

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
MINUTES
TUESDAY, FEBRUARY 20, 2024
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

6:00 P.M. – REGULAR MEETING

CALL TO ORDER: Mayor Erickson called the meeting to order at 6:04 p.m.

PLEDGE OF ALLEGIANCE: Isla Scharg led the Pledge of Allegiance.

LAND ACKNOWLEDGEMENT: Jonathan Wilson read the City's Land Acknowledgement.

ROLL CALL:

PRESENT: Councilmember Heilman, Councilmember Meister, Councilmember Shyne, Vice Mayor Byers, and Mayor Erickson.

ALSO PRESENT: City Manager Wilson, City Attorney Langer, Administrative Services Director Jimenez, City Clerk Crowder, and Assistant City Clerk Morales.

APPROVAL OF AGENDA:

Councilmember Heilman requested that Items 5.A., 6.B., and 6.C. be moved to Consent Calendar as Items 2.L., 2.M., and 2.N, respectively.

Motion by Councilmember Heilman, seconded by Vice Mayor Byers, to approve the February 20, 2024 agenda, as amended (5/0).

ADJOURNMENT MOTIONS:

Councilmember Meister requested that the meeting be adjourned in memory of Joseph Clapsaddle, Isacc Aguf, and Alexei Navalny.

Councilmember Heilman requested that the meeting be adjourned in memory of John Douponce, Mark Winogron, and Anna Strasberg.

Mayor Erickson requested that the meeting be adjourned in memory of Robert David Armenta and Nex Benedict.

PRESENTATIONS:

Mayor Erickson presented a certificate to Isla Scharg for leading tonight's Pledge of Allegiance.

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The City Council presented Alexandra “Lexi” Lucks with a Proclamation in recognition of becoming the new Miss West Hollywood.

PUBLIC COMMENT:

EUGENE MAYSKY, WEST HOLLYWOOD, MEMBER OF THE INTERNATIONAL COURT COUNCIL AND VICE PRESIDENT OF THE BOARD OF DIRECTORS OF ICLAH, spoke in support of Item 6.C. and expressed his gratitude to staff and the City Council.

JONATHAN WILSON, WEST HOLLYWOOD, spoke regarding the Social Justice Advisory Board.

ANNIE JUMP VICENTE, WEST HOLLYWOOD, spoke about her concerns with the City’s Block-by-Block Security Ambassadors as a Transgender female living in West Hollywood.

MIKIE FRIEDMAN, WEST HOLLYWOOD, spoke regarding people, health, and safety and in opposition of scooters.

ANNE MARIE WILLIAMS, WEST HOLLYWOOD, ON BEHALF OF HUMAN SERVICES COMMISSION, spoke regarding World Day of Social Justice and services available to the community.

GEORGE NICKLE, WEST HOLLYWOOD, spoke regarding social injustices and reminded the community to vote.

MARCUS MOLINA, WEST HOLLYWOOD, spoke in support of affordable housing.

ANGELO RIVERA, WEST HOLLYWOOD, expressed his gratitude for affordable housing.

DAVID NASH, WEST HOLLYWOOD, thanked employees DeeAna Saunders, Derek Murray, and Danny Rivas for their service.

MJ HILL, WEST HOLLYWOOD, spoke regarding social injustices and requested that the City Council do more for the Transgender community.

TSUKURU FORS, WEST HOLLYWOOD, spoke regarding social injustices in the Transgender community.

JOE GREEN, WEST HOLLYWOOD, thanked the City Council for appointing him to the Disabilities Advisory Board.

