

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
MINUTES
MONDAY, MARCH 19, 2018
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

6:30 P.M. –REGULAR MEETING

CALL TO ORDER: Mayor Heilman called the meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE: Bobbie Edrick led the Pledge of Allegiance.

ROLL CALL:

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

ABSENT: Mayor Pro Tempore Duran.

ALSO PRESENT: City Manager Arevalo, City Attorney Jenkins, City Clerk
Quarker and Assistant City Clerk Crowder.

APPROVAL OF AGENDA:

City Clerk Quarker indicated that there is a typo in Item 2.J. on the birthdate of one of the nominees. She also stated that Staff will revise the final approved staff report. She also indicated that Mayor Pro Tempore Duran requested that Items 4.D., 5.A., and 5.C. be Tabled to the next meeting, so that he can be a part of the Council discussion on these items.

Councilmember Horvath requested that Items 5.B. and 6.A. be moved to the Consent Calendar as Items 2.P. and 2.Q. respectively.

Motion by Councilmember Horvath, seconded by Councilmember Meister, to approve the March 19, 2018 agenda as amended, and unanimously approved.

ADJOURNMENT MOTIONS:

Councilmember Meister requested that the meeting be adjourned in memory of Graciela Rodriguez.

Councilmember Horvath requested that the meeting be adjourned in memory of Sandra “Sandy” Mae Doyle Torres. She also requested that the meeting be adjourned in memory of the following military personnel: Sergeant 1st Class Matiland D. Wilson (38).

Mayor Heilman requested that the meeting be adjourned in memory of Hassan Haghani, Huan Chang Huang (“Jack”), and Carmen Gloria Duran.

PRESENTATIONS:

Councilmember Horvath presented a Proclamation to Charles Cohen of Cohen Media Group.

Councilmember Horvath presented a Certificate of Recognition to Ruth William's recognizing her 80th birthday.

1. PUBLIC COMMENT:

DAVID NASH, WEST HOLLYWOOD, spoke in appreciation of City employee Perri Sloane Goodman. He further commented that there is a disability access problem with the common room at 980 Palm Ave.

TOM DEMILLE, WEST HOLLYWOOD, spoke regarding gun violence.

KAREN EYRES, WEST HOLLYWOOD, spoke regarding Women's History Month, and the postponement of one of the events.

KEVIN BURTON, WEST HOLLYWOOD, spoke regarding Item 2.K.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke regarding various items on the Consent Calendar.

GEOFFREY BUCK, WEST HOLLYWOOD, spoke regarding the homeless issues on the eastside of West Hollywood.

STEPHANIE HARKER, WEST HOLLYWOOD, spoke regarding a few Consent Calendar items. She thanked the Public Safety Commission for a productive meeting discussing homelessness on the eastside of West Hollywood.

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:

Councilmember Horvath reported that she represented the City at the California Contract Cities Association regular meeting, and the recent National League of Cities meeting. She congratulated the Sheriff's Department on the Baker to Vegas event and came in 3rd place in the Invitational category. She stated that she participated in the opening of the "safe drop zones" throughout the City, which allows safe pick-up and drop-off from shared economy services (Uber and Lyft). Finally, she thanked the community for their continued support and engagement.

Councilmember Meister reported that she represented the City at the WSCCOG meeting where they discussed storm water and a potential County storm water measure, and approved an amendment to the WSCCOG's legislative and policy platform where they took a position on off shore drilling, approved the scope of work for the multi-year plan, approved the contract with the County on homelessness, and discussed future agenda items. She also reported that she attended Metro's recent

COG round table discussion. She requested that the City Manager look into the accessibility issues at 980 N. Palm Avenue. She requested that the City Manager provide clarification regarding the state of the City's pension fund as it is outlined in the CAFR. She spoke regarding Item 2.L. and the improvements to Hart Park, ADA compliance and the possibility of purchasing the park. She reported that she also attended the National League of Cities Conference. She spoke regarding Item 4.D. and clarified that the third bullet-point should reflect that the action of the Council was related to the disclosures by Primarily Formed Committees.

Councilmember D'Amico reported that he also attended the National League of Cities Conference. He commented on the census and spoke regarding the removal of questions geared toward the LGBT community by the current administration. He further commented on the shrinking Russian community in West Hollywood and asked that Staff confirm what percentage of residents are Russian speaking. He disclosed that received a donation from Afriat Consultant and they are representing the applicant for Item 3.B. He also thanked his colleagues for approving Item 2.M.

Mayor Heilman reported on behalf of Mayor Pro Tempore Duran that he also attended the National League of Cities conference, and wanted to note that in his absence. He reported that he attended Mayor Garcetti's Roundtable of LA County Mayors. He thanked everyone for accommodating the LA Marathon, and gave a shout out to John Keho for running his personal best in the LA Marathon. He congratulated all of the residents that participated in the LA Marathon. He wished everyone a Happy Nowruz. He commented on Mr. Demille's public comment regarding banning assault rifles, and stated that Council had previously taken a position on this issue but that State Law overrides any law or ban that the City might try to implement, but that Council and staff will continue to look at this issue. He also spoke regarding the importance of participating in the upcoming Census.

