

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
MINUTES
MONDAY, OCTOBER 1, 2018
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

6:30 P.M. –REGULAR MEETING

CALL TO ORDER: Mayor Duran called the meeting to order at 6:38 p.m.

PLEDGE OF ALLEGIANCE: Tanya Brown led the Pledge of Allegiance.

ROLL CALL:

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

ABSENT: None.

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

REPORT OF CLOSED SESSION AGENDA:

City Attorney Jenkins reported that the Closed Session was called to order at 5:30 p.m. He stated that there was one public comment. He reported that there were no items added to the agenda and that the Closed Session adjourned at 6:30 p.m. with no reportable action.

APPROVAL OF AGENDA:

Mayor Duran requested that Item 4.A. be heard before Item 3.A.

Councilmember Horvath requested that Items 4.C. and 5.B. be moved to the Consent Calendar at Item 2.R. and 2.T. respectively.

Mayor Duran requested that Item 5.A. be moved to the Consent Calendar at Item 2.S.

Councilmember Heilman requested that Items 2.P. and 2.Q. be moved to Excluded Consent for further discussion.

Motion by Councilmember Meister, seconded by Councilmember Heilman, and approved.

ADJOURNMENT MOTIONS:

Councilmember Heilman requested that the meeting be adjourned in memory of Effie Reuveni.

Councilmember Meister requested that the meeting be adjourned in memory of Howard Schlosberg.

Councilmember Horvath requested that the meeting be adjourned in memory of Diana Gray Higgins and Margaret "Peg" Cooley. She also requested that the meeting be adjourned in memory of the following military personnel: Command Sergeant Major Timothy A. Bolyard (42) and Staff Sergeant Diobanjo S. Sanagustin (32).

Mayor Duran requested that the meeting be adjourned in memory of Cesar Torres.

PRESENTATIONS:

Councilmember Horvath and Councilmember Meister presented a Proclamation to Tanya Brown, Renee Sotile, and Mary Jo Godges for National Domestic Violence Awareness Month.

1. PUBLIC COMMENT:

MIKIE FRIEDMAN, WEST HOLLYWOOD, spoke on behalf of the Disabilities Advisory Board regarding Item 2.M.

YOLA DORE, WEST HOLLYWOOD, spoke regarding Item 2.M.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke regarding Items 2.I.

STEVE MARTIN, WEST HOLLYWOOD, spoke regarding Item 5.A.

MICHAEL WOJKIELEWICZ, WEST HOLLYWOOD, spoke regarding Item 2.M.

CYNTHIA BLATT, WEST HOLLYWOOD, spoke regarding Item 2.K.

ESTHER BAUM, WEST HOLLYWOOD, spoke regarding Item 2.L.

MOIRA MICHAELS, WEST HOLLYWOOD, spoke regarding Item 2.L.

EDWARD APPLEBAUM, WEST HOLLYWOOD, spoke regarding Item 2.L.

JEFF MCKAY, WEST HOLLYWOOD, spoke regarding Item 2.L.

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:

Councilmember Horvath wished Mayor Duran a Happy Birthday. She reported that she attended the LA County League's Legislative Committee and the Clean Power Alliance Board of Directors Conference. She reported that she attended presentations relating to the Metro update, and stated that at the recent Metro Board meeting, there was unanimous approval to move forward with the next steps for the West Hollywood alignment; which includes outreach, and the creation of an EIR with hopes to break ground in 2020. She also reported that she attended the California League of Cities Conference where she was appointed Chair of the Transportation Communication and Public Works Committee for the next year. She reported that she attended the Innovative Urban Design Symposium, the *Unit Lessons on Learning* at Cedars Sinai by the AIDS Monument Foundation in WeHo. She spoke briefly regarding Item 2.I. and stated that she agreed with public comment that the Senior Advisory Board should be involved in moving forward with the Aging in Place-Aging in Community Plan. She indicated her "no" vote on Item 5.A. She also stated that she believes Dr. Blasey-Ford and provided outreach information for those affected by her testimony.

Councilmember Meister reported that she attended the Westside Urban Forum panel discussion on Prop 10. She also stated that she represented the Westside Cities COG at the SCAG Community meeting, and attended the launch of the new CityLine buses; she spoke regarding Item 2.I. and stated that she agrees that the Senior Advisory Board needs to be included in the discussion. She spoke regarding Item 5.A. and expressed concern with the recommendation because the direction from the previous meeting was to look at different options, including small business retail; therefore she stated she did not understand why we were moving forward with hiring someone.

Councilmember Heilman reported that he attended the Metro Board meeting to advocate for rail service. He also reported that he attended the League of California Cities Conference at the recent WSCCOG meeting. He commented on Item 5.A. and provided his support.