A. LEE WALKUP, WEST HOLLYWOOD, spoke regarding the vacancies on the Older Adults Advisory Board.

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CITY MANAGER'S REPORT:

City Manager David Wilson invited the community to the WEHO 40 Strategic Plan Open House on Saturday, March 2nd from 11:00 a.m. to 2:00 p.m. at Kings Road Park to provide input on the City's next strategic plan. He reminded the community that the March Primary Election is on Tuesday, March 5, noting that all registered voters should have received their Vote by Mail ballots and announced that all Vote by Mail Drop Boxes are open. The Vote by Mail Drop Boxes in the City are located behind City Hall on Sweetzer, Plummer Park Community Center, and at Council Chambers along San Vicente Boulevard. Additionally, he stated the City's 11-day Vote Center opens on Saturday, February 24th at Fiesta Hall in Plummer Park, and the City's 4-day Vote Center opens on March 2nd at the Aquatics and Recreation Center in West Hollywood Park. Furthermore, he provided an update on the City's Multi-Family Inspection Pilot Program and invited community members to attend the City's Public Safety Appreciation event on Wednesday, March 6th at the City Council Chambers from 11:30 a.m. to 1:30 p.m. Lastly, he wished all a Happy Black History Month and invited staff to provide an update on the City's GARE initiative.

Senior Administrative Analyst and GARE Lead Erin Hamant provided the annual update on the City's GARE initiative.

FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk Crowder stated that the Fiscal Impact on the Consent Calendar with the additions of Items 5.A., 6.B., and 6.C. was \$1,891,070 in expenditures, \$0 in revenue, and (\$1,300) in waived fees.

2. CONSENT CALENDAR:

2.A.,B.,C.,D.,E.,F.,G.,H.,I.,J.,K.,L.,M.,N. Motion by Councilmember Heilman, seconded by Councilmember Shyne, and approved (5/0).

2.A. POSTING OF AGENDA:

SUBJECT: The agenda for the meeting of Tuesday, February 20, 2024 was posted at City Hall, Plummer Park, the Sheriff's Station, and at the West Hollywood Library on Wednesday, February 14, 2024.

ACTION: Received and filed. **Approved as part of the Consent Calendar.**

2.B. APPROVAL OF MINUTES:

SUBJECT: The City Council is requested to approve the minutes of the prior Council meeting.

ACTION: Approved the minutes of February 5, 2024. **Approved as part of the Consent Calendar.**

- 2.C. APPROVAL OF DEMAND REGISTER NO. 943 [L. QUIJANO, C. CORRALES, S. HERNANDEZ]:**
SUBJECT: The City Council shall receive the Demand Register for the period ending February 9, 2024 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.
ACTION: Approved Demand Register No. 943 and adopted Resolution No. 24-009, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 943". **Approved as part of the Consent Calendar.**
- 2.D. ADOPT ORDINANCE NO. 24-03 (2ND READING) "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, AMENDING WEST HOLLYWOOD MUNICIPAL CODE SECTION 1.16.010 "PUBLIC PLACES FOR POSTING NOTICES" [M. CROWDER, L. MORALES]:**
SUBJECT: The City Council will waive further reading and adopt Ordinance No. 24-03, amending West Hollywood Municipal Code Section 1.16.010 "Public Places for Posting Notices".
ACTION: Waived further reading and adopted Ordinance No. 24-03, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, AMENDING WEST HOLLYWOOD MUNICIPAL CODE SECTION 1.16.010 "PUBLIC PLACES FOR POSTING NOTICES". **Approved as part of the Consent Calendar.**
- 2.E. COMMISSION AND ADVISORY BOARD MEETING SYNOPSES [M. CROWDER, L. MORALES]:**
SUBJECT: The City Council will receive Synopses from the Business License Commission, Older Adults Advisory Board, and the Transgender Advisory Board, regarding actions taken at their recent meetings.
ACTION: Received and filed. **Approved as part of the Consent Calendar.**
- 2.F. TREASURER'S REPORT FOR DECEMBER 2023 [L. QUIJANO, C. CORRALES, K. BARENG, S. STEPHENS]:**
SUBJECT: The City Council will receive the Treasurer's Reports for the month ended December 2023 pursuant to Section 53646 of the Government Code of the State of California.
ACTION: Received and filed the December 2023 Treasurer's Report. **Approved as part of the Consent Calendar.**
- 2.G. GRANTS IN THE SCHOOLS PROGRAM UPDATE [C. SCHROEDER, L. ISENBERG, D. SAUNDERS, M. LIBERMAN]:**
SUBJECT: The City Council will receive a report on the 2023-24 Grants in the Schools Program.
ACTION: Received and filed. **Approved as part of the Consent Calendar.**