CITY MANAGER'S REPORT:

City Manager Arevalo announced the City Hall renovation project and indicated that all City Commission and Board meetings will be moved to Plummer Park or the West Hollywood Library Community Meeting Room, during construction.

He responded to the question regarding the Russian population in West Hollywood and indicated that in 2000, the number was 15% and in 2013 it dropped to 11%. He commented on the City's PERS contributions for employee retirement, and stated that it is funded and secure.

FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk Quarker stated that the fiscal impact on the Consent Calendar is \$557,000 in expenditures, \$0 in potential revenue, and (\$1,200) in waived fees.

2. CONSENT CALENDAR:

ACTION: Approve the Consent Calendar, as amended, 2.A.,B.,C.,D.,E.,F.,G.,H.,I.,J.,K.,L.,M.,N.,O.,P.,Q. Motion by Councilmember Horvath, seconded by Councilmember D'Amico, and approved.

2.A. POSTING OF AGENDA:

SUBJECT: The agenda for the meeting of Monday, March 19, 2018 was posted at City Hall, Plummer Park, the Sheriff's Station, and at the West Hollywood Library on Wednesday, March 14, 2018.

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 March 5, 2018. **Approved as part of the Consent Calendar.**

2.C. APPROVAL OF DEMAND REGISTER NO. 821 [L. QUIJANO]:

SUBJECT: The City Council shall receive the Demand Register for period ending March 9, 2018 pursuant to Sections 37201 to 37210 of the Government Code of the State of California..

ACTION: Approve Demand Register NO. 821 and adopt Resolution No.18-5031, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING PAYMENT OF DEMANDS PRESENTED ON DEMAND REGISTER NO. 821". **Approved as part of the Consent Calendar.**

2.D. COMMISSION AND ADVISORY BOARD MEETING SYNOPSSES [Y. QUARKER, M. CROWDER]:

SUBJECT: The City Council will receive Synopses from the Arts and Cultural Affairs Commission, Transgender Advisory Board and Women's Advisory Board, regarding actions taken at their recent meetings.

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

2.E. TREASURER'S REPORT FOR JANUARY 2018 [L. QUIJANO, K. BARENG, N. CORONADO]:

SUBJECT: The City Council will receive the Treasurer's Report for the month ended January 2018 pursuant to Section 53646 of the Government Code of the State of California.

ACTION: Receive and file the January 2018 Treasurer's Report. **Approved as part of the Consent Calendar.**

- 2.F. SUBMITTAL OF THE CITY OF WEST HOLLYWOOD'S COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2017 [D. WILSON, L. QUIJANO, K. BARENG]:**
SUBJECT: The City Council will receive the Comprehensive Annual Financial Report for the fiscal year ended June 30, 2017.
ACTION: Receive and file the City of West Hollywood's Comprehensive Annual Financial Report and related documents for the fiscal year ended June 30, 2017. **Approved as part of the Consent Calendar.**
- 2.G. AMENDMENT TO THE AGREEMENT FOR SERVICES WITH THE ROBERT GROUP [J. KEHO, B. SIEGL]:**
SUBJECT: The City Council will consider extending the agreement for services with The Robert Group for contract planning staff services in support of the sustainability work program.
ACTIONS: 1) Approve Amendment No. 1 to the agreement for services with The Robert Group to extend the term of the agreement by 12 months and increase the contract value by \$50,000 for a total not-to-exceed amount of \$225,000; and 2) Authorize the City Manager or designee to execute documents incident to the agreement. **Approved as part of the Consent Calendar.**
- 2.H. AGREEMENT FOR SERVICES WITH PATRICIA SMITH FOR DESIGN DISTRICT STREETScape MASTER PLAN AMENDMENT FOR ROBERTSON BOULEVARD [J. KEHO, B. SIEGL, R. DIMOND]:**
SUBJECT: The City Council will consider approval of an agreement for services with Patricia Smith, ASLA, AICP, to perform consultant services to complete concept development for the Robertson Boulevard portion of the West Hollywood Design District Streetscape Master Plan.
ACTIONS: 1) Approve an agreement for services with Patricia Smith, ASLA, AICP, in the amount of \$154,070 for professional urban design, landscape, engineering, environmental, and mobility consulting services to amend the West Hollywood Design District Streetscape Master Plan, to include the configuration and layout of Robertson Boulevard between Melrose Avenue and Santa Monica Boulevard, and to explore a partial and temporary street closure on Robertson Boulevard; and 2) Authorize the City Manager or designee to execute documents incident to the agreement. **Approved as part of the Consent Calendar.**
- 2.I. AWARD OF CONSTRUCTION CONTRACT FOR CIP 1801, CONCRETE REPAIR PROGRAM EAST SIDE – PHASE VII CDBG PROJECT NO. 601878-17 [O. DELGADO, H. DEMITRI]:**
SUBJECT: The City Council will consider awarding a construction contract for CIP 1801, Concrete Repair Program East Side – Phase VII, CDBG Project No. 601878-17.
ACTIONS: 1) Accept the Bid dated February 14, 2018, submitted by EBS General Engineering, Inc.; 2) Approve an agreement for services with EBS general Engineering, Inc., in the amount of \$316,300.00 for the