Mayor Pro Tempore D'Amico reported that he also attended the Westside Urban Forum mentioned that Prop 10 and stated that although it is popular, there is no guarantee that it will pass and encouraged everyone to vote. He further discussed the current housing crisis. He also reported that he attended the recent Global Climate Summit, and stated that the City of West Hollywood was noted by the New York Times. He spoke in support of Item 5.A. and expressed support for the building remain commercial, and expressed concern with the proposed list of uses that included an art gallery or a retail showroom. Finally, he provided his campaign disclosures.

CITY MANAGER'S REPORT:

City Manager Arevalo indicated that the Senior Advisory Board will be part of the discussion relating to Item 2.I. He addressed Council's concerns on Item 5.A. He reported on the ongoing issues of Scooters in the City and commented that Byrd has indicated on their website that scooters are banned in West Hollywood. He provided an

update on the West Hollywood Park project and stated that it is roughly one third complete, and that Council will receive a formal update at its next meeting. He spoke regarding a proposed CicLAvia event in the City next summer from Sunset to West Hollywood Park. He also reported that the City Clerk's Office will be hosting Voter Registration and Information Pop-Ups at the Farmers Market on October 8 and 22 from 11:00 a.m. – 1:00 p.m. He also provided an update on Proposition 10.

FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk Quarker stated that the fiscal impact on the Consent Calendar is \$1,683,359 in expenditures, \$30,658 in revenue, and (\$450) 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.,O.,R.,S.,T. Motion by Councilmember Heilman, seconded by Mayor Pro Tempore D'Amico, and approved, noting the "no" vote of Councilmember Horvath on Item 5.A.

2.A. POSTING OF AGENDA:

SUBJECT: The agenda for the meeting of Monday, October 1, 2018 was posted at City Hall, Plummer Park, the Sheriff's Station, and at the West Hollywood Library on Wednesday, September 26, 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 September 4, 2018. **Approved as part of the Consent Calendar.**

2.C. APPROVAL OF DEMAND REGISTER NO. 833 [L. QUIJANO, C. CORRALES]:

SUBJECT: The City Council shall receive the Demand Register for period ending September 21, 2018 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.

ACTION: Approve Demand Register NO. 833 and adopt Resolution No.18-5107, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING PAYMENT OF DEMANDS PRESENTED ON DEMAND REGISTER NO. 833". **Approved as part of the Consent Calendar.**

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

SUBJECT: The City Council will receive Synopses from the Human Services Commission, Disabilities Advisory Board, Russian Advisory

Board, Senior Advisory Board, and the Transgender Advisory Board regarding actions taken at their recent meeting.

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

2.E. UPDATE ON THE CLEAN POWER ALLIANCE [J. KEHO, B. SIEGL, R. EASON]:

SUBJECT: The City Council will receive an update on the Clean Power Alliance (CPA).

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

2.F. APPROVAL OF TAP GOVERNMENT AGENCY SELLER AGREEMENT WITH LA METRO [C. PLANCK, D. GIUGNI, F. GOMEZ]:

SUBJECT: The City Council will consider the approval of an agreement with the Los Angeles County Metropolitan Transit Authority (LACMTA) to allow the City to continue selling Metro bus passes to senior and/or disabled residents at West Hollywood City Hall at a subsidized rate.

ACTIONS: 1) Approve an Agreement with the Los Angeles County Metropolitan Transit Authority (LACMTA) that will allow the City to continue to sell Senior/Disabled Metro bus passes; and 2) Authorize the City Manager or designee to execute documents incident to the agreement. **Approved as part of the Consent Calendar.**

2.G. AGREEMENT FOR SERVICES WITH AMBIANCE TRANSPORTATION [C. PLANCK, D. GIUGNI, F. GOMEZ]:

SUBJECT: The City Council will consider approving a two-year agreement for services with Ambiance Transportation to operate and administer a new point-to-point/on-call transportation service for senior and disabled community members that will replace the City's current taxi subsidy program.

ACTIONS: 1) Approve a 2-year agreement for services with Ambiance Transportation in the amount of \$900,000 for the administration and operation of a point-to-point/on-call transportation program for the City's senior/disabled community members; 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 PROFESSIONAL SERVICES WITH MICHAEL BAKER INTERNATIONAL [O. DELGADO, H. DEMITRI, J. GILMOUR]:

SUBJECT: The City Council will consider approval of an agreement for professional services with Michael Baker International for on-call temporary engineering staff services on an as-needed basis.

