

**CITY COUNCIL  
CITY OF WEST HOLLYWOOD  
MINUTES  
MONDAY, DECEMBER 4, 2017  
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 order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE:** Debra D'Amico led the Pledge of Allegiance.

**ROLL CALL:**

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

**ABSENT:** None.

**ALSO PRESENT:** City Manager Arevalo, Deputy City Attorney Langer, City Clerk Quarker and Assistant City Clerk Crowder.

**REPORT OF CLOSED SESSION AGENDA:**

Assistant City Attorney Langer reported that the Closed Session was called to order at 6:00 p.m. She stated that there were no public comments. She reported that no items were added to the agenda and that the Closed Session adjourned at 6:30 p.m. with no reportable action.

**APPROVAL OF AGENDA:**

City Clerk Quarker commented that an additional applicant has been added to Item 5.D.

Mayor Heilman commented that Item 5.E. was added to the agenda after it was originally posted.

Councilmember Meister requested that Item 5.B. be moved to Consent (approving Staff's recommendation Option #1) as Item 2.T.

Councilmember Horvath requested that Items 2.F. and 2.K. be moved to Excluded Consent.

Mayor Heilman requested that Item 2.E. be Tabled.

**Motion by Mayor Pro Tempore Duran, seconded by Councilmember D'Amico to approve the December 4, 2017 agenda as amended, and unanimously approved.**

## **ADJOURNMENT MOTIONS:**

Councilmember Horvath requested that the meeting be adjourned in memory of the following military personnel: Army Corporal Todd L. McGurn (20).

Mayor Pro Tempore Duran requested that the meeting be adjourned in memory of Phil Hoskins and Ron Katzke.

## **PRESENTATIONS:**

Councilmember Horvath presented a certificate of recognition to Richard Ayoub of Project Angel Food in recognition of serving the 11millionth meal.

Mayor Heilman presented a proclamation to the Women's Advisory Board for its 25<sup>th</sup> Anniversary.

Councilmember D'Amico presented a plaque to outgoing Women's Advisory Board Member Debra D'Amico.

Mayor Heilman presented a plaque to outgoing Russian Advisory Board Member Andrey Pronin.

Councilmember Meister presented a proclamation to spcaLA for its 140<sup>th</sup> Anniversary.

Mayor Heilman presented a certificate to Anastasia Mann of the Coniche Group for their 30<sup>th</sup> anniversary.

## **1. PUBLIC COMMENT:**

LARRY BLOCK, WEST HOLLYWOOD, read a poem about the changes in the City.

TAI SUNNANON, WEST HOLLYWOOD, spoke regarding small businesses in West Hollywood as well as Items 2.K. and 4.A.

LYN ETCETERA, WEST HOLLYWOOD, spoke regarding the West Hollywood Community Housing Corporation. He also spoke regarding gay history.

RICK WATTS, WEST HOLLYWOOD, spoke regarding adult use of cannabis and a public education campaign.

IVY BOTTINI, WEST HOLLYWOOD, spoke regarding the 2019 municipal election and the inevitability of the same individuals being elected. She requested that the City Council create a primary election system.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD, spoke regarding the West Hollywood Housing Corporation and comments by Los Angeles County personnel.

NATE CLARK, WEST HOLLYWOOD, spoke regarding his appreciation of Item 2.Q.

MIRANDA OTTO, WEST HOLLYWOOD, spoke in support of Item 5.A.

DAVID REID, WEST HOLLYWOOD, spoke regarding Item 4.A.

#### **COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:**

Councilmember D'Amico provided his campaign disclosures for items on tonight's agenda. He spoke regarding Item 4.B. Specifically, he spoke regarding the ability of submitting plans digitally. He asked the City Manager to commit to implementing digital plans within six months. He spoke briefly on plan check and the status of projects that are currently in plan check. He indicated that he is not ready to make his appointment under Item 5.D.

City Manager Arevalo commented on Councilmember D'Amico's requests for digital submission of plans and analysis of outstanding permits. He indicated that staff will report back on both of these items.

*Council agreed by consensus to move Item 4.B. to the Consent Calendar as Item 2.S.*

Councilmember Horvath requested that the infrastructure for City-wide WiFi be included with Item 5.B. City Manager Arevalo responded to Councilmember Horvath's direction.

Councilmember Horvath invited everyone to attend the Cultural Resources Event on December 5, 2017 at City Hall. She reported that she attended the recent Metro Board meeting, and requested that people contact her if they are interested in assisting with Metro-related items. She commended everyone on the World AIDS Day event. She spoke regarding her participation in the annual Christmas tree lighting event at the Abbey. She commented on the lights at Sunset Plaza and thanked everyone for their holiday spirit. She commented and expressed her concern with the recent sexual harassment reporting in the news. She mentioned the contract between the City and Los Angeles County Department of public health for massage establishments and spoke regarding the need to ensure compliance.

Councilmember Meister thanked the Transgender Advisory Board and staff for Transgender Day of Remembrance. She commented that she hosted a Community Forum on homelessness last week and thanked everyone for their time and hard work. She briefly commented on Item 5.B.

