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Note: Any agenda item(s) not initiated by 11:00 p.m. may be continued to a subsequent City Council meeting. The City Council may direct staff to continue the item(s) to an already scheduled City Council meeting or may adjourn this meeting to an adjourned regular meeting to consider the item(s).

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
AGENDA
MONDAY, NOVEMBER 7, 2016
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, November 7, 2016 was posted at City Hall, Plummer Park, the Sheriff's Station, and at the West Hollywood Library on Wednesday, November 2, 2016.

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 October 17, 2016.

- 2.C. APPROVAL OF DEMAND REGISTER NO. 793 [D. WILSON, L. QUIJANO]:**
SUBJECT: The City Council shall approve or reject the Demand Register for period ending October 28, 2016 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.
RECOMMENDATION: Approve Demand Register NO. 793 and adopt Resolution No.16-4890, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING PAYMENT OF DEMANDS PRESENTED ON DEMAND REGISTER NO. 793."
- 2.D. CLAIMS ADMINISTRATION [D. WILSON, A. WARD]:**
SUBJECT: The City Council is asked to deny claims filed against the City as an administrative step in claims processing.
RECOMMENDATION: Deny the claims of Mark Sangster, Denise Butler, Xenon Investment, Samuel Kantsebosky, and Lee Costello.
- 2.E. COMMISSION AND ADVISORY BOARD ACTION REPORTS:**
SUBJECT: The City Council will receive reports from various Commissions and Advisory Boards on actions taken at their recent meetings.
RECOMMENDATION: Receive and file.
- 2.F. TREASURER'S REPORT FOR SEPTEMBER 2016 [D. WILSON, L. QUIJANO, K. BARENG, N. CORONADO]:**
SUBJECT: The City Council will receive the Treasurer's Report for the month ended September 2016 pursuant to Section 53646 of the Government Code of the State of California.
RECOMMENDATION: Receive and file the September 2016 Treasurer's Report.
- 2.G. STATUS REPORT: ANIMAL CARE AND TRAINING FACILITY AT THE VETERANS ADMINISTRATION WEST LOS ANGELES CAMPUS [C. SCHROEDER, A. REGAN, H. MOLINA, O. DELGADO, S. CAMPBELL, J. AUBEL]:**
SUBJECT: The City Council will receive an update on the actions taken to date around the development of an animal care and training facility at the Veterans Administration West Los Angeles (VA-WLA) campus.
RECOMMENDATION: Receive & File.
- 2.H. UPDATE REGARDING WATER CAPACITY PLANNING, NON-POTABLE WATER USE, AND GROUNDWATER DISPLACEMENT & REUSE IN WEST HOLLYWOOD [S. DEWOLFE, J. KEHO, B. SIEGL, R. EASON]:**
SUBJECT: The City Council will receive an update on recent directives regarding water capacity planning, nonpotable water use, and groundwater displacement and reuse in West Hollywood.

RECOMMENDATION: Direct staff to provide information regarding water use reduction to development project applicants, prioritize water efficiency in the pending Green Building Program update, and continue to pursue appropriate water saving programs.

2.I. WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION FIRST QUARTER REPORT FOR FISCAL YEAR 2016-17 [E. SAVAGE, P. NOONAN]:

SUBJECT: *The City Council will receive the West Hollywood Community Housing Corporation Administrative Contract Report for the First Quarter of 2016-17.*

RECOMMENDATIONS: Receive and file.

2.J. ACKNOWLEDGE DECEMBER 1, 2016 AS "WORLD AIDS DAY" AND APPROVE CITY PARTICIPATION AND SPONSORSHIP OF RELATED EVENTS [E. SAVAGE, D. GIUGNI, C. ROSKIN]:

SUBJECT: *The City Council will acknowledge December 1, 2016 as World AIDS Days and approve City participation and sponsorship of related events.*

RECOMMENDATIONS: The City Council will acknowledge December 1, 2016 as World AIDS Days and approve City participation and sponsorship of related events. 1) The City Council of the City of West Hollywood will proclaim December 1, 2016 as World AIDS Day; and 2) Direct staff to work with HIV/AIDS and substance abuse treatment organizations and providers in organizing a World AIDS Day event on November 30, 2016 including the annual "Paul Starke Warrior Awards" recognition program and a screening of the documentary "Desert Migration;" 3) Authorize the use of the City of West Hollywood logo on materials associated with the sponsored and co-sponsored events; 4) Waive facility rental fee, facility security deposit, and any facility staff time for opening, closing, and securing the Council Chambers; 5) Approve the provision of validated parking at the five-story public parking garage for persons who park at the garage and attend the City's World AIDS Day event; and 6) Co-sponsorship of "How to Survive a Plague" on December 1 as part of the Library Foundation of Los Angeles' ALOUD series.