ACTIONS: 1) Approve an Agreement for Professional Services with Michael Baker International in the amount of \$100,000 for temporary engineering staff services on an as-needed basis for construction management and inspection services; and 2) Authorize the City Manager or designee to execute documents incident to the agreement. **Approved as part of the Consent Calendar.**

2.I. AMENDMENT TO AGREEMENT FOR SERVICES WITH HEALTH MANAGEMENT ASSOCIATES, INC. FOR PROGRAM EVALUATION SERVICES FOR THE CITY'S AGING IN PLACE/AGING IN COMMUNITY STRATEGIC PLAN [C. PLANCK]:

SUBJECT: The City Council will consider amending the agreement for services with Health Management Associates, Inc. for program evaluation services for the City's Aging in Place/Aging in Community Strategic Plan.

ACTIONS: 1) Approve Amendment No. 1 to the Agreement for Services with Health Management Associates, Inc. to increase the amount of the agreement by \$58,115 for a total not-to-exceed amount of \$288,115, and extend the agreement by six months from Dec. 31, 2018 to June 30, 2019; and 2) Authorize City Manager or designee to execute documents incident to the agreement. **Approved as part of the Consent Calendar.**

2.J. AMENDMENT TO THE AGREEMENT FOR PARKS AND GROUNDS LANDSCAPE SERVICES [S. CAMPBELL, H. COLLINS, P. HERTZ]:

SUBJECT: The City Council will consider approving an Amendment to the Agreement for Parks and Grounds Landscape Services with Brightview, Inc.

ACTIONS: 1) Approve Amendment No. 4 to the Agreement for Parks and Grounds Landscape Services with Brightview, Inc., by increasing the total not-to-exceed amount of \$3,415,841.36 by \$460,000, for a new not-to-exceed total of \$3,875,841.36; and 2) Authorize the City Manager, or designee, to execute documents incident to the Agreement. **Approved as part of the Consent Calendar.**

2.K. NOTICE OF COMPLETION 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 approving the Notice of Completion for CIP 1801, Concrete Repair Program East Side – Phase VII, CDBG Project No. 601878-17 by EBS General Engineering, Inc.

ACTIONS: Accept the work and authorize the following: a. Filing the Notice of Completion by the City Clerk, b. Final payment to the contractor at the end of the 35 day lien period, c. Release of the Performance Bond on the date of recordation of the Notice of Completion, d. Release of the Payment Bond 35 days after the date of recordation of the Notice of Completion, pending no receipt of Stop Notices. **Approved as part of the Consent Calendar.**

2.L. IMPLEMENTATION OF DISTRICT 7 PREFERENTIAL PARKING REGULATIONS ON HARPER AVENUE BETWEEN FOUNTAIN AVENUE AND NORTON AVENUE [S. CAMPBELL, V. GUARINO, B. BORTFELD]:

SUBJECT: The City Council will consider adopting an ordinance to implement District 7 preferential parking regulations on the 1200 block of Harper Avenue, between Fountain Avenue and Norton Avenue.

ACTION: Introduce for first reading Ordinance No. 18-1039, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY WEST HOLLYWOOD AMENDING TITLE 10, CHAPTER 10.08.240 OF THE WEST HOLLYWOOD MUNICIPAL CODE, IMPLEMENTING DISTRICT 7 PREFERENTIAL PARKING REGULATIONS ON THE 1200 BLOCK OF HARPER AVENUE AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE". **Approved as part of the Consent Calendar.**

2.M. RECOGNITION OF DISABILITIES AWARENESS MONTH [C. PLANCK, D. GIUGNI, L. ISENBERG, D. MURRAY, J. MITHERS]:

SUBJECT: The City Council will recognize October as Disabilities Awareness Month.

ACTIONS: 1) Proclaim October as Disabilities Awareness Month; 2) Authorize the use of the City name and logo on invitations, programs, and other collateral materials; 3) Direct the Communications Department to utilize all appropriate communications tools to promote Disability Awareness Month events including, but not limited to, the City's website and social media platforms; 4) Direct the Social Services Division to oversee the installation of 30-plus banners along Santa Monica Boulevard that recognize past recipients of the City's Disability Services Awards; 5) Approve the Disability Service Awards to be presented at a televised meeting of the Disabilities Advisory Board on Wednesday, October 24, 2018; and 6) Waive parking enforcement of the three-hour parking restrictions until 1pm at Plummer Park on Thursday, Oct. 18, 2018 for the Disabilities Resource Fair. **Approved as part of the Consent Calendar.**

2.N. 2018 HALLOWEEN CARNAVAL EVENT STREET CLOSURES, FACILITY USE, PERMIT PARKING AND AGREEMENT FOR MEDICAL CARE CENTERS [M. LOUIE, K. COOK, C. SMITH]:

SUBJECT: The City Council will consider approving street closures associated with the City's annual Halloween Carnival to be held on Wednesday, October 31, 2018.

