

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
MINUTES
MONDAY, JULY 20, 2020
REGULAR TELECONFERENCE MEETING**

5:30 P.M. – CITY COUNCIL MEETING VIA TELECONFERENCE

CALL TO ORDER: Mayor Horvath called the meeting to order at 5:37 p.m.

PLEDGE OF ALLEGIANCE: Mayor Horvath led the Pledge of Allegiance.

ROLL CALL:

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

ABSENT: None.

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

REPORT OF CLOSED SESSION AGENDA:

Assistant City Attorney Lauren Langer reported that the regularly scheduled Closed Session was called at 5:00 p.m. She stated that there was one public comment and that there was no reportable action. The Closed Session adjourned at 5:30 p.m.

APPROVAL OF AGENDA:

City Clerk Quarker indicated that staff is requesting that Items 4.B. and 6.A. be Tabled.

City Attorney Jenkins requested that Item 6.A. remain on tonight’s agenda. He commented that the public comments received suggesting that the proposed Resolution changes elements of the City’s Preferential Parking Program are incorrect. The Item consolidates the various Resolutions that address Preferential Parking throughout the City into one Resolution and allows the City to tow vehicles that do not have the correct permits visible. The City Council concurred that the Item remain on the agenda. Councilmember Meister requested that staff respond to the individuals that submitted written public comments and provide the City Attorney’s clarification.

Councilmember Duran requested that Items 6.A. and 6.B. be moved to the Consent Calendar as Items 2.Q. and 2.R. respectively. He also requested that Item 2.P. be moved to Excluded Consent for discussion.

Motion by Mayor Pro Tempore Heilman to approve the July 20, 2020 Agenda as amended, seconded by Councilmember D’Amico, and approved.

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ADJOURNMENT MOTIONS:

Mayor Pro Tempore Heilman requested that the meeting be adjourned in memory of Gary Martz, Sr., who is the father of Rent Stabilization Commissioner Kellan Martz.

Mayor Horvath requested that the meeting be adjourned in memory of Army Private First-Class Vanessa Guillen, Congressman John Lewis, and C.T. Vivian. She also requested that the meeting be adjourned in memory of the following military adjournments: Army 1st Lieutenant Joseph Trent Allbaugh (24) and Army Private First-Class Alexander Blake Klass (20).

PRESENTATIONS:

Los Angeles County Sheriff's – West Hollywood Division Captain Ed Ramirez and Lieutenant Bill Moulder presented a Proclamation to Sergeant Klaus for his service to the community. He is retiring from the Sheriff's Department.

Mayor Horvath presented a Proclamation honoring the American Disabilities Act. She will present it to the Disabilities Advisory Board at their meeting on July 22, 2020.

1. PUBLIC COMMENT:

KAREN O'KEEFE, on behalf of the West Hollywood Bicycle Coalition, spoke in support of Item 2.I.

DAN MORIN, WEST HOLLYWOOD, spoke in opposition to Item 2.N.

MEHMET BERKER, on behalf of the Mid-City West Community Council, spoke in support of Item 2.I.

NOEMI TORRES, WEST HOLLYWOOD, spoke in support of various Items on the agenda. She spoke regarding the safe re-opening of businesses in California.

TAYLOR NICHOLS, WEST HOLLYWOOD, spoke in support of Item 2.I.

JEFF SEYMOUR, Representative on behalf of the West Hollywood Housing Corporation, spoke on the re-design of one of its current projects and plans to share them with the community when they are ready.

JOSH KURPIES, WEST HOLLYWOOD, spoke in support of Item 2.I. He also congratulated Sgt. Klaus on his retirement.

KERRI BALBONE, WEST HOLLYWOOD, spoke in support of Item 2.P. She also congratulated Sgt. Klaus on his retirement and wished Mayor Pro Tempore Heilman a Happy Birthday.

JOHN ERICKSON, WEST HOLLYWOOD, spoke in support of Items 2.I. and 2.P.

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ADAM KROLL, WEST HOLLYWOOD, spoke regarding public safety in West Hollywood. He supports Item 2.P.

CHARLIE JASPER, WEST HOLLYWOOD, spoke regarding Item 6.A. He also spoke in opposition to Item 3.A.

REMY SOLOMON, UNKNOWN, spoke regarding defunding public safety, LA Pride leaving West Hollywood, and the recent Public Safety Commission.

WILLIAM SEEGMILLER, WEST HOLLYWOOD, spoke in support of Item 2.P.

MANNY RODRIGUEZ, WEST HOLLYWOOD, spoke regarding house parties in his neighborhood and encouraged Code Enforcement and the Sheriff's to address these parties.

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:

Councilmember Meister congratulated Sergeant Klaus on his retirement. She responded to the comments made by Mr. Kroll concerning the city's actions with regard to police reform. She directed Community and Legislative Affairs division to prepare an item that studies a commercial vacancy tax.