2.K. CERTIFICATION OF SPEED LIMITS ON STREETS IN THE CITY OF WEST HOLLYWOOD [O. DELGADO, S. PERLSTEIN]:

SUBJECT: *The City Council will consider adopting a Resolution certifying speed limits on streets, other than local streets, based upon the Department of Public Works' 2016 Traffic Speed Zone Survey.*

RECOMMENDATION: Adopt Resolution No. 16-_____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD CERTIFYING THE ENGINEERING AND TRAFFIC SURVEYS CONTAINED IN THE 2016 TRAFFIC SPEED ZONE SURVEY CONFORM WITH THE CALIFORNIA VEHICLE CODE."

2.L. REQUEST FOR AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR VIRTUAL PARKING PERMITTING SYSTEM [O. DELGADO, J. ROCCO, R. MARQUEZ]:

SUBJECT: The City Council will consider granting approval for staff to issue a Request for Proposals (RFP), for a Virtual Parking Permitting System for the City of West Hollywood.

RECOMMENDATION: Authorize staff to issue an RFP for Virtual Parking Permitting System.

2.M. COUNTY OF LOS ANGELES REGIONAL PARK AND OPEN SPACE DISTRICT PROPOSITION A GRANT APPLICATION AND ADOPTION OF A YOUTH EMPLOYMENT PLAN FOR THE AIDS MONUMENT PROJECT AT WEST HOLLYWOOD PARK [M. LOUIE, A. CAMPBELL, F. CONTRERAS, S. DEWOLFE, J. HANKAMER, O. DELGADO, S. CAMPBELL]:

SUBJECT: The City Council is requested to approve the application for Proposition A grant funds from the Los Angeles County Regional Park and Open Space District to be used for the construction and installation of the AIDS Monument Project at West Hollywood Park, including the adoption of a Youth Employment Plan for the Project.

RECOMMENDATIONS: 1) Approve Resolution No. 16-__ : "RESOLUTION OF THE CITY OF WEST HOLLYWOOD APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR THIRD SUPERVISORIAL DISTRICT GRANT FUNDING FOR THE AIDS MONUMENT PROJECT AT WEST HOLLYWOOD PARK AND APPROVING THE ADOPTION OF A YOUTH EMPLOYMENT PLAN;" and 2) Authorize the City Manager, or his designee, to conduct all negotiations, and to execute and submit all documents incident to the grant application, including, but not limited to, agreements, amendments, payment requests, etc.

2.N. AWARD OF CONSTRUCTION CONTRACT FOR CIP 1701, BETTY WAY SEWER CONSTRUCTION PROJECT [O. DELGADO, S. PERLSTEIN]:

SUBJECT: The City Council will consider awarding a construction contract for CIP 1701, Betty Way Sewer Construction Project.

RECOMMENDATIONS: 1) Accept the bid dated October 19, 2016, submitted by Lucas Builders, Inc.; 2) Approve an agreement for services with Lucas Builders, Inc., in the amount of \$96,131 for the construction of CIP 1701, Betty Way Sewer Construction Project; 3) Authorize the City Manager or designee to execute documents incident to the agreement; 4) Authorize the City Engineer to manage change orders to the agreement for services in an amount not to exceed 20% (\$19,226.20) of the total agreement amount; and 5) Adopt Resolution No. 16-____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF THE BETTY WAY SEWER CONSTRUCTION

PROJECT, CIP 1701, PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.”

2.O. AWARD OF CONSTRUCTION MANAGEMENT - MASTER AGREEMENTS [O. DELGADO, S. CAMPBELL, H. COLLINS]:

SUBJECT: The City Council will consider: Awarding two separate Professional Services - Master Agreements for Construction Management to Heery International, Inc. and Griffin Structures, Inc.

