

MINUTES
WEST HOLLYWOOD CITY COUNCIL

February 28, 1985

CALL TO ORDER: The meeting was called to order at 1:37 p.m.
by Mayor Terrigno.

ROLL CALL: Present: Councilmembers Albert, Heilman,
Schulte, Viterbi, Mayor Terrigno
Absent: None
Also Present: City Manager Bien
City Attorney Jenkins

PLEDGE OF ALLEGIANCE: Mayor Terrigno

APPROVAL OF AGENDA: Councilmember Schulte noted that two items
had been left off the agenda:

Assemblywoman Maxine Waters presentation on
Investment Policies,

and

Ordinance 32U regarding addition of space
should be added as agenda item 9a.

Mayor Terrigno stated that unfinished business
that was tabled to this meeting, subcommittee
procedures, should go with item no. 3.

Mayor Terrigno also noted that subcommittee
procedures for Management Committee was left
off the agenda.

Also Parking meters and part time labor dis-
cussion should be added as the last item on
the agenda.

The rent control administration report would
be part of Councilmember Albert's report.

Mayor Terrigno added a non-agenda item concern-
ing possible direction and an opportunity for
the public to speak at the very end of the
agenda.

ACTION: To forego the 1 hour study session
and move directly into the agenda.

Motion Viterbi, second Heilman
AYES: Albert, Heilman, Schulte, Viterbi,
Mayor Terrigno
Motion carries.

ACTION: To adopt the agenda as amended.
Motion: Heilman, second Viterbi
Hearing no objection it was so ordered.

ITEM 1.
Housing Survey

The City Manager reported that at the Council
meeting of February 21st the Council discussed
the hiring of a professional organization that
would enable Council to draft a more suitable
Rent Control Ordinance. There are now two
proposals in hand to be considered by the
Council.

Councilmember Heilman stated that he had reviewed both proposals thoroughly. The first proposal from Clark and Johnson would not be adequate, did not include a time frame and no information on the cost of the survey.

The second proposal, The Planning Group, was fairly well detailed but six weeks would be the minimum time required under the most favorable of conditions. There would be no way the study could be done in time to meet the May 1st deadline for having the Rent Control Ordinance in place. Councilmember Heilman recommended that the Council pass on both proposals.

Councilmember Viterbi stated that his concern would be rushing into the ordinance without all available data and information. Would like to extend the moratorium to May 15th to provide time to obtain this data.

The City Attorney stated there would be no problem in extending the moratorium for a short time.

PROPOSED ACTION: To accept the proposal from The Planning Group.

Motion: Viterbi, second Mayor Terrigno

Council discussion at this time focused on time delay vs. value of information. Ken Baar, the consultant on rent control, spoke to the information that will be contained in his report; i.e. his focus on drafting alternatives, the implications of different alternatives, and the effect of the law in different places.

Glenda Tusher, Stanley Avenue, spoke against the survey.

Grafton Tanquary, 1281 N. Crescent Heights, spoke in favor of the survey. A month's delay will not harm them.

Ken Baar stated should get low refusal rate in survey. Don't ask the kind of questions that lead to falsehood.

Barnard Marmor, 1233 North Laurel Ave. #30, mentioned the need for verifications.

Eva Aniel, 6372 W. 6th Street stated that the Council needs to verify the truth of tenants' statements, too.

Tom Larkin. 1036 N. La Jolla Ave., stated that tax records could be used to verify claims.

Livia L. Neumann, 1233 & 1235 No. Crescent Hts., spoke concerning the cost of maintenance.

Robert Vulcan, 1400 N. Sweetzer, spoke to the issue of the problem of time and the problem of obtaining information. On going process.

Laurie Shane, 723 Westmount Dr., questions should be designed to include a validity no. There must be confidentiality.

Roza Blady, 920 N. Curson Ave., landlord, stated that she lives on income from her units, suggested that tenants show income, too.

ACTION: Amend the motion to read the survey is to be completed by April 5th.

Motion: Schulte, second Heilman

Council discussion ensued on value of survey and time frame needs.

ACTION: To amend to read that the Council would encourage the Planning Group to complete the survey by April 5, but if they can't, the April 11 date would be the deadline.

Motion: Mayor Terrigno, second Viterbi

AYES: Viterbi, Mayor Terrigno
NOES: Albert, Heilman, Schulte
Motion fails on 2nd amendment

Council discussion followed on the feasibility of shortening the time required for the survey, and whether the Planning Group would accept the change and still feel they would be presenting a viable study.