Councilmember D'Amico congratulated Sergeant Klaus on his retirement. He responded to Mr. Morin's comments on Item 2.N. and provided further information on the Welcome sign. He thanked Mr. Seymour for providing information on the Wetherly Project for the West Hollywood Housing Corporation. He noted his "no" vote on Items 2.G. and 6.B. He thanked staff for Item 2.H.; however, he noted that it is missing the City-wide EV Charging project and asked staff to return with an Item addressing this. He provided his campaign disclosures for Items on tonight's agenda.

Councilmember Duran addressed the vacancy tax as mentioned by Councilmember Meister. He addressed comments made regarding him representing Ed Buck and stated that those claims were false.

Mayor Pro Tempore Heilman thanked tonight's public speakers. He commented on various Consent Calendar items. He thanked everyone for the birthday wishes. Finally, he clarified Council's discussion regarding public safety at the last City Council meeting in response to Mr. Kroll's comments.

Mayor Horvath commented on various Consent Calendar items. She inquired about correspondence regarding the annual increase to rent for rent stabilized units. She addressed comments by Mr. Kroll on public safety in West Hollywood. She spoke regarding Item 2.P. on tonight's agenda. She reported that she attended the Liability Trust Fund Claims Board and former President Obama's Foundation for Reimagining Police Workshop.

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CITY MANAGER'S REPORT:

City Manager Arevalo reported that Cedars Sinai will host a blood drive at the Farmhouse Restaurant on July 24 and 25. The City is hosting Part 2 of the COVID update for businesses and the County will present its guidelines for re-opening. He reported that roughly 50% of individuals are not wearing masks at the parks and are removing fencing around the playground and basketball courts. He noted that the parks may need to close again because of these issues. Finally, he responded to Council comments on various agenda items.

FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk Quarker stated that the fiscal impact on the Consent Calendar is \$169,524 in expenditures, \$260,000 in potential revenues, (\$0) in waived fees.

2. CONSENT CALENDAR:

2.A.,B.,C.,D.,E.,F.,G.,H.,I.,J.,K.,L.,M.,N.,O.,Q.,R. Motion by Councilmember D'Amico, seconded by Mayor Pro Tempore Heilman, and approved noting the "no" vote of Councilmember D'Amico on Items 2.G. and 2.R (formerly Item 6.B.).

2.A. POSTING OF AGENDA:

SUBJECT: The agenda for the meeting of Monday, July 20, 2020 was posted at City Hall, Plummer Park, and the Sheriff's Station on Wednesday, July 15, 2020.

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 July 6, 2020. **Approved as part of the Consent Calendar.**

2.C. APPROVAL OF DEMAND REGISTER NO. 870 [L. QUIJANO, C. CORRALES]:

SUBJECT: The City Council shall receive the Demand Register for period ending July 10, 2020 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.

ACTION: Approve Demand Register NO. 870 and adopt Resolution No.20-5309, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING PAYMENT OF DEMANDS PRESENTED ON DEMAND REGISTER NO. 870." **Approved as part of the Consent Calendar.**

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

SUBJECT: The City Council will receive a Synopsis from the Rent Stabilization Commission regarding actions taken at their recent meeting.
ACTION: Receive and file. **Approved as part of the Consent Calendar.**

2.E. TREASURER'S REPORT FOR MAY 2020 [L. QUIJANO, C. CORRALES, K. BARENG, N. CORONADO]:

SUBJECT: The City Council will receive the Treasurer's Reports for the month ended May 2020 pursuant to Section 53646 of the Government Code of the State of California.

ACTION: Receive and file the May 2020 Treasurer's Report. **Approved as part of the Consent Calendar.**

2.F. MID-YEAR LEGISLATIVE REPORT: 2019-2020 REGULAR SESSION OF THE CALIFORNIA LEGISLATURE [J. LEONARD, H. MOLINA]:

SUBJECT: The City Council will receive a mid-year legislative update with a status of each bill for which the City has taken a position since the beginning of the 2019-2020 regular session of the California Legislature and up to the date of this report.

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

2.G. WEHO SMART CITY STRATEGIC PLAN PROGRESS UPDATE [O. DELGADO, F. CONTRERAS, K. KIGONGO]:

SUBJECT: The City Council will receive and file an update on the progress of the WeHo Smart City Strategic Plan.

ACTION: Receive and file. **Approved as part of the Consent Calendar, with Councilmember D'Amico voting No.**

2.H. UPDATE ON ELECTRIC VEHICLE (EV) CHARGING INITIATIVES [J. KEHO, R. EASON, J. ROCCO, H. DEMETRI, J. GILMOUR, S. CAMPBELL, H. COLLINS]:

SUBJECT: The City Council will receive an update on the City's electric vehicle (EV) charging readiness efforts to date as well as ongoing initiatives.

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

2.I. WILLOUGHBY/VISTA/GARDNER GREENWAYS OUTREACH UPDATE [J. KEHO, R. EASON, B. CHEUNG]:

SUBJECT: The City Council will receive an update on modified community outreach plan for the Willoughby/Vista/Gardner Greenways Project in consideration of the Covid-19 pandemic.