RECOMMENDATIONS: 1) Authorize the City Manager to enter into a five-year agreement with Heery International, Inc. in an amount not-to-exceed \$150,000.00 to provide Construction Management Services through a Master Service Agreement; 2) Authorize the City Manager to enter into a five-year agreement with Griffin Structures, Inc. in an amount not-to-exceed \$150,000.00 to provide Construction Management Services through a Master Service Agreement; 3) Authorize the City Manager or designee to negotiate terms and execute documents incident to the award of the Agreements.

2.P. APPROVAL OF AGREEMENT FOR SERVICES WITH ALLIANCE FOR HOUSING AND HEALING [E. SAVAGE, P. NOONAN]:

SUBJECT: The City Council will consider approving an agreement for services with Alliance for Housing and Healing to provide relocation assistance to households facing eviction through no fault of their own.

RECOMMENDATIONS: 1) Approve an Agreement for Services with Alliance for Housing and Healing in the amount of \$25,000 to provide relocation assistance to households facing eviction through no fault of their own; and 2) Authorize the City Manager or designee to execute all documents incident to this agreement.

2.Q. AGREEMENT FOR SERVICES WITH KEYSER MARSTON ASSOCIATES INC. FOR TECHNICAL ASSISTANCE AND ANALYSIS SERVICES RELATED TO HOUSING [E. SAVAGE, P. NOONAN]:

SUBJECT: The City Council will consider approving an agreement for services with Keyser Marston Associates, Inc. to provide technical assistance and analysis services related to housing.

RECOMMENDATIONS: 1) Approve the agreement for services with Keyser Marston and Associates in an amount of \$20,000 for technical assistance and analysis services; and 2) Authorize the City Manager or designee to execute all documents incident to this agreement.

2.R. AMENDMENT #1 TO AGREEMENT FOR CONSULTING SERVICES WITH WRIGHT CONSULTANCY [P. AREVALO, J. JIMENEZ]:

SUBJECT: The City Council will consider approving Amendment No. 1 to the Agreement for Services with Wright Consultancy to modify the scope of services and increase the not-to-exceed amount of the Agreement by \$50,000 to \$74,500 and extend the term of the Agreement by six months from December 31, 2016 to June 30, 2017.

RECOMMENDATIONS: 1) Approve Amendment No. 1 to the Agreement for Services with Wright Consultancy, to modify the scope of services to include a comprehensive review and update of the policies and procedures for permitting special events in the City, increase the not-to-exceed amount by \$50,000 to \$74,500 and extend the term by six months from December 31, 2016 to June 30, 2017; and 2) Authorize the City Manager or designee to execute documents incident to the Agreement for Services.

2.S. AMENDMENT #1 TO OCCUPANCY LICENSE AGREEMENT WITH LONGSHOT COFFEE, LLC [M. LOUIE]:

SUBJECT: *The City Council will consider approval of Amendment #1 to the Occupancy License for Concession Sales Area between the City of West Hollywood and Longshot Coffee, LLC located at 625 N. San Vicente Boulevard.*

RECOMMENDATIONS: 1) Approve amendment #1 to the Occupancy License for Concession Sales Area with Longshot Coffee, LLC; and 2) Authorize the City Manager or designee to execute documents incident to the license.

2.T. AIDSWATCH 2016 [L. MEISTER, A. LOVANO]:

SUBJECT: *The City Council will consider expanding AIDSWatch 2016 viewing opportunities for World AIDS Day, December 1, 2016.*

RECOMMENDATIONS: 1) Direct staff to work with the City's Cable Channel and AIDSWatch to coordinate viewing options for AIDSWatch 2016 to take place on World AIDS Day, December 1; 2) Waive facility rental fee, facility security deposit, and any facility staff time for opening, closing and securing the Council Chambers; 3) Waive the Special Event permit fees; and 4) Approve the provision of validated parking at the five-story public parking garage for persons who park at these locations in order to participate in the viewings.

