

MINUTES
WEST HOLLYWOOD CITY COUNCIL

DECEMBER 20, 1984

- CALL TO ORDER: The meeting was called to order at 7:30 p.m. by Mayor Terrigno in West Hollywood Park.
- ROLL CALL: Present: Schulte, Viterbi, Heilman
Mayor Terrigno
- Absent Albert
- Also Present: City Manager Bien
City Attorney Browne
- APPROVAL OF AGENDA: Item No. 20 moved to follow No. 1. Discussion of rent control hot line added to New Business.
- ACTION: To approve agenda as amended. Motion Viterbi seconded Heilman. Hearing no objection it was so ordered.
- ITEM 1: OFFICIAL SWEARING IN OF CITY TREASURER
- Mr. Viterbi directed the treasurer to open an account for the City in which to deposit the general revenue funds approximated at \$139,000 as of this date.
- ACTION: To approve Resolution No. 30 to accept the proposal of the Bank of Los Angeles to open a line of credit for the city in the amount of \$100,000 in the name of the City of West Hollywood. Motion Viterbi seconded by Terrigno.
- AYES: Heilman, Viterbi, Mayor Terrigno
NOES: None
ABSTAINED: Schulte
Motion carried.
- ITEM 2: CITY ATTORNEY REPORT: EMPLOYMENT DISCRIMINATION - RELIGIOUS HOLIDAYS
- The City Attorney introduced Ordinance No.15, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD PROHIBITING DISCRIMINATION IN EMPLOYMENT ON ACCOUNT OF RELIGIOUS BELIEFS."
- Ordinance 15 provides protection for employees who wish to take time off for sabbaths or other holidays and provides protection against discrimination based on religious beliefs.
- The City Attorney also presented a memo explaining the extent to which protections are now provided by state and federal laws which cover situations of five or more employees. The ordinance of the City of West Hollywood goes further to cover situations of one or more employees.
- ACTION: To recommend foregoing further reading and adopt Ordinance No. 15. Motion Viterbi seconded Schulte.
- AYES: Heilman, Schulte, Viterbi, Mayor Terrigno
Noes: None
Motion carried.
- ITEM 3: POTENTIAL NUISANCE - NIGHT CLUBS, NOISE AND TRESPASSING
- The following persons from the Northwest West Hollywood Residents Association spoke before the Council regarding the problems caused by patrons of clubs on Sunset Blvd:
1. Rita Cadeau, 1148 North Clark Street, West Hollywood
 2. Bud Siegal, 8919 Harratt HARRATT
 3. Bill Miller

ITEM 3: (cont'd.)
POTENTIAL NUISANCE -
NIGHT CLUBS, NOISE AND
TRESPASSING

They complained of late night noise, congestion, littering, and trespassing. Some of the suggestions offered were to change "no-parking" to "tow-away" zones, provide alternate parking in an office building parking lot (i.e. 9000 Sunset), and ask the clubs to post signs on their premises warning patrons of strictly enforced parking laws.

ACTION: To have an ordinance ready for next council meeting to convert Harratt and North Clark red zones into tow away zones.
Motion Viterbi seconded Schulte.

AYES: Viterbi, Schulte
NOES: Heilman, Mayor Terrigno
Motion failed

FURTHER ACTION: Move to table the previous motion to the planning and public safety subcommittees and have them make recommendation to the City Attorney prior to the next Council meeting.
Motion Mayor Terrigno seconded Schulte.

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

FURTHER ACTION: To direct the City Manager to communicate to the Road Commissioner the request that the area which is already NO PARKING TOW AWAY on North Clark, but is not painted red, be painted red as soon as possible.
Motion Viterbi seconded Schulte.

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

FURTHER ACTION: To have the City Manager communicate to the owners of the clubs and restaurants the request that they install a sign notifying their customers that all parking and noise regulations are strictly enforced in the city. Councilmember Schulte recommended that motion be tabled for more consideration.