Mayor Pro Tempore Duran thanked staff for World AIDS Day. He reported that he represented the City at the National Cities Conference in Charlotte, North Carolina. He reported that he will be attending the Annual Victory Fund Conference which will be held December 6-9 in Washington, DC.

Mayor Heilman thanked staff for the many events during the last month. He reported that he will also be attending the Annual Victory Fund Conference which will be held December 6-9 in Washington, DC. He mentioned that the Chamber had a successful Shop Small campaign. He spoke regarding the recent Unity in Diversity Talent Show for Russian-speaking youth and thanked them for the event. He commented that a fundraiser will be held after the 1<sup>st</sup> of the year for the AIDS monument. He reminded everyone that there is another Council meeting this year, but wished everyone a happy holiday.

### **CITY MANAGER'S REPORT:**

City Manager Arevalo provided a brief introduction of Jasmine Duckworth, the City's new Community Affairs Coordinator. He spoke briefly regarding Item 5.E. and introduced Acting City Engineer Hany Demitri and Public Works Director Oscar Delgado. They provided an update on measures to address vehicle and pedestrian safety on Fountain Avenue.

Councilmember D'Amico commented on the accidents that have occurred on Fountain since October. Staff responded to his concerns.

Councilmember Meister expressed concern over the number of accidents and requested that staff continue to look at ways to reduce accidents and suggested additional traffic signs on Fountain.

City Manager Arevalo spoke regarding additional short-term solutions.

*Council agreed by consensus to move Item 5.E. to the Consent Calendar as Item 2.U.*

### **FISCAL IMPACT ON CONSENT CALENDAR:**

City Clerk Quarker stated that the fiscal impact on the Consent Calendar is \$1,064,143 in expenditures, \$0 in potential revenue, and (\$38,761) in waived fees.

## **2. CONSENT CALENDAR:**

**ACTION:** Approve the Consent Calendar, as amended, 2.A.,B.,C.,D.,G.,H.,I.,J.,L.,M.,N.,O.,P.,Q.,R.,S.,T.,U. Motion by Councilmember Meister, seconded by Councilmember D'Amico, and approved.

### **2.A. POSTING OF AGENDA:**

*SUBJECT: The agenda for the meeting of Monday, December 4, 2017 was posted at City Hall, Plummer Park, the Sheriff's Station, and at the West Hollywood Library on Wednesday, November 29, 2017.*

**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 November 20, 2017. **Approved as part of the Consent Calendar.**
- 2.C. APPROVAL OF DEMAND REGISTER NO. 815 [D. WILSON, L. QUIJANO]:**  
*SUBJECT: The City Council shall receive the Demand Register for period ending November 24, 2017 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.*  
**ACTION:** Approve Demand Register NO. 815 and adopt Resolution No.17-5004, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING PAYMENT OF DEMANDS PRESENTED ON DEMAND REGISTER NO. 815." **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, Public Safety Commission, Rent Stabilization Commission, Transportation Commission, Lesbian and Gay Advisory Board, and Russian Advisory Board regarding actions taken at their recent meetings.*  
**ACTION:** Receive and file. **Approved as part of the Consent Calendar.**
- 2.E. 2017 WEHOX INNOVATIONS ANNUAL REPORT [M. LOUIE, F. CONTRERAS, K. MAYERSON]:**  
*SUBJECT: Council will receive and file a copy of West Hollywood's WeHoX 2017 Innovations Annual Report.*  
**ACTION:** This item was Tabled.
- 2.F. COMMUNITY DEVELOPMENT DEPARTMENT WORK PLAN UPDATE – ZONE TEXT AMENDMENTS AND RESEARCH PROJECTS [J. KEHO, B. SIEGL, R. DIMOND]:**  
*SUBJECT: The City Council will receive an update regarding the prioritization of pending Zone Text Amendments (ZTAs) and related research projects in the Community Development Department (CDD) work plan.*  
**ACTION:** This item was moved to Excluded Consent.
- 2.G. 2017 STATE LEGISLATIVE REPORT [P. AREVALO, J. LEONARD, H. MOLINA]:**  
*SUBJECT: The City Council will receive an update on the status of the bills for which the City Council has taken a position during the first year of the 2017-18 Regular Legislative session of the California State Legislature.*

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

**2.H. HIV ZERO INITIATIVE YEAR ONE EVALUATION REPORT [D. GIUGNI, D. MURRAY, C. ROSKIN]:**

*SUBJECT: The City Council will receive a report on the HIV Zero Initiative Year One evaluation.*

**ACTION:** Waive facility rental fee, facility security deposit, and any facility staff time associated with the use of the Community Room at the West Hollywood Library for the Los Angeles County PrEP and PEP Work Group. **Approved as part of the Consent Calendar.**

