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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, JUNE 18, 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, June 18, 2012 was posted at City Hall, Plummer Park, the Sheriff's Station and at the West Hollywood Library on Thursday, June 14, 2012.

RECOMMENDATION: Receive and file.

2.B. APPROVAL OF MINUTES:

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

RECOMMENDATION: Approve the minutes of June 4, 2012.

2.C. DEMAND REGISTER NO. 700, RESOLUTION NO. 12-4329:

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

RECOMMENDATION: Approve Demand Register No. 700 and adopt Resolution No. 12-4329 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 700".

2.D. TREASURER'S REPORT FOR JANUARY 2012 [D. WILSON, G. SCHUCHARD, N. CORONADO]:

SUBJECT: The City Council will receive the Treasurer's Report for the month ended January 2012 pursuant to Section 53646 of the Government Code of the State of California.

RECOMMENDATION: Receive and File.

2.E. CITY OF WEST HOLLYWOOD INVESTMENT POLICY [D. WILSON, G. SCHUCHARD]:

SUBJECT: The City Council will consider adopting the annual resolution for the City's investment policy.

RECOMMENDATION: Adopt Resolution No. 12-4330, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD CONFIRMING A STATEMENT OF INVESTMENT POLICY AND RESCINDING RESOLUTION NO. 11-4175".

2.F. ORDINANCE NO. 12-893 (2ND READING) APPROVING DEVELOPMENT AGREEMENT AMENDMENT (DVA) 2012-013 IN CONJUNCTION WITH THE PROPOSED AMENDMENTS TO A MIXED USE HOTEL PROJECT LOCATED AT 9040-9056 W. SUNSET BOULEVARD, 1018-1022 N. DOHENY DRIVE AND 9031-9041 HARRATT STREET [C. SCHAFFER, Y. QUARKER]:

SUBJECT: The City Council will waive further reading and adopt Ordinance No. 12-893, approving Development Agreement Amendment (DVA) 2012-013 in conjunction with the proposed amendments to a mixed use hotel project located at 9040-9056 W. Sunset Boulevard, 1018-1022 N. Doheny Drive and 9031-9041 Harratt Street, West Hollywood, California.

RECOMMENDATIONS: Waive further reading and adopt Ordinance No. 12-893, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT AGREEMENT AMENDMENT (DVA) 2012-013 IN CONJUNCTION WITH THE PROPOSED AMENDMENTS TO A MIXED USE HOTEL PROJECT LOCATED AT 9040-9056 W. SUNSET BOULEVARD, 1018-1022 N. DOHENY DRIVE AND 9031-9041 HARRATT STREET, WEST HOLLYWOOD, CALIFORNIA.

2.G. COMMISSION AND ADVISORY BOARD ACTION REPORTS:

SUBJECT: The City Council will receive reports from the Arts and Cultural Affairs Commission, the Disabilities Advisory Board and the Senior Advisory Board on actions taken at their recent meetings.

RECOMMENDATION: Receive and file.

2.H. LEGISLATIVE UPDATE [P. AREVALO, J. ENGLISH, L. BELSANTI, V. LOVE]:

SUBJECT: The City Council will receive a Legislative Report (attached) detailing legislative activities current as of June, 2012 from Helyne Meshar & Associates.

RECOMMENDATION: Receive and file.

2.I. AMENDMENT TO AGREEMENT FOR SERVICES WITH HELYNE MESHAR & ASSOCIATES (HM&A), LOBBYIST [P. AREVALO, L. BELSANTI, V. LOVE]:

SUBJECT: The City Council will consider approving an amendment to an agreement for services with the City's legislative lobbyist, Helyne Meshar & Associates (HM&A), increasing the amount of the contract by \$38,000 for legislative measures that affect the City's Rent Stabilization Ordinance, affordable housing, landlord-tenant reforms, fair housing and redevelopment.