ACTIONS: 1) Approve street closures associated with the City's annual Halloween Carnival to be held on Wednesday, October 31, 2018, as outlined in this staff report; 2) Lift permit parking citywide from 11:00 a.m. on Wednesday, October 31, 2018 through 12:00 p.m. on Thursday, November 1, 2018; 3) Waive enforcement of all on-street meters within the City limits from 6:00 p.m. on Wednesday, October 31, 2018 through 2:00 a.m. on Thursday, November 1, 2018; 4) Approve the use of the Five Story Parking Structure, and Melrose Parking Lot for Public Safety vehicles and production team parking from 5:00 a.m. on Wednesday, October 31, 2018 through 7:00 a.m. on Thursday, November 1, 2018; 5) Approve an agreement for services with Town & Country in an amount not to exceed \$35,000 for services to supply and build two medical care centers; 6) Authorize the City Manager or his designee to execute documents incident to the agreement; and 7) Authorize the City Manager

or his designee to negotiate with event producers regarding additional requests. **Approved as part of the Consent Calendar.**

2.O. RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH CITY IS ELIGIBLE [O. DELGADO, H. DEMITRI]:

SUBJECT: The City Council will consider a resolution authorizing submittal of application(s) for all CalRecycle grants for which the City of West Hollywood is eligible.

ACTIONS: 1) Adopt Resolution No. 18-5108 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH CITY OF WEST HOLLYWOOD IS ELIGIBLE"; and 2) Authorize the City Manager or designee to execute documents incident to the grants. **Approved as part of the Consent Calendar.**

2.P. INCREASE PARKING METER GRACE PERIOD DURING HOLIDAY SEASON [L. MEISTER, J. D'AMICO, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider increasing the parking meter grace period to ten minutes throughout the City during the holiday season in order to promote economic development and ease restrictions for residents and visitors.

ACTIONS: This Item was moved to the Excluded Consent Calendar.

2.Q. AMEND REAR SETBACK REQUIREMENTS IN SUNSET SPECIFIC PLAN [L. MEISTER, L. HORVATH, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider directing the Planning and Development Services Department to amend the rear setback requirements in the Sunset Specific Plan for commercial developments that abut residential zones.

ACTIONS: This Item was moved to the Excluded Consent Calendar.

2.R. (4.C.) ANALYSES AND RECOMMENDED POSITIONS OF FIVE INITIATIVES APPEARING ON THE NOVEMBER 6, 2018 CALIFORNIA STATEWIDE GENERAL ELECTION BALLOT [J. LEONARD, H. MOLINA]:

SUBJECT: The City Council will receive a report with analyses and recommended positions for five ballot initiatives slated to appear on the November 6, 2018 ballot of the California general election. The City Council has already taken positions on six other ballot initiatives.

ACTIONS: 1) Receive analyses and recommended City positions for five ballot initiatives; 2) Adopt Resolution No. 18- 5109 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF PROPOSITION 12: PREVENTION OF CRUELTY TO FARM ANIMALS ACT"; and 3) Direct the Community & Legislative Affairs Division staff to post information on the City's website informing the public

about the outcome of the Council vote on the above-referenced resolution. **Approved as part of the Consent Calendar.**

2.S. (5.A.) AGREEMENT WITH JONES LANG LASALLE BROKERAGE, INC. FOR REAL ESTATE BROKER SERVICES FOR THE CITY OWNED COMMERCIAL PROPERTY AT 8383 SANTA MONICA BOULEVARD [M. LOUIE, J. ROCCO, B. BIRKELAND]:

SUBJECT: The City Council will consider approval of an agreement with Jones Lang LaSalle Brokerage, Inc. (JLL) to provide real estate broker services related to leasing the City owned commercial space located at 8383 Santa Monica Boulevard.

ACTIONS: 1) Approve a leasing agreement with JLL for real estate broker services; 2) Authorize the City Manager or designee to execute documents incident to the agreement; and 3) Upon lease execution, authorize the Director of Finance and Technology Services to increase budgeted revenues and expenditures in the General Fund according to the lease term. **Approved as part of the Consent Calendar, with Councilmember Horvath voting “no.”**

2.T. (5.B.) AMENDMENT TO AGREEMENT FOR SERVICES WITH HARRIS & ASSOCIATES [O. DELGADO, H. DEMITRI, J. GILMOUR]:

SUBJECT: The City Council will consider approval of an amendment to the existing agreement with Harris & Associates, Inc. for professional civil engineering design services for the Design District Streetscape Project for Beverly Boulevard. The amendment would add the same services for Robertson Boulevard.

