

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
MINUTES
MONDAY, NOVEMBER 7, 2016
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

6:30 P.M. – REGULAR MEETING

CALL TO ORDER: Mayor Meister called the meeting to order at 6:36 p.m.

PLEDGE OF ALLEGIANCE: L.A. County Assessor Jeffrey Prang led the Pledge of Allegiance.

ROLL CALL:

PRESENT: Councilmember D’Amico, Councilmember Duran, Councilmember Horvath, Mayor Pro Tempore Heilman, and Mayor Meister.

ABSENT: None.

ALSO PRESENT: City Manager Arevalo, City Attorney Jenkins, City Clerk Quarker, and Administrative Specialist IV Poblador.

REPORT OF CLOSED SESSION AGENDA:

City Attorney Jenkins reported that the Closed Session was called to order at 6:00 p.m. He stated that there were no public comments. He further stated that two items were added to the Agenda, Rex v. City of West Hollywood and a Claim filed by Kevin Chiang. There was no reportable action on items on the Agenda, and the Closed Session adjourned at 6:30 p.m.

City Manager Arevalo discussed the Special City Council meeting held on October 29, 2016. He stated that it was a Closed Session to discuss the 8150 Sunset Blvd. Project and reported on the City’s settlement with the developer.

APPROVAL OF AGENDA:

Mayor Meister requested that Items 4.B. and 4.I. be moved to the Consent Calendar as Items 2.W. and 2.Y., respectively. She requested that Item 5.A. be moved to the Consent Calendar as Item 2.Z. with a clerical revision to state that the City would be entering into a “Lease Agreement” with Beverly Hills and not a “License Agreement”. She requested that Items 2.H. and 2.R. be tabled to a future meeting. She also requested that Items 2.O. and 2.Q. be moved to Excluded Consent for further discussion.

Councilmember Duran requested that Item 4.F. be moved to the Consent Calendar as Item 2.X. He also requested that Item 2.U. be moved to Excluded Consent for further discussion.

Councilmember Horvath requested that Item 5.F. be moved to the Consent Calendar as Item 2.AA.

Motion by Mayor Pro Tempore Heilman to approve the November 7, 2016 Agenda as amended, seconded by Councilmember Duran, and approved.

ADJOURNMENT MOTIONS:

Councilmember Horvath requested that the meeting be adjourned in memory of Laurie-Ann Cota, Tamar Rakos, and Janet Reno. She also asked that the meeting be adjourned in memory of the following soldiers who died in Afghanistan since the last City Council meeting: Sergeant Douglas J. Rhiney (26), Michael G. Sauro, Civilian (40), Captain Andrew G. Byers (30), and Ryan A. Gloyer (34).

Councilmember D'Amico requested that the meeting be adjourned in memory of Jim (James Lee) Allen.

Mayor Meister requested that the meeting be adjourned in memory of David Shane.

PRESENTATIONS:

Councilmember Duran presented a Proclamation to outgoing Lesbian & Gay Advisory Board member Ruth Tittle in recognition of her years of service.

1. PUBLIC COMMENT:

L.A. COUNTY ASSESSOR JEFFREY PRANG, spoke regarding his support for Item 2.U.

TOM DEMILLE, WEST HOLLYWOOD, spoke regarding the upcoming Presidential Election, education, and more lighting on the streets of West Hollywood.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke regarding Item 2.G. and in support of veterans and animals. She also requested that there be an animal shelter in West Hollywood.

ANNA SWETT, WEST HOLLYWOOD, spoke regarding Item 2.P. and 2.Q. and concerns regarding housing and health care.

STEPHEN MARTIN, WEST HOLLYWOOD, spoke regarding Item 2.I. and suggested that the West Hollywood Housing Corporation look into hiring a management company with more compassion for residents.

JACK LORENZ, WEST HOLLYWOOD, spoke regarding Item 2.J. and his organization's event.

