

Approved, 7-4-86

MINUTES

**WEST HOLLYWOOD CITY COUNCIL MEETING
JUNE 27, 1985
12:00 P. M.
PLUMMER PARK - FIESTA HALL**

CALL TO ORDER: Mayor Terrigno called the meeting to order at 12:33 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Mayor Terrigno.

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

Also Present: City Manager Brotzman
City Attorney Jenkins

APPROVAL OF AGENDA: Add Item 12a - RTD Bus Pass Sales; add Item 17a, an amendment to modify the language on the Ordinance on filing and processing specific plans; Councilmember Viterbi requested that time be allowed for Cesar Chavez to address the Council at 1:30 p.m., and the City Manager stated there were several administrative items he would bring up on the City Manager's report. **ACTION:** To approve the agenda as amended. Motion Terrigno seconded by Schulte. Hearing no objection it was so ordered.

CONSENT CALENDAR

1. **RENT CONTROL HOTLINE FOR MAY:** **ACTION:** To receive and file. Motion Heilman seconded by Terrigno. Hearing no objection it was so ordered.

2. **SPATIAL ANALYSIS OF HOTLINE:** Removed from agenda at request of staff.

UNFINISHED BUSINESS

3. **NEGATIVE DECLARATION FOR RENT CONTROL ORDINANCE - RESOLUTION NO. 82:** (At the request of the City Attorney, this item was held until after the discussion on the Rent Control Ordinance and just prior to the adoption of same, but is listed here for clarity.) **ACTION:** To adopt Resolution No. 82, " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A NEGATIVE DECLARATION FOR THE RENT STABILIZATION ORDINANCE". Motion Albert seconded by Viterbi.

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

NOES: None

Motion carried.

4. RENT CONTROL ORDINANCE - ORDINANCE NO. 59 FOR FIRST READING AND 59U FOR ADOPTION: PROPOSED ACTION: On page 9, paragraph g(1), change promulgate to recommend. Motion Terrigno seconded by Viterbi.

After further discussion on this item, Councilmember Heilman offered the following substitute motion:

ACTION: Change the second sentence to read "regulations, policies and rules promulgated by the Board". Motion Heilman seconded by Terrigno.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

Council and City Attorney discussion on relocation fees in a Condo unit resulting from a conversion in which tenant resided prior to the conversion.

ACTION: Relocation fees to be number of years of tenancy x current rent or i through iv, whichever is greater. Motion Heilman seconded by Viterbi.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

Discussion on registration fees by City Council, Ken Baar, City Manager, and City Attorney. ACTION: To enable a waiver of fees for low income persons - "The registration fee may be waived pursuant to the regulations of the Board". Motion Schulte seconded by Terrigno.

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

NOES: None

Motion carried.

At 1:47 p.m. the Council moved to Item 8 on the arrival of Cesar Chavez.

At 1:50 p.m. the Council returned to discussion of Item 4, Rent Control Ordinance.

WAIVERS - ACTION: To add the following at the beginning of Paragraph C on Page 32, "The requirements of sub-paragraphs 1 and 2 of paragraph A of this section may be waived at the time the maintenance is scheduled to be performed in writing by the tenant"---, and at the bottom of the paragraph add, "Such waiver shall be valid for a period not to exceed 1 year, but there

shall be no limit on the number of consecutive waivers that can be executed by a tenant. The waiver shall terminate upon the termination of the tenancy".

To adopt all the changes. Motion Terrigno seconded by Heilman.

AYES: Albert, Schulte, Heilman, Terrigno

NOES: Viterbi

Motion carried.

At this time the Negative Declaration was adopted. (see item 3) The discussion returned to the Rent Control Ordinance.

ACTION: To waive further reading and adopt Ordinance No. 59U, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD PROVIDING FOR STABILIZATION OF RENTS AND REQUIRING JUST CAUSE FOR EVICTIONS, AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF". Motion Viterbi seconded by Schulte.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

FURTHER ACTION: To waive further reading and ^{INTRODUCE}~~adopt~~ Ordinance No. 59, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD PROVIDING FOR STABILIZATION OF RENTS AND REQUIRING JUST CAUSE FOR EVICTIONS, AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE". Motion Albert seconded by Heilman.

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

NOES: None

Motion carried.

Mayor Terrigno called a recess at 2:05 p.m. and reconvened the meeting at 2:54 p.m.

5. **CITY LOGO CONTEST:** ACTION: To table to the meeting of July 11, 1985. Motion Viterbi seconded by Schulte. Hearing no objection it was so ordered.

6. **PERSONNEL BENEFITS COMMITTEE - FINAL REPORT:** ACTION: To adopt the Cafeteria Plan and table the retirement plan to the meeting of July 25th for information on divestiture from South Africa and Domestic Partners. Motion Viterbi seconded by Schulte.