- 2.H. AGREEMENT FOR CURB MANAGEMENT TECHNOLOGY SERVICES WITH ARCADIS [S. CAMPBELL, V. GUARINO, B. BORTFELD]:**
SUBJECT: The City Council will consider approval of a five-and-a-half-year Agreement for services with Arcadis to provide curb management technology services.
ACTIONS: 1) Approved a five-and-a-half-year Agreement for services with Arcadis in an amount not to exceed \$530,000, to provide curb management technology services; and 2) Authorized the City Manager or designee to execute documents incident to the Agreement. **Approved as part of the Consent Calendar.**
- 2.I. AGREEMENT WITH SDI PRESENCE LLC FOR GIS CONSULTING SERVICES [L. QUIJANO, E. TSIPIIS]:**
SUBJECT: The City Council will consider approving an Agreement for GIS Consulting Services with SDI Presence LLC.
ACTIONS: 1) Approved an Agreement for Professional Services with SDI Presence GIS LLC. for GIS Consulting Services in an amount not-to-exceed \$200,000; and 2) Authorized the City Manager or designee to execute documents incident to the Agreement. **Approved as part of the Consent Calendar.**
- 2.J. AMENDMENT NO. 1 TO THE AGREEMENT FOR SERVICES WITH DUKES ROOT CONTROL, INC. [S. CAMPBELL, J. GILMOUR]:**
SUBJECT: The City Council will consider amending the Agreement for Services with Dukes Root Control, Inc. for sewer system root control services, to increase the not-to-exceed amount and extend the Agreement.
ACTIONS: 1) Approved Amendment No. 1 to the Agreement for Services with Dukes Root Control, Inc., to increase the amount of the Agreement by \$442,914.32 for a total not-to-exceed amount of \$795,855.15 and extend the term of the Agreement to June 30, 2027; and 2) Authorized the City Manager or designee to execute documents incident to the Agreement. **Approved as part of the Consent Calendar.**
- 2.K. NATIONAL WOMEN'S HISTORY MONTH 2024 [Y. QUARKER, A. LOVANO, L. FOOKS]:**
SUBJECT: The City Council will consider approval of programming in celebration of National Women's History Month 2024.
ACTIONS: 1) Approved programming for National Women's History Month 2024 and direct the appropriate City staff to coordinate the production and promotion of National Women's History Month activities; 2) Authorized the use of the City's name and logo on invitations, programs, and other collateral materials; 3) Directed the Communications Department to utilize all appropriate communications tools to promote the City's celebration of National Women's History Month via social media platforms and distribution of information; and 4) Approved the use of the West Hollywood City Council Chambers and Auto court and waiver of parking fees in the

five-story parking structure for the Women's History Month Party event to be held March 15, 2024. **Approved as part of the Consent Calendar.**

2.L. (5.A.) UPDATE ON THE SACRAMENTO LEGISLATIVE ACTION DAY FOR APPOINTED OFFICIALS [Y. QUARKER, A. LOVANO, H. MOLINA]:

SUBJECT: The City Council will receive an update on the Council-approved Sacramento legislative action day for appointed officials.

ACTIONS: 1) Received a draft plan for the Sacramento Legislative Action Day for Appointed Officials, which follows the direction from the Council-approved motion on May 16, 2022; and 2) Authorized the Director of Finance and Technology Services to allocate \$5,500 from budgeted funds in Fiscal Year 2023-24 in the Special Council Programs account number 100-1-01-00-531001 for costs associated with this trip for up to seven appointed officials and support staff. **Approved as part of the Consent Calendar.**

2.M. (6.B.) HEPATITIS C: PUBLIC FORUM - HOW TO GET TO ZERO CASES OF HEPATITIS C [J. ERICKSON, Y. QUARKER, A. LOVANO, H. MOLINA, M. WATSON]:

SUBJECT: The City Council will consider approving the sponsorship of a public forum to raise awareness about the presence of Hepatitis C (HCV) in the community and Los Angeles County, how to prevent new infections, provide information about the availability of extremely successful treatments, and remove barriers to such treatments. In addition, this item directs staff to work with the County's Department of Public Health (DPH) and other community stakeholders to develop an initiative to reduce transmission and link up HCV+ individuals to treatments.