ACTION: Receive and file an update on the amended outreach plan for Willoughby/Vista/Gardner Greenways Project. **Approved as part of the Consent Calendar.**

2.J. SAFE, CLEAN WATER (MEASURE W) TRANSFER AGREEMENT [J. ROCCO, H. DEMETRI, M. MAGENER]:

SUBJECT: The City Council will consider approval of the Safe, Clean Water Program (Measure W) Transfer Agreement to be executed between the City and the Los Angeles County Flood Control District.

ACTION: Approve the execution of the Funds Transfer Agreement between the City, and the Los Angeles Flood Control District. **Approved as part of the Consent Calendar.**

2.K. AUTHORIZE THE USE OF COOPERATIVE PURCHASING AGREEMENTS FOR FISCAL YEAR 2020-21 [L. QUIJANO, B. ROSEN]:

SUBJECT: The City Council will consider authorizing the use of cooperative purchasing agreements under the OMNIA Partners and Sourcewell Cooperative Purchasing Program for the procurement of goods and related services for fiscal year 2020-21.

ACTIONS: 1) Authorize the Finance & Technology Services Department to issue Purchase Orders, subject to the review by the City Attorney, for contracts that are competitively bid contracts under Purchasing Alliances, as needed, in an amount not-to exceed \$ 75,000; and 2) Authorize the Finance & Technology Services Department to issue a Purchase Orders for fiscal year 2021 to Office Depot pursuant to the OMNIA Agreement, and to AT&T, CDW-G and Johnson Controls pursuant the Sourcewell Cooperative Purchasing Program in an amount not-to-exceed \$150,000. **Approved as part of the Consent Calendar.**

2.L. AMENDMENT TO AGREEMENT FOR SERVICES WITH CIVIS ANALYTICS, INC. FOR A DATA TRAINING PROGRAM [O. DELGADO, F. CONTRERAS, K. KIGONGO]:

SUBJECT: The City Council will consider amending the Agreement for Services with Civis Analytics, Inc. to develop and conduct a data training program for a second cohort of City staff.

ACTIONS: 1) Approve Amendment No. 2 to the agreement for services with Civis Analytics, Inc. to modify the scope of services and increase the amount of the agreement by \$35,000 for a total not-to-exceed amount of \$73,000; and 2) Authorize the City Manager or designee to execute documents incident to the agreement. **Approved as part of the Consent Calendar.**

2.M. AMENDMENT #2 TO THE LICENSE AGREEMENT FOR STREET FURNITURE WITH OUTFRONT/DECAUX STREET FURNITURE, LLC [O. DELGADO, F. CONTRERAS, K. KIGONGO]:

SUBJECT: Due to the unprecedented economic impacts that the COVID-19 pandemic has had on the out-of-home advertising industry, the City Council will consider amending the License Agreement for Street Furniture with Outfront/Decaux Street Furniture, LLC.

ACTIONS: 1) Approve Amendment No. 2 to the License Agreement for Street Furniture with Outfront/Decaux Street Furniture, LLC to extend the length of the agreement by six months and waive the Minimum Annual

Guarantee payments for the second and third quarter of 2020; and 2) Authorize the City Manager or designee to execute documents incident to the Agreement. **Approved as part of the Consent Calendar.**

2.N. AWARD A CONSTRUCTION AGREEMENT TO ALFARO COMMUNICATIONS CONSTRUCTION FOR THE DIGITAL WELCOME SIGN INSTALLATION PROJECT [J. ROCCO, H. DEMITRI, J. GILMOUR]:

SUBJECT: The City Council will consider approval of a construction agreement with Alfaro Communications Construction to construct CIP 1810, Welcome Sign Installation at Sunset Blvd / Phyllis St.

ACTIONS: 1) Approve a construction contract with Alfaro Communications Construction, in the amount of \$129,350 for the construction of CIP 1810, Welcome Sign Installation at Sunset/Phyllis, and authorize the City Manager or designee to execute documents incident to the agreement; 2) Authorize the City Engineer to approve change orders to the construction agreement in an amount not to exceed 4% (\$5,174) of the total agreement amount; and 3) Adopt Resolution No. 20-5310, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF CIP 1810, WELCOME SIGN INSTALLATION AT SUNSET/PHYLLIS, PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT." **Approved as part of the Consent Calendar.**

2.O. APPROVAL OF FINAL TRACT MAP NO. 74710 FOR THE CONDOMINIUM PROJECT LOCATED AT 1041-1047 SPAULDING AVE [J. ROCCO, H. DEMITRI]:

SUBJECT: The City Council will consider approval of Final Tract Map No. 74710, a subdivision for a fourteen (14) unit condominium development, located at 1041-1047 Spaulding Ave.