JAY JACOBSON, WEST HOLLYWOOD, spoke regarding Item 2.H. as it pertains to the drought and damage to trees.

TERESA DECRESCENZO, STUDIO CITY, spoke regarding her support of Item 2.U.

GABRIEL ROTELLO, LOS ANGELES, spoke regarding his support of Item 2.U.

IVY BOTTINI, WEST HOLLYWOOD, spoke regarding her support of Item 2.U.

DAN MORIN, WEST HOLLYWOOD, spoke regarding Item 2.P. and how there should be more funds allocated to assist residents.

CYNTHIA BLATT, WEST HOLLYWOOD, spoke regarding her support for Items 5.D. and 5.E. She also expressed her opposition to Item 4.G.

MICHAEL FERRERA, LOS ANGELES, thanked Council for their support of Item 2.M.

COCO LACHINE, WEST HOLLYWOOD, spoke regarding Transgender Day of Remembrance on November 20, 2016, and thanked Council for their support of the Transgender Community.

DUFF BENNETT, WEST HOLLYWOOD, spoke regarding historic preservation.

MICHAEL MOMM, WEST HOLLYWOOD, spoke regarding his new restaurant, *Loreley* on La Brea and welcomed all.

MARK LEHMAN, WEST HOLLYWOOD, spoke regarding the AIDS monument and support of the funds for it.

MILANA, WEST HOLLYWOOD, spoke regarding needing legal assistance from the City.

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:

Councilmember Horvath requested clarification on Item 2.V. Mayor Pro Tempore Heilman requested that Item 2.V. be moved to Excluded Consent for further discussion, and Council approved by consensus.

Councilmember Horvath spoke regarding Item 4.I., and requested that the Communications Department make a more proactive effort, beyond the regular legal posting requirements, to notify the community of meetings and events. She provided a brief report from students at West Hollywood Elementary describing what they are working on in class. She reported on her recent attendance at Pride in Palm Springs. She spoke regarding the upcoming Live, Love, Thrive Event for women scheduled for

Saturday, November 12, 2016 at 10:00 a.m. She thanked Coco Lachine for reminding everyone that November is Transgender Awareness Month. She also spoke regarding Friday's Veteran's Day events, and stated that tomorrow is Election Day and encouraged everyone to find their polling location and other information at lavote.net.

Councilmember D'Amico reported that he attended a Net Zero Conference in Denver where renewable energy was discussed. He thanked those that spoke in support of Item 2.U. He spoke regarding Item 2.K. and stated that he supports the Item, but wanted to register his No vote on raising the speed limit on Vista. He also congratulated the Communications Department on the multiple awards that they have recently won and thanked them for their great work. He requested that the Community Development Department work with the Communication Department on a better way to provide notice to residents regarding a development project in their area. He thanked Parking Manager Jackie Rocco for her hard work, and congratulated her on her new role as Business Development Manager in the Economic Development Department. Finally, he disclosed that he received donations from individuals related to Public Hearing Item 3.B.

Councilmember Duran thanked staff for an extraordinary Halloween event. He thanked his colleagues for supporting Item 2.L. He also mentioned the upcoming Presidential Election and the Council's support for Measure M.

Mayor Pro Tempore Heilman spoke regarding Item 2.P. and clarified that this is a new contract for the vendor to assist those that have been evicted through no fault of their own, including owner-occupancy evictions and Ellis evictions. He also stated that if Staff finds that they need additional funds, they should bring an Item to Council during the mid-year budget period.