ACTIONS: 1) Approved the sponsorship of a public forum to raise awareness about the presence of Hepatitis C in the community and Los Angeles County, as well as prevention and treatment of the disease; 2) Directed City staff to work with Los Angeles County's DPH and other community partners to ensure information and resources are available to West Hollywood residents; 3) Directed staff to work with the Office of Supervisor Lindsey P. Horvath, DPH, community partners, and other cities to develop a Hep C Zero initiative, countywide; 4) Authorized the use of the City name and logo on invitations, programs, and other collateral materials for the event; 5) Directed the Communications Department to utilize all appropriate communication tools to promote the event including, but not limited to, the City's website, a news release, and social media; 6) Waived parking fees at the 5-story parking lot for up to 2 hours for up to 50 attendees, at a total cost of \$400; and 7) Authorized the Director of Finance and Technology Services to allocate \$1,900 from Fiscal Year 2022-23 funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with this event for technical support (Waveguide), moderator fees, and marketing materials. **Approved as part of the Consent Calendar.**

2.N. (6.C.) SUPPORT OF THE MATTHEW SHEPARD NATIONAL STAMP CAMPAIGN [J. ERICKSON, Y. QUARKER, A. LOVANO, J. DEL TORO, M. MÁRQUEZ]:

SUBJECT: The City Council will consider supporting the Matthew Shepard National Stamp Campaign organized by the International Court System's Imperial Court Council and supported by the Matthew Shepard Foundation.

ACTIONS: 1) Adopted Resolution No. 24-010, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF THE MATTHEW SHEPARD NATIONAL STAMP CAMPAIGN;" 2) Directed staff to send copies of the signed resolution to U.S. Senator Laphonza Butler, U.S. Senator Alex Padilla, U.S. Congressman Adam Schiff, the Citizens' Stamp Advisory Committee, the International Court System's Imperial Court Council, and the Matthew Shepard Foundation; and 3) Encouraged members of the public to send their own letters of support to the Citizens' Stamp Advisory Committee. **Approved as part of the Consent Calendar.**

3. PUBLIC HEARINGS:

3.A. APPEAL OF THE PLANNING COMMISSION'S APPROVAL TO DEMOLISH TWO DWELLING UNITS ON THREE ABUTTING PARCELS AND CONSTRUCT A NEW SEVEN-STORY, 89-UNIT, 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL BUILDING AND A THREE-LEVEL SUBTERRANEAN PARKING GARAGE AT 910-916 WETHERLY DRIVE INCLUDING A FINDING THAT THE PROJECT IS EXEMPT FROM CEQA UNDER CLASS 32 CATEGORICAL EXEMPTION FOR IN-FILL DEVELOPMENT PROJECTS (14 CCR § 15332) AND AFFORDABLE HOUSING EXEMPTION (14 CCR § 15194) [N. MARICICH, J. ALKIRE, A. CASTILLO, R. RATH]:

SUBJECT: This item is an appeal of the Planning Commission's adoption of Resolution No. PC 23-1534, which found the project to be exempt from CEQA under Section 15532 (In-fill Development Projects) and Section 15194 (Affordable Housing) and approved the demolition of all structures on three contiguous parcels, a lot merge of the three parcels, and the construction of an approximately 78,425 square-foot, seven-story, 89-unit, 100% affordable multi-family residential building over three levels of subterranean parking garage. The Planning Commission's approval also included three modifications for the 10% reduction of both side yard setbacks and the rear yard setback. The approved project utilizes a density bonus and concessions, pursuant to West Hollywood Municipal Code § 19.22.050 and the State Density Bonus Law, including Government Code section 65915.

Mayor Erickson opened the Public Hearing.

The City Council provided their disclosures.

City Clerk Crowder indicated that the Public Hearing was noticed as required by law.

Planning Manager Jennifer Alkire introduced Director of Community Development Nick Maricich and Associate Planner Roger Rath. Mr. Rath provided background information as outlined in the staff report dated February 20, 2024.