construction of CIP 1801, Concrete Repair Program East Side – Phase VII, CDBG Project No. 601878-17; 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 10%, of the total agreement amount, or \$31,630.00; 5) Adopt Resolution No. 18-5032, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF CIP 1801, CONCRETE REPAIR PROGRAM EAST SIDE – PHASE VII, CDBG PROJECT NO. 601878-17, PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT”; and 6) Make a finding that pursuant to the provisions of the California Environmental Quality Act (CEQA – Public Resources Code, Section 21084 et. Seq.), CIP 1801, Concrete Repair Program East Side – Phase VII, CDBG Project No. 601878-17, meets the requirements for a categorical exemption in compliance with Article 19, Section 15301, (Class 1 – Existing Facilities). **Approved as part of the Consent Calendar.**

2.J. 2018 RAINBOW KEY AWARDS [P. NOONAN, J. BOOK]:

SUBJECT: The City Council will receive nominations and recommendations from the Lesbian and Gay Advisory Board for the 2018 Rainbow Key Awards, which is planned for June in the West Hollywood Park Public Meeting Room/Council Chambers.

ACTIONS: 1) Receive nominations and recommendations for the 2018 Rainbow Key Awards from the Lesbian and Gay Advisory Board; 2) Confirm recipients of the 2018 Rainbow Key Awards; and 3) Approve parking validation not to exceed \$1,200 for up to 200 event participants at the Five-Story West Hollywood Public Parking Structure. **Approved as part of the Consent Calendar.**

2.K. ADDITIONAL FOUNTAIN AVENUE TRAFFIC IMPROVEMENTS [L. HORVATH, J. D'AMICO, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider directing staff to implement additional improvements on Fountain Avenue to improve the safety and comfort of people who drive, walk and bike on the street.

ACTIONS: 1) Direct staff to return to City Council in the next three months with an update on: a. Implementing left turn arrows in all four directions at the intersection of Fountain Avenue and Fairfax Avenue, b. Installing a signal on N. Poinsettia Place, north of Fountain Avenue, in coordination with the City of Los Angeles; and 2) Direct staff to evaluate options for improvements to sidewalks on Fountain Avenue that will increase safety for pedestrians, bicyclists, and drivers and return to the City Council with recommendations. **Approved as part of the Consent Calendar.**

2.L. PLAN FOR IMPROVEMENTS TO HART PARK [L. HORVATH, L. MEISTER, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider directing staff to develop a plan for making improvements to Hart Park, which includes an evaluation of existing programming and facilities, and suggestions for upgrades.

ACTIONS: 1) Direct the Facilities & Field Services Division to develop a plan for making improvements to William S. Hart Park, including consideration of accessibility, parking, historical aspects of the site, current status of the Hart House, dog park improvements, lighting, and security; 2) Direct the Facilities & Field Services Division to replace the existing wood chips at Hart Park with artificial turf formulated for dogs as soon as possible; and 3) Present recommendations to the Public Facilities Commission for review before returning to City Council. **Approved as part of the Consent Calendar.**

2.M. GREEN BUILDING STRATEGIC PLAN FOR CITY FACILITIES [J. D'AMICO, J. LEONARD, A. LOVANO, S. BERGER]:

SUBJECT: The City Council will consider directing staff to take measures to reach either zero net energy or carbon neutrality in existing, new, and future City facilities.

ACTIONS: 1) Direct staff to evaluate existing City facilities to determine what short-term improvements in existing buildings, practices, and policies can be made in the next 24 months to increase energy efficiency; 2) Establish a City policy to meet or exceed the State of California's zero net energy goals, which will include: a. Designing currently anticipated City renovation projects to achieve zero net energy or carbon neutrality, including possible upgrades to Plummer Park, the Coast Playhouse and 1343 N. Laurel Avenue among others, b. Designing new City buildings and facilities to reach zero net energy or carbon neutrality; 3) Direct staff to develop a long term strategic plan for all other City facilities not currently planned for major renovations to reach zero net energy or carbon neutrality by 2050; and 4) Direct staff to include and highlight the city's commitment to reach zero net energy or carbon neutrality in existing, new, and future City facilities in the update of the West Hollywood Net Zero Climate Neutrality and Sustainable Practices Policy. **Approved as part of the Consent Calendar.**

2.N. AMEND THE CITY COUNCILMEMBER LIST OF PRE-APPROVED ORGANIZATIONS/EVENTS TO INCLUDE CLEAN POWER ALLIANCE [L. HORVATH, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider amending the City Councilmember list of pre-approved organizations and events to include conferences and meetings related to Clean Power Alliance.