ACTIONS: 1) Approve an Amendment to the existing Agreement for services with Harris & Associates, Inc., in the amount of \$299,544 for professional civil engineering design services for the Design District Streetscape Project for Robertson Boulevard; 2) Authorize the City Manager or designee to execute documents incident to the agreement; and 3) Authorize the Director of Finance & Technology Services to allocate \$299,544 from unallocated reserves in the General Fund to account number 100-4-08-84-704042 for Civil Engineering Design Services for Robertson Boulevard and related costs. **Approved as part of the Consent Calendar.**

4. UNFINISHED BUSINESS:

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

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

Director of Public Safety Kristin Cook provided background information as outlined in the staff report dated October 1, 2018. She introduced LA County Assistant Fire Chief Anthony Williams, LA County Sheriff

Lieutenant Ed Ramirez, Code Compliance Manager Jeff Aibel, Acting Director of Human Services and Rent Stabilization Corri Planck, and Social Services Manager David Giugni.

Lieutenant Ramirez reported on the City's crime statistics for the past year.

Assistant Fire Chief Williams reported on the City's fire calls and responses.

Mayor Pro Tempore D'Amico inquired about the list of vacant properties. Code Enforcement Manager Aibel responded to this inquiry. He inquired about traffic mitigation on Fountain Avenue. Lt. Ramirez indicated that he would provide that information to Council. Finally, he inquired if the Council has the authority to lock the restrooms in the park. Ms. Cook responded that the City has done this on a trial basis.

Councilmember Horvath inquired about the 20% increase in domestic violence incidents in the City. Lt. Ramirez responded to this inquiry. She inquired about the installation of the safety cameras throughout the City. Lt. Ramirez responded to this inquiry. Finally, she commented on the inquiry from the LA County Human Relations Commission on the Gemmel Moore case.

Councilmember Heilman inquired about the abandoned property on Harper and changing the zoning ordinance to allow demolition once a new development is approved. Mr. Aibel responded to this inquiry.

Councilmember Meister inquired about the "Ring" pilot program. Ms. Cook responded to this inquiry and stated that the Innovations Division is working on this project and would provide an update to Council. She commented that SB 1045 was signed by Governor Brown and inquired how our Public Safety staff would implement.

KEVIN BURTON, WEST HOLLYWOOD, spoke regarding various aspects of the public safety update including: traffic information, "pink patch" project, and CERT Training.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD, spoke regarding the increase in crime along Harper, occupancy load in community meeting rooms, and various other public safety issues.

JOHN ERICKSON, WEST HOLLYWOOD, spoke regarding an accident on Fountain Avenue and various other traffic issues along Fountain.

RICK WATTS, WEST HOLLYWOOD, spoke regarding his apartment building and the issues that he has dealt with recently.

STEVE MARTIN, WEST HOLLYWOOD, spoke regarding the Eastside Neighborhood Watch Alliance's recent meeting.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke regarding a petty theft crime that he was the victim and expressed his concern with the 68% increase. He also mentioned Governor Brown's veto of the extended hour sale of alcohol.

ACTION: Councilmembers received the Public Safety update and provided the following comments and direction:

Councilmember Heilman thanked the speakers. He requested that staff return with a plan to address petty theft and larceny in the City. He also suggested that staff work with the owners and operators of the City's nightclubs to educate them on petty theft of phones and personal items. He mentioned the dog defecation issue and asked staff to address it. He asked that Staff look into conducting homeless outreach at night as well as during the day. He mentioned the extra security at Ralphs on La Brea. Finally, he mentioned the increasing numbers of bicycle thefts in subterranean garages and commented that public safety needs to target this issue.

Councilmember Horvath requested an increase in police patrols along Harper. She expressed her happiness with the arrest of the individual that was breaking into cars in the City; however she also asked that public safety remain vigilant around this issue. She mentioned working with Visit West Hollywood to raise awareness about the crimes of opportunity in local bars and clubs. She reiterated Councilmember Heilman's comments regarding Code Compliance bringing back a proposed Zone Text Amendment to deal with vacant properties.

Councilmember Meister discussed some of the comments that she received from residents regarding the Sheriffs including: a lack of visibility of Sheriff patrols, lack of arrests of homeless people committing crimes, lack of arrests of squatters, ongoing issue in the restrooms at Plummer Park, and the safety and crime issues in the McDonald's parking lot.

Mayor Pro Tempore D'Amico commented that given the list of issues presented to staff, the quality of life in the City is being affected and inquired how staff is going to address these issues.

Mayor Duran commented on the restroom issues at the parks, and requested that other solutions be implemented besides locking them. He discussed the vacant properties in the City.

City Manager Arevalo commented on the issues mentioned by the City Council.