Councilmember Heilman inquired if private developers could be granted concessions as it related to inclusionary housing provisions and if concessions were considered modifications. Mr. Rath and Ms. Alkire responded. Additionally, City Attorney Langer noted that the State bonus density law was recently amended to add more density bonuses. She added that the project in question was approved for modifications, and that the new state law allowed for a 5th concession available to 100% affordable housing units like this project, confirming the standard was to use one concession for one modification.

Vice Mayor Byers inquired if the two modifications approved by the Planning Commission were standard use flexibility in line with the City's building code parameters. Mr. Rath responded.

Councilmember Meister posed a series of questions to City staff and the City Attorney regarding the CEQA requirements prior to the approval of AB 1633, concessions for non-residential parking, mutual agreement concerning environmental review, fault line review process, shade and shadow study and impacts on the historic property, dewatering, rooftop deck operational hours, traffic study, parking concerns, safety concerns with accessibility for the Fire Department, housing selection process, and income qualification process. Mr. Rath and Ms. Alkire responded to the development-related inquiries. Project Development Administrator Alicen Bartle responded to the inquiries related to the low-income housing selection process. City Attorney Langer clarified that the City bases decisions in line with current law. She stated that the modification made to AB 1633 in relation to CEQA guidelines was that it now allowed the developer to provide evidence of a CEQA exemption to the City for its review and determination. She also expanded on density bonus based on case law by the court of appeals.

Mayor Erickson inquired about the income threshold for this project and if the City's Urban Design & Architecture Studio worked with the developer on the building's design. Urban Design & Architecture Studio Manager Ric Abramson and Project Development Administrator Alicen Bartle responded.

APPELLANT TEAM:

MARTHA ORNELLA, spoke in favor of the appeal delineating various reasons to approve the appeal and deny the project. She stated that the City did not go through a thorough review process in line with seismic, geological, CEQA, and EIR standards and stated that this was an unsafe structure.

ARTHUR BERNSTEIN, stated this project was not categorically exempt from CEQA because it will not provide 100% affordable housing and spoke in opposition to the selection process by the developers.

APPLICANT TEAM:

The team provided a presentation of their proposed project.

JEFF SEYMOUR (Applicant), MICHAEL CONTENTO (Architect), JESSE SLANSKY (West Hollywood Community Housing Corporation President/CEO), and RYAN LEADERMAN (Counsel) stated that they are in favor of the conditions set by Planning Commission and expressed their desire to collaborate with the City to ensure this project is successful.

The City Council posed various inquiries to the Appellants and Applicants. Clarification was provided.

***The City Council recessed at 8:18 p.m. and reconvened at 8:27 p.m.*

The following members of the public came forward to speak:

DANIELLE WILSON, WEST HOLLYWOOD, spoke in opposition of the appeal.

CHERYL RODDY, UNKNOWN, spoke in support of the appeal.

BLANCA RIZO, UNKNOWN, spoke in opposition of the appeal.

ESPERANZA VASQUEZ, UNKNOWN, spoke in opposition of the appeal.

EDITH NARVAEZ, UNKNOWN, spoke in opposition of the appeal.

KEYO ORDONEZ, UNKNOWN, spoke in opposition of the appeal.

JONATHAN FLORES, UNKNOWN, spoke in opposition of the appeal.

JAKELIN FUENTES, UNKNOWN, spoke in opposition of the appeal.

ERIKA VENTURA, UNKNOWN, spoke in opposition of the appeal.

VERONICA CORONEL, UNKNOWN, spoke in opposition of the appeal.

CASEY DALAGER, UNKNOWN, spoke in opposition of the appeal.

TINA MELENDEZ, UNKNOWN, spoke in opposition of the appeal.

KALI ROGERS, WEST HOLLYWOOD, spoke in opposition of the appeal.

ROBERT KOLE, WEST HOLLYWOOD, spoke in opposition of the appeal.

KAREN AMAYA, UNKNOWN, spoke in opposition of the appeal.

GLADIS AVILA, UNKNOWN, spoke in opposition of the appeal.

DAVID STOOKEY, WEST HOLLYWOOD, spoke in opposition of the appeal.

SAMANTHA GAZDA, WEST HOLLYWOOD, spoke in opposition of the appeal.