FURTHER ACTION: A request be sent to the Planning and Parking Subcommittee or the Public Safety Committee of the City Council to explore the possibility of establishing a uniform sign to put in the clubs to advise patrons that parking regulations are strictly enforced in the City.
Motion Viterbi seconded Schulte.

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

Mayor Terrigno, as Chair of the Public Safety Committee, stated that this was on the agenda for the coming year.

ITEM 4:
EMERGENCY EXEMPTIONS
BUILDING MORATORIUM
URGENT ORDINANCE:

As stated by Ms. Browne, this amendment would exempt entire remodeling of existing commercial projects provided that there is no increase in floor space, no change in the nature of the occupancy or type of use, and no change requiring additional parking under current applicable requirements. This also includes an amendment to Subsection A of Subsection 2. It removes the \$50,000 cap and adds the requirement that no change be made in parking requirements.

EXEMPTION
AMENDMENT NO. 1
REMODELING CAP.

The following speakers addressed the council on this matter:

1. Joyce Goldschmidt, 814 South Westgate Ave., LA, spoke regarding the building at 155 N. La Peer recently acquired by her husband. Spoke for exemption.

2. Gregory Morton, 1230 Horn Ave. #618, spoke regarding change of use of his property at Hancock and Santa Monica which was formerly a nursery. He would like to convert it to other commercial use.

EXEMPTION
AMENDMENT NO. 2
HANDICAPPED ACCESS

This consists of a minor change of building footprint for an existing building or structure solely for the purpose of providing access to the handicapped and if in line with applicable zoning and development standards.

ITEM 5:
EXEMPTION
AMENDMENT NO. 3,
CONSTRUCTION OF
RENTAL HOUSING

Will allow construction of new multiple family residential structures where, one, zoning approval was received from the County of Los Angeles prior to November 29, 1984. Two, the structure will contain 15 or fewer units. And, three, the project is in compliance with all applicable zoning and development laws and standards. There are only three projects involved here all of which have received zoning approval prior to November 29, 1984.

- 1. 1117 N. Havenhurst Drive, 10 units, (plan check No. 774).
- 2. 7531 West Hampton Ave., 15 units, (plan check No. 7986).
- 3. 1016 N. Hancock Ave. 6 units, (plan check No. 7986). Demolition permit needed.

The owner of the Havenhurst property stated that his financial condition will be substantially jeopardized if these projects are not approved immediately. Mr. Ori Fogel, the developer on the Hampton property, stated that he thus far spent \$45,000 on this project and has a million dollar loan from the bank which is only guaranteed for a month. There is currently an empty building on the property.

Mr. Ron Stone advised the Council that a demolition permit would be required for the project on Hancock.

ITEM 5: (cont'd.)
EXEMPTION AMENDMENT
NO. 3:

ACTION: To adopt Exemption Amendment No. 3 with inserts 1,2,3, and 4, and addition of "rental residential" and exemption 4. Motion Heilman seconded Schulte.

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

The City Attorney stated that the City Clerk should type in item 1 through 4 into the ordinance and they would become Sections I,J,K, and M of Section 4 of Ordinance No. 9.

A recess was held and the meeting resumed at 9:15 p.m.

ITEM 6:
EXEMPTION AMENDMENT
NO. 4, SIGNS:
ORDINANCE 17U

ACTION: To adopt Ordinance 17U, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING A MORATORIUM ON THE ISSUANCE OF SIGN PERMITS IN THE CONSTRUCTION OF NEW SIGNS IN THE CITY, DECLARING THE URGENCY THEREOF."
Motion Schulte seconded Viterbi. Hearing no objection it was so ordered.

Councilmember Schulte stated Subsection 4C - Fixed signs for new commercial establishments provided the sign conform to a wall.
Miti Schwartz, 1010 N. Palm Ave. #209, spoke regarding Splash on Sunset, 8909 Sunset. She would like to place a sign in place of an existing sign which is not flat. Exemption granted by Mr. Schulte.