ACTION: Approve the addition of conferences and meetings related to the Clean Power Alliance to the list of pre-approved organizations and events that members of the City Council are permitted to attend each year. **Approved as part of the Consent Calendar.**

2.O. RESOLUTION IN SUPPORT OF PROPOSITION 69: TRANSPORTATION TAXES AND FEES LOCKBOX AND APPROPRIATIONS LIMIT EXEMPTION AMENDMENT [L. HORVATH, J. LEONARD, H. MOLINA, A. LOVANO]:

SUBJECT: The City Council will consider a resolution in support of Proposition 69, a legislatively-referred Constitutional Amendment aimed at restricting the use of transportation-related fees and taxes generated by the implementation of SB 1 (Beall) Transportation (Chapter 5, Statutes of 2017).

ACTIONS: 1) Adopt Resolution No. 18-5033 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF PROPOSITION 69 - TRANSPORTATION TAXES AND FEES LOCKBOX AND APPROPRIATIONS LIMIT EXEMPTION AMENDMENT"; and 2) Direct staff to send copies of the adopted resolution to Governor Jerry Brown, State Senators Ben Allen, Josh Newman and Jim Beall, Assemblymember Richard Bloom, the California League of Cities, the California Contract Cities Association, the Fix Our Roads Coalition, and other parties as deemed appropriate. **Approved as part of the Consent Calendar.**

2.P. (5.B.) AMENDMENT NO. 2 TO THE AGREEMENT FOR SERVICES WITH DINA GONTAR (COSMO EVENTS LA) FOR RUSSIAN ARTS AND CULTURE MONTH PRODUCTION SERVICES [J. HEILMAN, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider approving Amendment No. 2 to the agreement for services with Dina Gontar (dba Cosmo Events LA) to produce and coordinate the Russian Arts and Culture Festival on Sunday, May 20, 2018 and May 19, 2019. This amendment will increase the amount of the agreement by an additional \$40,000 per year for two years (\$80,000 total).

A: 1) Approve Amendment No. 2 to the agreement for services with Dina Gontar (dba Cosmo Events LA) to modify the scope of services for production of the Russian Arts and Culture Festival, and to increase the amount of the agreement by an additional \$40,000 per year (\$80,000 total) for a new not-to-exceed amount of \$215,000; 2) Authorize the City Manager or designee to execute documents incident to the agreement; 3) Authorize the Director of Finance and Technology Services to allocate \$40,000 from unallocated General Fund reserves to the Special Council Programs Account: 100-1-01-00-531001, and increase the budget for Special Council Programs by the same amount, to cover the cost of the amendment to the agreement for Fiscal Year 2017-18; and 4) Authorize the Director of Finance & Technology Services to allocate \$40,000 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with the amendment to the agreement for Fiscal Year 2017-18. **Approved as part of the Consent Calendar**

2.Q. (6.A.) AN ORDINANCE IMPLEMENTING STATE LAW REGARDING EXPEDITING PERMIT PROCESSING FOR ELECTRIC VEHICLE CHARGING STATIONS [J. KEHO, B. SIEGL, C. ZABALA, B. GALAN, R. EASON, S. TAYLOR]:

SUBJECT: The City Council will consider adoption of a mandatory ordinance that is required pursuant to California Assembly Bill 1236 to streamline permitting for electric vehicle charging stations. No changes to the Zoning Code or Municipal Code are required or necessary and the City is implementing procedural changes that will bring it into full compliance.

ACTION: Introduce on first reading and waive full reading of Ordinance No. 18-1028: "AN ORDINANCE IMPLEMENTING STATE LAW REGARDING EXPEDITING PERMIT PROCESSING FOR ELECTRIC VEHICLE CHARGING STATIONS." **Approved as part of the Consent Calendar.**

3. PUBLIC HEARINGS:

3.A. AMENDMENTS TO THE WEST HOLLYWOOD MUNICIPAL CODE AND ZONING ORDINANCE TO REQUIRE SPACES IN NEW CONSTRUCTION TO BE PLUG-IN ELECTRIC VEHICLE (PEV) READY [J. KEHO, B. SIEGL, R. EASON, S. TAYLOR]:

SUBJECT: The City Council will consider new policies regulating Electric Vehicle (EV) readiness for new construction in the City of West Hollywood.

City Clerk Quarker stated that the Item was noticed as required by law.

Senior Sustainability Planner Robyn Eason provided background information as outlined in the staff report dated March 19, 2018.

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

DAVID NEVAREZ, representing Charge Point, spoke in support of EV readiness in new construction.

GINA GOODHILL, representing TESLA, spoke in support of the City's EV readiness for new construction.

The following individual did not wish to speak, but submitted a Citizen Position slip expressing their support for the item: Stephanie Harker

Mayor Heilman closed the public hearing.

Councilmember D'Amico commented that there are 376,000 electric vehicles in the State of California and 29,000 charging stations. He thanked staff for bringing the item forward.

