

**CITY COUNCIL  
CITY OF WEST HOLLYWOOD  
MINUTES  
MONDAY, AUGUST 16, 2004  
WEST HOLLYWOOD PARK**

**CALL TO ORDER:** The meeting was called to order at 6:40 PM.

**PLEDGE OF ALLEGIANCE:** Grafton Tangueray led the pledge.

**ROLL CALL: PRESENT:** Councilmember Guarriello, Heilman, Prang, Mayor Pro Tempore Land and Mayor Duran.

**ABSENT:** None.

**ALSO PRESENT:** Assistant City Manager Joan English, City Attorney Michael Jenkins, City Clerk Tom West and Assistant City Clerk Gwen Peirce.

**REPORT OF CLOSED SESSION AGENDA:**

City Attorney Jenkins stated that the Closed Session convened at 6:00 PM. He stated that the Closed Session was adjourned at 6:30 PM with no reportable action taken.

**APPROVAL OF AGENDA:**

Councilmember Prang and Mayor Pro Tempore Land requested that Item 2.S. be TABLED indefinitely.

**ACTION: Motion by Councilmember Prang and seconded by Mayor Pro Tempore Land to TABLE Item 2.S. indefinitely and carried with Councilmember Heilman voting No.**

Councilmember Heilman requested that Item 2.P. be moved to Excluded Consent.

Councilmember Prang requested that the meeting be adjourned in memory of Robert Lees, Dan Knapp and Harry Weiss and Councilmember Prang's Aunt, Clara Zagaiski.

**ACTION: Motion by Mayor Pro Tempore Land and seconded by Councilmember Guarriello to approve the August 16, 2004 agenda as amended and carried unanimously.**

**PRESENTATIONS:**

Mayor Pro Tempore Land presented a proclamation proclaiming August 26, 2004 as "Women's Equality Day."

**1. PUBLIC COMMENT:**

SARAH BURNS, spoke in support of Item 2.Y., A RESOLUTION IN SUPPORT OF THE TENTH ANNIVERSARY OF THE INTERNATIONAL CONFERENCE ON POPULATION AND DEVELOPMENT.

SHANE SMITH, SANTA MONICA, spoke in support of Item 2.W., A RESOLUTION IN SUPPORT OF PROPOSITION 71.

JAMES FUHRMAN, WEST HOLLYWOOD, spoke regarding items outlined in the Demand Register, Item 2.C.

TOM DEMILLE, WEST HOLLYWOOD, spoke regarding issues involving the Sunset Strip, including placing surveillance cameras on the Strip.

STAN LOTH RIDGE, WEST HOLLYWOOD, spoke in support of the property at 1343 N. Laurel being turned into a park and multi-use multicultural center and spoke in opposition to the proposed project.

HEAVENLY WILSON, WEST HOLLYWOOD, spoke in opposition to the rapid development of condominiums in the City.

NAN WASHBURN, WEST HOLLYWOOD ORCHESTRA, spoke in support of the City's support of the West Hollywood Orchestra.

ANGUS KENNEDY, WEST HOLLYWOOD ORCHESTRA, spoke in support of the City's support of the West Hollywood Orchestra.

DONALD ELMBLAD, WEST HOLLYWOOD, spoke in opposition to the proposed project at 1343 N. Laurel Avenue and in opposition to proposed increased relocation fees.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of the redecoration of the West Hollywood Park Auditorium and the closed captioning of the City Council meetings. She also spoke in opposition to a recent *Los Angeles Times* article regarding the Sunset Strip.

SUSAN CANJURA, WEST HOLLYWOOD, spoke in opposition to the demolition of buildings in the City, specifically 1342-46 N. Hayworth.

#### **COUNCILMEMBER COMMENTS:**

Councilmember Guarriello reported that the Los Angeles County Library System will not suffer any significant losses this year.

Councilmember Heilman announced that the Human Rights Speaker Series on September 22<sup>nd</sup> will be regarding Reproductive Rights. He also announced the West Hollywood Book Fair on October 6<sup>th</sup>. He recognized Lauren Meister for her work in the community.

Councilmember Prang stated that Sheriff Baca's sales tax initiative will be placed on the November ballot. He spoke in opposition to the recent article in the *Los Angeles Times* regarding the Sunset Strip.

Mayor Pro Tempore Land commended staff, neighborhood watch captains and the groups for the National Night Out events. She spoke in opposition to recent action made by Coors Brewing Company to take away abortion services from their health plans. She commended Nan Washburn for her work with the West Hollywood Orchestra.

Mayor Duran thanked Shane Smith for speaking on Proposition 71 and spoke in support of stem cell research.