3. PUBLIC HEARINGS:

3.A. AMENDMENTS TO VARIOUS PORTIONS OF THE ZONING ORDINANCE, INCLUDING REGULATIONS REGARDING INCENTIVES FOR CAR SHARE VEHICLES, PROJECTS SPANNING COMMERCIAL AND RESIDENTIAL DISTRICTS, TOP FLOOR SETBACK REQUIREMENTS IN THE R3 AND R4 DISTRICTS, HOME BUSINESSES AND LIVE/WORK UNITS, ROOFTOP PROJECTIONS, OUTDOOR COMMERCIAL USES ABOVE THE GROUND FLOOR, AND AFFORDABLE HOUSING REQUIREMENTS, IN THE CITY OF WEST HOLLYWOOD [J. KEHO, B. SIEGL, R. DIMOND, G. SRAPYAN, T. WORDEN, J. HITTLEMAN]:

SUBJECT: The City Council will consider seven Zone Text Amendments regarding (1) car share incentives, (2) projects spanning commercial and residential zone districts, (3) top floor setbacks in the R3 and R4 Districts, (4) home business and live/work facilities, (5) rooftop projections, (6) outdoor commercial uses above the ground floor, and (7) affordable housing requirements. The first six items were directed to be brought forward by the City Council while the affordable housing item is a response to changes in state law.

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

Senior Planner Rachel Dimond provided background information as outlined in the staff report dated October 1, 2018.

Mayor Duran opened the public hearing and the following speakers came forward.

KEITH KAPLAN, WEST HOLLYWOOD, indicated that he was not prepared to comment on the item at this time.

EDWARD LEVIN, WEST HOLLYWOOD, spoke regarding the various zone text amendments and provided his feedback.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke regarding the various zone text amendments and provided his feedback.

JOHN ERICKSON, WEST HOLLYWOOD, spoke regarding the Projects Spanning Commercial and Residential Zone Districts and provided feedback.

RIC ABRAMSON, WEST HOLLYWOOD, spoke regarding Home Business and Live/Work and provided feedback. He also spoke on the Projects Spanning Commercial and Residential Zone Districts and provided feedback. Finally, he discussed the Top Floor Stepback in the R3 and R4 zones and provided feedback.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD, spoke regarding Affordable Housing and provided feedback.

ACTIONS:

ITEM A. – Car Share Incentives

Councilmember Meister stated that she was not in support of hotels receiving this benefit and wondered how this became part of the item she initiated. She stated that it should only apply to 100% affordable housing projects, or projects that have 50% of affordable work-force housing or some combination.

ACTION: Council Introduced on first reading: Ordinance No. 18-1040: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO ALLOW FOR A PARKING REDUCTION WHEN PROVIDING CAR SHARE IN CERTAIN DEVELOPMENT PROJECTS, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA. **Motion by Councilmember Horvath, seconded by Councilmember Heilman, and approved noting the “no” vote of Councilmember Meister.**

ITEM B.- Projects Spanning Commercial and Residential Zone Districts

Councilmember Heilman inquired about developments that have been built and have used this provision. He further stated that he was not in support of eliminating the spanning of residential and commercial zones.

Mayor Pro Tempore D’Amico commented about a project on Beverly that spanned commercial and residential and the issues surrounding that project. He further stated that does not agree with completely eliminating the spanning of residential and commercial zones.

Motion by Councilmember Meister to approve the Planning Commission’s recommendation, seconded by Councilmember Horvath, and the Motion Failed, noting the “no” votes of Mayor Duran, Mayor Pro Tempore D’Amico, and Councilmember Heilman. Motion Failed.

ACTION: Direct staff to return to Council with specific recommendations for amendments to standards for projects spanning commercial and residential zone districts, including requirements for additional greenery, respect of the residential neighborhood and requirements for exemplary design. **Motion by Councilmember Heilman seconded by Mayor Pro Tempore D’Amico, and approved noting the “no” vote of Councilmember Meister.**

ITEM C- Top Floor Stepback in R3 and R4

Councilmember Meister spoke regarding the Item and the recommendations and questioned why Staff did not include R3A, R3B, and R4A.

ACTION: Motion by Councilmember Heilman to adopt the Planning Commission's recommendation, seconded by Councilmember Horvath, and unanimously approved

ITEM D- Home Business and Live/Work

Councilmember Meister expressed concern and requested clarification on the number of parking spaces being allowed.

ACTIONS: Council introduced on first reading Ordinance No. 18-1041: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO INCREASE THE NUMBER OF PERMITTED HOME BUSINESS EMPLOYEES AND AMEND THE LIVE/WORK DESIGN AND PARKING STANDARDS, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA," and directed staff to make the following revisions (a) include revised language from the Planning Commission to state that all live work units must have a ground floor commercial use and b) include a clarification in the definition section of the Municipal Code to include a definition of Live/Work units. **Motion by Councilmember Horvath, seconded by Councilmember Heilman, and approved noting the "no" vote Mayor Pro Tempore D'Amico.**

ITEM E – Rooftop Projections

Councilmember Horvath made a motion to approve staff's recommendation, and Councilmember Heilman seconded.

