

MINUTES

WEST HOLLYWOOD CITY COUNCIL MEETING
MAY 23, 1985
1:00 P.M.
PLUMMER PARK - FIESTA HALL

CALL TO ORDER: Mayor Terrigno called the meeting to order at 1:42 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
Consultant Ken Baar

APPROVAL OF AGENDA: To move Item 16, "Application Process for Conditional Use Permit", to New Business following Item 13; Remove Item 14, "The Sunset Plaza Hotel" to the meeting of June 6, 1985; to remove Item 5a, "Funding for California Rent Control" from the consent calendar for separate discussion; to set a 6:00 p.m. deadline as long as the rent control items are completed. ACTION: To approve the agenda as amended. Motion Heilman seconded by Viterbi. Hearing no objection it was so ordered.

STUDY SESSION

1. COUNCIL/MANAGER PROCEDURAL RELATIONS

A. GOALS: (SHORT TERM)

Mayor Terrigno asked that each Councilmember note five priorities for short term goals that they would like to see the City Manager concentrate on.

Councilmember Heilman

1. Staff the City as soon as possible
2. Move into the new City Hall
3. Continue existing services uninterrupted
4. Have the Rent Control Ordinance and Administration in place.
5. Improve City/County relations.

Councilmember Viterbi

1. Deal with all contracts so there is no interruption of services
2. Continue on Social Service contracts.
3. Set up administrative structures of Government.
4. Set up procedures in which things are handled, especially those that pertain to the Council.
5. To achieve full staffing as soon as possible.

Councilmember Schulte

1. Fill the Administrative staff of the city
2. Adhere to the timetable for the Community Plan.
3. Strengthen the zoning and building and safety enforcement.
4. Develop planning and funding procedures for Human Services.
5. Improve and expand the green space in the City.

Councilmember Albert

1. Address the needs of seniors
2. Transportation problems
3. Community Involvement
4. Rent Control Ordinance in place and working
5. Increase staff and develop social services.

Mayor Terrigno

1. Strengthening of internal structure.
2. Improve services such as street sweeping, trash collection.
3. Beautification program.
4. Set up system for social services.
5. Clarify the planning procedures.

This listing was followed by discussion between the Council and the City Manager with reports from the City Manager on many of the current activities that are being conducted that will help to carry out the goals that the council has outlined. Also discussed were the Newsletter and the complaint process presently in use, and the Team Building Workshop that has been proposed.

B. ROLE OF SUBCOMMITTEES:

All Councilmembers felt there were some faults with the subcommittee system. Some members felt that the subcommittees should be eliminated and others felt they should continue to function but with directions from staff. There was discussion of using Ad-Hoc committees to deal with specific issues, but before any changes are made the Council would like to see some guidelines and procedures. After further discussion, the Council requested that options be developed by the City Manager and returned to Council at the meeting of June 6, 1985.

C. ROLE OF COUNCIL AIDES: By consensus of the Council, this item was continued to June 6, 1985.

2. DATE FOR EXECUTIVE TEAM BUILDING: The City Manager requested that the Councilmembers give him a list of dates in July or early August when they would be available for the team building workshop.

Mayor Terrigno called a recess at 3:04 p.m.

Mayor Terrigno reconvened the Council meeting at 3:27 p.m.

Item 7, "Rent Control Concepts" was advanced to this spot on the agenda by consensus of the Council.

7. RENT CONTROL CONCEPTS:

PROPOSED ACTION: To allow short form pass through petition process to be established by the Rent Control Administration to allow for petition requests on insurance increases. Motion Schulte seconded by Terrigno.

AYES: Schulte

NOES: Albert, Viterbi, Heilman, Mayor
Terrigno

Motion failed

ACTION: Ask staff to look at Insurance costs same as capital replacements to see if capital replacements such as insurance costs should be allowed on a short form pass-through basis. Allow 6 months from the date of the Ordinance. Motion Heilman seconded by Albert.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

Discussion was held on the amount and date of 1985 General Adjustment and the CPI figures.

ACTION: To use May to May CPI figures. Motion Heilman seconded by Schulte.

AYES: Albert, Schulte, Heilman, Terrigno

NOES: Viterbi

Motion carried.

ACTION: To set September 15, 1985 as the date when the first Annual Adjustment will be granted. Motion Schulte seconded by Terrigno.

AYES: Albert, Schulte, Heilman

NOES: Viterbi, Mayor Terrigno

Motion carried.