**CITY MANAGER'S REPORT: None.**

**FISCAL IMPACT ON CONSENT CALENDAR:**

City Clerk West stated that the fiscal impact for the Consent Calendar is \$286,732 in expenditures and \$180,000 in potential revenue.

**2. CONSENT CALENDAR:**

**ACTION:** Approve the Consent Calendar as amended, 2.A.,B.,C.,D.,E.,F.,G.,H., I.,J.,K.,L.,M.,N.,O.,Q.,R.,S.,U.,V.,W.,X.,Y.,Z. **Motion by Councilmember Guarriello, seconded by Councilmember Heilman and carried with Mayor Duran noting his ABSTENTION on Item 2.R.**

**2.A. POSTING OF AGENDA:**

**ACTION:** Receive and file. **Approved as part of the Consent Calendar.**

**2.B. APPROVAL OF MINUTES:**

**ACTION:** Approve the minutes of July 19, 2004. **Approved as part of the Consent Calendar.**

**2.C. DEMAND REGISTER NO. 513 AND 514; RESOLUTION NO. 04-3108:**

**ACTION:** Approve Demand Register No. 513 and 514 AND adopt Resolution No. 04-3108, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 513 AND 514." **Approved as part of the Consent Calendar.**

**2.D. TREASURER'S REPORTS FOR JUNE 2004:**

**ACTION:** Receive and file. **Approved as part of the Consent Calendar.**

**2.E CLAIMS ADMINISTRATION:**

**ACTION:** Deny the claim of Peter Upson and refer it to the City's claims adjuster. **Approved as part of the Consent Calendar.**

- 2.F. COMMISSION AND ADVISORY BOARD ACTION REPORTS:**  
**ACTION:** Receive and file. **Approved as part of the Consent Calendar.**
- 2.G. AGREEMENT TO PROVIDE ELECTION SERVICES FOR THE MARCH 8, 2005 GENERAL MUNICIPAL ELECTION:**  
**ACTION:** 1) Approve an agreement with Martin and Chapman Company in the amount of \$51,000 for Election Services for the General Municipal Election to be held on March 8, 2005; 2) Authorize the City Clerk to issue Change Orders not to exceed 10% of the original proposal; and 3) Authorize the City Manager to execute agreement. **Approved as part of the Consent Calendar.**
- 2.H. REPORT OUTLINING A SCHEDULE/CALENDAR OF EVENTS FOR THE BALLOT VOTE OF ZONE 2 OF THE SANTA MONICA BOULEVARD MAINTENANCE DISTRICT:**  
**ACTION:** Receive and file report. **Approved as part of the Consent Calendar.**
- 2.I. AGREEMENT FOR SERVICES WITH DEKRA-LITE FOR INSTALLATION, STORAGE AND REPAIR OF HOLIDAY LIGHTS ON SANTA MONICA BOULEVARD RELATED TO THE SANTA MONICA BOULEVARD MAINTENANCE DISTRICT:**  
**ACTION:** Approve an agreement with Dekra-Lite in an amount not-to-exceed \$63,056 for the repair, installation and storage of the holiday lights along Santa Monica Boulevard for the 2004 holiday season; and authorize the City Manager to sign the agreement. **Approved as part of the Consent Calendar.**
- 2.J. ARTS GRANTS CRITERIA (20TH ANNIVERSARY SPECIAL CHALLENGE GRANTS):**  
**ACTION:** Approve grant criteria for the 2004-2005 Arts Grants programs. **Approved as part of the Consent Calendar.**
- 2.K. RENEWAL OF GRANT AGREEMENT WITH THE WEST HOLLYWOOD ORCHESTRA (WHO):**  
**ACTION:** The Arts and Cultural Affairs Commission recommends that the Council does not support the continuation of the West Hollywood Orchestra's grant agreement with the City for 2004-2005. However, the WHO may compete with other nonprofits for funding under the 20<sup>th</sup> Anniversary Special Grants Program. **Approved as part of the Consent Calendar.**
- 2.L. APPROVAL OF JOB SPECIFICATIONS FOR MANAGEMENT SPECIALIST AND MANAGEMENT ANALYST (ACE):**  
**ACTION:** 1) Adopt the job description for the new ACE position of Management Specialist in the City Manager's Department with a salary

range at Grade 4121; ACE-12, Exempt (\$54,927 to \$66,464 annually); and 2) Adopt the job description for the new ACE position of Management Analyst in the Administrative Services Department with a salary range at Grade 4131; ACE-13, Exempt (\$57,849 to \$70,009 annually). **Approved as part of the Consent Calendar.**