Councilmember Meister commented that the Planning Commission recommended that the City require EV charging stations for new development, and not that they be EV ready, and requested clarification. Staff clarified that they looked into whether or not to make it a requirement, but ultimately decided to be more conservative since the proposed ordinance is a substantial increase, and that there are additional costs associated with different levels of EV readiness.

ACTION: City Council introduced on first reading: Ordinance No. 18-1027: "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 13 OF THE WEST HOLLYWOOD MUNICIPAL CODE BY ADOPTING LOCAL AMENDMENTS TO SECTIONS 4.106.4 AND 5.106.5.3 OF THE 2016 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE TO INCLUDE NEW REQUIREMENTS FOR PLUG-IN ELECTRIC VEHICLE INFRASTRUCTURE AND AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO IMPLEMENT THE REQUIREMENTS IN THE ZONING CODE, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA." **Motion by Councilmember Horvath, seconded by Councilmember D'Amico, and approved.**

3.B. REQUEST TO DESIGNATE AN EXISTING 5,250 SQUARE-FOOT COMMERCIAL BUILDING AS A LOCAL CULTURAL RESOURCE, ENTER INTO A MILLS ACT CONTRACT FOR REHABILITATION, AND ADAPTIVELY REUSE BUILDING AS A NEW, SIX-ROOM HOTEL OVER RESTAURANT WITH OUTDOOR DINING LOCATED AT 9091 SANTA MONICA BOULEVARD [J. KEHO, D. DEGRAZIA, J. ALKIRE]:

SUBJECT: The applicant is requesting designation of the property as a local cultural resource, and approval of a Mills Act Contract, Certificate of Appropriateness, Rehabilitation Incentives, Conditional Use Permit, Minor Conditional Use Permit, and Administrative Permit to rehabilitate the site, and adaptively reuse it as a hotel and restaurant with outdoor dining and associated alcohol service located at 9091 Santa Monica Boulevard.

City Clerk Quarker stated that the Item was noticed as required by law.

Councilmember Horvath disclosed that she met with the developer and the developer's representative. Councilmember Meister disclosed that she also met with the developer's representative. Councilmember D'Amico disclosed that he received a campaign contribution in 2015 from Afriat Consulting, who represents the applicant. Mayor Heilman disclosed that he visited the site, met with the applicant, and spoke with the

applicant on the phone. He further disclosed that the applicant is a former student.

Senior Planner Jennifer Alkire provided background information as outlined in the staff report dated March 19, 2018.

Councilmember Horvath asked for a clarification of the use of the rooftop space. She further inquired about the elevator shaft that was discussed at the Historic Preservation Commission. Staff stated that the Historic Preservation Commission did not recommend the use of the rooftop; however the Planning Commission discussed and approved it use.

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

TAYLOR MEGDA and DAVE THOMPSON (LATHAM AND WATKINS), APPLICANT, spoke regarding the project and provided a presentation. Mr. Thompson indicated that the applicant is requesting an increase to four (4) special events per year from the two (2) that the Planning Commission recommended. He briefly discussed Item 2.5., and the unloading/loading circulation plan that the Planning Commission requested. He requested that the applicant be allowed to return to the Deputy City Manager for approval rather than the Planning Commission.

BOBBIE EDRICK, WEST HOLLYWOOD, expressed her support for the project.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on behalf of the West Hollywood Preservation Alliance, in support of the project.

ZACK ZALBEN, BEVERLY HILLS, spoke in support of the project.

STEVE MARTIN, WEST HOLLYWOOD, spoke in support of the project.

MATT DUBIN, WEST HOLLYWOOD, spoke in support of the project.

The following individuals did not wish to speak, but submitted a Citizen Position slip expressing their support for the item: *Stephanie Harker, Kevin Burton, Scott Ferguson, Geoffrey Buck, and Norman Chramoff*

Mayor Heilman closed the public hearing.

Councilmember Meister inquired if there are six (6) parking spaces. Staff indicated that there are no parking spaces and that the six spaces were grandfathered in from the previous use, and that the additional parking requirement is being waived as part of the historic designation for this project.

Mayor Heilman inquired about the additional special event days (from two to four) per year. He further inquired about the circulation plan being approved by staff with a report to the Planning Commission. He also inquired about the billboard and whether they would have to return to the Historic Preservation Commission each time they wanted to make a change to it. Ms. Alkire commented that the Certificate of Appropriateness or other staff-level approval could be used unless it was a significant change.

Councilmember D'Amico commented that the circulation plan should go to the Transportation Commission for review and approval. He further inquired about signage for the building since it currently does not have any signage, and also commented on the structure of the billboard.

Mayor Heilman followed-up on Councilmember D'Amico's question about the signage. Ms. Alkire indicated that the signage approval comes later in the project development.

Councilmember Meister inquired about the aesthetics of the elevator from the Doheny side. Ms. Alkire commented that staff could recommend that they continue to work with the aesthetics of the elevator as a condition of approval.

