

MINUTES

August 28, 1986

CITY COUNCIL MEETING

CITY COUNCIL CHAMBERS
7:00 P.M.

CALL TO ORDER: The meeting was called to order by Mayor Schulte at 7:10 P.M..

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Richard Settle.

ROLL CALL - CITY COUNCIL:

Present: Albert, Heilman,
Viterbi,
Mayor Schulte

Absent: None

Also
Present: City Manager
Brotzman
Asst. City Attorney
Lynch
Dir. Rent Stabilization
Richard D. Muller

ROLL CALL - RENT STABILIZATION COMMISSION:

Present: Routh, Lang, Williams,
Chairman Lesser

Absent: None

APPROVAL OF AGENDA: Councilmember Heilman requested that he be allowed to make an announcement at the beginning of the meeting and for Council to give direction to staff at the end of the meeting. City Manager stated there were 3 items in which he was requesting direction of the City Council. These to be added as Item 1a. Approved by consensus of the Council.

**- JOINT STUDY SESSION -
CITY COUNCIL AND RENT STABILIZATION COMMISSION**

ITEM I - Items For Discussion:

1. **REPORT AND ANALYSIS OF RENT STABILIZATION DEPARTMENT ADMINISTRATIVE PROCEEDING AND ISSUES RAISED IN RENT DECREASE AND INCREASE APPLICATIONS.:** Staff Report was given by Richard Dorsey Muller.

2. **DISPROPORTIONATELY LOW RENTS:** After discussion by the Council and the Commission the following directions were given to staff:

To report back to the Council in 60 days on the range of units in each category (each \$100.00 increment of rent), and try to get some sense of upper and lower range and what that means. Relate that, if possible to a narrative statement about the reasons for those disproportionate figures and the size and condition of those units. The Council was also interested in obtaining some numerical sorting of increases that have not been made (i.e. 3 years, 5 years, 10 years, etc.). Rent Stabilization Director Muller informed the Council that this would take a separate survey which they might want to commission at some future date after the statistical data has been analyzed.

3. **LIMITING RENT INCREASES:** After discussion by the Council and the Rent Stabilization Commission, the following directions were given to staff:

Staff to return to Council within 60 days with a definition of substantial benefit; how to even out deferred maintenance and the City Attorney to look at a legal cap. Also to look at the amortization schedule and compare it with other jurisdictions.

4. **CAPITAL IMPROVEMENT AND HOUSING SERVICE ADDITIONS:** Following discussion by the Council, staff and the Commissioners, the following directions were given to staff:

Staff to return to Council within 60 days with 2 six-month pilot programs, 1, on specified desired improvements and 2, additions to individual units. Also with suggestions on how to improve the process and a list of acceptable housing service additions.

5. **MAINTENANCE STANDARDS:** Following discussion, the following directions were given to staff:

Staff to return to Council within 60 days on areas of tenant and landlord responsibility; to add linoleum to required maintenance items; and to clarify the options available on such questions as required number of years for maintenance, authority of examiners to order cleaning in lieu of replacement, etc.

6. **HARASSMENT:** Staff report was given by Director Richard Dorsey Muller. There was no comment from the Council or the Commission.

7. **ADDITIONAL RESIDENTS FOR MEDICAL PURPOSES:** Staff report was given by Director Muller. Following discussion the following directions were given to staff: To maintain the protections on tenant eviction/owner occupancy; to come back to Council with information and recommendations on not only a person brought in for medical purposes with limited survivorship benefits, but also on an additional person for economic reasons.

Mayor Schulte called a recess at 9:30 P.M.

The meeting was reconvened at 9:45 P.M.

8. OWNER OCCUPANCY EVICTIONS AND ESCROW OF RELOCATION BENEFITS:

Following staff report the Council asked for Director Muller to return to Council within 60 days with clarification on escrowing relocation benefits and make the comparable units specified by number of bedrooms.

9. USER FEE INCREASES: Following the staff report the Council requested that staff look at a reduction in some of the fees, widening the class of waivers, refunding a percentage of the appeal fees if they are meritorious, and lowering the fee for owners of only 1 unit and the vacancy fee for condos.

10. EXCLUSION OF LUXURY OR OTHER UNITS FROM RENT STABILIZATION:

Instructions were given to staff to return to Council with recommendations on how to address this issue.

At this time the following additional items were also referred to staff for further information:

1. Set up process for notifying tenants of units that are not controlled.
2. Investigative procedure for when landlords are charging higher rents than allowed.
3. Procedure for notifying new tenants when rent increase would be due.
4. Penalties for fraud on the applications.
5. Housing discrimination complaints. Look at contracting with the Westside Fair Housing Coalition or other appropriate body.
6. Consideration of waiver of registration fee for very low income and disabled persons.

Rent Stabilization Director Muller stated that due to the volume of work delegated to him, he would like the Council to revise their work schedule from 60 to 90 days. The Council agreed to this 90 day schedule.