ACTION: To table to the end of the meeting so staff can contact The Planning Group and get their reaction to the shortened time.

Motion: Viterbi, second Albert
AYES: Albert, Schulte, Viterbi, Mayor Terrigno
NOES: Heilman
Motion carried

ITEM 2.

Subcommittee report;

Parks:

The City Attorney reported that he had been advised that the transfer of title to the parks from the County to the City will be on the agenda of the Board of Supervisors on March 5th, which is next Tuesday. There is a possibility that it might be kicked over until the 12th, but either on the 5th or the 12th, the matter will be taken up and presumably approved, and title will be transferred to the City. All of the paper work has been done, so the transfer would be virtually immediate.

The City Manager reported that there are at least four critical issues that must be addressed by the City Council.

First, the assumption date. The date of March 5th leaves very little time to effect an orderly transfer of all of the activities from the County to the City. The County Officials stated very clearly that when the transfer of title takes place, their personnel are off the parks; the facilities would be ours immediately. That means the City must be prepared to assume responsibility for the grounds of the two parks; provide a recreation program, complete with personnel; accept full responsibi-

lity for the operation of the swimming pool at West Hollywood Park, and assume full responsibility for crafts supervision, including custodial maintenance of buildings.

The City has three possible options in each of these areas:

1. Contract with the County.
2. Contract with private sector.
3. Employ City personnel.

The County is not overly eager to contract with the City for grounds maintenance. It would be possible to develop an RFP and possible have in hand some proposals in about thirty days. To set up City crews would take considerable time. This decision must be made very quickly.

In Recreation personnel and programs, again the County is very negative about providing services. The City Manager stated he doesn't know of any private sector services in this area. The third option is probably the most practical in this, but again, will take considerable time to effect.

The swimming pool must be ready to open on the day school closes in June. There is much work to be done, and there is no way the City can contract with the private sector or set up a mechanism to do this, so it appears the best option would be to contract with the County, which the County is agreeable to, but they must be notified immediately.

In the crafts area, it is not practical to contract with the County, nor to hire our own personnel. In this area, the City would want to go to the private sector to arrange for contracts for services on an as needed basis. Here again, the City needs time to develop a proposal on which companies could bid, but the time pressures are not the same in this area, and it could be made a lower priority.

Mayor Terrigno gave the subcommittee report.

The City Manager reported that the facilities are in only moderate condition. There is much work that needs to be done, and it will not be done by the County prior to turnover of the parks to the City.

Councilmember Heilman inquired if the City could request a later transfer date. The City Attorney advised they would have to appeal to Supervisor Edelman to remove it from the agenda, or, since this item requires 5 votes, to vote against it.

At this time two of the Park Employees were questioned by the Council.

Norm stated that at one time there were seven people on the maintenance crew. They presently use many General Relief workers, which the City may not be eligible for, to keep the grounds and buildings clean.

Clair Debus reported that the Recreation Department that used to employ seven people was now just a skeleton crew. She felt the entire concept of recreation should be changed to leisure spaces to allow greater flexibility, and due to the constraints of time, the City would be better off if the transfer of the parks could be deferred to the end of the fiscal year.

ACTION: To table to end of meeting to contact the County about postponing the date of transfer for several months.

MOTION: Heilman, second Albert
 AYES: Albert, Heilman, Schulte, Viterbi, Mayor Terrigno
 NOES: None
 Motion carried.

ITEM 3.

Subcommittee Report
 Management and
 Personnel:

ACTION: To table to next meeting, 3/7/85.
 MOTION: Mayor Terrigno, second Viterbi
 AYES: Albert, Heilman, Schulte, Viterbi, Mayor Terrigno
 Motion carried.

Mayor Terrigno called a recess at 3:48 p.m.

The meeting was reconvened at 4:17 p.m.

At this point Mayor Terrigno introduced Assemblywoman Maxine Waters, who gave a short talk on investment policies as they relate to no investments in the Republic of South Africa. The Assemblywoman introduced Willis Edwards, Director of Hollywood NAACP, who congratulated the Councilmembers on their election and thanked them for their concern. Direction was given to the City Attorney to prepare an ordinance for the meeting of March 7.

ITEM 4.

Assessor Tapes
 for Housing Data:

Councilmember Heilman reported that Ken Baar, the Rent Control Consultant, had requested that the Council authorize the purchase of needed information from the Assessor's tapes.

ACTION: To authorize up to \$2,000 to obtain the information from the Assessor's Office.

MOTION: Heilman, second Viterbi
 Hearing no objection it was so ordered.

ITEM 5.