**2.I. RED LIGHT PHOTO ENFORCEMENT CAMERA PROGRAM UPDATE [O. DELGADO, H. DEMITRI]:**

*SUBJECT: The City Council will receive a report regarding the continued operation of the Red Light Photo Enforcement Program and an update since the enforcement of right turns on red were implemented in June 2017.*

**ACTION:** Support the Public Works Department's recommendation for the continued operation of the Red Light Photo Enforcement Program, including the enforcement of right turns on red when the vehicle speed exceeds 18 miles per hour. **Approved as part of the Consent Calendar.**

**2.J. 2018 ARTS GRANT FUNDING RECOMMENDATIONS – WEHO ORGANIZATIONAL DEVELOPMENT AND WEHO ARTS PROJECT GRANTS [M. LOUIE, A. CAMPBELL, P. BONDS]:**

*SUBJECT: The Council will consider ratifying recommendations of the Arts and Cultural Affairs Commission for funding the City's 2018 WeHo Organizational Development and WeHo Arts Project Grants.*

**ACTIONS:** 1) Approve recommendations of the Arts and Cultural Affairs Commission to award WeHo Arts Organizational Development Grants totaling \$11,000 at various funding amounts to three (3) nonprofit arts organizations as outlined in this staff report; 2) Approve recommendations of the Arts and Cultural Affairs Commission to award WeHo Arts Project Grants totaling \$53,000 at various funding amounts to seven (7) nonprofit arts as outlined in this staff report; 3) Approve the use of City venues and waive event permits and facility use fees for the West Hollywood Library Public Meeting Room (Council Chambers) and other City facilities for specific performances and presentations of grantees in fulfillment of their Arts Grant projects as indicated in this staff report; 4) Authorize an additional hour of validated parking for event participants, at the West Hollywood Public/Park 5-Story parking structure, for a total of 3 hours, for those grant funded events scheduled for the Council Chambers which exceed two hours; and 5) Allow grantee organizations to charge admission or accept donations to offset production costs for performances or projects while using City facilities. **Approved as part of the Consent Calendar.**

- 2.K. ANALYSIS OF THE LIVE/WORK FACILITIES AND HOME BUSINESS ORDINANCES [J. KEHO, B. SIEGL, T. WORDEN]:**  
*SUBJECT: The City Council will receive an analysis regarding the City's live/work facilities and Home Businesses regulations and consider directing the Community Development Department to revise the Zoning Ordinance for both commercial and residential zones.*  
**ACTION: This Item was discussed as part of Item 3.C.**
- 2.L. APPROVE THE ISSUANCE OF A PURCHASE ORDER FOR THE CITY'S YEARLY CISCO SMARTNET HARDWARE AND SOFTWARE MAINTENANCE [D. WILSON, E. TSIPIIS, J. DUNCAN]:**  
*SUBJECT: The City Council will consider approving the issuance of a purchase order for the City's yearly Cisco SmartNet hardware and software maintenance.*  
**ACTION: Authorize the issuance of a purchase order to Dimension Data in an amount of \$45,552.60 for the cost of the City's yearly Cisco SmartNet hardware and software maintenance. Approved as part of the Consent Calendar.**
- 2.M. AMENDMENT #1 TO THE AGREEMENT FOR AUDIO/VISUAL EQUIPMENT MAINTENANCE SERVICES FOR CITY HALL CONFERENCE ROOMS [D. WILSON, E. TSIPIIS, R. FOZONMEHR]:**  
*SUBJECT: The City Council will consider amending the Agreement with Western Audio Visual for maintenance services for Audio/Visual (AV) equipment in the West Hollywood City Hall Conference Rooms.*  
**ACTIONS: 1) Approve the first amendment to the Agreement for Maintenance services with Western Audio Visual, to increase the "not-to-exceed" amount of \$24,040.00 by an additional \$14,040.00, for a total of \$38,080.00, and extend the time of performance by thirty six (36) additional months; and 2) Authorize the City Manager to execute the first amendment to the Agreement. Approved as part of the Consent Calendar.**
- 2.N. RESOLUTION ADOPTING AMENDMENTS TO PROVISIONS OF THE CITY OF WEST HOLLYWOOD'S RENT STABILIZATION REGULATIONS RELATING TO PROCESSING OF RE-REGISTRATION FORMS, COMPLIANCE DETERMINATIONS AND CERTIFICATION OF PERMISSIBLE RENT LEVELS (PETRIS ACT) [J. HOLUB, D. GIUGNI, P. NOONAN]:**  
*SUBJECT: The City Council will consider amendments to the Rent Stabilization Regulations regarding re-registration form processing procedures, compliance determinations and certification of permissible rent levels.*  
**ACTION: Adopt Resolution 17-5005 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING RENT STABILIZATION REGULATIONS 22000, 60045, 60066-60069 AND**

**ADDING RENT STABILIZATION REGULATION 60048." Approved as part of the Consent Calendar.**

**2.O. RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF THE CITY HALL LOBBY IMPROVEMENT PROJECT [O. DELGADO, S. CAMPBELL, H. COLLINS]:**