ACTIONS: 1) Make findings for the Final Tract Map as follows: a. That this project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the Subdivision Map Act, b. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code, c. That the development of the property in the manner set forth on the subject division of land will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the subject division of land, pursuant to Section 66436(a)3A(i-viii) of the Subdivision Map Act; 2) Approve Final Tract Map No. 74710; and 3) Instruct the City Clerk to endorse on the face of the map of Final Tract Map No. 74710 the certificate that embodies the approval of said map. **Approved as part of the Consent Calendar.**

2.P. CREATION OF A WEST HOLLYWOOD PUBLIC SAFETY COLLABORATIVE [L. HORVATH, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider creating a West Hollywood Public Safety Collaborative – modeled after the Domestic Violence Community Response Team – to engage with representatives from local organizations on public safety-related topics such as domestic violence, sexual assault, homelessness, and LGBTQ and racial equity.

ACTIONS: This Item was moved to Excluded Consent.

2.Q. (6.A.) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD UPDATING THE DESIGNATION OF CERTAIN STREETS AND/OR PARTS THEREOF IN THE CITY OF WEST HOLLYWOOD AS NO PARKING-TOW AWAY ZONES AND RESCINDING RESOLUTIONS NOS. 714 AND 720 [J. ROCCO, V. GUARINO, B. BORTFELD]:

SUBJECT: The City Council will consider a resolution to update the designation of certain streets and/or parts thereof in the City of West Hollywood as no parking-tow away zones and rescind Resolutions Nos. 714 and 720.

ACTION: Adopt Resolution No. 20-5312, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD UPDATING THE DESIGNATION OF CERTAIN STREETS AND/OR PARTS THEREOF IN THE CITY OF WEST HOLLYWOOD AS NO PARKING-TOW AWAY ZONES AND RESCINDING RESOLUTIONS NOS. 714 AND 720. **Approved as part of the Consent Calendar.**

2.R. (6.B.) AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING SECTION 9.70.040 (OPERATING REQUIREMENTS) OF CHAPTER 9.70 (CONSTRUCTION MANAGEMENT) OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ADD PHYSICAL BARRIERS ON CONSTRUCTION SITES TO MITIGATE THE SPREAD OF DUST TO ADJACENT PROPERTIES [J. ROCCO, D. RIVAS, J. KEHO, B. GALAN]:

SUBJECT: The West Hollywood City Council will review the proposed ordinance amending Section 9.70.040 (Operating Requirements) of Title 9 (Public Peace and Safety) of the West Hollywood Municipal Code to add physical barriers on construction sites to mitigate the spread of dust to adjacent properties.

RECOMMENDATION: Introduce on first reading Ordinance No. 20-1114: “AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING SECTION 9.70.040 (OPERATING REQUIREMENTS) OF CHAPTER 9.70 (CONSTRUCTION MANAGEMENT) OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ADD PHYSICAL BARRIERS ON CONSTRUCTION SITES TO MITIGATE THE SPREAD OF DUST TO ADJACENT PROPERTIES.” **Approved as part of the Consent Calendar, with Councilmember D’Amico voting No.**

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3. PUBLIC HEARINGS:

3.A. ZONE TEXT AMENDMENT: DWELLING UNIT LEASE TERMS [J. KEHO, R. EASON, R. DIMOND]:

SUBJECT: The City Council will hold a public hearing to consider a Zone Text Amendment (ZTA) to clarify the definition of and requirements for dwelling units in response to Zoning Interpretation 17-0001 (the "Interpretation"). The amendment aligns the Zoning Ordinance with the Interpretation, to clarify that dwelling units are meant for long-term use, which was determined to be one year or longer. The Zone Text Amendment requires that rental dwelling units, such as apartments, ADUs, and duplexes, have initial leases of one year or more. Rental units in Commercial Districts will be allowed to request an Administrative Permit to be considered legally nonconforming and if they have been doing so, continue to rent legally nonconforming units for 30 days or more until December 31, 2029. Up to 30% of those legally nonconforming units in a building in the Sunset Specific Plan will be eligible to be rented for 5 days or more with approval of a Conditional Use Permit by the Planning Commission.

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 July 20, 2020.

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

Mayor Pro Tempore Heilman inquired how many total units in the westside of the AKA property. Ms. Dimond noted that there are 101 market rate units. He also inquired about the condominium exemption, specifically new units. Ms. Dimond noted that the exemption applies to current and new, but she stated that it could be required in the CC&R's.

Councilmember Meister inquired about how staff was defining Accessory Dwelling Units (ADU's) and if this applies to all types of ADUs.

Mayor Horvath requested clarification verbiage relating to an independent housekeeping unit and expressed concern with the definitions not always being precise and asked that staff look into this issue.

TED GREEN, WEST HOLLYWOOD, representing AKA, spoke in support of the Item.

MARTHA ORRELLANA, WEST HOLLYWOOD, spoke in opposition of the Item.

SUSAN ROSENBLUTH, WEST HOLLYWOOD, spoke in opposition of the Item.