Councilmember Meister made a substitute motion to approve Planning Commission's recommendation and direct staff to include in the Ordinance that for any projections of more than 30% of the rooftop, it be reviewed by the City Architect Design Studio, seconded by Mayor Pro Tempore D'Amico, and the Motion Failed noting the "no" votes of Councilmember Horvath, Councilmember Heilman and Mayor Duran. *Motion Failed.*

ACTION: City Council introduced on first reading Ordinance No. 18-1042: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST

HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO AMEND STANDARDS FOR ALLOWABLE ROOFTOP PROJECTIONS, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA.” **Motion by Councilmember Horvath, seconded by Councilmember Heilman, and unanimously approved.**

Item F – Outdoor Commercial Uses

Councilmember Meister requested clarification on how Staff came up with the 100’ requirement. Staff responded that it must have come from Council; Councilmember Meister questioned staff’s response.

Councilmember Horvath spoke in support of the Planning Commission’s recommendation.

ACTION: City Council introduced on first reading Ordinance No. 18-1043: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO AMEND REVIEW AUTHORITY AND REQUIREMENTS FOR ALL NEW OR EXPANDED OUTDOOR DINING AREAS OR SIMILAR OUTDOOR COMMERCIAL USES ABOVE THE GROUND FLOOR OF A STRUCTURE, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA.” **Motion by Councilmember Heilman, seconded by Mayor Pro Tempore D’Amico, and approved, noting the “no” votes of Councilmember Horvath and Councilmember Meister.**

ITEM G – Affordable Housing

Councilmember Meister commented on AB 2556 and AB 1505 and stated that because we have a Rent Stabilization Ordinance we are allowed a one-to-one replacement, and inquired as to why the City is not currently doing that. Rent Stabilization and Housing Manager Pete Noonan responded to this inquiry. Mayor Pro Tempore D’Amico further inquired on how the City has enacted the provisions of AB 2222, and how many units have been built as a result of this new law.

ACTION: City Council introduced on first reading Ordinance No. 18-1044: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO ADOPT NEW POLICIES REGULATING AFFORDABLE HOUSING IN ACCORDANCE WITH STATE LAW, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA.” **Motion by Mayor Duran, seconded by Mayor Pro Tempore D’Amico, and unanimously approved.**

Mayor Duran closed the public hearing.

4. UNFINISHED BUSINESS (cont.):

4.B. INCENTIVES FOR MULTI-FAMILY HISTORIC RESOURCES [J. KEHO, D. DEGRAZIA, J. ALKIRE]:

SUBJECT: The City Council will consider proposed economic incentives for Multi-Family Historic Resources. The Incentives are intended to encourage maintenance and rehabilitation of designated landmarks under rent stabilization.

Senior Planner Jennifer Alkire provided background information as outlined in the staff report dated October 1, 2018.

EDWARD LEVIN, WEST HOLLYWOOD, spoke on behalf of the Historic Preservation Commission in support of the Item.

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

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

RIC ABRAMSON, WEST HOLLYWOOD, spoke in support of the Item.

Councilmember Heilman supports staff's recommendations. He does not agree with providing additional funding. He suggested that Council approve staff's recommendations and requested more information on the other items.

Councilmember D'Amico requested that a Mills Act Report Card be published every year.

Councilmember Horvath requested that Council hear from the consultants that participated in the community meetings. She suggested that we work with LA Conservancy or another non-profit to create opportunities for funding to create a HAPP program.

ACTIONS: Direct staff to implement the following incentives for multi-family historic resources: 1) Provide Technical Assistance to Property Owners and Applicants; 2) Provide Fee Waivers for Maintenance and Rehabilitation; 3) Modify the Rent Stabilization Ordinance to allow an alternative plan to replace required painting schedule for designated historic properties; 4) Strengthen the Mills Act program to include more routine inspections in a streamlined fashion, updating Mills Act work plans, and conducting additional public outreach that promotes the benefits of the program; 5) direct staff to review and include other ways of support these types of historic units; and 6) Publish and provide an Annual Mills Act report card. **Motion by Councilmember Meister, seconded by Councilmember Horvath, and approved.**

ACTION: Direct Staff to look at implementing a Historic Apartment Preservation Program (HAPP). **Motion by Councilmember Meister, seconded by Councilmember Horvath, and approved noting the abstention of Mayor Duran and the “no” vote of councilmember Heilman.**

4.C. ANALYSES AND RECOMMENDED POSITIONS OF FIVE INITIATIVES APPEARING ON THE NOVEMBER 6, 2018 CALIFORNIA STATEWIDE GENERAL ELECTION BALLOT [J. LEONARD, H. MOLINA]:

SUBJECT: The City Council will receive a report with analyses and recommended positions for five ballot initiatives slated to appear on the November 6, 2018 ballot of the California general election. The City Council has already taken positions on six other ballot initiatives.