**2.M. NOTICE OF COMPLETION FOR CIP 0402 EL TOVAR PARKING LOT:**

**ACTION:** Accept the work and authorize the following: a) Filing a Notice of Completion by the City Engineer; b) Final payment to the contractor at the end of the 35 day lien period; c) Release of the Performance Bond on the date of recordation of the Notice of Completion; and d) Release of the Payment Bond 35 days after the date of recordation of the Notice Of Completion, pending no receipt of Stop Notices. **Approved as part of the Consent Calendar.**

**2.N. IN-LIEU FEE AGREEMENT FOR A DEVELOPMENT AT 8928 SANTA MONICA BOULEVARD:**

**ACTION:** Approve an In-Lieu Fee Agreement with the Goodwin Family Trust for 9 parking spaces for the development located at 8928 Santa Monica Boulevard. **Approved as part of the Consent Calendar.**

**2.O. AGREEMENT WITH QUALITY PARKING SERVICE, INC. TO PROVIDE VALET PARKING SERVICES FOR THE CITY OF WEST HOLLYWOOD:**

**ACTION:** 1) Authorize staff to draft and negotiate an agreement with Quality Parking Service, Inc. to provide valet parking services for the City of West Hollywood; 2) Approve a contract term of one (1) year, beginning September 1, 2004 through August 31, 2005; and 3) Authorize the City Manager to sign the agreement. **Approved as part of the Consent Calendar.**

**2.P. AGREEMENT WITH LOS ANGELES ECONOMIC DEVELOPMENT CORPORATION (LAEDC) FOR AN ECONOMIC DEVELOPMENT POLICY REPORT "ONLY IN WEST HOLLYWOOD! – AN ECONOMIC ACTION PLAN":**

**ACTION:** Moved to Excluded Consent.

**2.Q. AUTHORIZATION TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH KANE, BALLMER AND BERKMAN AND WITH THE MOOTE GROUP:**

**ACTION:** 1) Approve the amendment increasing the professional services agreement by \$100,000 for a total amount not to exceed \$200,000 with the law firm of Kane, Ballmer, Berkman for legal services; 2) Approve the amendment increasing the professional services agreement by \$25,000 for a total amount not to exceed \$50,000 with the Moote Group for litigation support services; and 3) Authorize the City Manager to sign the agreements. **Approved as part of the Consent Calendar.**

- 2.R. AUTHORIZATION TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH THE LAW OFFICES OF ERIC HONIG:**  
**ACTION:** 1) Approve the amendment increasing the professional services agreement by \$25,000 for a total amount of \$50,000 with the Law Offices of Eric Honig; and 2) Authorize the City Manager to sign the agreement. **Approved as part of the Consent Calendar with Mayor Duran noting his ABSTENTION.**
- 2.S. RESOLUTION OF INTENTION PURSUANT TO MUNICIPAL CODE SECTION 19.78.020.A.1 -- ZONE TEXT AMENDMENT REGARDING TALL WALLS ALLOWING TALL WALLS ON BUILDINGS OFF SUNSET BOULEVARD:**  
**ACTION:** This Item was TABLED to an indefinite date with Councilmember Heilman voting NO.
- 2.T. PROPOSED RESOLUTION AMENDING THE AFFORDABLE HOUSING SCHEDULE FOR THE INCLUSIONARY HOUSING PROGRAM:**  
**ACTION:** Adopt Resolution No. 04-3110, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE AFFORDABLE HOUSING SCHEDULES FOR THE INCLUSIONARY HOUSING PROGRAM." **Approved as part of the Consent Calendar.**
- 2.U. HAZARD MITIGATION PLAN APPROVAL:**  
**ACTION:** 1) Approve Resolution No. 04-3111, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A HAZARD MITIGATION PLAN"; 2) Authorize the Mayor to sign the Hazard Mitigation Plan; and 3) Direct staff to forward copies of the Hazard Mitigation Plan and Resolution No. 04-3111 to the California Office of Emergency Services and the Federal Emergency Management Agency. **Approved as part of the Consent Calendar.**
- 2.V. A RESOLUTION IN SUPPORT OF THE RENEWAL OF THE FEDERAL ASSAULT WEAPONS BAN AND URGING ITS IMMEDIATE PASSAGE:**  
**ACTION:** 1) Adopt Resolution 04-3112, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF THE RENEWAL OF THE FEDERAL ASSAULT WEAPONS BAN AND URGING ITS IMMEDIATE PASSAGE"; and 2) Send copies of resolution to President Bush, U.S. Senator Feinstein, U.S. Senator Barbara Boxer, Representative Henry Waxman, and Brady Campaign to Prevent Gun Violence. **Approved as part of the Consent Calendar.**
- 2.W. A RESOLUTION IN SUPPORT OF PROPOSITION 71, THE CALIFORNIA STEM CELL RESEARCH AND CURES ACT:**  
**ACTION:** 1) Adopting Resolution 04-3113, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF PROPOSITION 71, THE CALIFORNIA STEM CELL RESEARCH AND CURES ACT"; and 2) Send copies of the signed resolution to Yes on 71:

Coalition for Stem Cell Research and Cures (formerly Californians for Stem Cell Research and Cures), Governor Arnold Schwarzenegger, Senator Barbara Boxer, Senator Dianne Feinstein, Representative Henry Waxman, Assemblymember Paul Koretz, State Senator Sheila Kuehl, Los Angeles County municipalities, the West Hollywood Chamber of Commerce, and City funded health agencies. **Approved as part of the Consent Calendar.**

**2.X. A RESOLUTION IN SUPPORT OF THE TEEN PARENTS IN FOSTER CARE ACT: CALIFORNIA SENATE BILL NO. 1178 INTRODUCED BY SENATOR KUEHL:**

**ACTION:** 1) Adopt Resolution 04-3114, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF THE TEEN PARENTS IN FOSTER CARE ACT: CALIFORNIA SENATE BILL NO. 1178 INTRODUCED BY SENATOR KUEHL"; and 2) Send copies of resolution to: Senator Sheila J. Kuehl, California Department of Social Services, U.S. Senator Dianne Feinstein, U.S. Senator Barbara Boxer, and Governor Arnold Schwarzenegger. **Approved as part of the Consent Calendar.**

**2.Y. A RESOLUTION IN SUPPORT OF THE TENTH ANNIVERSARY OF THE INTERNATIONAL CONFERENCE ON POPULATION AND DEVELOPMENT:**

**ACTION:** 1) Adopt Resolution 04-3115, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF THE TENTH ANNIVERSARY OF THE INTERNATIONAL CONFERENCE ON POPULATION DEVELOPMENT"; and 2) Send copies of resolutions to: A Mother's Promise The World Must Keep, President George W. Bush, State Senator Sheila Kuehl, U.S. Senator Barbara Boxer, U.S. Senator Dianne Feinstein, United Nations Secretary-General Kofi Anan, UNIFEM, Women Watch, Planned Parenthood, NOW, Feminist Majority, NARAL. **Approved as part of the Consent Calendar.**

**2.Z. A RESOLUTION IN SUPPORT OF PROPOSITION 67, THE EMERGENCY MEDICAL CARE INITIATIVE:**

**ACTION:** 1) Adopt Resolution 04-3116, "A RESOLUTION OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF PROPOSITION 67, THE EMERGENCY MEDICAL CARE INITIATIVE"; and 2) Direct staff to send copies of signed resolution to the Coalition to Preserve Emergency Care, the Los Angeles Board of Supervisors, U.S. Senator Barbara Boxer, U.S. Senator Dianne Feinstein, U.S. Representative Henry Waxman, Assembly member Paul Koretz, and State Senator Sheila Kuehl. **Approved as part of the Consent Calendar.**

**3. PUBLIC HEARINGS:**

**3.A PROPOSED RESOLUTION FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP):**

Mayor Duran stated that the item was noticed as required by law.

Dennis Woods, Transportation Planner, provided background information as outlined in the staff report dated August 16, 2004.

Mayor Duran opened the public hearing and the following speakers came forward:

TOM DEMILLE, WEST HOLLYWOOD, spoke regarding traffic problems throughout the City, specifically on Fountain and Palm Avenue.

Mayor Duran closed the public hearing.

**ACTION:** Adopt Resolution No. 04-3117, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD FINDING THE CITY TO BE IN CONFORMANCE WITH THE LOS ANGELES COUNTY CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089." **Motion by Councilmember Heilman, seconded by Councilmember Guarriello and unanimously carried.**

**3.B PUBLIC HEARING REGARDING THE PROPOSED VACATION OF A PORTION OF PUBLIC RIGHT OF WAY ON ROBERTSON BOULEVARD:**

Mayor Duran stated that the item was noticed as required by law.

Sharon Perlstein, City Engineer, provided background information as outlined in the staff report dated August 16, 2004.

Mayor Duran opened the public hearing and the following speakers came forward:

TOM DEMILLE, WEST HOLLYWOOD, spoke in support of staff's recommendation and in support of improved lighting on Robertson.

Mayor Duran closed the public hearing.