ITEM 7:
EXEMPTION REQUESTS -
RENT CONTROL
MORATORIUM

ACTION: To adopt an exception clause on the subject of condominium sales where there existed a special lease agreement prior to the sale. The exception clause was stated by the City Attorney as follows: a) Rental units for which the owner had exemption to the eviction portion of the moratorium on eviction of a tenant from a single family building, condominium unit, or stock cooperative units, where the unit was a single family building, condominium, or stock cooperative when the entity was created; b) the tenant was provided notice in writing that the unit was going to be placed on the market for sale and the tenancy would be terminated upon sale; c) the tenant signed a written agreement separate and apart from any lease acknowledging the facts recited above; d) the unit has been sold or is in escrow and the new owner seeks in good faith to make the unit his own principal residence. This motion was moved by Mayor Terrigno and seconded by Councilmember Heilman.

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

The following persons spoke on this issue:
1. Grafton Tanguary, 1287 N. Crescent Heights spoke to clarify some points in the exemption.
2. Ed Meripol, 1328 N. Havenhurst Drive, asked whether his condominium conversion units could be sold, having been previously approved by the state and county.

ITEM 7: (cont'd.)
EXEMPTION REQUESTS -
RENT CONTROL
MORATORIUM

3. Alice Nunn, 8844 Rosewood, stated her hardship situation. To avoid bankruptcy, she would like to lease her house and live in the back apartment currently occupied by tenant.

ACTION: To have City Attorney write an ordinance as soon as possible to attempt to protect people under the moratorium, yet afford some aid to Ms. Nunn. Motion Terrigno seconded Heilman.

AYES: Heilman, Viterbi, Schulte, Mayor
Terrigno

NOES: NONE
Motion Carried.

The following speakers spoke in general about the rent control:

1. Herman Bachofner, 335 S. Almont Dr., Beverly Hills, stated that he had bought a building in July and must depend on rental increase to pay expenses.
2. Arnold Rubin, 17437 Palora, Encino, CA, stated that his building fell out of escrow because the prospective buyer could not afford it upon the rent roll-back. Also stated that he sent a letter to Council.
3. Betty Katz, 423 N. Palm Dr., #207, claimed that landlords who have not raised rents in years are the ones suffering the most.
4. Budd Kops, 969 N. Larrabee St., asked how he could recoup damage done to an apartment if he can't raise rent.
5. Wade Prince, 1260 N. Laurel Ave., asked if the eviction moratorium includes eviction of resident managers. In response Ms. Browne stated that someone who is hired as a manager is considered an employee. In that case the owner must give him written notice, but if the manager refuses to continue his duties, he may be evicted. This is not applicable if they were a tenant previous to being a manager.
6. Amel Amel, 6372 West Sixth St., stated that there was much renovation done to the apartments and now cannot get an increase in rent to offset those costs.

ITEM 8:
PRINTING POLICY -
USE OF ORGANIZED
SHOPS

ACTION: To have the City Attorney draft an ordinance that would authorize the City of West Hollywood to do any outside contracting for printing services where the cost is greater than \$100.00. Hearing no objection it was so ordered.

Mayor Terrigno asked the City Manager to prepare a report and the City Attorney to check if it is in violation of any state or federal laws regarding other services to be contracted with union shops.

ITEM 9:
ADMINISTRATIVE REPORT
ON PERSONNEL SYSTEM.

ACTION: To approve compensation for Adam Moss and Dori Stegman be set at \$1,800 per month and be retroactive to December 6, 1984 as a 60-day position. Hearing no objection it was so ordered.

Mr. Bien gave a brief summary of and recommended the implementation of a merit personnel system which incorporates the six federal guidelines presented in a report given to the council.

ACTION: Proposal be sent to the Personnel Committee to work out details and come back to the full Council after the first of the year when it will be adopted with or without modifications. Motion Heilman seconded Viterbi. Hearing no objection it was so ordered.