2.U. REQUEST TO RENAME THE BUILDING AT 626 ROBERTSON BOULEVARD IN HONOR OF DR. BETTY BERZON [J. D'AMICO, A. LOVANO]:

SUBJECT: *The City Council will consider submitting a request to rename the 626 Robertson Boulevard (Werle Building) in honor of Dr. Betty Berzon, a long-time West Hollywood resident, author, psychotherapist, and pioneer gay rights activist.*

RECOMMENDATIONS: 1) Submit a request to the City Clerk to rename the building at 626 Robertson Boulevard, the Werle building, in honor of Dr. Betty Berzon, a long-time West Hollywood resident, author, psychotherapist, and pioneer gay rights activist; 2) Direct staff to follow the procedure as outlined in the City's Naming Policy Guideline and return to council within 120 days with a recommendation simultaneous with the completion of the 626 Robertson Building renovations; and 3) Present this request to the LGAB for their input and consideration.

2.V. INFORMATIONAL CAMPAIGN FOR CONDOMINIUMS AND HOMEOWNERS ASSOCIATIONS TO PARTICIPATE IN VETERANS AFFAIRS HOME LOAN PROGRAM [J. HEILMAN, A. LOVANO]:

SUBJECT: The City Council will consider directing staff to do public outreach to condominium owners and homeowners associations to inform them about the requirements to participate in the Department of Veterans Affairs Home Loan Program.

RECOMMENDATIONS: 1) Direct the Rent Stabilization & Housing Division to do public outreach to homeowners associations and condominiums in West Hollywood about the requirements to participate in the Department of Veterans Affairs Home Loan Program; and 2) Authorize the Director of Finance and Technology Services to allocate \$2,500 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with the public outreach.

3. PUBLIC HEARINGS:

3.A. PARKING CREDITS DISTRICT NO. 2 [O. DELGADO, J. ROCCO, D. NORTE]:

SUBJECT: The City Council shall consider adopting an ordinance to establish Parking Credits District No. 2 in the Mid-city area of Santa Monica Boulevard.

RECOMMENDATIONS: 1) Introduce for first reading, Ordinance No. 16-_____ "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 10, CHAPTER 10.28 BY ADDING SECTION 10.28.080 ESTABLISHING THE BOUNDARY OF PARKING CREDITS DISTRICT NO. 2 IN THE MID-CITY AREA OF SANTA MONICA BOULEVARD AND AMENDING THE CITY OF WEST HOLLYWOOD MUNICIPAL CODE;" and 2) Adopt Resolution No 16-_____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ACTIVATE SUBAREA B OF PARKING CREDITS DISTRICT NO. 2 WHEN SUFFICIENT INVENTORIES OF AVAILABLE PARKING SPACES HAVE BEEN IDENTIFIED AND PARKING SURVEYS ARE CONDUCTED WITHIN SAID BOUNDARY".

3.B. APPEAL OF PLANNING COMMISSION APPROVAL OF A REQUEST TO CONSTRUCT A NEW FIVE-STORY, 14-UNIT CONDOMINIUM BUILDING LOCATED AT 1216 FLORES STREET [S. DEWOLFE, J. KEHO, D. DEGRAZIA, J. ALKIRE]:

SUBJECT: This item is regarding an appeal of the Planning Commission's approval of Resolution No. PC 15-1120 and No. PC 15-1121 conditionally approving construction of a new, five-story building with 14 residential units (nine market-rate and five affordable condominium units) and subterranean parking located at 1216 Flores Street. This appeal was originally heard by the City Council on December 7, 2015, and

was continued to a date uncertain to allow the applicant time to address design concerns raised by the Council.

RECOMMENDATIONS: Staff has found that the information brought forth in the appeal documents does not provide new evidence or documentation of errors or identify unsupported findings that would justify overturning the Planning Commission action. Staff recommends that the City Council hold a public hearing, consider all pertinent testimony, deny the appeals, and affirm the Planning Commission's decision by adopting the following resolutions: 1) Resolution No. 16-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DENYING THE APPEALS OF RON EMMONS AND GEORGE CREDLE AND CONDITIONALLY APPROVING A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A FOURTEEN-UNIT CONDOMINIUM BUILDING CONSISTING OF FIVE RESIDENTIAL STORIES OVER A SUBTERRANEAN PARKING AREA, LOCATED AT 1216 FLORES STREET, WEST HOLLYWOOD, CALIFORNIA;" and 2) Resolution No. 16-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DENYING THE APPEALS OF RON EMMONS AND GEORGE CREDLE AND APPROVING A VESTING TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 69443), FOR A 14-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 1216 FLORES STREET, WEST HOLLYWOOD, CALIFORNIA."