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

NOES: None

Motion carried.

6a. PUBLIC INFORMATION OFFICER: ACTION: To adopt the City Manager's recommendation that the city proceed with filling the position of Public Information Officer with a permanent staff member but to wait and see if another person/firm is needed for additional support. Motion Heilman second by Schulte.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

7. PURCHASE OF IBM-PC FOR RENT CONTROL: ACTION: To authorize the purchase of an IBM Compatible PC, supporting disc-drives, and modem. Motion Heilman second Viterbi. Hearing no objection it was so ordered.

8. RESOLUTION NO. 83 - SUPPORTING THE GRAPE BOYCOTT: THIS ITEM WAS HEARD EARLIER IN THE AGENDA BUT IS LISTED HERE FOR CLARITY. Cesar Chavez of the United Farm Workers of America addressed the City Council about the grape boycott. **ACTION:** To adopt Resolution No. 83, endorsing the Grape Boycott of 1985. Motion Viterbi seconded by all councilmembers. Passed unanimously by acclamation.

9. FENCING VACANT LOTS: ACTION: To waive further reading and adopt Ordinance No. 63U and to waive further reading and introduce on first reading, Ordinance No. 63, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD REQUIRING FENCING OF CERTAIN VACANT LOTS AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE." Motion Viterbi second Schulte.

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

NOES: None

Motion carried.

10. SOCIAL SERVICES GRANT PROPOSALS:

The City Manager gave the staff report and the following persons addressed the City Council:

The program co-ordinator for the Handyworker program with the United Community and Housing Development Corporation.

Albert Ogle - Acting Director of the Gay & Lesbian Community Service Center.

Terry Friedman, Director - Bet Tzedek legal services.

Duke Comegys, President of the Board, Gay & Lesbian Community Service Center

Colleen Johnson and Kevin Connors, AIDS Project L.A.

ACTION: To approve the requested levels of funding:

United Community Housing Development Corp.	\$125,270
Bet Tzedek Legal Services	111,000
Gay & Lesbian Community Services Center	45,000
AIDS Project L. A.	171,248

Motion Schulte second Mayor Terrigno.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

Janet Witkin, Director - Alternative Living for Aging, spoke to the Council about their program and requested funding.

FURTHER ACTION: To approve \$175,000 funding and a \$25,000 challenge grant for the Alternative Living for the Aging. Motion Viterbi second Schulte.

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

NOES: None

Motion carried.

The following persons presented their proposals to the Council:

Ed Slough - Board of Directors, Shanti Project
Sally Edelish, Director of the Freda Mohr Center for Jewish Family Services.
Barbara Marks, Director Transportation and Escort Services

ACTION: To allocate the following funds subject to review in 6 months:

Shanti	\$50,000
GLCSC/Edelman Health Center	50,000
Jewish Family Services/Board and Care	24,003
JFS/Transport and Escort Services	30,652
JFS/Plummer Park Senior Service Center	74,992
JFS/Expanded Nutrition Program	88,426

Motion Mayor Terrigno second Schulte.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

FURTHER ACTION: To approve additional funding for GLCSC for Housing and Youth Emergency Shelter of \$37,000 to be pro-rated for 10 months (September 1, 1985 through July 30, 1986). Motion Schulte second Viterbi.

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

NOES: None

Motion carried.

FURTHER ACTION: For staff to develop guidelines for, and the City Council to set priorities for an additional \$850,000 General Fund money to be allocated to Social Service needs within 60 days. Motion Schulte second Mayor Terrigno.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

11. U.S. CONFERENCE OF MAYORS REPORT: ACTION: Table.

12. SEPHARDIC HEBREW ACADEMY: Rabbi Kupfer, Director of the Sephardic Hebrew Academy addressed the Council about the need of the Academy for new additions and a lunchroom, which requires additional parking. Sorin Alexanian explained the school parking requirements of K-6, 1 parking space per classroom and 8th grade, 1 parking place per 5 occupants and supported the change to 1 parking space per classroom until the 9th grade with a restriction that the room cannot be used as a meeting room unless there is adequate off site parking provided. The Council requested that appropriate language be brought back to the Council by the City Attorney.

12a. RTD BUS PASS SALES: ACTION: That Bus Passes be sold at Plummer Park as an additional site. By consensus of the Council.

13. SIGNS - "NOW ENTERING THE CITY OF WEST HOLLYWOOD": ACTION: That the City Manager prepare and place signs at appropriate West Hollywood boundaries - If logo can be included it would be preferred. Motion Schulte seconded by Mayor Terrigno. Hearing no objection it was so ordered.

