

MINUTES  
WEST HOLLYWOOD CITY COUNCIL

March 14, 1985

CALL TO ORDER           The meeting was called to order at 1:27 p.m. by Mayor Terrigno at Fiesta Hall.

ROLL CALL               Present:           Albert, Schulte, Viterbi, Heilman, Mayor Terrigno

                          Absent:           None

                          Also Present:    City Manager Bien  
  City Attorney Jenkins  
  City Treasurer Ahearn  
  Building & Safety - Don Cain

APPROVAL OF AGENDA    Councilmember Schulte stated that his agenda did not include items listed under 2A in supplemental materials, including three items that have been before the Planning Committee:  
  8730 Santa Monica  
  8720 Sunset  
  1213 Sweetzer

                          Mayor Terrigno suggested moving items 2 and 2A ahead of item 1, because Council had scheduled a study session on rent control and the rent control manager.

                          City Attorney Jenkins asked to add an additional item as 2B, Ordinance No. 38 regarding transient occupancy tax.

                          ACTION: To place Items 2 and 2A before Item 1, add Ordinance No. 38 as Item 2B, and approve the Agenda as amended.

                          MOTION: Schulte, second Heilman

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

                          NOES:           None

                          Motion carried.

TREASURER'S REPORT    City Treasurer Ahearn reported that his February report showed \$105,906.08 in the General Fund. Since then there had been receipts of Motor Vehicle in lieu, parking meter collections for the months of December and January, cigarette tax, and Building and Safety. The General Fund now shows a total of \$434,789.77. The City now has three jumbo accounts of \$100,000 CDs at Beverly Hills Savings, Fidelity Federal and First Federal Savings. And \$134,789.77 at Bank of Los Angeles.

                          The City has received interest on its various accounts, and \$236,255.11 of Street Improvement Funds is now invested in the form of two \$100,000 CDs; one at Santa Barbara Savings and one at Columbia Savings, and \$36,255.11 at Mercury Savings.

City Treasurer Ahearn explained that he is requiring from all banks where City moneys are deposited, a letter stating that they do not invest in South Africa.

Mayor Terrigno asked the City Manager when the City would begin receiving sales tax money. The City Manager replied that the LAFCO report stated only the total amount to be received in one fiscal year. The City, however, will receive monthly payments based upon a formula. The motor vehicle in lieu tax appears to be about 20% higher than the estimates from LAFCO. Also parking meter receipts were not estimated from LAFCO, so that will be 100% greater than anticipated.

ITEM 2:  
STREETLIGHT  
FUNDING  
PROCEDURES:

The City Manager reported that the County Public Works Department provided the City with a summary report on the West Hollywood Street Lighting District. Since this will now be a special district for which the City will have responsibility for funding, the County needs to know which option the City wishes the County to take.

Three options were offered to the City:

1. The City could withdraw from the lighting district. This would require the City to establish and fund its own lighting district, either through a district type of funding or from the general fund.
2. The City could remain in County lighting maintenance district 760, and in the West Knoll Lighting District. This option would permit the utilization of ad valorem revenues; the County would provide the administration with the City providing a supplemental funding to the ad valorem.
3. The City could remain within both lighting districts with the County administering the districts, and continuing with prior approved methods of funding. If this option is elected, it will be necessary to establish a new city zone within County Lighting Maintenance District LLA-1 and establish a city assessment rate for that zone. This action will require the Board of Supervisors to hold a public hearing. This option presents no fiscal impact to the City. The County submitted estimates for the cost of providing energy for the street lighting district for the next year. The County estimates the ad valorem tax will raise \$201,022; other

revenues would be \$18,104, leaving the Lighting and Landscaping District to raise \$233,268 as a separate charge, for a total of \$452,394, which is the County's estimate of providing energy costs to the district for the fiscal year. The estimated LLA charge for the entire year is \$11.89.

ACTION: To approve and adopt Option No. 3.