4. UNFINISHED BUSINESS:

4.A. STUDY AND REPORT ON SUNSET BOULEVARD MUSIC, ENTERTAINMENT, DINING, HOTEL AND PERFORMANCE CONTENT PRODUCTION OPPORTUNITIES ALONG WITH THE OPPORTUNITIES FROM THE CITY'S ZONING CODE AND INFRASTRUCTURE [J. D'AMICO, J. DURAN, A. LOVANO]:

SUBJECT: The City Council will consider directing staff to hire a consultant to study and report on current and future opportunities for enhancing the identity and experience of the Sunset Strip; expanding the music, entertainment, dining, hotel and entertainment production atmosphere. In addition, the consultant will work with the Community Development Department to study the City infrastructure, the roadway, the sidewalks, the parking and zoning code to help improve creative business opportunities and improve the urban environment deficiencies. This item will help the City to prioritize the Sunset Strip as a target destination for entertainment and culture, while also adapting to changes in technology and trends, and preserving the Strip's history and significance.

RECOMMENDATIONS: 1) Modify the Community Development work plan to elevate the priority level for creating a vision for the future of the Sunset Strip; 2) Direct the Community Development Department to: a. Study and report on the Sunset Strip Specific Plan and the current zoning code to further understand how these policy and planning documents encourage

and perhaps curtail an expansion of the: i. Sunset Strip music scene; ii. Entertainment and production businesses; iii. Dining and hotel businesses; and iv. Other important cultural markers and markets along the Sunset Strip; b. Evaluate the Sunset Strip for additional interventions with respect to walkability and public space and shade, public art, public safety, boulevard usability, parking convenience, transportation, landscaping and WiFi connection, c. Evaluate and report on how new and existing development agreements might help to accommodate this mandate; 3) Direct the Economic Development Department to: a. Advertise and hire a consultant to work with Community Development to study and report on current and future opportunities for enhancing and expanding the music, entertainment, dining and hotel experience along the Sunset Strip and to specifically explore options for expanding the music, performance and content production opportunities therein, b. Conduct a series of round table discussions with the Sunset BID community, including the Chamber of Commerce and Visit West Hollywood to assess short and long term goals as part of the planning and implementation effort, c. Hold the first roundtable discussion within 60 days to jump-start the short-term opportunities that can be put in place by second quarter 2017, d. Hold the second roundtable discussion within 90 days to jump start the planning discussion identified in Recommendation #1A. Hold additional meetings as needed; 4) Direct the Social Services Division to study and provide information for the possible implementation of a nighttime entertainment shuttle along Sunset Boulevard; 5) Direct the City Manager, the Economic Development Department and the Department of Finance and Technology Services to explore opportunities for the development of new music and/or television production and performance venues; 6) Authorize the Director of Finance and Technology Services to allocate \$300,000 from unallocated reserves in the General Fund to account 100-3-07-07-531019 for costs associated with this initiative; and 7) Direct staff to return with additional recommended budget allocations to accomplish the goals as set forth in this staff report, including recommended adjustments to Department budgets and work plans.

4.B. AMENDMENTS TO CITY'S LOBBYIST REGULATIONS [L. MEISTER, J. HEILMAN, A. LOVANO]:

SUBJECT: The City Council will consider directing the City Attorney to draft an ordinance to prohibit campaign consultants from serving as lobbyists.

RECOMMENDATION: Direct the City Attorney to draft an ordinance prohibiting campaign consultants, including individuals or entities who participate in campaign management or in the development of campaign strategy, from serving as lobbyists.

4.C. REGULATIONS ON CONTRIBUTIONS TO WEST HOLLYWOOD POLITICAL CANDIDATE CAMPAIGNS [L. HORVATH, J. D'AMICO, A. LOVANO]:

SUBJECT: The City Council will review political campaign contribution regulations from a variety of California cities and consider directing the City Attorney to draft an ordinance creating additional regulations on contributions to West Hollywood political candidate campaigns.

RECOMMENDATIONS: 1) Direct the City Attorney to draft an ordinance, based on direction from the Ethics Reform Task Force recommendations and City Council discussion, creating additional regulations on contributions to West Hollywood political candidate campaigns; and 2) Return to the City Council with the draft ordinance at the November Council Meeting.