*SUBJECT: The City Council will consider adopting a resolution approving the design and plans for the construction of the City Hall Lobby Improvement Project– C.I.P #55-17/18-01, exempting the City and its employees from liability associated with the plans and design.*

**ACTION:** Adopt Resolution No. 17-5006, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF THE CITY HALL LOBBY IMPROVEMENT PROJECT – C.I.P #55-17/18-01, PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT. **Approved as part of the Consent Calendar.**

**2.P. CALARTS WHAP! LECTURE SERIES EVENT FEATURING JUDITH BUTLER [J. D'AMICO, A. LOVANO, S. BERGER]:**

*SUBJECT: The City Council will consider sponsoring "Critique, Crisis, and the Problem of Violence", a lecture by Judith Butler, as part of the ongoing CalArts WHAP! event series on January 24th, 2018 at the Pacific Design Center Silver Screen Theater.*

**ACTIONS:** 1) Approve sponsorship of the WHAP! event series, "Critique, Crisis, and the Problem of Violence", a lecture by Judith Butler, and authorize the use of the City name and logo on invitations, programs, and other materials; 2) Approve the use of the Silver Screen Theater at the Pacific Design Center per the City's Development Agreement with the building owner for the lecture on January 24th, 2018; 3) Waive parking fees for all day parking at the 5-story parking structure for attendees of the event (estimated \$2,100); 4) Direct the Communications Department to utilize all appropriate communication tools to promote the event such as the City's website and social media platforms; and 5) Authorize the Director of Finance & Technology Services to allocate \$2,500 from budgeted funds in the special Council Programs account for costs associated with the event. **Approved as part of the Consent Calendar.**

**2.Q. CO-SPONSORSHIP OF THE PARENTS EDUCATION LEAGUE'S SERIES OF EVENTS ON PUBLIC EDUCATION OPTIONS [L. HORVATH, A. LOVANO]:**

*SUBJECT: The City Council will consider co-sponsoring the Parents Education League's series of events focusing on public educational options that are relevant to local families and schools.*

**ACTIONS:** 1) Approve co-sponsorship of the Parents Education League's series of events focusing on public educational options that are relevant to local families and schools; 2) Authorize the use of the City's name and



logo on promotional materials; 3) Approve the use of City venues for the events and waive the room usage fees, and authorize validated parking for the events at the 5-story West Hollywood Park garage for event attendees (estimated \$2,823 in waived fees for three events); 4) Direct the Communications Department to utilize all appropriate communication tools to promote the events such as the City's website and social media tools; 5) Authorize the Director of Finance & Technology Services to allocate \$1,350 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with tech support (Waveguide); and 6) Authorize the City Manager to execute an Event Co-sponsorship Agreement and any other documents related to this event with the event organizer. **Approved as part of the Consent Calendar.**

**2.R. CO-SPONSORSHIP OF THE BORN THIS WAY FOUNDATION'S PANEL DISCUSSION ON MENTAL HEALTH AND YOUTH [J. HEILMAN, A. LOVANO]:**

*SUBJECT: The City Council will consider co-sponsoring a panel discussion on mental health and youth in collaboration with the Born This Way Foundation, Channel Kindness, and the UN Special Envoy Ray Chambers on Sunday December 17, 2017 in the City Council Chambers.*

**ACTIONS:** 1) Approve co-sponsorship of the Born This Way Foundation's panel discussion on mental health and youth; 2) Authorize the use of the City's name and logo on promotional materials; 3) Approve the use of City venues for the events and waive film permit fees, facility use fees, parking fees at the 5-story West Hollywood Park garage for event attendees (estimated \$2,966 in waived fees); 4) Direct the Communications Department to utilize all appropriate communication tools to promote the events such as the City's website and social media tools; 5) Authorize the Director of Finance & Technology Services to allocate \$450 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with tech support (Waveguide); and 6) Authorize the City Manager to execute an Event Co-sponsorship Agreement and any other documents related to this event with the event organizer. **Approved as part of the Consent Calendar.**

**2.S. (4.B.) AGREEMENTS FOR ON-CALL PLAN CHECK AND SUPPLEMENTAL BUILDING AND SAFETY SERVICES [J. KEHO, C. ZABALA, B. GALAN]:**

*SUBJECT: The City Council will consider approval of multiple professional service agreements to establish a bench of consultants that can provide plan check and supplemental Building and Safety services on an "as-needed" basis.*

**RECOMMENDATIONS:** 1) Authorize staff to keep and maintain an active list of consultants to provide plan check and supplemental Building and Safety services for a period of three (3) years beginning December 5, 2017; 2) Authorize the City Manager to enter into individual, three (3) year

agreements (expiring December 31, 2020), with a combined total, not-to-exceed amount of \$4,500,000, with the following consultants to provide services to the Building and Safety Division on an "as-needed" basis: a) JAS Pacific, b) m6 Consulting, c) Transtech Engineering, Inc., d) VCA Code; and 3) Authorize the City Manager or designee to execute documents incident to the agreements. **Approved as part of the Consent Calendar.**

