

MINUTES

OCTOBER 30, 1985

CITY COUNCIL MEETING

PLUMMER PARK - HALL A

CALL TO ORDER: The meeting was called to order at 7:13 p.m. at Plummer Park by Mayor Heilman.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Mayor Heilman.

ROLL CALL:

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| Present: | Albert, Viterbi, Schulte, Mayor Heilman |
| Absent: | Terrigno |
| Also | |
| Present: | Assistant City Manager - Jeri Chenelle |

APPROVAL OF AGENDA: Mayor Heilman requested that d) and f) be pulled from the Consent Calendar. In addition, he requested that an ordinance on the extension of the vacancy increase application be put on the agenda as Item 6.

Councilmember Viterbi requested that voting on Item 2 and 3 be held, however, there would be a chance for the public to speak on the issues and time for Council to ask any questions and give direction to staff. In addition, Councilmember Viterbi requested that Item 4 be moved on the agenda before Item 2.

Mayor Heilman added to the agenda Item 7 concerning the possibility of sponsoring a city wide festival.

ACTION: To approve agenda. Motion Mayor Heilman. Hearing no objection so ordered.

1. CONSENT CALENDAR:

a) **Approval of Minutes:** Regular meeting of the City Council held on September 19, 1985.

RECOMMENDED ACTION: To approve minutes.

b) **Approval of Minutes:** Regular meeting of the City Council held on October 3, 1985.

RECOMMENDED ACTION: To approve minutes.

c) **Approval of Minutes:** Study Session of the City Council held October 10, 1985.

RECOMMENDED ACTION: To approve the minutes.

e) **Approval of Minutes:** Business License Review Board Hearing held October 17, 1985.

RECOMMENDED ACTION: To approve minutes.

ACTION: To approve the Consent Calendar. Motion Shulte seconded Albert.

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| AYES: | Albert, Schulte, Viterbi, Mayor Heilman |
| NOES: | None |
| ABSENT: | Terrigno |

Motion carried.

4. Funding Request - Alternative Living for the Aging: Report from Community Development Department dated October 30, 1985.

RECOMMENDED ACTION: To approve staff recommendation that Council approve the request in concept and instruct staff to work with Building and Safety and architect to explore possible plan revisions, research other funding options and report back to Council in two weeks.

The following people spoke in favor of the request:

Janet Witkin, 7563 1/2 Beverly Blvd., LA 90036

Bill Schenker, V.P. of Alternative Living for the Aging and Chairperson for the Board of Directors, 7563 1/2 Beverly Blvd.

Dorothy Eletz, 414 North Spaulding, 90036

John Zacha, 1253 Crescent Heights, West Hollywood

Frieda Edelsack, 128 N. Hayworth, West Hollywood, CA 90048

The following people spoke in opposition to the request:

Ron Shipton, 8718 Rosewood, West Hollywood, CA 90048

ACTION: To approve staff recommendation including additional matching services for one year provided by Alternative Living for the Aging. Motion Albert seconded Viterbi.

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| AYES: | Albert, Viterbi, Schulte, Mayor Heilman |
| NOES: | None |
| ABSENT: | Terrigno |

2. Eligibility Requirements and Rental Rates for Inclusionary Rental Units: Report from Department of Community Development dated October 17, 1985 with recommendations for these units as required under Ordinance 76U which allows construction of new multi-family rental structures if the rental rates of 20% of the units (or 10% if less than 10 units) are established at a level which will make them available for low and moderate income persons or households.

The following people spoke on the subject:

Ron Shipton, 8718 Rosewood, West Hollywood, CA 90048
Asked how income for eligible persons was verified.

RECOMMENDED ACTION: To approve staff recommendations on eligibility requirements, rent levels, unit mix, maintaining unit affordability, and administering the program.

ACTION: Directed staff to come back in about four weeks with some further recommendations on items one and five. Also wanted to find out the impact of the City's median income vs. the County wide median income for establishing income eligibility. In addition, Council did not want to waive the 5% inclusionary requirement very low regardless of the subsidy. By consensus of Council so ordered.

3. Density Bonuses and Inclusionary Zoning for Construction of Affordable Housing: Comparative analysis of density bonuses and inclusionary zoning (regulatory tools designed to increase the stock of housing affordable to low/moderate income people) from the Community Development Department dated October 30, 1985.

The following people spoke on the subject during the public hearing:

Dr. Paul Verdier, 1134 Alta Lama Rd., #211, W.H. 90069
Had special interest in seeing a 12 unit active senior's apartment house program initiated.

Ron Shipton, 8718 Rosewood, W.H. 90048
Reiterated letter sent to Council.

Abbe Land, 1301 Havenhurst, W.H. 90046
Urged Council to adopt the Inclusionary Zoning and Density Bonuses that staff had recommended. She believed that restrictions should be made very strict. Also, Ms. Land felt that this legislation should be adopted very quickly.

RECOMMENDED ACTION: To approve staff recommendation to adopt the density bonus program and an inclusionary zoning requirement; to approve an "in-lieu fee" option for projects with 20 units or less, that nonresidential projects contribute to an Affordable Housing Trust Fund; to instruct staff to further research an "in-lieu fee" program and report back in 4 weeks and to further instruct staff to review the inclusionary zoning program as regards the permanent zoning ordinance.

ACTION: As directed by Council during approval of agenda, no voting would take place on this item at this time.

5. Funding Request - Schindler House: Report from Community Development Department dated October 30, 1985.

RECOMMENDED ACTION: To approve staff recommendation that Council approve the request in concept and instruct staff to obtain additional information and report back to Council in four weeks with specific recommendations.

ACTION: To approve staff recommendations. Motion Heilman second Schulte. Hearing no objection so ordered.

6. Ordinance 92 and 92 U - Extending Vacancy Increase Application Deadline.

RECOMMENDED ACTION: To waive further reading and adopt Ordinance No. 92U, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING ORDINANCE NO. 59U AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF".

ACTION: To waive further reading and adopt Ordinance No. 92U. Motion Mayor Heilman seconded Albert.

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

RECOMMENDED ACTION: To waive further reading and introduce Ordinance No. 92 on first reading, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING ORDINANCE NO 59U AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE".

ACTION: To waive further reading and adopt Ordinance No. 92. Motion Schulte seconded Mayor Heilman.

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

7. City Wide Festival: ACTION: To direct staff to explore the possibilities with interested parties of staging a West Hollywood festival in the spring similar in nature to the Sunset Junction. By consensus of the Council so ordered.

FURTHER ACTION: Mayor Heilman recommended the evening's Interim Zoning Workshop be rescheduled to the meeting of November 14, 1985. In addition, staff was directed to coordinate a Parking Workshop prior to November 14, 1985, Council meeting. By consensus of the Council so ordered.

FURTHER ACTION: The Council adjourned the meeting at 9:15 p.m. for a fifteen minute break.

The meeting was reconvened to a Budget Study Session at 9:35 p.m.

STUDY SESSIONS:

1. **Budget:** Council and staff went through the preliminary budget page by page and set public hearing on the budget for November 7, 1985, with anticipated submittal to the City Council for approval n their agenda of November 21, 1985.

ADJOURNMENT