Mayor Meister congratulated West Hollywood Elementary School on ranking 10 for their testing scores. She spoke regarding her attendance at a recent Homeless Collaborative Meeting where the Needs Assessment Study was discussed; which will be completed by the time the next Homeless count is conducted. She disclosed that she attended the open house for the Alliance for Housing and Healing as well as attending the Historic Preservation Event. She reported that she attended the Mayoral Housing, Transportation and Jobs Summit at UCLA, and particularly enjoyed the housing panels and discussions on how technology is transforming transportation. She thanked the City Clerk, City Attorney and Staff for this year's Annual Congress of Commissions and Advisory Boards. She thanked Staff for their hard work on the Halloween Carnival. She also spoke regarding an event she attended where a presentation was made by Beverly Hills Water regarding new fees and about how ground water can be used. She spoke regarding Item 2.H. and expressed concern with the tone of the report and asked that staff utilize Beverly Hills as a model on finding ways to address these important water issues. She spoke regarding Item 2.T. and stated that she was excited about the expanded events to recognize World AIDS Day. She spoke regarding the upcoming Veteran's Day event scheduled for Friday, November 11th, which will begin at the Sal Guarriello Veterans Memorial and end in Council Chambers with exciting speakers and programming. She stated that November

is Transgender Awareness Month, and reminded everyone that Tuesday March 7th is the City of West Hollywood's General Municipal Election for two seats on City Council. She also welcomed Tom Kieley as the new President & CEO of Visit West Hollywood.

Mr. Kieley spoke briefly and stated that he looks forward to working with the City in his new role.

CITY MANAGER'S REPORT: None.

FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk Quarker stated that the fiscal impact on the Consent Calendar is \$1,194,868 in expenditures, \$199,000 in potential revenue, and (\$981) in waived fees.

2. CONSENT CALENDAR:

ACTION: Approve the Consent Calendar, as amended, 2.A.,B.,C.,D.,E.,F.,G.,I.,J.,K.,L.,M.,N.,P.,S.,T.,V.W.X.Y.Z.AA. Motion by Councilmember Heilman, seconded by Councilmember Duran, and approved.

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.

ACTION: Receive and file. Approved as part of the Consent Calendar.

2.B. APPROVAL OF MINUTES:

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

ACTION: Approve the minutes of October 17, 2016. Approved as part of the Consent Calendar.

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.

ACTION: 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." Approved as part of the Consent Calendar.

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.

ACTION: Deny the claims of Mark Sangster, Denise Butler, Xenon Investment, Samuel Kantsebousky, and Lee Costello. **Approved as part of the Consent Calendar.**

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.

ACTION: Receive and file. **Approved as part of the Consent Calendar.**

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.

ACTION: Receive and file the September 2016 Treasurer's Report. **Approved as part of the Consent Calendar.**

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.

ACTION: Receive & File. **Approved as part of the Consent Calendar.**

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.

ACTION: This Item was Tabled.

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.

ACTION: Receive and file. **Approved as part of the Consent Calendar.**

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.

ACTIONS: 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. **Approved as part of the Consent Calendar.**

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.

ACTION: Adopt Resolution No. 16-4891, “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.” **Approved as part of the Consent Calendar, noting Councilmember D’Amico’s no vote on the recommendation to raise the speed limit on Vista.**

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.

ACTION: Authorize staff to issue an RFP for Virtual Parking Permitting System. **Approved as part of the Consent Calendar.**

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.

ACTIONS: 1) Approve Resolution No. 16-4892: "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. **Approved as part of the Consent Calendar.**

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.

ACTIONS: 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- 4893, "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." **Approved as part of the Consent Calendar.**

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.

Mayor Meister inquires what the expertise is on these companies. Steve Campbell answers her questions.

ACTIONS: This Item was moved to Excluded Consent.

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.

ACTIONS: 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. **Approved as part of the Consent Calendar.**

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.

ACTIONS: This Item was moved to Excluded Consent.

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.

ACTIONS: This Item was Tabled.

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.

ACTIONS: 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. **Approved as part of the Consent Calendar.**

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.

ACTIONS: 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. **Approved as part of the Consent Calendar.**

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.

ACTIONS: This Item was moved to Excluded Consent.

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.

ACTIONS: This Item was moved to Excluded Consent.

2.W. (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.

ACTIONS: 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. **Approved as part of the Consent Calendar.**

2.V. (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.