**2.T. (5.B.) WIRELESS INFRASTRUCTURE STRATEGIC PLAN [D. WILSON, E. TSIPIIS]:**

*SUBJECT: The City Council will receive the results of the Wireless Infrastructure Strategic Plan which examined the feasibility and potential benefits of a robust Wireless infrastructure through the City.*

*RECOMMENDATIONS: 1) Receive and file the Wireless Infrastructure Strategic Plan; and 2) Allow staff to budget and proceed with the recommendations that are made in the strategic plan. **Approved as part of the Consent Calendar.***

**2.U. (5.E.) UPDATE ON PUBLIC SAFETY MEASURES TO ADDRESS TRAFFIC ACCIDENTS ON FOUNTAIN AVENUE [J. D'AMICO, L. MEISTER, A. LOVANO]:**

*SUBJECT: The City Council will receive an update from the City Manager on new measures to address recent vehicle and pedestrian accidents on Fountain Avenue and provide additional direction, as needed.*

***ACTION: This Item was discussed during City Manager comments and approved as part of the Consent Calendar with additional direction from the City Council.***

**3. PUBLIC HEARINGS:**

**3.A. ZONE TEXT AMENDMENT TO REVISE THE ACCESSORY DWELLING UNIT REGULATIONS TO CONFORM WITH STATE LAW [J. KEHO, J. HITTLEMAN]:**

*SUBJECT: The City Council will consider a request for an amendment to the West Hollywood Municipal Code to adopt new policies regulating accessory dwelling units in residential zone districts in conformance with state law.*

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

Contract Planner Jerry Hittleman provided background information as outlined in the staff report dated December 4, 2017.

Mayor Heilman opened the public hearing and no speakers came forward.

Council asked for clarification on various aspects of the ordinance. Contract Planner Jerry Hittleman and Acting Director of Community Development John Keho responded to Council questions.

Mayor Heilman closed the public hearing.

Councilmember Meister commented on the need for additional accessory dwelling units and/or junior accessory dwelling units in additional zones to assist with the housing shortage to help people to age in place, and to create smaller scale housing that fits into neighborhoods. Councilmember Horvath spoke in support of Councilmember Meister's direction.

Council approved revised language to the ordinance to change "sleeping quarters" to "bedroom" and to include revised language to long-term residential.

Assistant City Attorney Langer commented on the requested changes and stated that Staff would need to revise the language in the proposed Ordinance and return to council for further discussion and approval.

**ACTION:** Direct staff to return with an amended ordinance to introduce on first reading. **Motion by Councilmember D'Amico, seconded by Councilmember Meister, approved.**

**3.B. AMEND DEVELOPMENT AGREEMENT TO EXTEND TERM AND TIMELINES TO OBTAIN BUILDING PERMITS AND COMMENCE CONSTRUCTION BY EIGHTEEN (18) MONTHS; AMEND SECTION 3.2.2 PERTAINING TO SET ASIDE FUNDS; AND AMEND EXHIBIT C OF THE AGREEMENT PERTAINING TO THE TERMS FOR ACCRUAL OF INTEREST ON PUBLIC BENEFIT FOR PROJECT LOCATED AT 9001 SANTA MONICA BOULEVARD [J. KEHO, D. DEGRAZIA, J. ALKIRE]:**

*SUBJECT: The City Council will consider amending a Development Agreement to: 1) Extend the timelines for issuance of building permits, commencement of construction, and term of agreement by eighteen (18) months; 2) Remove an outdated requirement for set-aside funds; 3) Alter interest accrual provision for the public benefit payment; 4) Require advance payment of a portion of the extraordinary public benefit; and 5) Utilize the subject site for public parking prior to commencement of construction related to a mixed-use project located at 9001 Santa Monica Boulevard, West Hollywood.*

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

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

IRA HANDELMAN, APPLICANT, requested that the accrual interest date be changed to December 22, 2017 for the public benefit item.

Councilmember Meister requested that the accrual interest date be changed to July 2016 and that the developer be required to pay the required \$500,000 upon signing the development agreement.

Mayor Heilman closed the public hearing.

**ACTIONS:** Introduce on first reading, an amended Ordinance No. 17-1018: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING A DEVELOPMENT AGREEMENT TO EXTEND THE TERM AND CONSTRUCTION TIMELINES OF THE DEVELOPMENT AGREEMENT BY EIGHTEEN (18) MONTHS; DELETE SECTION §3.2.2 REGARDING AFFORDABLE HOUSING SET-ASIDE FUNDS, AND AMEND AGREEMENT EXHIBIT C TO REQUIRE ADVANCE PAYMENT OF A PORTION OF THE EXTRAORDINARY BENEFIT AND USE OF THE EXISTING PROPERTY FOR PUBLIC PARKING PRIOR TO COMMENCEMENT OF CONSTRUCTION ON THE PROPERTIES, LOCATED AT 9001-9017 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA", revising the accrual interest date to December 22, 2017. **Motion by Councilmember Horvath, seconded by Councilmember D'Amico, and approved noting the "no" vote of Councilmember Meister.**