The Mayor reopened the public hearing.

Mr. Thompson commented on the elevator shaft and stated that they could work on architectural elements and have additional landscaping on the Doheny side.

Councilmember Meister agreed with bringing the circulation plan to the Transportation Commission and then to the Planning Commission as an informational item. She also spoke in support of increasing the special events to four per year.

Councilmember Horvath inquired how Mills Act contract properties are inspected. Ms. Alkire commented that the State recently made changes to the Mills Act program, and the enforcement measures the City uses. Councilmember Horvath spoke in support of the four special events per year since the neighbors agree with it. She supports the development. She mentioned the roof-top use and staff's approval of the use.

The public hearing was reclosed.

ACTIONS: Designate the property as a local cultural resource, and approve Certificate of Appropriateness, Rehabilitation Incentives, Development Permit, Conditional Use Permit, Minor Conditional Use Permit, Administrative Permit and Mills Act Contract to allow the

rehabilitation and adaptive reuse of the project site as a hotel and restaurant by taking the following actions: 1) Adopt Resolution No. 18-5034: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DESIGNATING THE PROPERTY LOCATED AT 9091 SANTA MONICA BOULEVARD, WEST HOLLYWOOD AS A LOCAL CULTURAL RESOURCE; 2) Adopt Resolution No. 18- 5035: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING ADAPTIVE REUSE OF AN EXISTING SITE AS A RESTAURANT WITH ON-SITE ALCOHOL AND OUTDOOR DINING AND A SIX-ROOM HOTEL AND REHABILITATION INCENTIVES FOR WAIVER OF OFF-STREET PARKING AND LOADING REQUIREMENTS, AND CONTINUED MAINTENANCE AND OPERATION OF THE EXISTING BILLBOARD LOCATED AT 9091 SANTA MONICA BOULEVARD, WEST HOLLYWOOD; 3) Approve a Mills Act Contract between the City of West Hollywood and the owner of the property located at 9091 Santa Monica Boulevard, and authorize the City Manager to sign a Mills Act agreement; 4) Approve the increase of special events per year to 4; 5) As a condition of approval, direct the Developer to improve on the aesthetics of the view of the elevator on the Doheny side to be approved by Staff, and 6) Direct Staff to bring the Circulation Plan to the Transportation Commission for approval and provide the Plan as an information item to the Planning Commission. **Motion by Councilmember Horvath, seconded by Councilmember Meister, and approved.**

4. UNFINISHED BUSINESS:

4.A. UPDATED ANALYSIS OF THE LIVE/WORK FACILITIES AND HOME BUSINESS ORDINANCE [J. KEHO, B. SIEGL, T. WORDEN]:

SUBJECT: The City Council will receive updated analysis regarding the City's live/work facilities and home business regulations and consider the options to direct the Planning and Development Services Department to revise the Zoning Ordinance for both commercial and residential zones. The intent of this report is to receive direction from the Council on the recommendations from staff.

Assistant Planner Tara Worden provided background information as outlined in the staff report dated March 19, 2018.

Councilmember Meister commented that an increase in employees may require ADA accessibility. Acting Director of Planning and Development Services John Keho indicated that an increase in employees in a home office does not require additional ADA requirements.

Council agrees with staff's recommendation to allow the permitted number of employees for home businesses from one to two.

Councilmember D'Amico spoke in support of staff's recommendation to remove the requirement for commercial retail sales use on the ground floor. He further inquired about the rent stabilization requirement. Acting Director of Human Services and Rent Stabilization Peter Noonan commented that if the use changes from commercial to residential it would not be subject to the Rent Stabilization Ordinance.

Councilmember Horvath spoke in support of Alternative #3, a Live/Work Overlay Zone. She expressed concern with removing the commercial retail on the ground floor. She further mentioned that the City needs to look at expanding its broadband capacity in live/work spaces.

Councilmember Meister spoke in support of recommendation "2.a", but she indicated that something commercial needs to be on the ground floor, but not necessarily retail. Councilmember Meister commented that there needs to be clear definitions for live/work, home business, and work/live. She spoke in support of recommendation "2.b.", but did not agree with the Inclusionary requirement because live/work would be providing an opportunity for workforce housing.. She indicated that staff should conduct outreach to ensure that there is support for live/work units. She stated that these units could be desirable in the CN zones of the City.

Mayor Heilman commented that he has not heard a demand from residents for live/work units. He further commented that there is a need for housing, not live/work spaces. He suggested that Staff look into changing some of the requirements in the municipal code rather than creating a live/work overlay zone.

Councilmember Horvath further discussed the live/work overlay zone. She commented that starting with recommendations 2.b. and 2.c. would be a good start.

Councilmember D'Amico spoke in support of the item as presented by Staff.