Mayor Horvath noted that the public speakers should keep their comments to Item 3.A. only since this is a Public Hearing and the Council is considering Public Testimony

GENEVIEVE MORRILL, on behalf of the West Hollywood Chamber of Commerce, spoke in opposition to the Item.

SEPI SHYNE, WEST HOLLYWOOD, spoke in opposition to this Item.

BILL DELVAC, on behalf of AKA, spoke in support of the Item.

DANIELLE WILSON, WEST HOLLYWOOD, on behalf of Unite Here Local 11, spoke in opposition to the Item.

JONAH BRESLAU, on behalf of Unite Here Local 11, in opposition to the Item.

Interpretation for Morena, Rodolfo, Guadalupe, and Sara (Spanish speakers) provided by Sergio Sorza

MORENA, UNKNOWN, spoke in opposition to the Item.

RUDOLFO, UNKNOWN, spoke in opposition to the Item.

GUADALUPE, UNKNOWN, spoke in opposition to the Item.

SARA, UNKNOWN, spoke in opposition to the Item.

JORGE SEPERAK, WEST HOLLYWOOD, spoke in opposition to the Item.

TONY DIAMOND, WEST HOLLYWOOD, spoke in opposition to the Item.

DANIELLE EISNER-PEREZ, on behalf of the Apartment Association of Greater Los Angeles, spoke in opposition to the Item.

Councilmember Meister asked staff to confirm that Transient Occupancy Tax (TOT) is paid for anything under 31 days. Ms. Dimond confirmed this. She further inquired about how many units are affected by the ordinance. She inquired if the use goes with the owner or the land. Ms. Dimond indicated that it goes with the land. Finally, she inquired why the City could not enter into a Development Agreement with AKA to address this issue. City Attorney Jenkins also responded to Councilmember Meister's inquiries and provided additional information and clarification. Director of

Planning and Development Services John Keho commented that the Planning Commission reviewed and approved the Conditional Use Permit (CUP). Ms. Dimond noted that the CUP approval by the Planning Commission was contingent upon the City Council not changing the ordinance.

Councilmember Meister indicated her support for provisions of the Ordinance. She noted that staff needs to clarify the definitions. She expressed concern that condominiums and single-family homes were exempted by the ordinance and suggested a 90-day minimum. She suggested that 31-day leases were not good for neighborhoods, citing the public comment about the party house.

Councilmember Duran noted his support of the Item.

Mayor Pro Tempore Heilman addressed some of the public testimony. He noted that he would limit the exception to the Sunset Specific Plan area in the ordinance. He also commented on single family homes and expressed concern with homes being utilized as party houses.

Mayor Horvath commented on the need for clear definitions in the Ordinance and spoke in support of it applying to commercial zones only, not in residential neighborhoods, and agrees that it should only be for the Sunset Specific Plan. She expressed concern that the CUP is not included in this Item and expressed a desire to prioritize rent stabilized units.

Councilmember D'Amico inquired with the City Attorney if the ZTA could only apply to the Sunset Specific Plan or City-wide. City Attorney Jenkins noted that this would apply to all similarly situated units. He noted that he agrees that the Council does have the authority to narrow the scope to units in the Sunset Specific Plan and only apply to commercial zones.

Councilmember Meister made a motion to revise the proposed Ordinance to require a minimum one-year lease for residential units, eliminate the exemption for single-family homes and condominiums and send that issue to the Planning Commission for further input, and to narrow the area to the commercial portion of the Sunset Specific Plan only. Mayor Horvath seconded the motion.

After discussion of the Item, City Attorney Jenkins and Senior Planner Dimond read into the record the revised language to the title of the Ordinance and language in Section 19.36.275(A)(1) and Section 19.36.275(A)(2). Councilmember Meister revised her motion and Mayor Pro Tempore Heilman seconded for the following action.

ACTION: 1) Adopt a revised Ordinance on first reading: ORDINANCE 20-1112: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, ADOPTING A ZONE TEXT AMENDMENT MODIFYING TITLE 19, ZONING ORDINANCE, WEST HOLLYWOOD MUNICIPAL CODE IN COMPLIANCE WITH SECTION 19.03.030, PROCEDURES FOR INTERPRETATIONS, TO CLARIFY THE DEFINITION OF AND REQUIREMENTS FOR DWELLING UNITS, REQUIRING ALL RENTAL DWELLING UNITS TO BE LEASED FOR AN INITIAL TERM OF ONE YEAR, ALLOWING DWELLING UNITS RENTED FOR 30 DAYS OR MORE IN COMMERCIAL DISTRICTS IN THE SUNSET SPECIFIC PLAN TO BE LEGALLY NONCONFORMING UNTIL 2029, AND CREATING A NEW CONDITIONAL USE OF RENTAL FOR 5 DAYS OR MORE OF 30% OF APPLICABLE LEGALLY NONCONFORMING DWELLING UNITS IN THE SUNSET SPECIFIC PLAN; 2) limit the exception for the non-conforming units to a commercial zone in the Sunset Specific Plan area; 3) Direct Staff to return with an item to discuss assigning the transient occupancy tax (TOT) from these units to the Affordable Housing Trust Fund; and 4) Direct Staff to go back to the Planning Commission to look at extended stay for existing single-family homes and condominiums, and for newly built single-family homes and condominiums. **Motion by Councilmember Meister, seconded by Mayor Pro Tempore Heilman, and approved.**