**3.C. ZONE TEXT AMENDMENT AND ZONE MAP AMENDMENT IMPLEMENTING THE R4B-C AND R3C-C ZONING DISTRICTS IDENTIFIED IN THE WEST HOLLYWOOD GENERAL PLAN 2035 [J. KEHO, B. SIEGL, G. SRAPYAN]:**

*SUBJECT: The City Council will consider amending the West Hollywood Zoning Ordinance as required to conform with the land use designations in the West Hollywood General Plan 2035, adopted in 2011, to introduce standards for the new R4B-C and R3C-C zoning districts and rezone: (1) R-2 properties south of Beverly Boulevard, between N. Wetherly Drive and N. Clark Drive to R4B-C, and (2) CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard to R3C-C, within the City of West Hollywood.*

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

Associate Planner Garen Srappyan provided background information as outlined in the staff report dated December 4, 2017.

Assistant Planner Tara Worden provided background information as outlined in the staff report for Item 2.K. *(During approval of the agenda, Council requested that Item 2.K. be pulled from the Consent Calendar for*

*further discussion. It was decided that the Item would be heard during Item 3.C.)*

Councilmember D'Amico inquired if there is currently a separation between residential and commercial units.

Mayor Heilman expressed concern about home-based businesses in residential zones that allow for two employees on site and the impacts to the quality of life as well as impacts to housing.

Councilmember Meister posed various questions with regard to the R4B-C Zone Designation and Mayor Heilman clarified that this was approved as part of our General Plan and that the item would amend the zoning code to reflect the General Plan.

Councilmember Horvath inquired about the number of units affected in the R4B-C Zone Designation.

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

RICHARD BARTH, WEST HOLLYWOOD, spoke regarding his concern with the potential development of 4-story buildings.

ARYA ALEXANDER, WEST HOLLYWOOD, spoke in support of the item.

CARLOS VARA, WEST HOLLYWOOD, spoke regarding the Beverly portion of this item. He spoke in opposition of the item.

MICHAEL MALTZMAN, WEST HOLLYWOOD, spoke regarding the R3-C on Fairfax. He spoke in support of the item.

DUSTIN POURBABA, WEST HOLLYWOOD, spoke in support of the item.

JASON ILLOULIAN, WEST HOLLYWOOD, spoke in support of the item.

VIVIAN GUMBINER, LOS ANGELES, spoke in support of the item.

SADRI BEN YAHNED, WEST HOLLYWOOD, spoke in support of the item.

AMIR MEHDIZADEH, WEST HOLLYWOOD, spoke in support of the item.

TYLER MATEEN, WEST HOLLYWOOD, spoke in support of the item.

JIMMY TODOROV, WEST HOLLYWOOD, spoke in opposition of the item.

BRIAN WONG, WEST HOLLYWOOD, spoke in support of the item.

AMANDA SMASH HYDE, WEST HOLLYWOOD, spoke in support of the item.

SUSANNA DAVIDOV, WEST HOLLYWOOD, spoke in support of the item.

ALEX NACHUM, WEST HOLLYWOOD, spoke in support of the item.

SALENA MARTELL, WEST HOLLYWOOD, spoke in support of the item.

JULIA MOTIKOV, WEST HOLLYWOOD, spoke in support of the item.

DANIEL ROSENWALD, WEST HOLLYWOOD, spoke in support of the item.

DANIEL POURBABA, WEST HOLLYWOOD, spoke in support of the item.

**The following individual did not wish to speak, but submitted a citizen position slip in support of the Item: *Mabel Arrimbide***

Mayor Heilman inquired about Item 2.K. Councilmember Horvath clarified her reasons for pulling the Item and requested that Staff provide a better analysis of the live/work portion of the item.

Councilmember Meister commented on the increased height and mass of the proposed zone changes on Beverly and that it was a commercial encroachment. She commented that it is currently zoned R2 and that many of the properties to the south were low scale residential. She stated that the community meeting was not well-attended by people who actually live in the area. She recommended that it should be a transitional zone and that the CN-1 zone on Fairfax can currently be used as live/work spaces and built out to three stories. She commented that some of the speakers were conflating live/work with home businesses. She stated that she could not support the item as presented.

Councilmember D'Amico requested staff to identify which businesses qualify as live/work.

Mayor Pro Tempore Duran commented that younger entrepreneurs are moving into the City and supports expanding both live/work and home businesses. He further commented that he disagrees with

Councilmember Meister's comments. He further commented on not only the City's, but the State's housing shortages. He spoke about the change in perspective with regard to urban living. He mentioned the history with mixed use buildings in commercial corridors. He briefly spoke about traffic in the City and the need for mass transit.

**Item 2.K. - ACTION: Direct staff to return with an item that includes more analysis and specific areas where Live/Work spaces would work. Approved by Consensus.**

Councilmember D'Amico posed questions to staff regarding the proposal on Beverly. He asked for Council concurrence to remove the set-back requirement for the commercial portion of the space on the first floor to allow for additional square footage. He commented that Councilmember Meister is correct regarding the set-back for larger scale buildings.

