMMENDATION: Approve the minutes of the meeting of August 15, 2011.

7. PUBLIC HEARING:

7.A. ADOPTION OF THE SECTION 8 TENANT-BASED PROGRAM ADMINISTRATIVE PLAN FOR FISCAL YEAR 2012-2013 [E. SAVAGE]:

SUBJECT: The Housing Authority of the City of West Hollywood will conduct a public hearing on the proposed adoption of a Section 8 Administrative Plan for Fiscal Year 2012-2013.

RECOMMENDATIONS: 1) Adopt Resolution No. 12-____ "A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF WEST HOLLYWOOD ADOPTING THE SECTION 8 TENANT-BASED PROGRAM ADMINISTRATIVE PLAN FOR FISCAL YEAR 2012-2013, AND AUTHORIZING THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES TO SUBMIT THE ADMINISTRATIVE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF WEST HOLLYWOOD"; and 2) Authorize the City Manager to sign certifications as appropriate regarding the Section 8 Tenant-Based Program Administrative Plan.

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS: None

10. HOUSING AUTHORITY COMMENTS: This portion of the meeting is set aside for general comments, announcements, requests of staff, and/or other issues of concern from members of the Housing Authority.

11. ADJOURNMENT:

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
CLOSED SESSION AGENDA
MONDAY, APRIL 2, 2012
6:00 P.M.**

**COUNCIL CHAMBERS, CLOSED SESSION ROOM
625 N. SAN VICENTE BOULEVARD**

CONFERENCE WITH LEGAL COUNSEL

The City Council finds, based on advice from the City Attorney, that discussion in open session of the following described matters will prejudice the position of the City in existing and anticipated litigation.

1. THREATENED LITIGATION.....G.C. 54956.9(b)

One case

2. INITIATION OF LITIGATION.....G.C. 54956.9(c)

Santa Monica Properties v. Santa Monica Rent Control Board,
Los Angeles County Superior Court Case No. B227868
(request for amicus participation).