

**STUDY SESSION
OF THE WEST HOLLYWOOD CITY COUNCIL AND THE
RENT STABILIZATION COMMISSION AND THE PLANNING COMMISSION
MINUTES
MONDAY, OCTOBER 16, 2000
WEST HOLLYWOOD PARK**

I. **CALL TO ORDER:** Mayor Prang called the meeting to order at 6:10 PM.

II. **ROLL CALL:**

PRESENT: Councilmembers Guarriello, Heilman, Martin, and Mayor Prang. Mayor Pro Tempore Koretz arrived at 6:25 PM.
Planning Commissioners: Altschul, Behr, Crowe, Deluccio, Hewitt and Smith. Rent Stabilization Commissioners: Bliss, Bruhnke, Gregoire, and Maggio.

ABSENT: None.

ALSO PRESENT: City Attorney Jenkins, City Manager Arevalo, Assistant City Clerk Taylor, Administrative Staff Assistant Bell and Administrative Staff Assistant Bursztin.

III. **PUBLIC COMMENT:**

JAMES FUHRMAN, WEST HOLLYWOOD, spoke about ending rent control in West Hollywood.

CRAIG RITCHIE, WEST HOLLYWOOD, spoke in support of the Housing Study Sessions and spoke about height limits and mixed use permits along Santa Monica Boulevard with regards to the Redevelopment Project.

AMY ANDERSON, WEST HOLLYWOOD, spoke about development barriers and the need to encourage affordable as well as market rate housing in West Hollywood and allowing for greater density.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke about attending a committee meeting on the Housing Element and the lack of resident's participation in the process. She also spoke about the number of lots available for housing development.

J.W. MOORE IV, WEST HOLLYWOOD, spoke about housing issues and a problem he was having with his landlord involving rent and parking. He also agreed with the comments made by the public that came before him.

AIMEE ELLICOTT, WEST HOLLYWOOD, spoke in opposition of Cedars Sinai building a parking lot.

ROSIE MURRAY, WEST HOLLYWOOD, spoke in opposition of Cedars Sinai building a parking lot.

ANNETTE VAIT, WEST HOLLYWOOD, spoke in opposition of Cedars Sinai building a parking lot.

LAUREN MEISTER, WEST HOLLYWOOD, spoke in opposition of Cedars Sinai building a parking lot.

JORDAN FREMIN, WEST HOLLYWOOD, spoke about apartment buildings on Sherbourne Drive that could be affected by Cedars Sinai building a parking lot.

KAREN GOROSTITETA, WEST HOLLYWOOD, spoke in support of housing development.

JOHN LUCY, WEST HOLLYWOOD, spoke about a strained relationship between real estate agents and the broker communities. He spoke in support of housing development and asked for consideration to follow the City of Los Angeles for down payment assistance for first time buyers.

V. REPORT ON RESOURCE TEAM DISCUSSION:

Allyne Winderman, Interim Rent Stabilization and Housing Director, provided background information as outlined in the staff report dated October 16, 2000.

Karen A. Warner, Consultant, Cotton/Beland/Associates, Inc. provided additional background information in addition to what was outlined in the staff report dated October 16, 2000. She spoke about the Progress Report on Housing Issues including the impacts of Costa-Hawkins/Section 8. She spoke about a Residential Conditions Survey that detailed violations surveyed on 489 properties that had one or more violations such as lack of landscape and overgrown/dead vegetation, etc. She spoke about special needs of the elderly such as alternative living arrangements and gaps in the Senior Services Programs that involve housing. She also discussed special needs of persons with HIV/AIDS such as hospices and shelters and gaps in those related programs and spoke about the Technical Resource Committee that focuses on development such as where to develop new housing and potential housing overlay.

VI. DEVELOPMENT CONSTRAINTS AND NEEDS ASSESSMENT UPDATE:

Karen A. Warner, Consultant, Cotton/Beland/Associates, Inc. provided additional background information in addition to what was outlined in the staff report dated October 16, 2000. Topics included information on how commercial rents pay more than housing, a lack of minimum large site size standards, and conflicting goals with housing production and intensification and neighborhood preservation and environmental protection. She spoke about the Removal of Constraints such as flexible parking arrangements and flexible open space requirements, extension of the hours of construction and flexible height requirements. She addressed special needs issues such as recycling and she reinforced the Palmview Model as a positive example of

recent development. She also spoke about the need for lower income and market rate senior housing.