Mayor Schulte opened the meeting up for public comment and coming forward to speak were the following:

Craig Mordow; was concerned with the privacy issue. Assistant City Attorney Lynch informed him that these records are public records by law.

Grafton Tanquary, 1287 N. Crescent Heights; spoke about inclusionary zoning on new construction.

Budd Kops, 969 N. Larrabee; spoke about tenant responsibility.

Margaret Sward, 1124 N. Park; objected to a \$25.00 fee to file for an increase.

ITEM II -

AMENDMENT OF RENT STABILIZATION REGULATION 40000, ADOPTION OF RENT STABILIZATION REGULATION 30001, AND ADOPTION OF RENT STABILIZATION COMMISSION RESOLUTION NO. 86-68:

At this point in time Mayor Schulte turned the meeting over to the Rent Stabilization Commission Chairman Lesser. Commissioner Lesser called the Commission to order for the purpose of voting on the following issues:

ACTION: To adopt the amendment of Rent Stabilization Regulation 40000. Motion Routh second by Lang.

AYES: Routh, Lang, Williams, Chairman
Lesser

NOES: None

Motion carried.

FURTHER ACTION: To adopt Rent Stabilization Regulation 30001. Motion Lang second Williams.

AYES: Routh, Lang, Williams, Chairman
Lesser

NOES: None

Motion carried.

FURTHER ACTION: To adopt Rent Stabilization Commission Resolution No. 86-68, "A RESOLUTION OF THE RENT STABILIZATION COMMISSION OF THE CITY OF WEST HOLLYWOOD ESTABLISHING THE AMOUNT OF THE GENERAL ADJUSTMENT AND THE AMOUNT OF THE ANNUAL REGISTRATION FEE FOR THE YEAR 1986-1987". Motion Williams second Routh.

AYES: Routh, Lang, Williams, Chairman
Lesser

NOES: None

Motion carried.

The meeting was now returned to the City Council for action on the above items.

ACTION: To adopt Regulation 30001, to adopt Regulation 40000, as amended, and to approve the adoption of Rent Stabilization Resolution No. 86-68.
Motion Heilman second Viterbi. Hearing no objection it was so ordered.

ITEM III -

RESOLUTIONS/LEAGUE OF CALIFORNIA CITIES:

ACTION: To approve the following resolutions to the League of California Cities for their October meeting.

1. Supporting Increased Funding for AIDS Research and AIDS Related Complex (ARC).
2. Supporting Aid to the Homeless.
3. Supporting the Inclusion of ARC (AIDS Related Complex) in all League Supported AIDS Legislation.
4. Opposing the Proposed LaRouche Initiative.

Motion Viterbi second Schulte. Hearing no objection it was so ordered.

Councilmember Heilman requested that a previously adopted Council Resolution pertaining to Interstate Banking, requiring that banking companies agree to provide basic banking services and loans for low income housing development and local economic development before they enter the state, also be forwarded to the League for consideration in October. Motion Heilman second Schulte. Hearing no objection it was so ordered.

DIRECTIONS TO STAFF BY COUNCIL: That the Public Information Officer, Helen Goss, include the AIDS Walk L.A. in the City Calendar, and that she prepare a Resolution naming October as AIDS Education Month.

1a. REQUESTS FOR DIRECTION FROM CITY MANAGER: The City Manager reported that the Human Services Department would like to extend the pool program from September 29 through November 29, primarily evening hours and Saturdays, as a trial program. Approved by consensus of the Council.

The City Manager requested that the City go ahead with the tree trimming on Santa Monica Boulevard and authorize him to award the contract. Approved by consensus of the Council

Mayor Schulte requested that staff take a look at the stopped up drain on Laurel and Santa Monica Blvd.

The City Manager recommended that the study session with the Telecommunications Task Force be scheduled for October 6, 1986; a Town Hall Meeting on resolving problems between nightclubs and residents be scheduled for Sunday, September 21, 1986, from 2-4 P.M., at West Hollywood Park, with the Nightclub owners, Planning Commission, the Business License Review Board, and Community Organizations and individuals being asked to attend.

The schedule for September and October has been set as follows:

Council Meeting	September 4, 1986
Council Meeting	September 18, 1986
Town Hall Meeting	September 21, 1986
Council Meeting	October 2, 1986
Study Session Telecommunications Task Force	October 6, 1986
Council Meeting	October 20, 1986
Study Session Fire Department General Plan	7-8 p.m. 8-10 p.m. October 27, 1986

ADJOURNMENT:

Chairman Lesser adjourned the Rent Stabilization Commission. Mayor Schulte adjourned the Council Meeting at 11:00 P.M. in memory of Marc Bliefeld and directed the City Clerk to send a letter of condolence to his family, to a regular meeting on September 4, 1986 at 7:00 P.M. at West Hollywood Park.