RECOMMENDATIONS: 1) Approve amendment to an agreement for services with Helyne Meshar & Associates (HM&A) for legislative lobbyist services through June 30, 2014 in an amount not to exceed \$154,000 from July 1, 2012 through June 30, 2013 and an annual increase of an amount equal to one hundred percent (100%) of the net change in January to January Consumer Price Index (CPI) – All Urban Consumers - Los Angeles-Riverside-Orange County for July 1, 2014; and 2) Authorize the City Manager to sign the agreement.

2.J. CONTRACT RENEWAL WITH THE LOS ANGELES GAY AND LESBIAN CENTER FOR DOMESTIC VIOLENCE SAFETY PLAN COUNSELING SERVICES [K. COOK, B. SMITH]:

SUBJECT: The City Council will consider the approval of a contract with the Los Angeles Gay and Lesbian Center for Domestic Violence Safety Plan Counseling Services.

RECOMMENDATIONS: 1) Authorize the City Manager to execute a contract with Los Angeles Gay and Lesbian Center's STOP Domestic Violence Program for Domestic Violence Safety Plan Counseling Services; and 2) Approve the expenditure of \$96,839 for a two-year contract (\$47,940 for year one and \$48,899 for year two) with the Los Angeles Gay and Lesbian Center for Safety Plan Counseling Services for victims of domestic violence. The term of this contract will be for July 1, 2012 to June 30, 2014.

2.K. CONTRACT RENEWAL WITH THE MAPLE COUNSELING CENTER FOR COUNSELING SERVICES FOR THE CITY OF WEST HOLLYWOOD [K. COOK, B. SMITH]:

SUBJECT: The City Council will consider the approval of a contract with The Maple Counseling Center for counseling services for the West Hollywood community.

RECOMMENDATIONS: 1) Authorize the City Manager to execute a contract with The Maple Counseling Center for counseling services for the West Hollywood community; and 2) Approve the expenditure of \$49,450 for a two-year contract (\$24,480 for year one and \$24,970 for year two) with The Maple Counseling Center for counseling services for the West Hollywood community. The term of this contract will be for July 1, 2012 to June 30, 2014.

2.L. CONTRACT FOR SECURITY GUARD SERVICES WITH PACWEST SECURITY SERVICES [K. COOK, B. SMITH, S. BAXTER, O. WALKER]:

SUBJECT: The City Council will consider approving a two year contract for security guard services at City Hall, City Parks, the Farmer's Market, City Parking Lots, and for special events as approved by the City with PACWEST Security Services.

RECOMMENDATION: Authorize the City Manager to execute a two year contract with PACWEST Security Services for security guard services in an amount not to exceed \$323,200 (\$160,000 for year one and \$163,200 for year two) for 2012-2014 and for special events services at the rates specified in the contract.

2.M. AGREEMENT RENEWAL WITH JEWISH FAMILY SERVICES FOR RECEPTIONIST SERVICES AT THE PLUMMER PARK COMMUNITY CENTER [S. BAXTER, O. WALKER]:

SUBJECT: The City Council will consider renewing an agreement with Jewish Family Services for providing reception services at the Plummer Park Community Center.

RECOMMENDATION: 1) Approve a one-year Agreement with Jewish Family Services from July 1, 2012 through June 30, 2013 in a not to exceed amount of \$45,000 for reception services at the Plummer Park Community Center, with the option to extend the contract for one additional year at the same annual rate; and 2) Authorize the City Manager to sign the Agreement.

2.N. 2012 HALLOWEEN CARNAVAL PRODUCTION SERVICES CONTRACT AWARD [S. BAXTER, O. WALKER, C. SMITH]:

SUBJECT: The City Council will consider awarding a contract for 2012 Halloween Carnival Production Services to Authentic Agency, Incorporated of West Hollywood.

RECOMMENDATION: 1) Approve an Agreement for 2012 Halloween Production Services to Authentic Agency Incorporated, of West Hollywood

in the not to exceed amount of \$408,000.00; 2) Authorize the City Manager is execute a one year Agreement in the not to exceed amount of \$408,000.00; and 3) Approve a contingency as approved by the City Manager of up to 15% of the Agreement amount for enhanced Halloween Carnival programming based upon cash sponsorship received by the City.