A schedule of the process/project was discussed and a screen draft element was presented on a visual projection.

VII. COUNCIL AND COMMISSION DISCUSSION AND NEXT STEPS/DIRECTIONS:

Donald Deluccio, Planning Commissioner spoke of need for additional research and spoke in support of the Team. He also spoke about increasing housing through the development of smaller units and mixed-use permits.

Councilmember Guarriello spoke about the low level of participation on the part of the residents. He inquired on the official notification of the meeting. Allyne Winderman, Interim Rent Stabilization and Housing Director, spoke about the dates of the meetings being sufficiently provided in advance and following the Brown Act requirements.

Steve Smith, Planning Commissioner, spoke in support of the process and those areas of opportunity that may require special focus such as large sites.

John Altschul, Planning Commissioner, spoke about parking requirements and noted that height requirements need to be further researched. He also spoke in support of the Gateway Project and the possibility of mixed-use permits.

David Behr, Planning Commissioner, spoke about parking issues and the need for additional parking development. He mentioned that parking could be determined what type of housing is to be developed. He spoke about concentrating on Senior Housing and the lack of demand for parking for this special needs group. He spoke about the Cedars Sinai property on San Vicente Boulevard.

Brad Crowe, Planning Commissioner, spoke in support of the process and of housing overlay. He also spoke of the success of the Palmview Apartments.

Barbara Hewitt, Planning Commissioner, spoke about compromises from all involved to meet the housing needs.

Richard Maggio, Rent Stabilization Commissioner, spoke about affordable housing and the projection on the number of units being far too expansive. He spoke about tenant ownership for Seniors.

Ina Nuella Bliss, Rent Stabilization Commissioner, spoke about Section 8 vouchers being used as part of the down payments. She spoke about AB 2065 creating the California Down Payment Assistance Program. She praised the Council for the quick response in dealing with these issues.

Allyne Winderman, Interim Rent Stabilization and Housing Director, spoke about a Request for Proposal that the state has issued for multi-family housing.

David Gregoire, Rent Stabilization Commissioner, emphasized the importance of maintaining West Hollywood as a pleasant place to live and to continue to pursue additional parking and keep the height of new buildings down.

Don Bruhnke, Rent Stabilization Commissioner, spoke about the Gateway Project, the need to preserve the quality of life for people living in West Hollywood and the need for low-income housing. He spoke about Los Angeles Report on the Housing Crisis and how it should be used as a resource for the City of West Hollywood.

Councilmember Martin spoke about the lack of participation on the part of residents and not to place too much emphasis on single-issue lobbyists. He spoke about the protection of housing stock as well as the rental stock and spoke about mixed-use permits and housing overlay. He spoke in opposition of parking overlay.

Councilmember Guarriello spoke in opposition of residential re-zoning and spoke about special needs groups and their reduced demand for parking. He spoke about getting the non-profit agencies involved in this process. He spoke about low interest loans for housing developments in the past.

Councilmember Heilman spoke about senior housing and HUD housing needs should be included in this process. He spoke about the possibility of housing overlays and parking overlays to meet some of the increased demands for housing development. He spoke in support of the first time buyers programs but had little confidence that Section 8 Vouchers being used as part of the down payments. He also spoke about people on waiting lists being involved as part of the public participation. He spoke in support of increasing the height requirements and the reduced need of parking for low-income households.

Mayor Pro Tempore Koretz spoke about a fear that in ten to fifteen years we will not be able to recognize West Hollywood. He spoke about the possibility of the character of the City changing unfavorably in the future.

Mayor Prang spoke in support of everyone's comments and complimented the Commissions for their hard work. He spoke about parking issues and the preservation of the quality of life for the residents of West Hollywood.

X. ADJOURNMENT: The City Council, the Rent Stabilization Commission and the Planning Commission adjourned at 7:26 P.M. to be followed by the City Council Regular Meeting at 7:30 P.M. at West Hollywood Park, 647 N. San Vicente Blvd.

APPROVED BY A MOTION OF THE WEST HOLLYWOOD CITY COUNCIL THIS 6TH
DAY OF NOVEMBER, 2000.



MAYOR

ATTEST:



VIVIAN LOVE, INTERIM CITY CLERK