ACTIONS: 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. **Approved as part of the Consent Calendar.**

2.Y. (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.

ACTIONS: Receive the Communications Department work program and provide feedback on priorities as needed. **Approved as part of the Consent Calendar.**

2.Z. (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 lease agreement with the City of Beverly Hills to operate a surface parking at their property located at 621 Robertson Boulevard (AIN No. 4336010270 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.

ACTIONS: 1) Approve a Lease 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. **Approved as part of the Consent Calendar.**

2.AA. (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. ACTION: Cancel the City Council meeting of December 19, 2016 due to its proximity to the holidays. Approved as part of the Consent Calendar.

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.

This item was noticed as required by law.

The City Councilmembers provided their disclosures.

Don Norte, Parking Services & Projects Officer, provided background information as outlined in the staff report dated November 7, 2016.

Mayor Meister asked for clarification on the intent of the program. Staff clarified that the intent was to have a partnership between the Parking Division and the Planning Division to assist small businesses that need additional parking due to a change in use or expansion.

Mayor Meister opened the public hearing and the following speakers came forward:

GENEVIEVE MORRILL, REPRESENTING THE WEST HOLLYWOOD CHAMBER OF COMMERCE, spoke about the positivity and success of the parking credits program. She stated that it is great for small businesses.

Mayor Meister closed the public hearing.

Mayor Pro Tempore Heilman spoke regarding the history of this program and the initial need on the Westside. He asked whether there is ample parking for the demand in the City Center area.

Director of Public Works Oscar Delgado provided clarification and spoke regarding the available spaces at the new Automated Parking Garage, Kings Road Parking Garage, Havenhurst lot and the new spaces that will be located at 8120 Santa Monica Blvd.

Councilmember Duran explained the complexities of handling parking in the City and thanked Parking staff for their hard work.

Mayor Meister expressed concerns with the Parking Credits Program being requested for new developments projects, and stated that these types of projects should have parking included in their plan and not be able to participate in this program. Staff clarified that Planning Division has discretion and the intent of the program is not for new construction.

ACTIONS: 1) Introduce for first reading, Ordinance No. 16-992 “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 16-4894, “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”. **Motion by Councilmember D’Amico, seconded by Councilmember Duran, and approved.**

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.

This item was noticed as required by law.

The City Councilmembers provided their disclosures.

Senior Planner Jennifer Alkire provided background information as outlined in the staff report dated November 7, 2016. She also requested that Council approve the resolution with the following revisions: 1) the resolutions should indicate 22 parking spaces and only 4 compact spaces; 2) including in Condition 7.7 that trees planted in the front yard set-back , shall have a minimum box size of 36”; and 3) including in Condition 7.8 a requirement that a tree preservation plan for the street tree in the subject

site be prepared by a licensed arborist and submitted to the Community Development Department for review and approval prior to the issuance of building permits. She stated that these revisions will address some of the landscaping issues the City had. She asked that Council deny the Appeals and approve the Planning Commission's recommendation.

Mayor Meister opened the public hearing and the following speakers came forward:

KATE BARTOLO/DAVID TAKALS, REPRESENTING THE APPLICANT, spoke about the project revisions and stated that the tree will remain.

GEORGE V. CREIDLE III, APPELLANT, spoke regarding his appeal on this project, and asked that Council continue the Item so that the developer can continue to work on the design of the project.

RONALE EMMONS, APPELLANT, spoke regarding his Appeal and in opposition to the project.

CHRIS STAVROUDIS, WEST HOLLYWOOD, spoke regarding the building not being compatible for the street.

JEANNE DOBRIN, WEST HOLLYWOOD, expressed concern with the height of the building.

LYNN RUSSELL, WEST HOLLYWOOD, spoke regarding harmony in the neighborhood, and expressed her support of the project.

BRIAN MATUK, WEST HOLLYWOOD, spoke on behalf of Shawn Rawleigh, who support to project.