2.O. NOTICE OF COMPLETION FOR SAN VICENTE BLVD. STREET PAVING PROGRAM, CIP 1203 [O. DELGADO, S. PERLSTEIN]:

SUBJECT: The City Council will consider approving the Notice of Completion for the San Vicente Blvd. Street Paving Program, CIP 1203.

RECOMMENDATION: Accept the work and authorize the following: a) Filing a Notice of Completion by the City Engineer; b) Final payment to the contractor at the end of the 35 day lien period; c) Release of the Performance Bond on the date of recordation of the Notice of Completion; and d) Release of the Payment Bond 35 days after the date of recordation of the Notice of Completion, pending no receipt of Stop Notices.

2.P. NOTICE OF COMPLETION - CITY HALL HVAC EQUIPMENT REPLACEMENT PROJECT - CIP NO. 55-11/12-05-EE0002146 [S. BAXTER, S. CAMPBELL, H. COLLINS]:

SUBJECT: The City Council will consider accepting the improvements completed by Pardess Air, Incorporated, and authorizing the filing of a Notice of Completion for the City Hall HVAC Equipment Replacement Project - CIP No. 55-11/12-05-EE0002146.

RECOMMENDATIONS: It is recommended that the City Council accept the improvements and authorize the following: 1) Filing a Notice of Completion with the County Recorder; 2) Final payment to contractor at the end of the 35 day lien period; 3) Release the Performance Bond on the date of recordation of the Notice of Completion; and 4) Release of the Payment Bond 35 days after the date of recordation of the Notice of Completion, pending no receipt of Stop Notices.

2.Q. PROPOSED CHANGE TO RENT STABILIZATION REGULATIONS SECTION 30000 (g) TO EXTEND THE REGISTRATION FEE REBATE FILING PERIOD TO THREE YEARS [E. SAVAGE, C. USZLER]:

SUBJECT: The City Council will consider approval of Rent Stabilization Commission Resolution RSC No. 12-402 amending the Rent Stabilization Regulations to extend the filing period for a registration fee rebate to three years.

RECOMMENDATION: Approve Rent Stabilization Commission Resolution RSC No. 12-402 "A RESOLUTION OF THE RENT STABILIZATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMEND THE RENT STABILIZATION REGULATIONS SECTION 30000 (g) TO EXTEND THE REGISTRATION FEE REBATE FILING PERIOD TO THREE YEARS."

2.R. PROPOSED CHANGES TO RENT STABILIZATION REGULATIONS SECTION 50003(a)(2) TO EXTEND THE GRACE PERIOD FOR NEW OWNERS TO APPLY FOR EXISTING EXEMPTIONS [E. SAVAGE, C. USZLER]:

SUBJECT: The City Council will consider approval of Rent Stabilization Commission Resolution RSC No. 12-403: amending Section 50003(a)(2) of the Rent Stabilization Regulations to extend the grace period new owners have to apply for an existing exemption from 30 days to 180 days, specify that Section 50003(a)(2) only applies to exemptions for units occupied by owners and specified relatives or units used for non-rental purposes, and specify the grace period for properties in probate will not commence until ownership of the property is settled in probate.

RECOMMENDATION: Approve Rent Stabilization Commission Resolution RSC No. 12-403 "A RESOLUTION OF THE RENT STABILIZATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMEND THE RENT STABILIZATION REGULATIONS SECTION 50003(a)(2) TO EXTEND THE GRACE PERIOD FOR NEW OWNERS TO APPLY FOR EXISTING EXEMPTIONS."

2.S. MID-YEAR REPORT ON SOCIAL SERVICES PROGRAMS [S. BAXTER, D. GIUGNI]:

SUBJECT: The City Council will receive the mid-year report of Social Services contract programs.

RECOMMENDATION: Receive and file the mid-year report.

2.T. "HEALTHY AND ACTIVE LIFESTYLE" EVENT [J. DURAN, H. MOLINA]:

SUBJECT: The City Council will consider supporting the production of an event aimed at highlighting the positive aspects of an active, healthy lifestyle to be held in West Hollywood on July 28, 2012.