**ACTION:** Provided that it is determined as part of the public hearing that no present or prospective public street purposes require the use of the five-foot wide strip of land along the Robertson Boulevard property frontage of 308–320 Robertson Boulevard, the following is recommended: 1) Make a finding that the subject five-foot wide strip of land on the frontage of 308 – 320 Robertson Boulevard is unnecessary for present or



prospective public street purposes; 2) Adopt Resolution No. 04-3118, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ORDERING THE VACATION OF A PORTION OF ROBERTSON BOULEVARD AT 308 – 320 ROBERTSON BOULEVARD IN THE CITY OF WEST HOLLYWOOD"; and 3) Direct the City Clerk to submit certified copies of Resolution No. 04-3118 for recordation by the office of the Recorder of the County of Los Angeles. **Motion by Mayor Pro Tempore Land, seconded by Councilmember Heilman and unanimously carried.**

**3.C. GENERAL PLAN AMENDMENT 2004-02 TO AMEND THE LAND USE ELEMENT TO ALLOW NEW AND REPLACEMENT BILLBOARDS THAT ARE SUBORDINATE AND ACCESSORY TO CITY PROJECTS WHEN DETERMINED TO BE IN THE PUBLIC INTEREST:**

Mayor Duran stated that the item was noticed as required by law.

Francie Stefan, Associate Planner, provided background information as outlined in the staff report dated August 16, 2004.

Mayor Duran opened the public hearing and the following speakers came forward:

GREG REGIER, WESTLAKE VILLAGE, spoke in opposition to the General Plan Amendment and stated that the policy in the agenda packet is not accurate.

Mayor Duran closed the public hearing.

**ACTION:** Adopt Resolution No. 04-3119, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A NEGATIVE DECLARATION AND AMENDING THE GENERAL PLAN LAND USE ELEMENT REGARDING NEW AND REPLACEMENT BILLBOARDS THAT ARE SUBORDINATE AND ACCESSORY TO A CITY PROJECT." **Motion by Councilmember Guarriello, seconded by Councilmember Prang and unanimously carried.**

**3.D. APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A REQUEST TO DEMOLISH ONE SINGLE-FAMILY HOUSE AND TO CONSTRUCT A 19-UNIT CONDOMINIUM BUILDING USING THE COURTYARD DESIGN STANDARDS:**

Mayor Duran stated that the item was noticed as required by law.

John Keho, Senior Planner, provided background information as outlined in the staff report dated August 16, 2004.

Mayor Duran opened the public hearing and the following speakers came forward:

KIMBERLI MEYER, LOS ANGELES, APPELLANT, spoke in opposition to the proposed project due to its negative impact on the MAK Center and the Schindler House. She spoke in support of additional shadow studies to be provided for this project. She spoke in support of a green buffer between the project and the Schindler House.

RICHARD LORING, LOS ANGELES, APPLICANT, provided background information on the project, specifically regarding shadow study, the green buffer and the decreased project height and setback.

TOM DEMILLE, WEST HOLLYWOOD, spoke in opposition to the proposed project.

JOYCE HEFTEL, WEST HOLLYWOOD, spoke in opposition to the proposed project.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of the proposed project.

ED GARREN, WEST HOLLYWOOD, spoke in opposition to the proposed project and development throughout the City.

KIMBERLI MEYER, LOS ANGELES, APPELLANT, spoke in opposition to development and in support of preserving the City's cultural structures.

RICHARD LORING, LOS ANGELES, APPLICANT, spoke regarding the amount of time that he and his architect spent with the staff from the MAK Center and the Schindler House in the planning of this project.

Mayor Duran closed the public hearing.

Mayor Pro Tempore Land spoke in support of the denial of the appeal. She expressed concern that individuals purchasing the condominium units are made aware of the MAK Center's events.

Councilmember Guarriello spoke in opposition to the attitude of the applicant and in opposition to the proposed project.

Councilmember Prang expressed concern that individuals purchasing the condominium units are made aware of the MAK Center's events.

Mayor Duran spoke in support of, in the future, an item be brought forward to investigate the possibility of imposing a fee on developments adjacent to cultural sites.

Councilmember Heilman spoke in support of the denial of the appeal in consideration of the issues brought forward.