ED LEVIN, WEST HOLLYWOOD, provided clarification on CEQA requirements.

The following individuals did not wish to speak, but expressed their opposition to Staff's recommendation to deny the Appeals: *Alejandro Tomkinson, Dan Morin, J. Noll, S. Andrews, Megan Griffey.*

KATE BARTOLO, REPRESENTING THE APPLICANT, provided a brief rebuttal and asked that Council approve the project.

GEORGE V. CREIDLE III, APPELLANT, provided a brief rebuttal and requested that Council continue the Item so that more work can be done on the design.

RONALE EMMONS, APPELLANT, provided a brief rebuttal and stated that the City is not following CEQA guidelines.

Councilmember Duran asks for clarification on easements and licenses from the City Attorney. City Attorney Jenkins clarified that pending litigation regarding easements, does not preclude Council from making a decision tonight.

Mayor Meister closed the public hearing.

Councilmember Heilman thanked everyone for speaking, and thanked the new architect for trying to address all the concerns from Council and residents. He spoke in support of the changes made to the project.

Councilmember Duran spoke regarding the reasons for granting an Appeal and stated that Mr. Credle and Mr. Emmons have not met that burden. He spoke in support of Staff's recommendation to deny the Appeals.

Mayor Meister thanked everyone for their comments and the architect for the changes to the project, but stated that design-wise, the project does not fit within the neighborhood and expressed support for George Credle's appeal.

Councilmember Horvath thanked everyone for their hard work on the project and making efforts to meet Councilmember requests. She asked staff to look into whether or not the tree would qualify for the City's Heritage Tree Program.

ACTIONS: 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 with the revisions listed above: 1) Resolution No. 16-4895: "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;" 2) Resolution No. 16-4896: "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; and 3) Direct staff to continue to work with

the architect regarding the remaining design and parking issues. **Motion by Councilmember Duran, seconded by Councilmember Heilman, and approved, noting the No votes of Mayor Meister and Councilmember D'Amico.**

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.

Councilmember D'Amico provided background information as outlined in the staff report dated November 7, 2016.

Councilmember Duran spoke regarding wanting to keep the City on trend with technology and social media as it relates to ensure this area remains vibrant.

Mayor Meister spoke in support of the item and asked that Staff look at new venues so visitors have somewhere to go while staying in hotels.

Mayor Pro Tempore Heilman expressed his concern with encouraging more music venues in theory and then denying the project when it comes for approval. He also stated that some of the new hotels will have live music included. He spoke briefly regarding the Community Development Department work plan priorities and the need to begin to move forward with Council's request to celebrate and revitalize the historic mid-city area.

Councilmember Horvath requests clarification regarding how this would be including in the Sunset Specific Plan update, and cautioned against over-planning for that area, which is known for being eclectic and diverse.

Councilmember D'Amico clarified that this will be a part of the Sunset Specific Plan update which will begin in 2016/2017 instead of 2019.

ACTIONS: 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 #2a. 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. **Motion by Mayor Meister, seconded by Councilmember Duran, and unanimously approved.**

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.

ACTIONS: This Item was moved to the Consent Calendar.

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.

Councilmember Horvath provided background information as outlined in the staff report dated November 7, 2016.

Mayor Pro Tempore Heilman inquired with City Clerk Quarker regarding additional work that would be required for her Division as a result of this proposed regulation.

City Clerk Quarker spoke briefly regarding the difficulties in tracking and enforcing the proposed regulation while conducting an election.

Councilmember D'Amico spoke regarding the item and stated that the goal of the Item is about transparency in the City's elections and governance.

STEVE MARTIN, WEST HOLLYWOOD, spoke regarding including language in City contracts prohibiting donations.

The following individuals did not wish to speak, but expressed their support of Staff's recommendation: *Pat Dixon, Cathy Blaivas, Stephanie Harker, and Dan Morin.*

Council spoke in support of the suggestion to include language in the City's Contracts and in the issuance of RFP's and BIDs that prohibits donations during a specific period.