RECOMMENDATIONS: 1) Direct staff to assist with the production of a community event aimed at highlighting the positive aspects of a healthy and active lifestyle involving fitness professionals and nutrition and supplementation experts; and 2) Direct PIO to assist with the promotion of this event.

2.U. PROGRESS REPORT ON EVALUATION OF CITY-SUBSIDIZED TRANSPORTATION PROGRAMS [S. BAXTER, D. DENNIS, P. GOODMAN]:

SUBJECT: The City Council will receive a progress report on staff's evaluation of City-subsidized transportation programs for seniors and people living with disabilities.

RECOMMENDATION: Receive and file.

3. PUBLIC HEARINGS:

3.A. PROPOSED FEE RESOLUTION FOR FY 2012-2013 [D. WILSON, D. HATCHER]:

SUBJECT: The City Council will consider adopting a resolution establishing fees and charges for certain services provided by the City of West Hollywood.

RECOMMENDATION: Adopt Resolution No. 12-____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ESTABLISHING FEES AND CHARGES FOR CERTAIN SERVICES PROVIDED BY THE CITY OF WEST HOLLYWOOD AND REPEALING RESOLUTIONS NO. 11-4191, 11-4221, 11-4233, and 12-4277."

3.B. THE AVENUES – ART, FASHION & DESIGN DISTRICT - IMPLEMENTATION OF REQUIREMENTS OF THE PARKING AND BUSINESS IMPROVEMENT AREA LAW OF 1989 [P. AREVALO, J. HUFFER, M. LOUIE]:

SUBJECT: The City Council will conduct a public hearing and consider adopting a resolution to establish The Avenues – Art, Fashion & Design District assessment for fiscal year 2012-2013 and approving an agreement with the West Hollywood Marketing and Visitors Bureau to administer the program.

RECOMMENDATION: Adopt Resolution No. 12-____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD CONFIRMING THE REPORT OF THE ADVISORY BOARD, AND LEVYING AN ASSESSMENT FOR FISCAL YEAR 2012-2013 IN CONNECTION WITH THE AVENUES - ART, FASHION & DESIGN DISTRICT. "

3.C. HOTEL MARKETING BENEFIT ZONE - IMPLEMENTATION OF REQUIREMENTS OF THE PARKING & BUSINESS IMPROVEMENT AREA LAW OF 1989 [P. AREVALO, J. HUFFER, M. LOUIE]:

SUBJECT: The City Council will conduct a public hearing and consider renewing the Hotel Marketing Benefit Zone of the West Hollywood Business Improvement Area for 2012-2013 and approve an Agreement for Services with the West Hollywood Marketing and Visitors Bureau to administer the program of work.

RECOMMENDATIONS: 1) Adopt Resolution 12-____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD CONFIRMING THE REPORT OF THE ADVISORY BOARD AND LEVYING A CHARGE (ASSESSMENT) IN CONNECTION WITH THE WEST HOLLYWOOD BUSINESS IMPROVEMENT DISTRICT (HOTEL MARKETING BENEFIT ZONE) FOR FISCAL YEAR 2012-2013"; and 2) Approve Amendment #1 to the Agreement for Services between the City and the West Hollywood Marketing and Visitors Bureau for a one year term; and, authorize the City Manager to sign the Agreement.

3.D. SANTA MONICA BOULEVARD MAINTENANCE DISTRICT - CONFIRMATION OF AN ASSESSMENT AND DIAGRAM FOR FISCAL YEAR 2012-2013 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 [P. AREVALO, J. HUFFER, M. LOUIE]:

SUBJECT: The City Council will conduct a public hearing and consider adopting a resolution confirming a diagram and the levy of assessments for the Santa Monica Boulevard Maintenance District for fiscal year 2012-2013.

RECOMMENDATION: Adopt Resolution No. 12-____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD CONFIRMING A DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2012-2013 IN CONNECTION WITH THE SANTA MONICA BOULEVARD MAINTENANCE DISTRICT PURSUANT TO PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE".