4.D. INFORMATION ON PROPERTIES REMOVED FROM THE RENTAL MARKET USING THE ELLIS ACT, SUBSEQUENT NEW CONSTRUCTION, AND AFFORDABLE HOUSING [E. SAVAGE, P. NOONAN]:

SUBJECT: The City Council will receive a report on rental properties removed from the housing market using the Ellis Act and subsequent new construction. Information on inclusionary housing and affordable housing development in West Hollywood is also provided.

RECOMMENDATIONS: 1) Receive the report and provide feedback; and 2) Continue to update the City Council when there are efforts to reform the Ellis Act in the State legislature.

4.E. OPTIONS TO INCREASE PUBLIC AWARENESS THAT CERTAIN RENTAL PROPERTIES ARE EXEMPT FROM THE RENT STABILIZATION ORDINANCE LIMITS ON RENT [E. SAVAGE, P. NOONAN]:

SUBJECT: The City Council will consider options for increasing public awareness that certain rental properties are exempt from the Rent Stabilization Ordinance limits on rent increases including an option requiring reporting of rents in exempt rental units.

RECOMMENDATIONS: 1) Receive the report and direct staff to implement various options to ensure tenants in buildings exempt from the Rent Stabilization Ordinance are informed the buildings are not subject to the Rent Stabilization limits on rent; and 2) Direct staff to add the following program in the work plan for the 2016-17 mid-year budget: a. Increase communication to landlords and tenants of exempt properties, b. Require a posted notice at exempt properties, c. Require landlords to provide average past rent increases upon request, d. Provide a summary of past market rents and rent increases in the Rent Stabilization and Housing Division's annual report.

4.F. LOAN AGREEMENT WITH BLUE HIBISCUS LIMITED PARTNERSHIP FOR AN AFFORDABLE HOUSING DEVELOPMENT AT 1125 N. DETROIT STREET [E. SAVAGE, P. NOONAN]:

SUBJECT: The City Council will consider approval of a Loan Agreement with Blue Hibiscus Limited Partnership in the amount of \$2,680,184.50 in construction and permanent financing for 22 units of affordable housing at 1125 North Detroit Street.

RECOMMENDATIONS: 1) Approve a Loan Agreement for Affordable Housing Development with Blue Hibiscus Limited Partnership in substantially the form attached for an amount not to exceed \$2,680,184.50 to develop 22 units of affordable housing at 1125 North Detroit Street; 2) Authorize the Director of Finance and Technology to fund the remaining \$1 million in loan commitment using funds previously allocated in account 216-3-05-62-537015, and to roll over \$1,680,184.50 in previous funding and accrued interest; 3) Waive building permit fees and other city fees associated with development of the project that do not represent a hard cost to the City; and 4) Authorize the City Manager to execute documents substantially in the form attached.

4.G. WRITE-OFF OF UNCOLLECTABLE BUSINESS IMPROVEMENT DISTRICT ASSESSMENTS AND ASSOCIATED PENALTIES [D. WILSON, L. QUIJANO, J. LEONARD]:

SUBJECT: The City Council will consider authorizing the write-off of uncollectable assessments and associated penalties from the West Hollywood Design District Business Improvement District and the Sunset Strip Business Improvement District totaling \$953,507.45.

RECOMMENDATIONS: 1) Approve the write-off of uncollectable assessments and associated penalties from the West Hollywood Design District Business Improvement District and the Sunset Strip Business Improvement District totaling \$953,507.45 as of June 30, 2016; and 2) Authorize the Director of Finance & Technology Services (or designee) to write-off any debt up to \$25,000 for any entity or individual based on a determination by the City's collection agency that the debt is uncollectable.

4.H. ECONOMIC DEVELOPMENT DEPARTMENT WORK PLAN [M. LOUIE]:

SUBJECT: The City Council will receive an overview of the Economic Development Department and its two year budget work plan for 2016-2018.

RECOMMENDATION: Receive the Economic Development Department work program overview and provide feedback as appropriate.

4.I. COMMUNICATIONS DEPARTMENT WORK PLAN [L. BELSANTI, J. SCHARE, B. WHITE]:

SUBJECT: The City Council will receive the 2016-2018 work plan for the Communications Department including a multi-year schedule for major initiatives.