Mayor Meister stated that in addition to transparency, the item helped to level the playing field for non-incumbents.

City Attorney Jenkins spoke regarding campaign donations being a 1st Amendment right and stated that while the Council's goal to ensure that there is not a perception of corruption, he cautioned the City on enacting restrictions to this right. He also spoke regarding the enforcement challenges and stated that the Ethics Reform Task Force did not include this as one of their recommendations. Finally, he stated that given the

comments from Council, he will develop a proposed Ordinance that would address their concerns and will also provide his analysis of this issue.

ACTIONS: 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. **Motion by Councilmember Horvath, seconded by Councilmember D'Amico, and approved.**

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.

Peter Noonan provided background information as outlined in the staff report dated November 7, 2016.

Mayor Meister spoke regarding the Item and asked whether the City should be focusing on continuing to lobby regarding the Ellis Act, or if it should be looking at ways to de-incentivize Ellissing in the City. She inquired as to whether landlords have taken advantage of the rebates offered by the City to assist them with ensuring their buildings are ADA compliant.

STEVE MARTIN, WEST HOLLYWOOD, spoke about rent-controlled units being torn down for hotels and other commercial ventures.

TY GELTMAKER, WEST HOLLYWOOD, spoke about the demolition on his street and the lack of the sense of community.

DAN MORIN, WEST HOLLYWOOD, spoke about his experience with being evicted from his unit as a result of the Ellis Act.

ACTIONS: 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. **Motion by Mayor Pro Tempore Heilman, seconded by Mayor Meister, and approved.**

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.

Peter Noonan provided background information as outlined in the staff report dated November 7, 2016.

Mayor Meister spoke regarding the Co-Star database. Staff indicated that they are looking into getting a license with a vendor to monitor data that can be included in the annual report.

BEVERLY KENWORTHY, LOS ANGELES, thanked staff for their efforts in working with her organization.

FRED SUTTON, WEST HOLLYWOOD, spoke in support of the Item.

JAMES LITZ, WEST HOLLYWOOD, spoke on behalf of Association of Realtors and in support of the Item.

The following individual did not wish to speak, but expressed their support for Staff's recommendation: *Genevieve Morrill (in support of first alternative)*

ACTIONS: 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. **Motion by Mayor Pro Tempore Heilman, seconded by Councilmember D'Amico, and unanimously approved.**

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.

ACTIONS: This Item was moved to the Consent Calendar.

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.

David Wilson provided background information as outlined in the staff report dated November 7, 2016.

Councilmember D'Amico spoke regarding existing businesses that owe the City money, and asked if they were still being allowed to obtain permits.

Revenue Manager John Leonard provided clarification on some of the businesses and stated that for some, there are new owners that are not responsible for the debt; but did clarify that businesses who owe the City for assessments, are prohibited from obtaining special event permits.

DAN MORIN, WEST HOLLYWOOD, spoke regarding the Item and questioned who was responsible for not catching the debt.

The following individuals did not wish to speak, but expressed their opposition to Staff's recommendation: *Pat Dixon, Cathy Blaivas, Stephanie Harker,*

Councilmember Horvath requested information on how the debts were overlooked.

Director of Finance & Technology David Wilson provided clarification that City's that have Business Improvement District Assessments have an expectation of delinquencies each year. In the past, the City did not have a mechanism to write-off the debt each year, so the item before Council reflects approximately 12 years of unpaid debt. He stated that the City has collect over \$8 million dollars in assessments, and that a 7% delinquency rate is below most Cities; which average about 15%.

City Manager Paul Arevalo spoke regarding the new practices put into place to allow for write-offs each year.

Mayor Pro Tempore Heilman thanked staff for meeting with the City Council Budget sub-committee to help clarify this item.

ACTIONS: 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. **Motion by Councilmember Duran, seconded by Councilmember D'Amico, and unanimously approved.**

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.