3.E. SUNSET STRIP BUSINESS IMPROVEMENT DISTRICT - IMPLEMENTATION OF REQUIREMENTS OF THE PARKING AND BUSINESS IMPROVEMENT AREA LAW OF 1989 [P. AREVALO, J. HUFFER, M. LOUIE]:

SUBJECT: The City Council will conduct a public hearing and consider adopting a resolution to establish the Sunset Strip Business Improvement District assessment for fiscal year 2012-2013 and approving an agreement with the Sunset Strip Business Association to administer the work program.

RECOMMENDATIONS: 1) Adopt Resolution No. 12-____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD CONFIRMING THE REPORT OF THE ADVISORY BOARD, AND LEVYING AN ASSESSMENT FOR FISCAL YEAR 2012-2013 IN CONNECTION WITH THE SUNSET STRIP BUSINESS IMPROVEMENT DISTRICT"; 2) Approve an agreement between the City and the Sunset Strip Business Association (SSBA) to administer the 2012-2013 Sunset Strip Business Improvement District work program and; authorize the City Manager to sign the agreement; and 3) Receive and file SSBA's "Program of Work Amendment 2012/13".

3.F. AMENDMENT TO THE ZONING ORDINANCE TO ADD PROVISIONS FOR 'REASONABLE ACCOMMODATION' FOR PERSONS WITH DISABILITIES SEEKING EQUAL ACCESS TO HOUSING [A. MCNTOSH, M. ANTOL]:

SUBJECT: The City Council will consider for approval addition of provisions to the Zoning Code for a reasonable accommodation process for persons with disabilities to ensure fair access to housing.

RECOMMENDATION: Staff recommends that the City Council hold the public hearing, consider all the pertinent testimony, and adopt the following: Introduce on first reading Draft Ordinance No. CC 12-: AN

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING PROVISIONS FOR 'REASONABLE ACCOMMODATION' FOR PERSONS WITH DISABILITIES SEEKING EQUAL ACCESS TO HOUSING
(Exhibit A).

3.G. AMENDMENT TO THE ZONING ORDINANCE ESTABLISHING THE AVENUES BONUS OVERLAY DISTRICT [A. MCINTOSH, J. KEHO, A. GALLO]:

SUBJECT: The City Council will adopt on second reading an amendment to the City of West Hollywood Zoning Ordinance to reflect the new Avenues Bonus Overlay Zoning District. The City Council considered this item at a public hearing on Monday, May 21, 2012. After hearing all pertinent testimony, Council approved the application request on a 3-2 vote with Mayor Prang and Councilmember D'Amico voting "no."

RECOMMENDATION: Hold a public hearing, consider all pertinent testimony, approve the application request and waive further reading and adopt Draft Ordinance No. 12-890 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, ADOPTING A ZONE TEXT AMENDMENT THAT ESTABLISHES THE AVENUES BONUS OVERLAY DISTRICT, ADDING A NEW CHAPTER [19.14.100] TO TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE, AND AMENDING CHAPTERS 19.04.020 AND 19.10.050." (ATTACHMENT A)

3.H. REHABILITATION, RESTORATION AND CONVERSION OF USE AT 1302 – 1310 SWEETZER AVENUE (EL MIRADOR) [A. MCINTOSH, J. KEHO, F. CONTRERAS]:

SUBJECT: The applicant is requesting a Development Agreement and Rehabilitation Incentive for the rehabilitation and restoration of the El Mirador building at 1302 – 1310 N. Sweetzer Avenue, with certain waivers of development standards and exaction fees to enable its use as condominiums or an Urban Inn. In addition to the Development Agreement and Rehabilitation Incentive, the project requires approval of a corresponding Zoning Map Amendment, Zone Text Amendment, Conditional Use Permit, and Tentative Tract Map.