BOBBIE EDRICK, WEST HOLLYWOOD, spoke in support of the appeal.

REBECCA DAMAVANDI, WEST HOLLYWOOD, spoke in support of the appeal.

NOAH SCHNEIDERMAN, UNKNOWN, spoke in opposition of the appeal.

DAISY TORME, WEST HOLLYWOOD, spoke in support of the appeal.

DONNA K. STELLINI, WEST HOLLYWOOD, spoke in support of the appeal.

SUSAN ROSENBLUTH, WEST HOLLYWOOD, spoke in support of the appeal.

DAVID NASH, WEST HOLLYWOOD, spoke in opposition of the appeal.

A. LEE WALKUP, WEST HOLLYWOOD, spoke in support of the appeal.

MONICA LANNESSA, WEST HOLLYWOOD, spoke in support of the appeal.

JOEL REED, WEST HOLLYWOOD, spoke in support of the appeal.

JAVIER MULERO, WEST HOLLYWOOD, spoke in opposition of the appeal.

KARL LOTT, WEST HOLLYWOOD, spoke in opposition of the appeal.

TOM KNEAFSEY, WEST HOLLYWOOD, spoke in opposition of the appeal.

MARK YUSUPOV, WEST HOLLYWOOD, spoke in support of the appeal.

NICK PERLOFF, LOS ANGELES, spoke in opposition of the appeal.

ANDREW SOLOMON, WEST HOLLYWOOD, spoke in opposition of the appeal.

PARKER FREIDRICH, WEST HOLLYWOOD, spoke in opposition of the appeal.

LOURDES NOLASCO, UNKNOWN, spoke in opposition of the appeal.

GREGOR RETI, WEST HOLLYWOOD, spoke in opposition of the appeal.

FELICE KAPLA, WEST HOLLYWOOD, spoke in opposition of the appeal.

TED GREEN, WEST HOLLYWOOD, spoke in opposition of the appeal.

CATHY BLAVIS, WEST HOLLYWOOD, spoke in support of the appeal.

The following members of the public provided a Citizen Position Slips in support of the appeal:

ROBERT STELOFF, WEST HOLLYWOOD, provided a citizen position slip in support of the appeal.

SUSAN MILLER, WEST HOLLYWOOD, provided a citizen position slip in support of the appeal.

CHRISTIAN KAPLAN, WEST HOLLYWOOD, provided a citizen position slip in support of the appeal.

PAUL WITHELM, WEST HOLLYWOOD, provided a citizen position slip in support of the appeal.

BANIKA RANKIN, WEST HOLLYWOOD, provided a citizen position slip in support of the appeal.

DOMINIC BONNCERO, WEST HOLLYWOOD, provided a citizen position slip in support of the appeal.

GOSIA MIRAS, WEST HOLLYWOOD, provided a citizen position slip in support of the appeal.

The following members of the public provided a Citizen Position Slips in opposition of the appeal:

JOEL SAFRANEK, WEST HOLLYWOOD, provided a citizen position slip in opposition of the appeal.

THOMAS LEPAK, WEST HOLLYWOOD, provided a citizen position slip in opposition of the appeal.

ALLEN EDEL, WEST HOLLYWOOD, provided a citizen position slip in opposition of the appeal.

DANIELLE PORTER, WEST HOLLYWOOD, provided a citizen position slip in opposition of the appeal.

KATHRYN D'AVAN, WEST HOLLYWOOD, provided a citizen position slip in opposition of the appeal.

APPELLANT REBUTTAL:

MARTHA ORNELLA stated they were in support of affordable housing; however, not this project due to the lack of studies conducted and points made within the appeal.

APPLICANT REBUTTAL:

RYAN LEADERMAN, COUNSEL, stated the appellant has not provided evidence of this project being flawed and had not made findings to deny the project.

Mayor Erickson closed the Public Hearing.

Councilmember Heilman thanked the speakers for their respectful demeanor during the Public Hearing and commented on the legal parameters on how they operate, noting that the City Council did not have a lot of discretion. He commented that the only area where the City Council has discretion is on the modifications, and they do not have an adverse impact. He spoke in support of staff's recommendation and in opposition of the appeal based on State law.