ACTION: To accept petitions July 1, 1985. Motion Viterbi seconded by Mayor Terrigno.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

ACTION: To adopt April 30, 1984 as date for rollback. Motion Mayor Terrigno seconded by Schulte. Hearing no objection it was so ordered.

ACTION: Not to allow evictions for terminally ill except for just cause - i.e. non-payment of rent, owner occupancy or conversion - and request Ken Baar to return with proper language. Motion Albert second by Heilman.

AYES: Albert, Schulte, Heilman

NOES: None

ABSTAIN: Viterbi, Mayor Terrigno.

Motion carried.

SURVIVORSHIP: ACTION: The right of survivorship will apply when the lessee dies or is incapacitated and another person (spouse, domestic partner or related by blood or marriage) has resided there for a period of at least one year. Motion Mayor Terrigno seconded by Heilman.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

RELOCATION BENEFITS: ACTION: To award relocation benefits if the tenant has resided in the unit for a minimum of 1 1/2 years and the fees be for a Bachelor, \$1,500; Single, \$1,750; One or more bedrooms, \$2,500; and for Seniors/Handicapped, \$3,000.

AYES: Schulte, Viterbi, Heilman, Terrigno

NOES: Albert

Motion carried.

ACTION: That the allowances that Council has made on remuneration for evictions apply to any evictions that the City decides to allow. Motion Viterbi seconded by Schulte.

AYES: Albert, Schulte, Viterbi, Terrigno

NOES: Heilman

Motion carried.

ACTION: No rent increases be allowed until the property is registered. Motion Heilman seconded by Schulte.

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

Motion carried.

HEARING SCHEDULE: The City Attorney stated that his preference would be to include a schedule in the ordinance so that on the face of the ordinance there is a schedule indicating the exact timetable by which petitions would be processed, so that there is no question about when a petition would be processed completely. However, if due to administrative concerns and concerns that may exist because we don't exactly how it is going to work, because we haven't done it before, he would be happy to recommend something short of this, which would be an overall time limit that would not exceed the time limitations presently contained in the draft before the Council.

ACTION: To accept the overall time limitations called for in the draft Ordinance. Motion Schulte seconded by Heilman.

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

NOES: None

Motion carried.

OWNER OCCUPANCY EVICTIONS:

ACTION: To allow one eviction for owner or relative occupancy per building per 10 years, and a maximum of one unit per building for owner or relative occupancy by way of eviction. Motion Viterbi seconded by Heilman.

AYES: Albert, Viterbi, Heilman

NOES: Schulte, Mayor Terrigno

Motion carried.

ACTION: To allow both owners to move into a duplex if there are two buyers. Motion Terrigno seconded by Schulte.

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

NOES: None

At this point there was discussion again over owner occupancy evictions. Some Councilmembers felt there was misunderstanding over the previous motion. ACTION: To allow owner occupancy eviction once every 10 years, not once per building. Motion Viterbi seconded by Schulte.

AYES: Albert, Schulte, Viterbi, Heilman

NOES: Mayor Terrigno

RENT CONTROL BOARD - METHOD OF APPOINTMENT:

Discussion centered on number of members, how appointed and how they could be removed. Council requested that staff return with more information.

INCREASES IN SECURITY DEPOSITS:

ACTION: That no increases in deposits be allowed for the present tenants, however, deposits of new tenants would not be regulated by the City but rather by the standards of the State. Motion Schulte seconded by Viterbi.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

ADDITIONAL SERVICES:

ACTION: To hold off on this item and have it returned in 6 months. Motion Viterbi seconded by Terrigno.

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

EXTRA TENANTS:

PROPOSED ACTION: To allow an increase of 10% for each additional person. Motion Viterbi seconded by Schulte.

AYES: Schulte, Viterbi

NOES: Albert, Heilman, Mayor Terrigno

Motion failed.

BASE RENTS FOR UNITS NOT RENTED ON BASE DATE:

ACTION: To be based on last rent if last rented in 1984, otherwise set by the landlord. Motion Viterbi seconded by Terrigno.

AYES: Albert, Schulte, Viterbi, Heilman
Mayor Terrigno

NOES: None

Motion carried.

ADJOURNMENT:

The meeting was adjourned at 6:15 p.m. to Wednesday, May 29, 1985 at 10:30 a.m. at Plummer Park to consider all additional items on the agenda. Motion Terrigno seconded by Viterbi. Hearing no objection it was so ordered.