ACTIONS: 1) Increase the number of Home Business employees from 1 to 2; and 2) Regarding the Live/Work Facilities Design Standards and Land Use: a. Require a commercial use on the ground floor, b. Reducing parking requirements from commercial to a maximum of one parking space per live/work unit, c. Revising design standards to allow for flexibility in the amount of work space as a percentage of total floor area, d. Direct staff to research further how to include affordable housing without it hindering development of live/work units. **Motion by Councilmember D'Amico, seconded by Councilmember Meister, and approved noting the "no" vote of Mayor Heilman.**

4.B. SMART CITY PUBLIC SAFETY PILOT PROJECT [M. LOUIE, F. CONTRERAS, J. ROCCO, K. MAYERSON, K. COOK]:

SUBJECT: The City Council will consider authorizing the release of a Request for Proposals for the Smart City Public Safety Pilot Project and consider two new pilot projects that may enhance public safety efforts throughout the City.

Items 4.B. and 4.C. were heard together.

KEVIN BURTON, WEST HOLLYWOOD, spoke regarding the Public Safety Commission and the issues with homelessness on the eastside of West Hollywood. He further spoke regarding Emergency Preparedness.

STEPHANIE HARKER, WEST HOLLYWOOD, commented on the staff report and the increase in additional Sheriffs for the City. She would also like increased security ambassadors. Finally, she discussed issues with transients who do not want services and are breaking the law.

The following individuals did not wish to speak, but submitted a Citizen Position slip expressing their support for the item: *Victor Omelczenko and Tai Sunnanon*

Councilmember Horvath inquired about the timeline for the pilot project. Innovations Manager Francisco Contreras responded that installation of the pilot projects would begin in July 2018.

Mayor Heilman inquired about the selection of a vendor for the pilot project. He inquired as to why staff only reviewing vendors in the US when London has had cameras for a very long time. Mr. Contreras responded to the inquiries and stated the Staff did review London's program and spoke regarding the differences in technology regulations and London's monitoring and regulations framework, and how it was not a fit for what the City was trying to accomplish.

Councilmember Meister inquired about the private owners rebate program and the ability to move forward with it immediately. Mr. Contreras responded to the inquiry. Councilmember Meister commented that cameras could also be installed in the dog parks.

Councilmembers expressed concern with the delay of this project and asked that Staff work hard to ensure that cameras are installed in July.

ACTIONS: 1) Authorize the release of a Request for Proposals for the West Hollywood Smart City Public Safety Pilot Project; 2) Direct the Innovation Division, in partnership with the Public Safety Department and Business Development Division, to develop a pilot private video system sharing program for commercial businesses in West Hollywood and return

to Council with the program structure and request for funding; and 3) Direct the Innovation Division, in partnership with the Public Safety Department and Business Development Division, to develop a pilot residential and commercial public safety camera rebate program and return to Council with the program structure and request for funding. **Motion by Councilmember Horvath, seconded by Councilmember D'Amico, and approved.**

4.C. PUBLIC SAFETY UPDATE [K. COOK, L. CAMPBELL, S. ALOMA, A. WILLIAMS, J. AUBEL, D. GIUGNI, C. PLANCK]:

SUBJECT: The City Council will receive an update on public safety activities and provide additional direction to staff.

Items 4.B. and 4.C. were heard together.

Director of Public Safety Kristin Cook provided background information as outlined in the staff report dated March 19, 2018. Assistant Fire Chief Anthony Williams spoke regarding the fires in California in December as well as the recent mudslides. Captain Aloma spoke regarding the crime statistics included in the staff report.

Councilmember D'Amico inquired about opioid deaths in the City. He further inquired about abandoned buildings in the City. Captain Aloma responded that the Sheriffs and Code Compliance Officers are working together on this issue. He inquired about the City's Airbnb citation record over the last six months. Code Enforcement Manager Jeff Aubel responded to this inquiry and stated that now that the City has contracted with Host Compliance, he believes that the number of citations to those that are in violation of the City's ordinance will increase. Finally, he inquired about the murder that occurred a few weeks ago and that a suspect had been arrested. Captain Aloma responded that the suspect had been arrested and provided additional information on the incident.

Councilmember Horvath inquired about drug and alcohol overdose paramedic calls. Assistant Chief Anthony responded to the inquiry, and explained how they are categorized. She inquired about the County mental health contract. Ms. Cook responded that staff has been waiting for the County Counsel to review and sign the MOA. Councilmember Horvath expressed concern with driving safety, distracted drivers, and traffic enforcement, and spoke regarding the need to activate the Eastside Sheriff's substation.

Mr. Arevalo responded to the inquiry about the facility on the Eastside indicating that it would serve as a "City Hall East", and that renovations will take place at the site.

Councilmember Horvath commented that there needs to be a sense of urgency with the Eastside Sheriff's presence. She commented on the Sheriff's department having difficulty with recruiting new deputy sheriffs. She further commented on increasing Code Enforcement staff. Finally, she inquired about the rape increase. Captain Aloma responded to the inquiry, and provided statistics on how many calls for service related to rape included the use of alcohol. Councilmember Horvath reiterated that this would be another item for the Alcohol Liaison to be involved in.