**ACTION:** Adopt Resolution No. 04-3120, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, DENYING AN APPEAL BY THE MAK CENTER AND ADOPTING A MITIGATED NEGATIVE DECLARATION, CONDITIONALLY APPROVING DEMOLITION PERMIT 2003-33, DEVELOPMENT PERMIT 2003-25, VARIANCE 2004-04 AND MODIFICATION PERMIT 2004-02 FOR A 19-UNIT CONDOMINIUM BUILDING USING THE COURTYARD HOUSING STANDARDS AND DEMOLITION OF A SINGLE FAMILY HOME ON THE PROPERTY LOCATED AT 825 N. KINGS ROAD, WEST HOLLYWOOD, CALIFORNIA." **Motion by Mayor Pro Tempore Land, seconded by Councilmember Heilman and carried with Councilmember Guarriello and Councilmember Prang voting NO.**

#### 4. UNFINISHED BUSINESS:

##### 4.A. 20<sup>th</sup> ANNIVERSARY OF CITYHOOD COMMITTEE UPDATE:

Nancy Beard, Recreation Services Manager, provided background information as outlined in the staff report dated August 16, 2004.

TOM DEMILLE, WEST HOLLYWOOD, spoke in support of using "Colorful and provocative" and certain other elements of staff's recommendations.

ED GARREN, WEST HOLLYWOOD, spoke in support of the Coalition of Economic Survival being involved in the planning of the 20<sup>th</sup> anniversary.

Mayor Duran requested that Council receive one more update before the beginning of the events. He spoke in support of involving the community-based organizations in the festivities.

Mayor Pro Tempore Land spoke in support of celebrating the progressive government of West Hollywood and the continual evolution of the City. She spoke in support of involving the City's restaurants and vendors in the street festivals.

Councilmember Prang spoke in support of involving the City's businesses in the festivities.

**ACTION:** 1) Council to approve the committees' event plan; and or provide direction; 2) Provide input to staff about the proposed logo design guidelines; and 3) Authorize the Director of Finance to re-allocate unexpended funds (100-5010-8160) from the 2003/04 special events budget of \$25,000 to the current fiscal year. **Motion by Councilmember Guarriello, seconded by Councilmember Prang and unanimously carried.**

**4.B. LEASE AGREEMENT BETWEEN VAN WAGNER COMMUNICATIONS AND THE CITY OF WEST HOLLYWOOD FOR BILLBOARD ADVERTISING LOCATED AT 8755-79 SUNSET BOULEVARD AND 7718 SANTA MONICA BOULEVARD:**

Oscar Delgado, Parking Manager, provided background information as outlined in the staff report dated August 16, 2004.

BEAU PALLEY, spoke in opposition to the proposed lease agreement with Van Wagner.

GENE SMITH, WEST HOLLYWOOD, requested that this item be continued to the next Council meeting to re-evaluate the top two bidders.

TOM DEMILLE, WEST HOLLYWOOD, spoke in support of continuing the item to re-evaluate the proposals.

GREG REGIER, WESTLAKE VILLAGE, spoke in opposition to the proposed lease agreement due to potential incompliance with the general plan. He requested that the item be continued.

**ACTION:** 1) Authorize staff to draft and negotiate a lease agreement with Van Wagner Communications for billboards at 8755-79 Sunset Boulevard, and 7718 Santa Monica Boulevard; 2) The contract term will cover ten years, beginning January 1, 2005 through December 31, 2014; 3) Authorize the Director of Finance to increase budgeted revenues for rents and concessions in accounts 283-0000-4706 by \$210,000 and 360-0000-4706 by \$40,000 and 4) Authorize the City Manager to sign the agreement. **Motion by Mayor Pro Tempore Land, seconded by Councilmember Heilman and unanimously carried.**

**COUNCIL RECESSED AT 8:52 PM. COUNCIL RECONVENED AT 9:10 PM.**

**THE FOLLOWING ITEM WAS TAKEN OUT OF ORDER OF THE AGENDA:**

**EXCLUDED CONSENT CALENDAR:**

**2.P. AGREEMENT WITH LOS ANGELES ECONOMIC DEVELOPMENT CORPORATION (LAEDC) FOR AN ECONOMIC DEVELOPMENT POLICY REPORT "ONLY IN WEST HOLLYWOOD! – AN ECONOMIC ACTION PLAN":**

**ACTION:** Approve agreement between the City of West Hollywood and the LAEDC in the amount of \$48,000, and authorize the City Manager to sign the agreement. **Motion by Councilmember Prang, seconded by Mayor Pro Tempore Land and unanimously carried.**

**4.C. GROUND LEASE AND ASSOCIATED LOAN GUARANTY FOR PARK/HOUSING DEVELOPMENT AT 1351 HAVENHURST AVENUE:**

Jeffrey Skorneck, Housing Manager, provided background information as outlined in the staff report dated August 16, 2004.

RICHARD LORING, LOS ANGELES, clarified certain elements of the staff report.