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

ITEM 2A  
Exemptions to the  
Building Moratorium

8730 Santa Monica was previously a furniture manufacturing building. There is a request to install partitions, then lease the building for retail use. This would increase their parking requirements. A lot adjacent to 8730 Santa Monica and under the same ownership needs to be paved and have parking lines painted. Mr. Cain recommends that zoning approval be allowed, so that building permit can be issued.

ACTION: To direct the Zoning Department to approve the pilot plan, to allow parking as required with the change in use, with the condition attached that the billboard structures be removed from the building.

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

8730 Sunset involves a change of use to a restaurant. Conditional use permit No. 2134 has existed since January 4, 1984; the use complies with the Community Plan. The recommendation of the Planning Committee is to allow this project to proceed.

ACTION: To waive further reading of Ordinance 37U.

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

ACTION: That Ordinance No. 37U, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING ORDINANCE NO. 9 BY EXPANDING THE EXEMPTIONS PERTAINING THERETO AND DECLARING THE URGENCY THEREOF," be adopted.

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

ITEM 2A: 1213 North Sweetzer - David Hudes, 844 South  
Exemptions to the Stanley, addressed the Council stating that  
Building Moratorium: the present building is an old dilapidated  
(Cont'd.) duplex. He and his brother would like to  
build a new, nine-unit apartment building.  
The plans had a previous approval by the  
County and financing secured.

Michael Hudes, 2709 Wilshire, stated that the  
people who live there at the present time  
are the former owners who sold the property  
to the Hudes, and they knew they would have  
to move. Mr. Hudes offered to provide a  
letter from them to this effect.

Councilmember Schulte suggested that the  
Council wait until a City Planner is hired  
before deciding on this issue. The suggestion  
was agreed to be consensus of the Council.

ACTION: Mayor Terrigno declared this item  
tabled until a planner has been hired.

Councilmember Schulte commented that the  
subcommittee had heard several similar cases  
and would be willing to review this matter.

ITEM 2B: The City Attorney reported that Ordinance  
Transient No. 38 had been inadvertently left out of  
Occupancy Tax the Municipal Code when it was adopted. It  
continues the Transient Occupancy Tax that,  
in the past, had been collected by the  
County at a rate of 6%. Being a taxation  
ordinance, it would take effect immediately  
upon adoption. Ordinance #38 would make no  
change in the County Ordinance. The hotels  
collect the tax and it is a source of revenue  
to the City.

ACTION: To introduce by title, to waive  
further reading and to adopt Ordinance No. 38,  
"AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD  
ESTABLISHING A TRANSIENT OCCUPANCY TAX AND  
AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE".

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

A recess was called at 2:25 P.M.

Mayor Terrigno reconvened the meeting at  
2:43 P.M.

ITEM 1: The City Manager reported that he had met  
Rent Control several times with Ken Baar, Rent Control  
Manager Consultant, for the purpose of discussing  
organizational and personnel needs of the  
rent control organization. Job specifications  
will need to be written and many decisions  
will need to be made by the Council, all of  
which will take considerable time. The City  
Manager recommended hiring a temporary rent  
control manager to help write job descrip-  
tions and set up the organization between  
now and May 1.

ITEM 1:  
Rent Control  
Manager:

Ken Baar reported on the kind of detailed work that needs to be done both now and after the rent control ordinance is passed.

ACTION: To approve recommendation to hire a temporary rent control manager.

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

PROPOSED ACTION: Prepare a job description for the type of consultant needed to work with the administrator in setting up a very careful rent control administration.

MOTION: Albert, second Schulte

ACTION: To table the motion until next week.

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

At 3:05 P.M. the City Council went into a work session to discuss rent control concepts.

ADJOURNMENT:

The work session adjourned at 5:00 P.M. to Monday, March 18, at 7:30 P.M. in the multi-purpose room at Plummer Park for a study session on Goals.