There was a discussion among the Councilmembers about the general direction, goals, and plan for the city. Mr. Bien suggested setting a special meeting just for the purpose of such a discussion and Mr. Schulte asked the City Manager to draft a report for the attention of the community and the City Attorney and to bring a list of suggested planning consultants.

ITEM 10:
CHRISTMAS AND NEW
YEAR'S DAY HOLIDAY
POLICY:

ACTION: That City Hall be closed on December 24th and 31st as well as Christmas and New Year's Day, and that it be a paid holiday. Motion Viterbi seconded Schulte. Hearing no objection it was so ordered.

ITEM 11:
SCHEDULING OF COUNCIL
MEETINGS:

The first and third Thursdays in January in West Hollywood Park, and the second and fourth Thursdays in Plummer Park.

ITEM 12:
PROPOSITION A -
STATEMENT OF
ASSURANCES:

The City Manager reported that he met with representatives of the Los Angeles County Transportation Commission to discuss the distribution of Proposition A funds. They informed him of the need to have the mayor execute a Statement of Assurance and Understanding regarding receipt and use of the funds.

ACTION: To have the City Attorney check the statement and have it signed within four to five days. Motion Mayor Terrigno seconded Schulte. Hearing no objection it was so ordered.

ITEM 13:
CITY COUNCIL
COMMITTEES

Councilmember Heilman requested this item be put on the agenda and stated his concern about the way the Council had reached its decision with regard to the City Council Committees. Councilmember Heilman asked someone to make a motion to reconsider. Mayor Terrigno stated that the minority cannot make a motion and moved on to the next item.

ITEM 14:
COUNCIL MEMBERS'
IDENTIFICATION
BADGES

ACTION: To authorize to expend \$38 per person for badges that would identify the carrier as an official representative of the City of West Hollywood. This would include the City Attorney and an honorary badge to be presented to the Sheriff as the City's chief of police for a total of eight badges. Motion Schulte seconded Mayor Terrigno. Hearing no objection it was so ordered.

ITEM 15:
DEMAND REGISTER #3 -
RESOLUTION NO. 29

ACTION: For approval. Motion Viterbi seconded Terrigno. Hearing no objection it was so ordered.

ITEM 16:
BUILDING PERMIT
MORATORIUM EXTENSION -
PUBLIC HEARING SET FOR
1-10-85

The City Attorney stated that the 45-day moratorium on building will expire on January 13, 1985, and that to extend it, the Council will have to hold a public hearing with notice given.

ACTION: To have hearing at the regular council meeting on the 10th of January. Motion Heilman seconded Schulte. Hearing no objection it was so ordered with instruction to the City Manager to have it publicly noticed.

ITEM 17:
ESTABLISHING AGENDA
PROCEDURES:

ACTION: To direct the City Manager to prepare some procedures for the agenda process, specifically as to when deadlines should be set, and have this report ready for approval on the first meeting in January. Motion Viterbi seconded Schulte. Hearing no objection it was so ordered.

A fifteen minute recess was held.

ITEM 18:
APPOINTMENTS
TO CITIZEN
COMMITTEES:
EXTENSION OF
INSURANCE COVERAGE

The following people were appointed to the Citizen Committees:

City Manager Search Committee: First meeting

1. Ruth Williams (Mayor Terrigno) 1-2-85
2. Joe Thompson (Mr. Heilman)
3. Doug Routh (Ms. Albert) Deadline
4. Al Korngut (Mr. Schulte) 2-21-85
5. F. Peter Freed (Mr. Viterbi)

City Hall Search Committee:

1. Art Guerrero (Mayor Terrigno) First meeting
2. John Parks (Mr. Heilman) 12-27-84
3. Bud Siegel (Ms. Albert)
4. Pam Parker (Mr. Schulte) Deadline
5. Steve Smith (Mr. Viterbi) 1-24-85