**ACTION:** Authorize the City Manager to execute a Ground Lease and associated Loan Guaranty with Archetype to develop the property located at 1351 Havenhurst Avenue with 12 condominium units and a neighborhood pocket park. **Motion by Councilmember Heilman, seconded by Councilmember Guarriello and unanimously carried.**

**4.D APPROVAL OF A MEMORIAL REMEMBERING WW II VETERANS OF THE FORMER SOVIET UNION IN PLUMMER PARK:**

Hernan Molina, Deputy to the Mayor and Josh Kurpies, Deputy to Councilmember Prang, provided background information as outlined in the staff report dated August 16, 2004.

NICK MURAK, SANTA MONICA, spoke in support of the proposed project.

NORMAN CHRAMOFF, WEST HOLLYWOOD, spoke in support of the proposed project.

EFIM KUTZ, WEST HOLLYWOOD, spoke in support of the proposed project.

BORIS MELAMED, WEST HOLLYWOOD, spoke in support of the proposed project.

PAUL ZIMMERMAN, LOS ANGELES, spoke in support of the proposed project.

**ACTION:** 1) Authorize staff to accept an art donation from the Russian Veterans Association to be placed on the future site of the WWII Veterans Memorial in Plummer Park; 2) Authorize staff to issue a Request For Proposals (RFP) soliciting bids for construction of the foundation for the future monument; and 3) Authorize the Director of Finance to appropriate \$25,000 from unallocated reserves in the General Fund to account 100-5050-9275, Veterans Memorial. **Motion by Councilmember Guarriello, seconded by Mayor Pro Tempore Land and unanimously carried.**

**4.E. REQUEST TO SET DATE FOR A STUDY SESSION WITH THE ARTS & CULTURAL AFFAIRS COMMISSION:**

**ACTION:** Schedule **Monday, September 27, 2004, 4:00 PM – 6:00 PM** as a **tentative** date for a study session with the Arts & Cultural Affairs Commission to discuss priorities and future work plans. **Carried by concurrence of the Council.**

**4.F. COMMISSION AND ADVISORY BOARD APPOINTMENTS:**

**ACTION:** Appoint direct and at-large appointments for the following Commissions and Advisory Boards: Public Safety Commission, Rent Stabilization Commission, Disabilities Advisory Board and Women's Advisory Board. **Carried by concurrence of the Council.**

**Direct Appointments:**

**Councilmember Heilman**

Public Safety Commission: **LAUREN MEISTER**

**Mayor Pro Tempore Land**

Rent Stabilization Commission: **AGASSI TOPCHIAN**

**At-Large Appointments:**

Disabilities Advisory Board (1): **HARRISON KLINE-AGUADO**

Women's Advisory Board (2): **NICOLE CATHERINE CURRAN  
TABLED**

**5. NEW BUSINESS:**

**5.A. THE CHANGING HOUSING ENVIRONMENT IN WEST HOLLYWOOD:**

Allyne Winderman, Director of Rent Stabilization & Housing, provided background information as outlined in the staff report dated August 16, 2004.

MARIE MANGINE, WEST HOLLYWOOD, spoke in support of maintaining affordable housing units that exist in the City. She spoke in support of the City Council approving a moratorium on further development.

ED GARREN, WEST HOLLYWOOD, spoke in support of the City Council approving a moratorium on new development.

ERIC NORMAN, WEST HOLLYWOOD, spoke in support of street closures. He spoke in support of approving a moratorium on new development.

JOYCE HEFTEL, WEST HOLLYWOOD, spoke in support of the City Council approving a moratorium on new development.

CATHY LUBINSKI, WEST HOLLYWOOD, spoke in opposition to the demolition of existing buildings and new development. She spoke in support of the City Council approving a moratorium on new development.

HEAVENLY WILSON, WEST HOLLYWOOD, spoke in support of the City Council approving a moratorium on new development.

SUSAN CANJURA, WEST HOLLYWOOD, spoke in support of the City Council approving a moratorium on new development.

JAMES LITZ, WEST HOLLYWOOD, spoke in support of addressing the housing needs of the City. He spoke in support of rehabilitation of existing units.

Councilmember Guarriello spoke regarding a Clinton Administration representative and his idea of decreasing the size of rental units to allow more rental units per area. He expressed concern over month-to-month rentals and about a lack of education for new renters in the City.