4. UNFINISHED BUSINESS:

Items 4.A. and 4.D. were heard at the same time

4.A. URGENCY ORDINANCE EXTENDING THE TEMPORARY COMMERCIAL AND RESIDENTIAL MORATORIUMS ON EVICTIONS [C. SCHROEDER, A. REGAN, L. LANGER, P. AREVALO, J. JIMENEZ, T. WORDEN]:

SUBJECT: The City Council will consider extending the temporary commercial and residential moratoriums on evictions through September 30, 2020 and make other revisions to the ordinance.

DAN MORIN, WEST HOLLYWOOD, spoke in support of the Item.

SEPI SHYNE, WEST HOLLYWOOD, spoke in support of the Item.

LARRY BLOCK, WEST HOLLYWOOD, expressed concern with the moratorium helping renters.

Councilmember Meister inquired about documentation required of tenants not paying rent. She advocated for an added condition that tenants not paying rent must apply for rental assistance. She also mentioned the lack of homeless outreach and inquired about what tools were available to the City since outreach was limited due to COVID-19.

City Attorney Langer indicated that the annual Rental Increase for rent-stabilized units was announced as required by our municipal code in a public meeting; however, the increase is frozen due to COVID-19 and the current local emergency. She responded to Councilmember Meister's inquiry regarding the documentation requirement for not paying rent and noted that this could be accomplished at the administrative level.

Councilmember Duran spoke about the documentation portion of the ordinance. He noted that it should state that documentation must be provided within 30 days. He indicated that there should not be a differentiation between commercial and residential renters. He noted that the County Los Angeles is allowing different repayment terms depending on the number of employees. Finally, he suggested increasing the grant funding for rental assistance.

Councilmember D'Amico inquired about the Chamber of Commerce's success with assisting commercial tenants on renegotiating their leases. He also noted that this could be extended to residential leases as well. Business Development Analyst, Tara Worden responded to this inquiry.

Social Services Manager David Giugni responded to Councilmember Meister's inquiry regarding homeless outreach and provided information on how the City and our partners are providing services to the homeless population. She indicated that her frustration is with the lack of support from Los Angeles County.

Mayor Pro Tempore Heilman noted that he agrees with his colleague's comments regarding documentation. He spoke about the homeless issue in the City, and he also expressed concern with the lack of assistance from the County of Los Angeles. He directed staff to return with an ordinance that amends the Rent Stabilization Ordinance to stop annual increases during a pandemic and/or declared emergency.

Mayor Horvath requested that staff create a template that addresses rental repayment for tenants and landlords and publish it online. She inquired about parents and childcare and resources for parents. She suggested long-term communications regarding COVID and that "normal" is not right around the corner. City Manager Arevalo responded to these inquiries. Social Services Manager Giugni provided additional information.

Councilmember D'Amico commented on the homeless issue and indicated that the City needs to hear from Los Angeles County Supervisor Sheila Kuehl.

Assistant City Attorney Langer read the ordinance changes into the record relating to Section 2(B) to require supporting documentation within 30-days of the Notice for commercial tenants, and Section 2(D), to extend

repayment for commercial tenants up to 12 months with employees of 20 or fewer, and those with 21 or more employees will have 6-months for repayment of rents. She also read into the record changes regarding the authority for commercial and residential tenants draw down their security deposit, and changes in Section 3 regarding tenants required to submit documentation within 30-days of Notice to landlord.

ACTION: Adopt Ordinance 20-1113U: “AN URGENCY ORDINANCE OF THE CITY OF WEST HOLLYWOOD EXTENDING AND AMENDING THE TEMPORARY COMMERCIAL AND RESIDENTIAL MORATORIUMS ON EVICTIONS DURING THE COVID-19 PANDEMIC AND SETTING FORTH THE FACTS CONSTITUTING SUCH URGENCY.” The Urgency ordinance requires four-fifths vote of the city council and if approved, will take effect immediately. **Motion by Councilmember D’Amico, seconded by Councilmember Duran, and unanimously approved.**

- 4.D. RATIFICATION OF EMERGENCY MEASURES TO ASSIST LOCAL BUSINESSES AND TEMPORARILY SUSPEND ENFORCEMENT OF SPECIFIED PARKING REQUIREMENTS THROUGH THE COVID-19 CRISIS AND AUTHORIZATION OF ADDITIONAL EMERGENCY FUNDING [P. AREVALO, J. JIMENEZ, M. JENKINS, L. LANGER]:**
SUBJECT: The City Council will consider adopting a Resolution ratifying the City Manager/ Director of Emergency Services Order No. 2020-8, implementing emergency measures to assist local businesses and temporarily suspend enforcement of specified parking requirements through the COVID-19 crisis, authorizing an additional \$250,000 in emergency funding, and providing additional direction on other emergency response measures related to COVID-19.