Rent Control
 Lobbyist:

Councilmember Albert reported that AB 483, the Costa Bill, would do away with local control over rent control.

ACTION: To hire a lobbyist in Sacramento to fight the Costa Bill.

MOTION: Albert, second Viterbi
 AYES: Councilmembers Albert, Heilman, Schulte, Viterbi, Mayor Terrigno
 NOES: None

FURTHER ACTION: That the City Manager prepare a request for proposal for a Sacramento lobbyist to be presented for Council deliberation on March 7, 1985.

MOTION: Heilman, second Mayor Terrigno
AYES: Albert, Heilman, Schulte, Viterbi,
Mayor Terrigno
NOES: None

At this point in time the Council discussed hiring a local lobbyist or public information officer to coordinate various organizations and public information in Southern California to oppose the Costa Bill.

PROPOSED ACTION: To hire someone to coordinate the fight against the Costa Bill in Southern California.

MOTION: Albert, second Schulte
AYES: Albert, Schulte
NOES: Heilman, Viterbi, Mayor Terrigno
Motion fails.

ACTION: That the City Council take a high profile in opposing this bill.

MOTION: Heilman, second Viterbi
Hearing no objection it was so ordered.

ITEM 6.

Job Description
Public Relations
Officer:

The City Manager reported that the job description as presented was adequate for a temporary appointment, but before recruitment commences for the permanent position, the description should be rewritten.

ACTION: To approve the job description as submitted.

MOTION: Heilman, second Mayor Terrigno

ACTION: To amend the Job Description under Education/Experience to read Public Information and/or the Media.

MOTION: Viterbi, accepted by maker and second of the motion.

AYES: Albert, Heilman, Schulte, Viterbi,
Mayor Terrigno
NOES: None
Motion carried.

ITEM 7.

Public Relations
Agreement:

The Council requested that the City Manager start the process for hiring a permanent Public Relations Officer by setting a salary range and submitting his recommendation to the Council at their next meeting.

ACTION: To extend the Public Relations agreement with the Communication Works until May 15, 1985.

MOTION: Schulte, second Albert
AYES: Albert, Schulte, Viterbi, Mayor
Terrigno
NOES: Heilman
Motion carried.

ITEM 8.

Job Description The City Manager reported that this job de-
Jr. Accountant: scription is also for a temporary position and
 would be reworked for the permanent position.

ACTION: To approve the job description as
submitted.

MOTION: Heilman, second Viterbi
There being no objection it was so ordered.

ITEM 9.

Temporary Use The City Attorney reported that he prepared
Permit this ordinance at the direction of the City
Ordinance #31U: Council, which would allow the City Manager
 to issue temporary use permits. He then read
 the ordinance in full.

ACTION: To adopt Ordinance 31U, "AN ORDINANCE
OF THE CITY OF WEST HOLLYWOOD AMENDING ORDINANCE
NO. 9 BY EXPANDING THE EXCEPTIONS PERTAINING
THERE TO AND DECLARING THE URGENCY THEREOF."

Discussion ensued and at the recommendation of
the City Attorney, the Council instructed the
City Manager to develop administrative pro-
cedures, since the permit may be subject to
conditions deemed necessary by the City Manager,
such as insurance, security, sanitation, etc.

MOTION: Viterbi, second Mayor Terrigno
AYES: Albert, Heilman, Schulte, Viterbi,
 Mayor Terrigno
NOES: None
Ordinance 31U adopted as an urgency Ordinance.

ITEM 10.

Addition of Space The City Attorney reported that this ordinance
Ordinance 32U: was prepared at the direction of the City
(Deed Restriction) Council to solve a problem that had arisen due
 to the moratorium on remodeling. Section lis-
 ted as 2 should be Section 1 and should read...
 "except that a maximum of four hundred (400)
 square feet of interior floor space may be
 added to compensate for, or to accomodate
 for the addition of..."

ACTION: To waive further reading and Adopt
Ordinance 32U, "AN ORDINANCE OF THE CITY OF
WEST HOLLYWOOD AMENDING ORDINANCE NO. 9 BY
EXPANDING THE EXEMPTIONS PERTAINING THERETO
AND DECLARING THE URGENCY THEREOF."

MOTION: Viterbi, second Schulte
AYES: Albert, Heilman, Schulte, Viterbi,
 Mayor Terrigno
NOES: None
Ordinance 32U was adopted as an urgency ordinance.

ITEM 11.