RECOMMENDATIONS: Approve the project by adopting the following ordinances and resolution: 1) Introduce on first reading Ordinance No. 12-____: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A DEVELOPMENT AGREEMENT AND ADOPTING A ZONE MAP AMENDMENT, CREATING A DEVELOPMENT AGREEMENT OVERLAY ZONE FOR THE REHABILITATION AND RESTORATION OF THE EL MIRADOR BUILDING AT 1302-1310 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA, WITH CERTAIN WAIVERS OF DEVELOPMENT STANDARDS AND EXACTION FEES TO ENABLE ITS USE AS CONDOMINIUMS OR AN URBAN INN" (ATTACHMENT A); 2) Introduce on first reading Ordinance No. 12-____: "AN ORDINANCE OF THE CITY

COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING A ZONE TEXT AMENDMENT AMENDING PROVISIONS OF THE ZONING CODE GOVERNING THE DEVELOPMENT AGREEMENT OVERLAY ZONE" (ATTACHMENT B); and 3) Adopt Resolution No. 12-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A REHABILITATION INCENTIVE, CONDITIONAL USE PERMIT, AND TENTATIVE TRACT MAP, FOR THE REHABILITATION AND RESTORATION OF THE EL MIRADOR BUILDING AT 1302-1310 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA, WITH CERTAIN WAIVERS OF DEVELOPMENT STANDARDS AND EXACTION FEES TO ENABLE ITS USE AS CONDOMINIUMS OR AN URBAN INN" (ATTACHMENT C)

3.I. COMMERCIAL PROJECT AT 8564-8590 MELROSE AVE. [A. MCINTOSH, J. KEHO, A. GALLO]:

SUBJECT: The Council will hold a continued public hearing to consider a commercial development known as Melrose & Westmount. The proposed project is the construction of an approximately 29,445-square-foot commercial structure (wholesale and furnishing showrooms) with two levels of underground parking. The project involves a Zone Map Amendment to include the property within the Avenues Bonus Overlay Zoning District.

RECOMMENDATION: Hold a public hearing, consider all pertinent testimony, approve the proposed project by the following actions: 1) Waive further reading and adopt Draft Ordinance No. 12-891 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, ADOPTING A ZONING MAP AMENDMENT IN CONJUNCTION WITH A PROPOSED ZONE TEXT AMENDMENT, FOR THE PROPERTIES LOCATED AT 8564 – 8590 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA." (ATTACHMENT A); and 2) Draft Resolution No. 12-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, MODIFICATION PERMIT, AND A LOT LINE ADJUSTMENT, FOR THE DEMOLITION OF SIX COMMERCIAL STRUCTURES TO CONSTRUCT A TWO-STORY, 29,445-SQUARE-FOOT COMMERCIAL BUILDING, FOR THE PROPERTIES LOCATED AT 8564-8590 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA." (ATTACHMENT B).

3.J. COMMERCIAL PROJECT AT 8711 MELROSE AVENUE [A. MCINTOSH, J. KEHO, F. CONTRERAS]:

SUBJECT: The proposed project is the construction of an approximately 23,045-square-foot, two-story (with partial third story) commercial structure designed as retail and wholesale design showrooms. The project would also include a 9,677-square-foot outdoor terrace that would be designated as wholesale design showroom for outdoor furnishings.

The project requires a Zone Map Amendment to include the property within the Avenues Bonus Overlay Zoning District. This item was continued from the June 4, 2012 City Council meeting.

RECOMMENDATIONS: Hold a public hearing, consider all pertinent testimony, and approve the proposed project by the following actions: 1) Introduce for first reading Ordinance No. CC 12-____: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING A ZONING MAP AMENDMENT TO INCLUDE THE SUBJECT PROPERTY WITHIN THE AVENUES BONUS OVERLAY ZONING DISTRICT, IN CONJUNCTION WITH THE PROPOSED COMMERCIAL PROJECT AT 8711 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA." (EXHIBIT A); and 2) Adopt Resolution No. CC 12-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF AN APPROXIMATELY 23,045-SQUARE-FOOT THREE-STORY COMMERCIAL STRUCTURE (RETAIL AND WHOLESALE DESIGN SHOWROOM), FOR THE PROPERTY LOCATED AT 8711 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA." (EXHIBIT B)

4. UNFINISHED BUSINESS:

4.A. 2012-2014 OPERATING BUDGET AND 2012-2017 CAPITAL WORK PLAN [P. AREVALO, D. WILSON, D. HATCHER]:

SUBJECT: The City Council will consider adopting the City of West Hollywood operating budget and capital work plan for fiscal year 2012-2013. The fiscal year 2013-2014 operating budget and capital work plan for fiscal years 2013-2017 are presented in the budget document for planning purposes and will be updated prior to the start of that fiscal year.