Economic Development Director Maribel Louie provided background information as outlined in the staff report dated November 7, 2016.

Councilmember D'Amico spoke regarding the need to move forward on creating new mixed-use opportunities on the east side. He thanked the Arts Division and the Innovations and Strategic Initiatives Division for their hard work.

Councilmember Horvath requested an update on the Small Business Task Force. Maribel Louie stated that the Task Force is moving forward and there should be a report to Council by the end of the fiscal year. Councilmember Horvath also requested clarification on what visioning is being done to support the 21st century needs for creative businesses. Maribel Louie and Francisco Contreras spoke regarding this issue and stated that they are developing plans to address the needs and challenges of small business as well as home-based businesses.

Mayor Meister spoke regarding the City's promise of neighborhood serving businesses resulting from development on the east side and that this has not moved forward. She asked Staff to look at various conditions during the Planning process such as vacancy fees, etc.

ACTIONS: Receive the Economic Development Department work program overview and provide feedback as appropriate. **Motion by Mayor Pro Tempore Heilman, seconded by Councilmember Duran, and unanimously approved.**

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.

ACTIONS: This Item was moved to the Consent Calendar.

5. NEW BUSINESS:

5.A. APPROVE LEASE 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 lease agreement with the City of Beverly Hills to operate a surface parking at their property located at 621 Robertson Boulevard (AIN No. 4336010270 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.

ACTIONS: 1) Approve a Lease 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. **This Item was moved to Consent.**

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.

Steve Campbell provided background information as outlined in the staff report dated November 7, 2016.

Councilmember Horvath spoke in support of the Item as long as the Commission will be looking at all large scale events and not just CSW.

Mayor Meister spoke in support of the Item and stated that Commissions and Advisory Boards provide staff and Council with checks and balances, and can assist in relaying feedback from residents regarding this issue.

Councilmember Duran expressed concern with the Item and stated that he does not support the item as presented. He asked that Council limit the scope and provide direction to the Public Facilities Commission regarding their purview on the issue of large scale events in the City's parks.

Mayor Pro Tempore Heilman stated that he agrees with his colleague that the Council should provide clear direction to the Public Facilities Commission.

Councilmember D'Amico stated that the intent of the item seems to be to allow the Public Facilities Commission to receive a report from Staff regarding large scale events in City Parks and determine what the impacts will be as it relates to the Parks, resident notification, who was affected, how the park was maintained during and after the event, etc.

MANNY RODRIGUEZ, WEST HOLLYWOOD, spoke regarding Item 5.B. and how it pertains to Pride.

The following individuals did not wish to speak, but expressed their support for Staff's recommendation: *Cathy Blaivas, Stephanie Harker and Pat Dixon.*

ACTIONS: 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. **Motion by Councilmember Horvath, seconded by Councilmember D'Amico, and unanimously approved.**

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.

Councilmember Horvath provided background information as outlined in the staff report dated November 7, 2016.

Councilmember Duran expressed concern with the City co-sponsoring a religious event.

City Attorney Jenkins affirmed that when the City "co-sponsors" an event, there is liability involved. He spoke regarding the City needing to look at the implications of co-sponsorship of an event not on City property, with no City oversight or staffing. He also spoke regarding Government Agencies not sponsoring religious events. City Attorney Jenkins spoke in

support of the Alternative Recommendation to provide the organizers with a commendation from the City for hosting an inclusive event.

ACTIONS: 1) Approve the Alternate Recommendation and include this event in the list of events the City will advertise to the public as part of the Holiday season. **Motion by Mayor Pro Tempore Heilman, seconded by Councilmember Duran, and unanimously approved.**

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.

ACTIONS: This Item was tabled to December 5, 2016.

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.

Mayor Meister provided background information as outlined in the staff report dated November 7, 2016.

Mayor Pro Tempore Heilman suggested that Council provide direction to staff to look at State Laws, update the Zoning Ordinance accordingly and bring back an item to Council for a policy discussion.