Employee Benefits Committee

1. Peter McAlear (Mayor Terrigno) First meeting
2. Craig Lawson (Mr. Heilman) 1-2-85
3. Bob Conrich (Ms. Albert)
4. Steve Warner (Mr. Schulte) Deadline
5. Gretchen Fine (Mr. Viterbi) 2-7-85

Comparable Worth Committee

1. Joannie Parker (Mary Terrigno) First meeting
2. Ellie Schneir (Mr. Heilman) 2-3-85
3. Jean Bendorf (Ms. Albert)
4. Ivy Bottini (Mr. Schulte) Deadline
5. Richard Leib (Mr. Viterbi) 2-14-85

Insurance Committee

1. Andy Hirsch (Mayor Terrigno) First meeting
2. Abbe Land (Mr. Heilman) 12-26-84
3. Alan Day (Ms. Albert)
4. Tippi Kelly (Mr. Schulte) Deadline
5. Jeffrey Vopail (Mr. Viterbi) 1-17-85

ITEM 8: (cont'd.)
APPOINTMENTS TO
CITIZEN COMMITTEES:

ACTION: To approve the people appointed to the Citizen Committees. Motion Viterbi seconded Schulte. Hearing no objection it was so ordered.

FURTHER ACTION: That the City Manager inform the appointees by letter of their committee assignments and that they should meet before the first council meeting in January. Motion Schulte seconded Mayor Terrigno. Hearing no objection it was so ordered.

Councilmember Schulte asked that the City Manager be added to the staff of the Personnel Benefits committee.

FURTHER ACTION: To direct the City Manager that appointees be notified of their advisory position, and that the Council is not bound by their recommendations. The City Manager is also to include the purpose of the committees in the letter. Motion Viterbi seconded Schulte. Hearing no objection it was so ordered.

FURTHER ACTION: That the committees be directed to elect one of their members as the chair and that after the first meeting, the chair would be responsible for calling the meetings and giving the reports. Motion Heilman seconded Schulte. Hearing no objection it was so ordered.

FURTHER ACTION: Appointments made by each council member are subject to removal by that council member. Motion Heilman seconded Mayor Terrigno. Hearing no objection it was so ordered.

INSURANCE

ACTION: The City Manager is to seek to extend full coverage for a period of time not to exceed 60 days, and if full coverage cannot be obtained for more than 30 days, to seek another carrier who could provide that coverage, which would not exceed 60 days. Motion Heilman seconded Viterbi. Hearing no objection it was so ordered.

ITEM 19:
APPOINTMENT TO
SANITATION
DISTRICT:

ACTION: To appoint Councilmember Heilman as an alternate to the Director of Sanitation District (Mayor Terrigno). Hearing no objection it was so ordered.

ITEM 21:
RETIREMENT OF TEMPORARY
LOAN

The City Manager reported that the City has received its first subvention from the State and can use that to pay its bills.

ACTION: To approve the use of the City's first subvention from the State and to obtain the figure from the Bank of Los Angeles so that the City Manager could write the check. Motion Terrigno seconded Schulte. Hearing no objection it was so ordered.

ITEM 22: The council declared its intention to
PRELIMINARY REPORT go into closed session to discuss potential
ON THE MEDIAN STRIP litigation.

ITEM 23: ACTION: To bring before the Council January
OTHER BUSINESS: 3rd, Laurie Shane's two months' proposal
COMMUNICATION WORKS, to handle public relations for the Council
PUBLIC RELATIONS. and City of West Hollywood.
RENT CONTROL HOT
LINE

RENT CONTROL There was a report by Adam Moss who considered
PAYMENT current staffing on the hot line adequate.

ACTION: To have hot line operators paid
\$7.50 an hour. Motion Schulte seconded
Mayor Terrigno. Hearing no objection
it was so ordered.

ADJOURNMENT At 12:30 A.M. the Council adjourned to
closed session to discuss litigation.