RECOMMENDATIONS: 1) Adopt Resolution Number 12-____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING THE BUDGET FOR FISCAL YEAR 2012-2013" as specified in the Statement of Changes to Fund Balance (Attachment A), or as amended by the City Council; 2) Approve eliminating the following vacant positions: Director of Rent Stabilization & Housing, Housing Manager, Code Compliance Officer, Parking Operations Engineer, Legal Services Prosecution Officer and Administrative Services Supervisor; 3) Approve adding the following new positions: Special Events Manager, Lifeguard, Maintenance Technician, Assistant to the City Manager, and Economic Development & Cultural Affairs Coordinator; and 4) Adopt the division work plans and capital work plans presented in the 2012-2014 Operating Budget and 2012-2017 Capital Work Plan.

4.B. ENTERTAINMENT SHUTTLE OPTIONS [S. BAXTER, D. DENNIS, P. GOODMAN]:

SUBJECT: The City Council will receive information regarding entertainment shuttle options.

RECOMMENDATION: Provide direction to staff regarding the entertainment shuttle options.

5. NEW BUSINESS:

5.A. BUS BENCHES [J. HEILMAN, F. SOLOMON]:

SUBJECT: The City Council will consider directing staff to remove the bus stop "rails" and provide alternatives to the Transportation Commission and City Council.

RECOMMENDATION: Direct staff to remove and replace the bus bench "rails" in all existing locations, and return with alternatives.

5.B. COMMISSION AND ADVISORY BOARD APPOINTMENTS [C. SCHAFFER, Y. QUARKER]:

SUBJECT: The City Council will consider making direct appointments to City Commissions and Advisory Boards.

RECOMMENDATIONS: Make direct appointments to the following Commission and Advisory Boards: a) Councilmember D'Amico: Public Facilities Commission; b) Councilmember D'Amico: Lesbian & Gay Advisory Board; and c) Mayor Pro Tempore Land: Disabilities Advisory Board.

5.C. DISCUSSION OF CITY COUNCIL MEETING SCHEDULE FOR SUMMER 2012 [C. SCHAFFER, Y. QUARKER]:

SUBJECT: The City Council will consider revising the City Council Regular Meeting Schedule for the summer months of 2012.

RECOMMENDATIONS: 1) Consider revisions to the City Council meeting schedule for the months of July, August, and September; and 2) Consider designating a currently scheduled meeting, or scheduling a separate meeting, to discuss the recommendations of the City Council Subcommittee regarding the Phase I Plummer Park Master Plan Implementation Project, and directing Staff to make this the only discussion item on the agenda.

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 their next regular meeting, which will be on Monday, July 16, 2012 at 6:30 P.M. at West Hollywood Park Public Meeting Room - Council Chambers.

UPCOMING MEETING SCHEDULE:

Date: July 16 – Monday – 6:30 PM – Regular Meeting – West Hollywood Park Public Meeting Room - Council Chambers.

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

Date: August 20 – Monday – 6:30 PM – Regular Meeting – West Hollywood Park Public Meeting Room - Council Chambers.

Date: September 4 – Tuesday – 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 COUNCIL
CITY OF WEST HOLLYWOOD
CLOSED SESSION AGENDA
MONDAY, JUNE 18, 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. INITIATION OF LITIGATION G.C. 54956.9(c)

Two cases

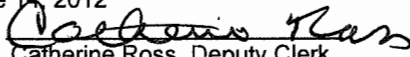
AFFIDAVIT OF POSTING

State of California)
County of Los Angeles)
City of West Hollywood)

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Administrative Services Department in the Office of the City Clerk and that I posted this agenda on:

Date: June 14, 2012

Signature


Catherine Ross, Deputy Clerk