

**MINUTES**  
**CITY COUNCIL AND PLANNING COMMISSION**  
**APRIL 27, 1992**  
**WEST HOLLYWOOD PARK**  
**647 N. SAN VICENTE BOULEVARD**  
**6:00 P.M.**

**JOINT STUDY SESSION ON HOMEOWNERSHIP PROGRAM**

**CALL TO ORDER:** Mayor Koretz called the meeting to order at 6:05 p.m., at which time the City Clerk administered the Oath of Office and presented him with his Certificate of Election, due to the fact that he was unable to attend the meeting of April 21, 1992.

**ROLL CALL:** City Council:

PRESENT: Guarriello, Heilman, Land, Lang,  
Mayor Koretz

Planning Commission:

PRESENT: Behr, Clavan, Crowe, Litz, Richmond,  
Smith, Zaden

ALSO PRESENT: City Manager Brotzman

Gay Forbes, Debbie Potter, Anne Browning,  
Department of Community Development  
Mark Johnson, Dept. of Rent Stabilization

**DISCUSSION OF HOMEOWNERSHIP PROGRAM AND POLICY OPTIONS:**

Debbie Potter introduced Nancy Berkow, the intern who developed the report in the packets, and gave a short overview of the process that was used. She stated that now is the time to look at the range of options that are available to the City and decide where the focus should be. Various options were cited for consideration and discussion.

Discussion was held by Councilmembers, Commissioners, and staff on the various assumptions and options contained in the report. The consensus of the Council was that it is the City's goal to preserve long-term affordable housing and protect affordable and moderate priced units in the City. They stated they had no problem with conversion of high-priced units. Further, there was unanimous agreement that money would not be diverted from the non-profit Housing Corporation to assist in a home ownership program, but rather, staff should look at other options and explore other resources.

The consensus was that staff should develop educational programs for tenants on how to get into the marketplace; work with brokers and lenders, etc., on developing outside resources for funding; and later, look at developing a pilot project with luxury units.

The Planning Commission members asked the Council to firm-up the language concerning condominium conversions so they know how to proceed and react in the future. At present, the major criteria is if the owner can pay the fee and it doesn't matter if the tenants agree or can stay in their units.

**ADJOURNMENT** The meeting was adjourned at 7:45 p.m. to a regular scheduled meeting of the City Council on May 4, 1992 at 6:00 p.m., closed session and 7:00 p.m. regular meeting, and a regular scheduled meeting of the Planning Commission on May 7, 1992, at 7:00 p.m.. Both meetings will be held in West Hollywood Park Auditorium.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 18TH DAY OF MAY, 1992.

  
MAYOR PRO TEMPORE

ATTEST:

  
CITY CLERK