Councilmember Meister indicated that she is receiving conflicting information regarding parking suspensions and street sweeping from residents. She requested that staff review various areas of the City and possibly apply different standards to different areas. City Manager Arevalo and Director of Public Works Jackie Rocco responded to this inquiry.

City Manager Arevalo stated that staff would include an additional \$250,000 from unallocated reserves based on Council’s comments regarding funding for rental assistance.

ACTIONS: 1) Adopt Resolution No. 20-5311, “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD RATIFYING EMERGENCY MEASURES TO ASSIST LOCAL BUSINESSES AND TEMPORARILY SUSPEND ENFORCEMENT OF SPECIFIED PARKING REQUIREMENTS THROUGH THE COVID-19 CRISIS”; 2) Authorize the Director of Finance & Technology Services to allocate \$500,000 from unallocated reserves in the General Fund to account number 100-1-01-01-

536037 as a contingency for emergency funding; and 3) Provide additional direction on emergency-related measures. **Motion by Councilmember D'Amico, seconded by Councilmember Duran, and approved.**

4.B. DOCKLESS BIKE SHARE PILOT PROGRAM UPDATE [R. EASON, R. DIMOND, V. GUARINO, C. WAGMAN]:

SUBJECT: The City Council will receive an update on the status of the dockless bike pilot program and consider recommendations on amendments to the program, including allowing scooters or throttle assist bicycles and additional operators into the program.

ACTION: This Item was Tabled.

(Council recessed for a short break at 9:44 p.m., and reconvened at 9:53 p.m.)

4.C. UPDATE ON THE SUNSET BOULEVARD ARTS & ADVERTISING PROGRAM [J. KEHO, R. EASON, B. ECK, L. LANGER]:

SUBJECT: The City Council will receive an update report on the initial round of the Design Excellence Screening for the Sunset Arts and Advertising Program and recommendations for future design excellence screening rounds.

JAKE STEVENS, LOS ANGELES, spoke in support of approving 9176 Sunset as a project site and expanding to the western gateway.

WAYNE AVRASHOW, representing 8410 Sunset, spoke about legacy screens and suggested that Council approve the recommendations.

NICK PETRALIA, representing 8300 Sunset, in support of staff's recommendation for three additional awards for the eastern gateway.

Senior Planner Bryan Eck provided background information as outlined in the staff report dated July 20, 2020. He also provided a timeline of how we reached this part of the process.

Councilmember Meister expressed concern with the process and the disparity. Mr. Eck and City Manager Arevalo responded to this inquiry.

Mayor Pro Tempore thanked Mr. Eck for the presentation and indicated his support of the Item. He suggested that the additional screening consider the quickness and ability to install now.

Councilmember D'Amico enumerated the three (3) projects that are not as high-quality as the other approved projects.

ACTIONS: 1) Receive and file the update report; 2) Direct staff to return to the City Council on August 17, 2020 with the recommended submission

and evaluation details for an additional screening round targeted for the eastern portion of Sunset Boulevard and the City's eastern gateway; and 3) Provide feedback for staff to incorporate into future design excellence screening rounds, and provide any additional direction on future stages of the program. **Motion by Mayor Pro Tempore Heilman, seconded by Councilmember Duran, and approved.**

NEW BUSINESS:

5.A. DISCUSSION OF FUTURE LGBTQ PRIDE CELEBRATIONS IN WEST HOLLYWOOD AND INITIATION OF RFP PROCESS FOR 2021 PRIDE EVENTS [J. D'AMICO, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will discuss choosing the future event production model and initiating a public process to determine and select an event production company for the LGBTQ Pride events in West Hollywood, including issuing a Request for Proposals (RFP) for qualified applicants to submit proposals.

DAN MORIN, WEST HOLLYWOOD, spoke in support of West Hollywood hosting its own Pride celebration.

Councilmember D'Amico provided the reasons that he placed this Item on the agenda. He wished Christopher Street West the best with its future Pride celebrations.

Councilmember Meister indicated that this is an opportunity for the Council to hit the reset button and engage the community and businesses on their vision for future Pride celebrations. She indicated her support for the Item.

Councilmember Duran commented that the Council needs to start with a clean slate. He mentioned a conversation that he had with community members about different ways to celebrate, including celebrating the different colors of the LGBT flag on different days. He indicated his support for the Item.

Mayor Pro Tempore Heilman noted that he heard from community members that they want a parade and festival. He expressed concern with First Amendment rights and the City sponsoring the entire Pride event. He concurred that there have been issues with the City's partnership with CSW. He agrees that this is a good opportunity for the City; however, he noted some elements that concerned him.