Councilmember Heilman spoke regarding the conflict between preserving existing housing stock and developing new housing. He spoke in support of creating more opportunities for lower and middle income home ownership as well as helping tenants to preserve their rentals if possible. He also spoke regarding the conflict between increasing green space and developing new housing. He spoke in support of forming a sub-committee to look at some of the main issues and bring recommendations back to Council. He spoke regarding opportunities for the City to purchase units in order to maintain affordable housing. He spoke in support of increasing relocation fees. He spoke in opposition to a moratorium on new development due to a State mandate which imposes a legal obligation for the City to continually build new housing units. He spoke in support of protecting some of the City's housing stock, but replacing dilapidated units. He spoke in support of recommendations on how to increase the supply of market rate, affordable and middle range housing while protecting existing affordable housing stock.

Councilmember Prang spoke regarding the complexities of attempting to satisfy all of the needs of all constituents. He spoke in support of reducing unit size in affordable housing and looking at further inclusionary housing opportunities. He spoke in support of including mixed-use development, except for increased density in residential neighborhoods. He spoke in support of the City conducting an historic inventory survey.

Mayor Pro Tempore Land spoke in support of methods of encouraging rehabilitation of buildings vs. demolition and creating a sub-committee to investigate all of the issues.

Mayor Duran spoke regarding the reasons why a moratorium would not be effective, but stated that he would not object exploring this possibility. He spoke in support of looking at the possibility of assisting tenants in purchasing their apartment buildings, as well as other home ownership possibilities for lower and middle range home ownership. He spoke in support of forming a sub-committee to discuss these issues.

Councilmember Heilman outlined the major issues that were mentioned by Councilmembers and staff to be discussed and investigated by the sub-committee.

**ACTION: Form a sub-committee of Councilmember Heilman and Mayor Pro Tempore Land with staff to discuss and investigate the major issues and bring back a timeframe and recommendations to Council. Carried by consensus of the Council.**

**5.B. TENANT RELOCATION FEES:**

Marney Hull, Rent Stabilization Manager, provided background information as outlined in the staff report dated August 16, 2004.

MARIE MANGINE, WEST HOLLYWOOD, spoke in support of a moratorium on new development.

HEAVENLY WILSON, WEST HOLLYWOOD, expressed confusion over why there are no relocation fees for those who are displaced due to occupancy.

SUSAN CANJURA, WEST HOLLYWOOD, spoke in support of giving relocation fees to those who are not considered low income.

**ACTION:** 1) Direct staff to work with Legal Services Division to draft appropriate changes to the Rent Stabilization Ordinance amending the relocation fees for tenants that are victims of no-fault evictions for owner-occupancy and displacement due to unabated code violations, in accordance with the methodology adopted in 1991 and increased to account for current increased costs as described herein; and 2) Direct staff to return with recommendations for increases in relocation fees for tenants displaced by: units that are withdrawn from the rental market (pursuant to the Ellis law), foreclosure and those residing in condominiums that were tenants prior to conversion. **Motion by Councilmember Heilman, seconded by Councilmember Prang and carried with further direction that the tenant relocation fees are reviewed on an annual basis. Councilmember Guarriello was ABSENT.**

**EXCLUDED CONSENT: PLEASE SEE ITEM 2.P. WHICH WAS TAKEN OUT OF ORDER OF THE AGENDA AFTER ITEM 4.B.**



**PUBLIC COMMENT:**

ED GARREN, WEST HOLLYWOOD, spoke regarding mistrust of citizens of local government and its processes.

DANIEL WATSON, WEST HOLLYWOOD, spoke in opposition to the appointment of Councilmember Heilman and Mayor Pro Tempore Land to the subcommittee to look at tenant relocation fees. He provided a handout to Council regarding a Getty Grant application made by the City for 1343 N. Laurel Avenue.

JACK MERRILL, WEST HOLLYWOOD, spoke in opposition to the decision of the City Council on Item 3.D.

JOYCE HEFTEL, WEST HOLLYWOOD, spoke in support of a moratorium on new development in the City, better notices on City Council Planning Public Hearings.

**6. LEGISLATIVE: NONE.**

**COUNCILMEMBER COMMENTS:**


Mayor Duran clarified his comments on development and green space.

Councilmember Prang announced that the 2003 Crime and Arrest Statistics are available through his Deputy, Josh Kurpies.

**ADJOURNMENT:** The City Council adjourned at 11:20 PM in the memory of Robert Lees, Dan Knapp, Harry Weiss and Clara Zagaiski to their next regular meeting, which will be on Tuesday, September 7, 2004 at 6:30 P.M. at West Hollywood Park, 647 N. San Vicente Boulevard.

APPROVED BY A MOTION OF THE WEST HOLLYWOOD CITY COUNCIL THIS 7<sup>th</sup> DAY OF SEPTEMBER 2004.

ATTEST:

  
JOHN J. DURAN, MAYOR

  
THOMAS R. WEST, CITY CLERK