14. RUSSIAN CLOSED CAPTION FOR TAPED COUNCIL MEETINGS: ACTION: For the City Manager to check out prices for translating notices, action sheets from meetings and agendas into Russian. By consensus of the Council.

15. ORDINANCE NO. 62: AMENDING CODE RE. BUSINESS LICENSE HEARINGS: ACTION: To waive further reading and adopt Ordinance No. 62U, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD CONCERNING NOTICE REQUIREMENTS FOR BUSINESS LICENSE HEARINGS, AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF." Motion Albert second Schulte.

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

NOES: None

Motion carried.

FURTHER ACTION: To waive further reading and introduce on first reading, Ordinance No. 62, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD CONCERNING NOTICE REQUIREMENTS FOR BUSINESS LICENSE HEARINGS, AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE." Motion Albert second Schulte.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

16. ORDINANCE NO. 61U - OUTDOOR DISPLAY: PROPOSED ACTION: TO adopt Ordinance No. 61U, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD REPEALING SECTION 2 OF ORDINANCE NO. 28U RELATING TO OUTDOOR DISPLAYS AND DECLARING THE URGENCY THEREOF". Motion Albert second Heilman.

PROPOSED ACTION: To table the motion and have experts from planning come before the Council. Motion Terrigno second Viterbi.

AYES: Viterbi, Mayor Terrigno

NOES: Albert, Schulte, Heilman

Motion failed.

ACTION: To waive further reading and introduce on first reading Ordinance No. 61, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD REPEALING SECTION 2 OF ORDINANCE NO. 28U RELATING TO OUTDOOR DISPLAYS". Motion Albert second Heilman.

AYES: Albert, Schulte, Heilman

NOES: Viterbi, Mayor Terrigno

Motion carried.

16a. SPECIFIC PLAN - ORDINANCE NO. 64U - AMENDING PARAGRAPH T OF ORDINANCE NO. 58: ACTION: To adopt Ordinance No. 64U, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING ORDINANCE NO. 9 BY EXTENDING THE EXEMPTIONS PERTAINING THERETO AND DECLARING THE URGENCY THEREOF". Motion Schulte second Albert.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

At this time Mayor Terrigno moved to Item 19, Closed Session, due to the fact that Councilmember Viterbi announced he had to leave the meeting in 10 minutes.

19. CLOSED SESSION - MA MAISON HOTEL LITIGATION:

Mayor Terrigno adjourned the meeting to closed session at 6:00 p.m.

The Council reconvened at 6:25 p.m.

Councilmember Viterbi left the meeting at this time.

17. Public Hearing - Budget:

Mayor Terrigno opened the Public Hearing. The City Manager gave the staff report.

Coming forward to speak to matters related to the budget:
Ron Shipton, 8718 Rosewood

No one else wanting to address the issue, Mayor Terrigno closed the Public Hearing and returned this item to the Council for discussion, which centered on service levels.

ACTION: To approve the interim budget. Motion Heilman second Schulte.

AYES: Albert, Schulte, Heilman

NOES: Mayor Terrigno

ABSENT: Viterbi

Motion carried.

18. WRITTEN AND ORAL COMMUNICATIONS

The City Manager presented the City Council with the following schedule for meetings on the Interim Zoning Ordinance:

July 11, 1985	2 hours
July 25, 1985	3 hours
August 15, 1985	4-6 hours
August 29, 1985	
September 26, 1985	Public Hearing and Adoption

The City Manager requested that the Council authorize a pre-issue check to Communication Works for \$9,000 for their monthly fee and accumulated expenses.

ACTION: To authorize the check to Communication Works for \$9,000. Motion Schulte second Terrigno. Hearing no objection and noting the absence of Councilmember Viterbi, it was so ordered.

The City Manager reported there was an immediate need for an audit and that Arthur Young had presented the City with a very attractive proposal. ACTION: To approve the Arthur Young proposal for an audit. Motion Schulte second Albert. Hearing no objection and noting the absence of Councilmember Viterbi, it was so ordered.

The City Manager requested authorization to subcontract the accounting system to McAdams and Siembab. ACTION: To authorize subcontracting the accounting system to McAdams and Siembab. Motion Heilman second Albert. Hearing no objection and noting the absence of Councilmember Viterbi, it was so ordered.

The City is in receipt of a letter from Josh Workman, in reference to Huntley Drive, in which he states that 3,000 gallons of gas have leaked from Santa Palm in a major blow-up last week. The tank has been taken out of service and the flow is diminishing. The City and County are monitoring closely.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m. The next meeting is scheduled for July 4, 1985, a National Holiday. That meeting will be automatically rescheduled for July 5, 1985 which will be adjourned by the City Clerk to a meeting on July 11, 1985.