ACTIONS: 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, 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; 3)

Bring back to a future meeting the following items for discussion: (a) 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, and (b) Review concession "menu" options and provide City Council with alternatives. **Motion by Mayor Meister, seconded by Councilmember D'Amico, and unanimously approved.**

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.

ACTION: This Item was moved to the Consent Calendar.

EXCLUDED CONSENT CALENDAR:

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.

Mayor Meister inquired about the expertise on these companies and Staff provided some background information regarding the two vendors.

ACTIONS: 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. **Motion by Councilmember D'Amico, seconded by Councilmember Duran and unanimously approved.**

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.

Director of Human Services and Rent Stabilization Elizabeth Savage provided background information as outlined in the staff report dated November 7, 2016.

Mayor Meister requested clarification on why the services are needed and what happens to the funds if we don't need to utilize their consulting services. Elizabeth Savage spoke regarding the firms expertise in other jurisdictions and how the City benefits from this experience when developing our own programming. She clarified that this is not an upfront contract, it will be paid out as services are requested and if no services are requested by the City, the funds would go unspent.

ACTIONS: 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. **Motion by Councilmember Duran, seconded by Mayor Pro Tempore Heilman and approved, noting the No votes of Councilmember D'Amico and Mayor Meister.**

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.

Councilmember Duran expressed kind words toward Betty Berzon and the contributions she made to the City. However he expressed concern with the limited number of buildings and the long list of so many other people who also deserve to have a building named after them, and suggested that the City have a more thoughtful deliberation process when naming buildings after individuals.

Mayor Pro Tempore Heilman spoke in support of having a broader conversation about having those who were instrumental in the City's history be honored in some way and not just one individual.

Councilmember D'Amico thanked his colleagues for their remarks, and stated that he would like to move forward with recommending that the Werle Building be renamed in honor of Betty Berzon. He stated that he would approve the recommendation to improve the process, but in the meantime, he may follow the current process by submitting a request to the City Clerk, to start the discussion of renaming the Werle Building, if Council does not approve the recommendation tonight.

ACTIONS: 1) Direct staff to look at how the City can honor a number of leaders in the LGBT community in a more permanent way and bring back a list that includes Betty Berzon and others to Council for discussion. **Motion by Mayor Pro Tempore Heilman, seconded by Councilmember Duran and unanimously approved.**

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.

Mayor Pro Tempore Heilman provided clarification regarding the item. He stated that the Item is an information campaign for Condominium Homeowner Associations to inform them that there are Veterans who want to purchase a Condo in their association and all they have to do is get qualified as a building that will accept VA Loans.

ACTIONS: 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. **Motion by Mayor Pro Tempore Heilman, seconded by Councilmember Horvath and unanimously approved.**

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.

ACTION: Introduce on first reading ORDINANCE NO. 16-993" AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD LOWERING THE THRESHOLD FOR REPORTING BEHESTED CONTRIBUTIONS AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE." **Motion by Councilmember D'Amico, seconded by Mayor Meister, and approved, noting the No votes of Mayor Pro Tempore Heilman and Councilmember Duran.**

PUBLIC COMMENT:

TY GELTMAKER, WEST HOLLYWOOD, spoke regarding Item 2.U. and also thanked Council for their work.

COUNCILMEMBER COMMENTS: None.

ADJOURNMENT: The City Council adjourned at 12:20 a.m. in memory of Janet Reno, Laurie-Ann Cota, Tamar Rakos, Jim (James Lee) Allen, David Shane, Sergeant Douglas J. Rhiney, Michael G. Sauro, Captain Andrew G. Byers, and Ryan A. Gloyer 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.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 5th day of December, 2016 by the following vote:

AYES:	Councilmember:	D'Amico, Duran, Horvath, Mayor Pro Tempore Heilman, and Mayor Meister.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

LAUREN MEISTER, MAYOR

ATTEST:

YVONNE QUARKER, CITY CLERK