- RECOMMENDATIONS: Receive the Communications Department work program and provide feedback on priorities as needed.

5. NEW BUSINESS:

5.A. APPROVE LICENSE AGREEMENT WITH THE CITY OF BEVERLY HILLS FOR A SURFACE PARKING LOT LOCATED AT 621 ROBERTSON BOULEVARD [O. DELGADO, J. ROCCO, B. BORTFELD, H. COLLINS]:

SUBJECT: The City Council will consider authorizing the Parking Services Division to: enter into a license agreement with the City of Beverly Hills to operate a surface parking at their property located at 621 Robertson Boulevard (AIN No. 4336010271 and AIN No. 4336010271); and consider amending the agreement for services with Psomas for architectural and engineering design services to increase the not-to-exceed amount of the agreement.

RECOMMENDATIONS: 1) Approve a License Agreement with the City of Beverly Hills to operate a surface parking lot at their property located at 621 Robertson Boulevard; 2) Approve amendment 1 to the agreement for services with Psomas for Architectural and Engineering Design Services to increase the amount of the agreement by \$50,000 for a total not to exceed amount to \$ 200,000; 3) Authorize the City Manager to execute all documents incident to the Agreements; and 4) Authorize the Director of Finance & Technology Services to allocate \$50,000 from unallocated reserves in the Parking Improvement Fund for architectural and design engineering services and related costs.

5.B. PUBLIC FACILITIES COMMISSION REQUEST FOR DIRECTION TO STUDY THE IMPACTS OF LARGE SCALE EVENTS [O. DELGADO, S. CAMPBELL, H. COLLINS]:

SUBJECT: The City Council will consider a request from the Public Facilities Commission to provide direction to the Commission to study and report back to the City Council on the impact that major festivals have on the City's public facilities and any potential need for policies related to those findings.

RECOMMENDATIONS: The Public Facilities Commission requests that the City Council direct the appointed body to: 1) Consider the issues of any major festival or event shutting down public facilities from public use, as well as the impact on the facility from this type of use; 2) Hear public comment on these topics; and 3) Use the information gathered to make recommendations to the City Council on any potential policy considerations. Staff recommends that the City Council consider the request of the Public Facilities Commission. Should the City Council move to direct the item back to the Commission for additional study, it should provide clear and specific direction to staff on the items and areas to be considered.

5.C. CO-SPONSORSHIP OF JQ INTERNATIONAL'S "GELTY PLEASURES" HANUKKAH EVENT [L. HORVATH, A. LOVANO]:

SUBJECT: The City Council will consider co-sponsoring JQ International's Gelty Pleasures, "A Very Homo Hanukkah", a diverse Hanukkah celebration for LGBTQ and ally community members.

RECOMMENDATIONS: 1) Approve co-sponsorship of JQ International's Gelty Pleasures Hanukkah Event; 2) Authorize the use of the City name and logo on promotional and collateral materials; and 3) Direct the Communications Division to utilize all appropriate communication tools to promote the event including, but not limited to, the City's website and social media tools.

5.D. DEVELOPMENT STANDARDS FOR PROJECTS THAT SPAN BOTH COMMERCIAL AND RESIDENTIAL ZONING DISTRICTS [L. MEISTER, A. LOVANO]:

SUBJECT: In order to maintain neighborhood livability and the integrity of existing residential zones adjacent to commercial zoning districts, promote appropriately scaled and sustainably-designed mixed use projects that address climate change and our local ecological footprint, the City Council will consider amending the Zoning Ordinance with regard to mixed-use projects and, specifically, projects that combine properties located in both residential and commercial zoning districts.

RECOMMENDATIONS: 1) Direct the Community Development Department to draft a Zone Text Amendment to establish that when a lot tie is requested that would tie together adjacent properties that span commercial and residential zoning districts, the project shall be reviewed and evaluated with respect to development standards as a separate commercial or mixed-use project(s) within a commercial zone and an independent residential project within a residential zone as if they were on separate lots as they existed before the parcel combination (lot tie) occurred. a. For each lot, all development standards for setbacks, height, density, open space, parking, loading, etc., for its respective zoning district, shall apply, b. Bonuses, incentives and/or concessions shall be applied within their individual zones and shall not be combined or transferred across original lot lines from one zone to another; and 2) If the developer obtains a lot line adjustment or buildings straddle the lot line for other reasons (for example, in the case of a Specific Plan), the developer would be required to provide buffer and green space on other parts of the property to accommodate the loss of open space between the lots.