Councilmember Meister stated that there should have been further CEQA studies conducted, expressing concerns with the potential dangers of dewatering, subsidence, the seismic fault, and traffic. She questioned the validity of the concession to allow non-residential use of the subterranean

garage. She noted that granting the three discretionary modifications was unnecessary because the project's architect knew about the earthquake fault when they designed the project. She stated that it could have been a better project by moving the one residential unit, the laundry room and office onto the lower floors. She noted the 26% reduction of open space and how the rooftop could have been better utilized for that purpose. She commented that she supports the appeal in part.

Councilmember Shyne also thanked the speakers, commented on the restrictions the City Council has to consider the project, and stated that she would like for the selection process of applicants for the rental units to be West Hollywood residents or individuals who work in West Hollywood.

Vice Mayor Byers also stated that the setbacks would have minimal impacts, and CEQA exemptions were not sufficient.

Mayor Erickson thanked the speakers and spoke in support of staff's recommendation to deny the appeal. He also supports giving preference to West Hollywood residents and people who work in the City for the rental units.

Planning Manager Jennifer Alkire stated that the following language would be inserted into the resolution to clarify the selection process:

Condition 3.5 the operator shall give priority to individuals who live or work in the City of West Hollywood as feasible and in accordance with our housing laws.

ACTION: The City Council held a public hearing, considered all pertinent testimony, denied the appeal, and affirmed the Planning Commission's decision by adopting Resolution No. 24-011: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DENYING AN APPEAL FILED BY ARTHUR BERNSTEIN, MARTHA ORELLANA, AND JOSEPH DICKSTEIN AND AFFIRMING THE PLANNING COMMISSION'S APPROVAL OF A DEMOLITION PERMIT, DEVELOPMENT PERMIT, A LOT MERGER TO COMBINE THREE CONTIGUOUS PARCELS, AND THREE MODIFICATION REQUESTS TO DEMOLISH ALL STRUCTURES ON-SITE AND CONSTRUCT A NEW, SEVEN-STORY, 89-UNIT, 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL BUILDING OVER THREE LEVELS OF SUBTERRANEAN PARKING, AND ISSUE APPLICABLE DENSITY BONUS CONCESSIONS ON THE PROPERTY LOCATED AT 910-916 WETHERLY DRIVE, WEST HOLLYWOOD, CALIFORNIA AND UPHOLDING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA UNDER A CLASS 32 CATEGORICAL EXEMPTION FOR IN-FILL DEVELOPMENT PROJECTS (14 CCR § 15332) AND AFFORDABLE HOUSING EXEMPTION (14 CCR

§ 15194).” **Motion by Heilman, seconded by Shyne, and approved (4/1), noting the “no” vote of Councilmember Meister.**

4. LEGISLATIVE: None.

5. UNFINISHED BUSINESS:

5.A. UPDATE ON THE SACRAMENTO LEGISLATIVE ACTION DAY FOR APPOINTED OFFICIALS [Y. QUARKER, A. LOVANO, H. MOLINA]:

SUBJECT: The City Council will receive an update on the Council-approved Sacramento legislative action day for appointed officials.

ACTION: This Item was moved to the Consent Calendar.

6. NEW BUSINESS:

6.A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 148 N. SWALL DRIVE, IN THE CITY OF WEST HOLLYWOOD [S. CAMPBELL, H. COLLINS]:

SUBJECT: The City Council will consider a Resolution approving the purchase of real property located at 148 N. Swall Drive in the City of West Hollywood.

Councilmember Meister mentioned the correspondence submitted by Victor Omelchenko and inquired about the purchase price of this property. She also requested that the property be used as green space.

Director of Public Works Steve Campbell shared that the City worked with an agent and the property is comparable, noting that the property is zoned for both residential and commercial development.

Councilmember Heilman spoke in agreement with Councilmember Meister’s comment to utilize it as green space until it is developed.

Mr. Campbell stated that staff would bring an item for Council consideration to explore options for the lot.