Councilmember Meister inquired about the armed robberies occurring in the City. Captain Aloma responded to the inquiry. She inquired about crime at the McDonald's on Santa Monica/La Brea. Captain Aloma provided statistics relating to calls for service at that address. Code Enforcement Manager Jeff Aubel commented on the amended requirement for a security guard for after-hours businesses. She inquired about increased traffic patrols and enforcement along Fountain Avenue.

Mayor Heilman commented that there are some properties on Fairfax that have homeless issues. Code Enforcement Manager Jeff Aubel responded to this inquiry. Mayor Heilman requested that an item come back to the Council that addresses these issues of properties not being demolished in a timely fashion after being issued a demolition permit. He inquired with Ms. Cook about the mental health contract with the County and the issues the City has experienced. He indicated that we should explore entering into a contract with another provider. He requested a report that provides traffic collision information City-wide, and not just Fountain Avenue. Finally, he commented on the homeless issues, and the need to begin to look at other avenues of enforcement for those individuals that are not seeking services, and are breaking the law.

Councilmember D'Amico inquired about some of the high-profile cases over the last year in the City. Captain Aloma reported that the investigations are ongoing.

ACTION: 1) Receive an update on and provide additional direction to staff regarding public safety priorities such as crime prevention, resources to address homelessness and neighborhood livability, and public education; and 2) Adopt Resolution No. 18-5036 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING APPENDIX B – PUBLIC SAFETY ADDENDUM TO THE EASTSIDE COMMUNITY PRIORITIES PLAN FOR THE EASTSIDE NEIGHBORHOOD OF WEST HOLLYWOOD, CALIFORNIA"; and 3) direct staff to investigate an increase in Code Enforcement personnel and bring an Item back to Council for discussion. **Motion by Councilmember Horvath, seconded by Councilmember D'Amico, and approved.**

4.D. RECONVENING THE ETHICS REFORM TASK FORCE [Y. QUARKER, M. CROWDER, M. JENKINS]:

SUBJECT: The City Council will consider reconvening the Ethics Reform Task Force (Task Force) to review any necessary ethics reform as it applies to elected officials, appointed officials, City Hall staff, and those who do business with the City, including lobbyists and consultants.

ACTION: This Item was Tabled.

5. NEW BUSINESS:

5.A. COMPREHENSIVE LOBBYIST SERVICES PLAN [P. AREVALO, J. LEONARD]:

SUBJECT: The City Council will consider directing staff to execute a four month extension (through the end of the 2017-2018 Legislative Session) of the City's existing lobbyist services contract with Helyne Meshar & Associates, while simultaneously directing staff and the City's Lobbyist to prepare a comprehensive next generation lobbying and advocacy services plan that incorporates, county, regional, state, and federal work.

ACTION: This Item was Tabled.

5.B. AMENDMENT NO. 2 TO THE AGREEMENT FOR SERVICES WITH DINA GONTAR (COSMO EVENTS LA) FOR RUSSIAN ARTS AND CULTURE MONTH PRODUCTION SERVICES [J. HEILMAN, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider approving Amendment No. 2 to the agreement for services with Dina Gontar (dba Cosmo Events LA) to produce and coordinate the Russian Arts and Culture Festival on Sunday, May 20, 2018 and May 19, 2019. This amendment will increase the amount of the agreement by an additional \$40,000 per year for two years (\$80,000 total).

ACTION: This item was moved to the Consent Calendar.

5.C. ADVISORY BOARD APPOINTMENT [Y. QUARKER, M. CROWDER]:

SUBJECT: The City Council will consider making a direct appointment to the Senior Advisory Board.

ACTION: This item was Tabled.

EXCLUDED CONSENT CALENDAR: None.

6. LEGISLATIVE:

6.A. AN ORDINANCE IMPLEMENTING STATE LAW REGARDING EXPEDITING PERMIT PROCESSING FOR ELECTRIC VEHICLE CHARGING STATIONS [J. KEHO, B. SIEGL, C. ZABALA, B. GALAN, R. EASON, S. TAYLOR]:

SUBJECT: The City Council will consider adoption of a mandatory ordinance that is required pursuant to California Assembly Bill 1236 to

streamline permitting for electric vehicle charging stations. No changes to the Zoning Code or Municipal Code are required or necessary and the City is implementing procedural changes that will bring it into full compliance.

ACTION: This item was moved to the Consent Calendar.

PUBLIC COMMENT: None.

COUNCILMEMBER COMMENTS: None.

ADJOURNMENT: The City Council adjourned at 10:23 p.m. in memory of Sandra “Sandy” Mae Doyle Torres, Graciela Rodriguez, Hassan Haghani, Huan Chang Huang (“Jack”), Carmen Gloria Duran, and Sergeant 1st Class Matiland D. Wilson to its next regular meeting, which will be on Monday, April 2, 2018 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 2nd day of April, 2018 by the following vote:

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

JOHN HEILMAN, MAYOR

ATTEST:

YVONNE QUARKER, CITY CLERK