5.E. REVIEW AND UPDATE THE CITY'S AFFORDABLE HOUSING DENSITY BONUS LAW [L. MEISTER, A. LOVANO]:

SUBJECT: The City Council will consider directing the City Attorney to prioritize working with the Community Development Department to amend the City's Zoning Code to bring it into compliance with state affordable housing law effective January 1, 2017 and to review the City's density bonus concessions.

RECOMMENDATIONS: 1) Direct the City Attorney to: a. Work with the Community Development Department to amend the Zoning Ordinance to be consistent with recently approved changes to the state affordable housing density bonus law, Government Code Section 65915-65918, which is effective January 1, 2017, b. Clarify that affordable housing density bonuses, incentives and concessions shall apply solely to the residential component of a mixed-use project, in accordance with California state law, and they should not be included as part of calculations to provide additional density to any commercial component, c. Review concession "menu" options and provide City Council with alternatives; 2) Direct the Community Development Department to: a. Include information on the recent changes to state affordable housing density bonus law in the R2, R3, R4 Zoning Districts Study and community discussions, b. Schedule a Study Session for interested members of City Council and Planning Commission to explain the recent changes to the state's affordable housing density bonus law and how the changes impact projects in the City of West Hollywood.

5.F. DISCUSSION OF CITY COUNCIL MEETING SCHEDULE CHANGE FOR DECEMBER 2016 [Y. QUARKER, M. CROWDER]:

SUBJECT: The City Council will consider revising its 2016 Schedule to cancel the December 19, 2016 City Council Meeting.

RECOMMENDATION: Consider cancelling the meeting of December 19, 2016 due to its proximity to the holidays, with the option of placing it back on the meeting schedule should a time-sensitive item need to be heard before the end of the year.

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

6. LEGISLATIVE:

6.A. AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD LOWERING THE THRESHOLD FOR REPORTING BEHESTED CONTRIBUTIONS AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE [M. JENKINS, Y. QUARKER, M. CROWDER]:

SUBJECT: The City Council will review and approve a new section 2.88.030 to Chapter 2.88 of Article 4 of Title 2 of the West Hollywood Municipal Code to read as follows: 2.88.030 Disclosure of Behested Payments. Payments made principally for legislative, governmental, or charitable purposes that are made at the behest of a City official as defined in California Government Code section 82015(b)(2)(B)(iii) shall be reported within 30 days following the date on which the payment or payments equal or exceed one thousand dollars (\$1,000) in the aggregate from the same source in the same calendar year in which they are made. The report shall be filed by the City official with the City Clerk. The report shall contain the following information: name of payor, address of payor,

amount of the payment, date or dates the payment or payments were made, the name and address of the payee, a brief description of the goods or services provided or purchased, if any, and a description of the specific purpose or event for which the payment or payments were made.

RECOMMENDATION: Introduce on first reading ORDINANCE NO. 16-_____" AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD LOWERING THE THRESHOLD FOR REPORTING BEHESTED CONTRIBUTIONS AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE."

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 its next regular meeting, which will be on Monday, December 5, 2016 at 6:30 P.M. at West Hollywood Park Public Meeting Room - Council Chambers.

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
December 5	Monday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers
December 19	Monday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers
January 23	Monday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers
February 6	Monday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers

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**CITY COUNCIL
CITY OF WEST HOLLYWOOD
CLOSED SESSION AGENDA
MONDAY, NOVEMBER 7, 2016
6:00 P.M.**

**COUNCIL CHAMBERS, CLOSED SESSION ROOM,
625 N. SAN VICENTE BLVD.
WEST HOLLYWOOD, CA 90069**

1. PUBLIC COMMENT ON THE CLOSED SESSION AGENDA

2. LITIGATION

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:

a. PENDING LITIGATION: Gov't Code section 54956.9(d)(1)

1. Brian Stephen Rubenstein, et al. v. City of West Hollywood
Los Angeles County Superior Court
Case No. BC599656

AFFIDAVIT OF POSTING

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

Date: November 2, 2016

Signature: [Handwritten Signature]