Mayor Horvath commented that she felt that Pride 2019 was a great event. She agrees that its an opportunity for the City to do something new, but that residents expressed concern with losing the parade.

Mayor Pro Tempore Heilman suggested that community outreach is conducted first, so that the City Council can get a sense of what to include in the RFP for a consultant prior to issuing the RFP and hire a consultant.

ACTIONS: 1) Direct the City Manager to hire a consultant to perform community engagement as part of a visioning process for LGBTQ Pride in West Hollywood, and – in collaboration with the City Manager, the City Council Pride Subcommittee, and the relevant City Advisory Boards and Commissions – develop recommendations for community inclusion in future LGBTQ Pride events in West Hollywood. 2) Direct the City Manager to: a. Provide production options for an array of LGBTQ Pride events in West Hollywood for June 2021 and report back by October 2020; 3) Develop an outline and framework for events in future years for community and City Council review; and 4) Direct Staff to hire an event producer after all of the community meetings are complete and direction given. **Motion by Councilmember D'Amico, seconded by Councilmember Meister, and approved.**

EXCLUDED CONSENT CALENDAR:

2.P. CREATION OF A WEST HOLLYWOOD PUBLIC SAFETY COLLABORATIVE [L. HORVATH, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider creating a West Hollywood Public Safety Collaborative – modeled after the Domestic Violence Community Response Team – to engage with representatives from local organizations on public safety-related topics such as domestic violence, sexual assault, homelessness, and LGBTQ and racial equity.

Councilmembers Duran and D'Amico inquired why the Public Safety Commission is not the body to have this discussion; however, they both support the goals of the Item.

Mayor Pro Tempore Heilman noted that it might be helpful to have an outside body discuss the issues and make recommendations.

Councilmember Meister concurred with Councilmembers Duran and D'Amico that the Public Safety Commission should discuss these issues.

Mayor Horvath provided her vision for this Public Safety Collaborative and how this successfully worked with the Domestic Violence Collaborative.

Councilmember D'Amico stated that he could not support the Public Safety Collaborative and could not support discussions surrounding public safety that is not conducted in a public forum.

ACTIONS: Councilmember D'Amico made a motion to take the idea of the Staff Report and have the Public Safety Commission discuss the topics at a series of meetings with non-profit organizations and other stakeholders. The Motion was seconded by Councilmember Duran.

Mayor Pro Tempore Heilman made a substitute motion to Table the Item to the next meeting. The Motion was seconded by Councilmember Meister and approved, noting the NO votes of Councilmember D'Amico and Councilmember Duran.

6. LEGISLATIVE:

- 6.A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD UPDATING THE DESIGNATION OF CERTAIN STREETS AND/OR PARTS THEREOF IN THE CITY OF WEST HOLLYWOOD AS NO PARKING-TOW AWAY ZONES AND RESCINDING RESOLUTIONS NOS. 714 AND 720 [J. ROCCO, V. GUARINO, B. BORTFELD]:**
SUBJECT: The City Council will consider a resolution to update the designation of certain streets and/or parts thereof in the City of West Hollywood as no parking-tow away zones and rescind Resolutions Nos. 714 and 720.

ACTION: This Item was moved to the Consent Calendar.

- 6.B. AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING SECTION 9.70.040 (OPERATING REQUIREMENTS) OF CHAPTER 9.70 (CONSTRUCTION MANAGEMENT) OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ADD PHYSICAL BARRIERS ON CONSTRUCTION SITES TO MITIGATE THE SPREAD OF DUST TO ADJACENT PROPERTIES [J. ROCCO, D. RIVAS, J. KEHO, B. GALAN]:**
SUBJECT: The West Hollywood City Council will review the proposed ordinance amending Section 9.70.040 (Operating Requirements) of Title 9 (Public Peace and Safety) of the West Hollywood Municipal Code to add physical barriers on construction sites to mitigate the spread of dust to adjacent properties.

ACTION: This Item was moved to the Consent Calendar.

PUBLIC COMMENT:

NICK RIMEDIO, WEST HOLLYWOOD, thanked the City Council and the City Manager for their leadership and support. He encouraged the City to officially ratify the three-point plan for safely reopening the City.

COUNCILMEMBER COMMENTS:

Councilmember D'Amico requested that the 3-point plan be shared with the City Council.

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ADJOURNMENT: The City Council adjourned at 11:25 p.m. in memory of Gary Martz, Sr., Army Private First Class Vanessa Guillen, John Lewis, C.T. Vivian, Army 1st Lieutenant Joseph Trent Allbaugh, and Army Private First Class Alexander Blake Klass to its next regular meeting, which will be on Monday, August 3, 2020 at 5:30 P.M. *via teleconference.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 3rd day of August, 2020 by the following vote:

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

DocuSigned by:
Lindsey Horvath
LINDSEY R. HORVATH, MAYOR

ATTEST:
DocuSigned by:
YVONNE QUARKER
YVONNE QUARKER, CITY CLERK