Councilmember Horvath thanked everyone who came out to speak. She commented that she agrees with the Planning Commission's direction for Fairfax Avenue. She commented that the community discussion on Beverly was lacking. She further commented on the potential loss of rent controlled units with the proposed zoning. She indicated that she would agree with an R-3 zoning in this area.

Mayor Heilman supports the recommendations for the Fairfax area. He generally supports the recommendations for the Beverly area. He posed a technical question about commercial/residential buildings and the need for a set-back as a follow-up to Councilmember D'Amico's suggestion. He suggested that staff add language that states that regardless of the use, the City would not allow a reduction in units. He expressed concern with the commercial encroachment. He suggested limiting the amount of commercial usage.

Mayor Heilman closed the public hearing.

**Council Action regarding Zoning on Beverly – Approve Staff's recommendation with additional direction to amend the ordinance to 1) allow for the first floor height to be up to 18 feet high with a corresponding building height increase not to exceed 48 feet; 2) Require no minimum 1<sup>st</sup> floor setback where new ground-floor commercial uses abut commercially-zoned properties; 3) Allow no more than 50% of the ground floor to be dedicated to commercial uses; and 4) Based on the adjacent existing uses, additional set-backs above the second or third level may be required as part of the design review process and allow the Director to determine its appropriateness. Motion by Councilmember D'Amico, seconded by Mayor Pro Tempore Duran, and approved, noting the "no" votes of Councilmember Horvath and Councilmember Meister.**

Assistant City Attorney Langer commented that the ordinance needs to be brought back to make the changes to the Beverly portion.

**Council Action regarding Zoning on Fairfax – Approve staff's recommendation. Motion by Mayor Pro Tempore Duran, seconded by Mayor Heilman, and approved, noting the “no” votes of Councilmember Horvath and Councilmember Meister.**

**4. UNFINISHED BUSINESS:**

**4.A. STREET MEDIA PROJECT – DIGITAL WELCOME SIGNS [M. LOUIE, F. CONTRERAS, K. MAYERSON, J. LEONARD, O. DELGADO]:**

*SUBJECT: Council will consider replacing the existing City of West Hollywood welcome signs with new digital messaging welcome signs.*

Innovation Manager Francisco Contreras provided background information as outlined in the staff report dated December 4, 2017.

Mayor Heilman inquired about staff's recommendation to place some of the signs in the median. Councilmember Horvath requested that the City's logo be rainbow on the signs and ensuring that the font is visible.

Mayor Heilman spoke in opposition to placing the signs in the median. He likes the idea of a digital sign and the shape of the sign is interesting, but he doesn't see it as iconic. He stated that he could not support the recommendation.

**ACTIONS:** 1) Approve the conceptual design for the new digital messaging signs to replace the existing welcome signs, removing the option of median placement and adding the rainbow logo; 2) Direct staff to finalize the design and construction documents for bidding by the Department of Public Works; and 3) Direct staff to return to the City Council with a Bid Award recommendation and request for funding for the new signs once bids are received. **Motion by Mayor Pro Tempore Duran, seconded by Councilmember D'Amico, and approved, noting the “no” vote of Mayor Heilman.**

**4.B. AGREEMENTS FOR ON-CALL PLAN CHECK AND SUPPLEMENTAL BUILDING AND SAFETY SERVICES [J. KEHO, C. ZABALA, B. GALAN]:**

*SUBJECT: The City Council will consider approval of multiple professional service agreements to establish a bench of consultants that can provide plan check and supplemental Building and Safety services on an “as-needed” basis.*

**ACTION: Item moved to the Consent Calendar.**



**5. NEW BUSINESS:**

**5.A. PROPOSED CHANGES TO PUBLIC NOTICE POLICIES [L. HORVATH, L. MEISTER, A. LOVANO]:**

*SUBJECT: The City Council will consider directing staff to amend the City's policies related to noticing for developments in order to increase community awareness of proposed new developments and public hearings in West Hollywood.*

Councilmember Horvath and Councilmember Meister provided their reasons for placing this item on the agenda.

Mayor Heilman indicated that he liked the idea of creating a voluntary email list, but expressed concern with the hyperlink to addresses. He noted the environmental impacts with adding an envelope. He suggested fundamentally changing what our notices say to include a picture to provide a visual representation to the residents.

Mayor Pro Tempore Duran agreed with including a picture on the notice.

Councilmember D'Amico spoke about the cost of including a picture and that is an additional cost to the developer. He suggested that it could depend on the type of development.

Councilmember Meister clarified that postal workers throw the bifold flyers into bins in multi-unit buildings, which is why she and Councilmember Horvath suggested an envelope.