ACTIONS: 1) Adopted Resolution No. 24-012 “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 148 N. SWALL DRIVE, IN THE CITY OF WEST HOLLYWOOD”; 2) Authorized the Director of Finance and Technology Services to allocate up to \$2,600,000 plus all related closing costs for the purchase of real property located at 148 N. Swall Drive from the Capital Projects Fund unallocated reserves; and 3) Authorized the City Manager to negotiate and execute all necessary documents to facilitate the purchase of real property located at

148 N. Swall Drive. **Motion by Vice Mayor Byers, seconded by Councilmember Heilman and approved (5/0).**

6.B. HEPATITIS C: PUBLIC FORUM - HOW TO GET TO ZERO CASES OF HEPATITIS C [J. ERICKSON, Y. QUARKER, A. LOVANO, H. MOLINA, M. WATSON]:

SUBJECT: The City Council will consider approving the sponsorship of a public forum to raise awareness about the presence of Hepatitis C (HCV) in the community and Los Angeles County, how to prevent new infections, provide information about the availability of extremely successful treatments, and remove barriers to such treatments. In addition, this item directs staff to work with the County's Department of Public Health (DPH) and other community stakeholders to develop an initiative to reduce transmission and link up HCV+ individuals to treatments.

ACTION: This Item was moved to the Consent Calendar.

6.C. SUPPORT OF THE MATTHEW SHEPARD NATIONAL STAMP CAMPAIGN [J. ERICKSON, Y. QUARKER, A. LOVANO, J. DEL TORO, M. MÁRQUEZ]:

SUBJECT: The City Council will consider supporting the Matthew Shepard National Stamp Campaign organized by the International Court System's Imperial Court Council and supported by the Matthew Shepard Foundation.

ACTION: This Item was moved to the Consent Calendar.

EXCLUDED CONSENT CALENDAR: None

PUBLIC COMMENT: None

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:

Vice Mayor Byers reported her attendance at the West Side Cities Council of Governments meeting, the County District Sanitation meeting, the office opening of Supervisor Lindsey Horvath, and noted that it was exciting to have the Supervisor and Assemblymember with district offices on Sunset Boulevard

Councilmember Shyne wished all a happy Black History Month, reported her attendance at the Winter Sounds.

Councilmember Meister reported welcoming the WEHO Reads Black History Month Program and reported her attendance at the Joint Assembly Select Committee on retail theft and the Westside Urban Forum Annual Mayor's Panel. She requested the meeting also be adjourned in memory of Alexei Navalny and thanked Kimberly Copeland for her service and dedication to the City and Community as a former Business License, Rent Stabilization, and Planning Commissioner.

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Mayor Erickson reported his attendance at the Contract Cities Executive Board Meeting, the WEHO Reads Black History Month Program, the Joint Assembly Select Committee on retail theft, Saturdays at Plummer Park event, swore in Nick Wyville to the Human Services Commission, attended the grand opening of Supervisor Lindsey Horvath’s district office, the Contract Cities Legislative Committee, the West Side Urban Forum Annual Mayor’s Pannel, ribbon cutting at Tierra del Sol Gallery, and the Mayor’s Alliance to End Childhood Hunger. He wished Councilmember Shyne a Happy Birthday, thanked his colleagues for their support on Agenda Items 6.B. and 6.C. and requested a report back on traffic calming solutions at La Cienega and Holloway intersection. He requested staff to promote tree services offered by the City on social media platforms and concluded his comments by requesting the meeting also be adjourned in memory of Nex Benedict.

ADJOURNMENT: The City Council adjourned at 10:18 p.m. in memory of Joseph Clapsaddle, Isacc Aguf, Alexei Navalny, John Douponce, Mark Winogron, Anna Strasberg, Robert David Armenta, and Nex Benedict to its next regular meeting, which will be on Monday, March 4, 2024, at 6:00 P.M. at West Hollywood Park Public Meeting Room - Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 4th day of March, 2024 by the following vote:

AYES:	Councilmember:	Heilman, Meister, Shyne, Vice Mayor Byers, and Mayor Erickson.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

DocuSigned by:


 JOHN M. ERICKSON, MAYOR

ATTEST:

DocuSigned by:


 MELISSA CROWDER, CITY CLERK