Other Business The City Manager reported that the parking
Parking Meters: meter issue is again a very critical time
 problem and he had just received the necessary
 information from the County on February 27th.
 Due to this fact, he had not had time to
 prepare the necessary report to the City
 Council. The problem is that the agreement
 with the County for maintenance of meters and
 the collection of the money expires March 1.

ACTION: To extend the agreement with the County to maintain the parking meters and to collect the money until the end of the fiscal year.

MOTION: Heilman, second Viterbi
Hearing no objection it was so ordered.

Part time
employment:

The City Manager reported that he would like the City Council to approve a second part time position, not to exceed 20 hours a week, at the same hourly rate as previously approved.

MOTION: Viterbi, second Schulte
Hearing no objection it was so ordered.

ITEM 1.

Housing Survey:

Ms. Haas reported that she had contacted The Planning Group by telephone and they had advised her that they could complete the survey by April 5, but would reduce the number of surveys that they guaranteed, but did not feel they could reduce their fee.

ACTION: To take the item from the table to the floor.

MOTION: Albert, second Viterbi
Hearing no objection it was so ordered.

FURTHER ACTION: To have the survey completed by April 5, 1985.

AYES: Albert, Schulte, Heilman

NOES: Viterbi, Mayor Terrigno

Motion carried.

FURTHER ACTION: To accept the proposal from The Planning Group as amended, to be completed by April 5, 1985.

AYES: Albert, Schulte, Viterbi, Mayor Terrigno

NOES: Heilman

Motion carried.

ITEM 2.

Parks

ACTION: To remove this item from the table and to the floor.

MOTION: Mayor Terrigno, second Schulte
Hearing no objection it was so ordered.

The City Manager reported that this item was out of the hands of staff and any queries would have to be directed to Supervisor Edelman, as he would now be the only one who could remove it from the agenda.

ACTION: To authorize Councilmember Schulte to contact Supervisor Edelman and ask that the transfer of the Parks be delayed to end of fiscal year.

MOTION: Viterbi, second Heilman

AYES: Albert, Heilman, Schulte, Viterbi

NOES: Mayor Terrigno

FURTHER ACTION: In event the supervisors say no to extension, the Council adopt the recommendations of the City Manager as follows:

1. RFP's and Bids - Grounds Maintenance
2. Temporary Employees - Recreation
3. Contract with County - Swimming Pool (1985)
4. RFP (contractual) - Custodial Work & Crafts

MOTION: Mayor Terrigno, second Schulte

AYES: Albert, Heilman, Schulte, Viterbi,
Mayor Terrigno

The City Attorney stated that the lease for the City Hall office would expire March 11, 1985. The Council directed him to extend the lease.

Robert Vulcan, 1400 N. Sweetzer stated he felt the Council should take the parks and get on with the work.

Other Matters:

The City Attorney distributed a packet to the Council for their next meeting, that included the following documents:

1. Beautification median West Hollywood, Santa Monica Boulevard between the Rotary and Southern Pacific.
2. The assignment form prepared by Southern Pacific, assigning this lease from the Rotary to the City.
3. Exhibit A prepared by Southern Pacific as an exhibit to the assignment.
4. The City Attorney's exhibit A to take the place of their exhibit A.
5. An encroachment permit that the City would have to get from Cal-Trans in order to do the necessary construction and irrigation work. Would like Council to review these documents and be authorized to send his exhibit A back to Southern Pacific with a letter saying we would like to execute the agreement; however, we would like to substitute the City's exhibit A for their exhibit A.

ACTION: To approve the City Attorney sending his exhibit A to Southern Pacific and ask them to substitute for their exhibit A, subject to objections and/or changes the Council may choose to make.

MOTION: Schulte, second Viterbi

AYES: Albert, Heilman, Schulte, Viterbi,
Mayor Terrigno

Motion carried.

Mayor Terrigno requested that the City Attorney start negotiations with the Design Center to make their parking lot public at night. Consensus of the Council was that they wanted more information.

ACTION: To refer to the parking committee and the City Manager to bring back a report to the Council.

MOTION: Heilman, second Schulte

AYES: Albert, Heilman, Schulte, Viterbi
Mayor Terrigno

Councilmember Heilman requested that the March 14th meeting be a study session on goals. Councilmember Viterbi stated there should be two study sessions, one on Rent Control and one on goals.

ACTION: Staff is to schedule a study session on goals prior to March 14, 1985.

MOTION: Heilman, second Schulte
Hearing no objection it was so ordered.

The meeting was adjourned at the hour of
to a regular scheduled meeting at
West Hollywood Park on March 7, 1985 at
7:00 p.m.