**ACTIONS:** 1) Direct staff to take the following steps to amend the current policies related to public notices for the initial neighborhood meetings, Design Review Subcommittee, Planning Commission, and Historic Preservation Commission, and return to council with the following: a) sample public notice formats in the form of a letter inserted into an envelope, a postcard, bi-fold brochure, and other options as appropriate, b) Receive Information from the Communications Department regarding posting information regarding upcoming meeting on social media, c) Create a voluntary email and mailing list at the initial neighborhood meeting for all residents and other stakeholders who want to stay informed about a project's progress, d) Mail information about approved coordinated construction mitigation plans to impacted households within the designated radius; and 2) Direct staff to review the current noticing radius requirements to determine if there should be different requirements based on project size and type. **Approved by consensus.**

**5.B. WIRELESS INFRASTRUCTURE STRATEGIC PLAN [D. WILSON, E. TSIPIIS]:**

*SUBJECT: The City Council will receive the results of the Wireless Infrastructure Strategic Plan which examined the feasibility and potential benefits of a robust Wireless infrastructure through the City.*

**ACTION: This Item was moved to the Consent Calendar.**

**5.C. RESOLUTION ADOPTING THE PROGRAM PLANNING SUMMARY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2018-2019 [D. WILSON, J. LEONARD, C. DUNCAN]:**

*SUBJECT: The City Council will consider a resolution approving the Community Development Block Grant Program (CDBG) Program Planning Summary and budget for fiscal year 2018-19.*

Councilmember Meister inquired of staff why more dollars are not being allocated toward the homeless initiative.

Revenue Manager, John Leonard clarified that the City is only allowed to allocate 15% toward the services line item; which is the maximum allowed.

**ACTIONS:** 1) Adopt Resolution No. 17-5007, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, CALIFORNIA, APPROVING THE PROGRAM PLANNING SUMMARY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2018-2019;" 2) Approve the fiscal year 2018-19 CDBG program budget and instruct staff to submit the CDBG Program Planning Summary for approval to the Los Angeles County Community Development Commission, by February 1, 2018; 3) Authorize staff to adjust the fiscal-year 2018-19 program budget as necessary to take into account the final CDBG allocation from the U.S. Department of Housing and Urban Development (HUD) and any amounts remaining unspent at the close of the current fiscal year; and 4) Authorize the City Manager (or designee) to execute all documents necessary to receive the CDBG allocation. **Motion by Councilmember D'Amico, seconded by Mayor Pro Tempore Duran, and approved.**

**5.D. WOMEN'S ADVISORY BOARD APPOINTMENT [Y. QUARKER, M. CROWDER]:**

*SUBJECT: The City Council will consider making a direct appointment to the Women's Advisory Board.*

**ACTION: This Item was Tabled.**

**5.E. UPDATE ON PUBLIC SAFETY MEASURES TO ADDRESS TRAFFIC ACCIDENTS ON FOUNTAIN AVENUE [J. D'AMICO, L. MEISTER, A. LOVANO]:**

*SUBJECT: The City Council will receive an update from the City Manager on new measures to address recent vehicle and pedestrian accidents on Fountain Avenue and provide additional direction, as needed.*

**ACTION: This Item was discussed during City Manager comments with direction from the City Council.**

**EXCLUDED CONSENT CALENDAR:**

**2.F. COMMUNITY DEVELOPMENT DEPARTMENT WORK PLAN UPDATE – ZONE TEXT AMENDMENTS AND RESEARCH PROJECTS [J. KEHO, B. SIEGL, R. DIMOND]:**

*SUBJECT: The City Council will receive an update regarding the prioritization of pending Zone Text Amendments (ZTAs) and related research projects in the Community Development Department (CDD) work plan.*

Senior Planner Rachel Dimond provided background information as outlined in the staff report dated December 4, 2017.

Councilmember Horvath commented that some of the State law requirement items need to be prioritized. She reviewed other items and provided further direction relating to the need to revise their placement on the list.

Mayor Pro Tempore Duran spoke in support of the priorities listed by Staff.

Mayor Heilman spoke in support of the priorities listed by Staff.

Councilmember Meister commented on certain items and stated that Items 11, 20, 21, and 22 should be under the direction of the City Architect or Urban Designer. She also requested that the items listed with a completion date of "TBD" be completed in 2018.

Councilmember D'Amico thanked staff for this item. He also requested that the Items where "TBD" is listed, be scheduled to be completed in 2018.

**ACTION: 1) Receive and file; 2) Revise the list to remove "TBD" and replace with a 2018 completion date. Motion by Mayor Pro Tempore Duran, seconded by Councilmember D'Amico, and approved.**

**6. LEGISLATIVE: None.**

**PUBLIC COMMENT: None.**

**COUNCILMEMBER COMMENTS: None.**

**ADJOURNMENT:** The City Council adjourned at 10:44 p.m. in memory of Army Corporal Todd L. McGurn, Phil Hoskins, and Ron Katzke to its next regular meeting, which will be on Monday, December 18, 2017 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 18<sup>th</sup> day of December, 2017 by the following vote:

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

  
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JOHN HEILMAN, MAYOR

ATTEST:

  
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YVONNE QUARKER, CITY CLERK