

**CITY COUNCIL  
CITY OF WEST HOLLYWOOD  
STUDY SESSION MINUTES  
MONDAY, DECEMBER 4, 2000  
WEST HOLLYWOOD PARK  
647 N. SAN VICENTE BOULEVARD**

1. **CALL TO ORDER:** Mayor Prang called the meeting to order at 6:07 PM.

2. **ROLL CALL:**

**PRESENT:** Councilmembers Guarriello, Heilman, Martin, and Mayor Prang.  
Commissioners Altschul, Behr, Bruhnke, Crowe, Deluccio, Duran,  
Hewitt, and Maggio.

**ABSENT:** Commissioners Bliss and Torgan.

**ALSO PRESENT:** City Attorney Jenkins, Acting City Manager Reynolds, Interim City Clerk Love, Assistant City Clerk Taylor, and Administrative Staff Assistant Bursztin.

3. **STUDY SESSION INTRODUCTION:**

Allyne Winderman provided background information as outlined in the staff report dated December 4, 2000. She also provided an overview on the Housing Element and the major issues. She spoke about two previous meetings: 1) Technical Advisory Committee and 2) Project Area Committee for the East Side Development. She spoke about increases in density and mixed-use developments.

Mayor Prang spoke about the housing element being a state mandated plan. He stated that this meeting consists of members of both of the Planning Commission and the Rent Stabilization Commission to coordinate efforts on the Housing Element.

4. **PUBLIC COMMENTS:**

RIC RICKLES, WEST HOLLYWOOD, spoke about forthcoming meetings on countywide solutions for affordable housing for Seniors.

TOM DEMILLE, WEST HOLLYWOOD, spoke about housing for those inflicted with HIV/AIDS.

EDWARD PHIFFER, WEST HOLLYWOOD, spoke about living in West Hollywood and the rising costs of housing.

PAUL ZIMMERMAN, LOS ANGELES, Executive Director of West Hollywood Community Housing, spoke about his participation as part of the technical advisory committee.

GRAFFTON TANQUARY, WEST HOLLYWOOD, spoke about items that were omitted in the Housing Element proposal.

STEVE ROSE, WEST HOLLYWOOD, spoke in support of the Housing Element proposal that was being presented at tonight's meeting.

DAN SIEGEL, WEST HOLLYWOOD, spoke about the rising costs of rents in West Hollywood and spoke in opposition of rent control.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke about the Study Session not including an agenda. She spoke about 410 housing units that need to be built so that the City can qualify for grants.

Mayor Prang requested that an agenda be coordinated and posted for future study sessions.

**5. HOUSING ELEMENT:**

Karen Warner, Cotton/Beland/Associates, provided background information as outlined in the staff report dated December 4, 2000. She stated the four components of the City's 2000-2005 draft Housing Element that is presented for the Council's review. These components are detailed below.

**Allowance for stand alone residential ("horizontal mixed use") along major commercial corridors - Component 1.**

Consultant Warner discussed horizontal mixed use. She also stated that development standards will be added to Zoning Code to ensure continuity of pedestrian activity along the street, such as building articulation, limitations on percentage ground floor residential per block, etc.

Commissioner Deluccio spoke about shadow lots and the set down approach.

Commissioner Maggio spoke about mixed-use permits and inquired on the risks involved with such permits. He also spoke about mortgages.

Economic Development and Housing Director Winderman spoke about the evolvement of mixed-use permits in Los Angeles. She also spoke about increased density and the reduction of fees.

Commissioner Altschul spoke about the vacancy of lots such as the Cedars Lot. He spoke about potential down zoning in West Hollywood West.

Commissioner Crowe spoke about the horizontal side by side standing alone housing overlay and about financing such a project. He also spoke about the City of Los Angeles' failure in this area.

Commissioner Behr spoke about overlays being north of Santa Monica Boulevard in residential areas.

**Creation of Housing Overlay Zone: and Neighborhood Transition Zones - Components 2 and 4 were combined.**

Consultant Warner discussed how the relatively low densities currently permitted in West Hollywood and how it negatively impacts the economic viability of mixed-use projects.

Councilmember Guarriello spoke about what percentage of area would have to be re-zoned.

Economic Development and Housing Director Winderman stated that specific areas could be identified to be re-zoned.

Councilmember Martin asked for clarification on increasing heights and density and what would be in the impact of the transition zones that are shaded in the staff report.

Councilmember Heilman spoke about protecting the residential neighborhoods and stated that he does not want to see massive relocation of residents. He discussed commercial development should be developed in areas that already have commercial. He spoke in support of the proposal.

**Reduction in Affordable Housing In-Lieu Fees in Housing Overlay Zone – Component 3.**

Consultant Warner spoke about how the City offers a powerful incentive for residential development in commercial/industrial districts by cutting the Affordable Housing In-Lieu fee in half.

Commissioner Bruhnke spoke about encroaching upon the residential areas.

Commissioner Duran spoke about issues of constraint and the supply of affordable housing. He also discussed the demand of affordable housing and about the mixed use being reared toward singles and not seniors and families.

Commissioner Maggio spoke about the buy-in programs and mortgages and local banks.

Commissioner Behr spoke about the previous subcommittees picking specific sites and not the entire Santa Monica Boulevard.

Commissioner Deluccio spoke about Sunset Boulevard being totally built out.

Commissioner Altschul spoke in support of upzoning.

Commissioner Hewitt spoke in support of upzoning.

Commissioner Crowe spoke about incentives for mixed use.

Councilmember Guarriello spoke about the financial aspects of the project.

Councilmember Heilman spoke in support of the proposal.

Councilmember Martin spoke about being realistic about the constraints.

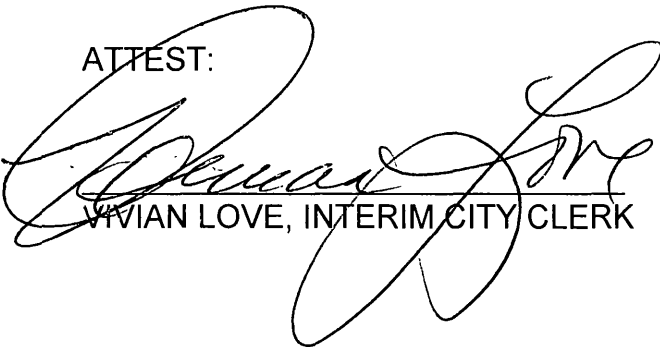
Economic Development and Housing Director Winderman spoke about not affecting land costs.

- 6. ADJOURNMENT:** The City Council, the Rent Stabilization Commission and the Planning Commission adjourned at 7:10 P.M. to be followed immediately by the City Council Regular Meeting at West Hollywood Park, 647 N. San Vicente Blvd.

APPROVED BY A MOTION OF THE WEST HOLLYWOOD CITY COUNCIL  
THIS 18<sup>TH</sup> DAY OF DECEMBER, 2000.

  
MAYOR

ATTEST:

  
VIVIAN LOVE, INTERIM CITY CLERK