ACTION: This Item was moved to the Consent Calendar.

5. NEW BUSINESS:

5.A. AGREEMENT WITH JONES LANG LASALLE BROKERAGE, INC. FOR REAL ESTATE BROKER SERVICES FOR THE CITY OWNED COMMERCIAL PROPERTY AT 8383 SANTA MONICA BOULEVARD [M. LOUIE, J. ROCCO, B. BIRKELAND]:

SUBJECT: The City Council will consider approval of an agreement with Jones Lang LaSalle Brokerage, Inc. (JLL) to provide real estate broker services related to leasing the City owned commercial space located at 8383 Santa Monica Boulevard.

ACTION: This Item was moved to the Consent Calendar.

5.B. AMENDMENT TO AGREEMENT FOR SERVICES WITH HARRIS & ASSOCIATES [O. DELGADO, H. DEMITRI, J. GILMOUR]:

SUBJECT: The City Council will consider approval of an amendment to the existing agreement with Harris & Associates, Inc. for professional civil engineering design services for the Design District Streetscape Project for Beverly Boulevard. The amendment would add the same services for Robertson Boulevard.

ACTION: This Item was moved to the Consent Calendar.

EXCLUDED CONSENT CALENDAR:

2.P. INCREASE PARKING METER GRACE PERIOD DURING HOLIDAY SEASON [L. MEISTER, J. D'AMICO, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider increasing the parking meter grace period to ten minutes throughout the City during the holiday season in order to promote economic development and ease restrictions for residents and visitors.

Councilmember Heilman commented on the reasons for pulling this item. He indicated that instead of simply doing this for the Holiday season, to just increase the grace period permanently.

ACTION: 1) Direct the Parking Services Division to return to Council with an Item to increase the grace period for parking meter violations. **Motion by Councilmember Heilman, seconded by Mayor Pro Tempore D'Amico, and unanimously approved.**

2.Q. AMEND REAR SETBACK REQUIREMENTS IN SUNSET SPECIFIC PLAN [L. MEISTER, L. HORVATH, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider directing the Planning and Development Services Department to amend the rear setback requirements in the Sunset Specific Plan for commercial developments that abut residential zones.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke in support of the Item.

Councilmember Heilman spoke in support of the idea; however he requested that staff should provide recommendations to Council after review.

Councilmember Meister stated that the item would be going to Planning Commission for a public hearing prior to coming back to Council.

ACTIONS: 1) Direct the Planning and Development Services Department to draft an amendment to the Sunset Specific Plan to require a minimum 10-foot setback in a commercial zone where it abuts a residential zone; and 2) Present the proposed amendment at a public hearing of the Planning Commission for review prior to returning to City Council for final approval. **Motion by Councilmember Horvath, seconded by Mayor Pro Tempore D'Amico, and approved noting the abstention of Mayor Duran.**

6. LEGISLATIVE:

None.

PUBLIC COMMENT:

JACKIE OH MY GOODNESS, WEST HOLLYWOOD, spoke regarding candidacy for the 2019 City Council election.

TIMOTHY WILLIAMS, WEST HOLLYWOOD, spoke regarding the petition being circulated against the Arts Club.

JAVIER MULERO, WEST HOLLYWOOD, spoke regarding the petition being circulated against the Arts Club.

AUSTIN CYR, LOS ANGELES, spoke regarding the petition being circulated against the Arts Club.

COUNCILMEMBER COMMENTS:

Councilmember Heilman spoke regarding Item 2.N. and stated that traditionally the Halloween Carnival event ended at 11:00 a.m.; however the staff report indicated an event closure at 10:30 p.m. He requested that Council allow the event to end at 11:00 p.m. as always. **Council approved by consensus**

ADJOURNMENT: The City Council adjourned at 10:41 p.m. in memory of Diana Gray Higgins, Margaret "Peg" Cooley, Command Sergeant Major Timothy A. Bolyard, Staff Sergeant Diobanjo S. Sanagustin, Effie Reuveni, Howard Schlosberg, and Cesar Torres to its next regular meeting, which will be on Monday, October 15, 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 15th day of October, 2018 by the following vote:

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



JOHN J. DURAN, MAYOR

ATTEST:



YVONNE QUARKER, CITY CLERK