

**MINUTES**  
**CITY COUNCIL MEETING**  
**FEBRUARY 4, 1991**  
**WEST HOLLYWOOD PARK**  
**647 N. SAN VICENTE BOULEVARD**  
**6:00 P.M. - CLOSED SESSION**  
**6:30 P.M. - STUDY SESSION**  
**7:00 P.M. - REGULAR MEETING**

**CALL TO ORDER:** Mayor Heilman called the meeting to order at 6:00 p.m. and adjourned to a closed session. The meeting was reconvened at 7:15 p.m., and Mayor Heilman announced that they had discussed matters pertaining to litigation, potential litigation, and personnel and direction was given to staff.

**PLEDGE OF ALLEGIANCE:** The Pledge was led by Mayme Cannady.

**ROLL CALL:** PRESENT: Guarriello, Lang, Land, Koretz, Mayor Heilman  
ALSO PRESENT: City Manager Brotzman  
City Attorney Jenkins

**APPROVAL OF AGENDA:** Item 7 was removed from the agenda. Item 3, the public hearing on the zoning ordinance, will be for testimony only and items i, n, and o were removed from the consent calendar for separate discussion. By consensus of the Council.

**PROCLAMATIONS AND COMMENDATIONS:** The meeting tonight will be adjourned in memory of Belle Weiner's son, Alan.

**TREASURER'S REPORT:** City Treasurer Jonathan Ahearn gave the treasurer's report for month ending December 31, 1990.

**1. CITIZEN COMMENTS:** This time has been set aside for members of the public to address the City Council on items of importance, including the Consent Calendar, but not including public hearings. At this point in time the following persons came forward to address the City Council:

Gary Levitt, Kings Croissant Cafe - outdoor dining.  
Ron Garner, Child and Family Services - support item h.  
Ed Riney, West Hollywood - Harper Avenue project.  
Ron Goins, West Hollywood - Brown act.  
Jeffrey Prang, President, West Hollywood Democratic Club -opposed resolution on peace.  
Martha Melinda, West Hollywood -support peace resolution.  
Mike Radcliffe, West Hollywood Republican Club -opposed resolution in letter to President.  
Tad Bright, Eastend Community Action - letter to President in opposition to peace resolution.  
Marc Sazer, West Hollywood - suport of peace resolution.  
Robert Davis, West Hollywood - support of Harper Avenue project but

opposed to name calling that went on at the meeting. Read petition condemning name calling.

Jeanne Dobrin, West Hollywood - outdoor dining on the public right of way.

Gary Bess, West Hollywood - Los Angeles Free Clinic - Adult Day Health Care Center.

Michael Sidler, West Hollywood - subcommittee on disabilities.

**2. CONSENT CALENDAR:** The following routine matters were acted upon by one motion to approve with the consent of the Council or were removed by any Councilmember for separate discussion.

**ACTION:** Approve items 2a, b, c, d, e, f, g, h, j, k, and l.

Motion Land second Koretz. Hearing no objection it was so ordered.

**a. Posting of Agenda:** The agenda for the meeting of February 4, 1991, was posted at City Hall, Plummer Park, the West Hollywood Library and the Sheriff's Station on Wednesday, January 30, 1991.

**ACTION:** Receive and file.

Approved as part of the Consent Calendar.

**b. Demand Register No. 185, Resolution No. 794.**

**Demand Register No. 186, Resolution No. 795.**

**ACTION:** Approve Demand Register No. 185 and adopt Resolution No. 794, and approve Demand Register No. 186 and adopt Resolution No. 795.

Approved as part of the Consent Calendar.

**c. Treasurer's Report: Month Ending December 31, 1990.**

**ACTION:** Receive and file.

Approved as part of the Consent Calendar.

**d. Minutes: September 24, 1990**

**November 26, 1990**

**January 14, 1991**

**January 22, 1991**

**ACTION:** Approve the minutes of September 24, 1990, November 26, 1990, January 14, 1991, and January 22, 1991.

Approved as part of the Consent Calendar.

**e. Claims: Shelly Jo Hillman**

**ACTION:** Deny the claim of Shelly Jo Hillman without comment and refer to the City's Claims Adjustor.

Approved as part of the Consent Calendar.

**f. Waiver of Further Reading:** **ACTION:** After the City Attorney has read the title of any Ordinance on tonight's agenda, the further reading thereof be waived.

Approved as part of the Consent Calendar.

**g. Adult Day Health Care Agreement with Los Angeles Free Clinic:** **ACTION:** Authorize the Mayor to sign the attached letter of agreement with the Los Angeles Free Clinic.

Approved as part of the Consent Calendar.

**h. Letter of Agreement with Child and Family Services:**  
ACTION: Authorize the Mayor to sign the attached letter of agreement with Child and Family Services and approve expenditure of \$13,575 for outreach, recruitment, training and follow-up for new family child care providers in the City of West Hollywood.  
Approved as part of the Consent Calendar.

**i. Approval of Part-Time Pool Manager (Status Change) and Approval of Job Description:** THIS ITEM WAS PULLED FROM THE AGENDA AT REQUEST OF STAFF. Gloria Vassy spoke to the Council on this item.

**j. Rent Stabilization Commission Resolution Amending Regulations on Exemptions:** ACTION: Approve Rent Stabilization Commission Resolution No. 91-04, "A RESOLUTION OF THE RENT STABILIZATION COMMISSION OF THE CITY OF WEST HOLLYWOOD AMENDING THE RENT STABILIZATION REGULATIONS."  
Approved as part of the Consent Calendar.

**k. Notice of Completion - Santa Monica Blvd. Median Landscaping Project, C.I.P. #142:** ACTION: Authorize the City Clerk to record the Notice of Completion with the County Recorder for the Santa Monica Boulevard Median Landscaping Project, C.I.P. #142; and, upon notification from the Landscape Superintendent, to release the bonds.  
Approved as part of the Consent Calendar.

**l. Ordinance 283 - Amending Preferential Parking Regulations to Allow Guest Permits for Real Estate Agents:** ACTION: To adopt on second reading Ordinance No. 283, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING THE PARKING RESTRICTIONS IN PREFERENTIAL PARKING DISTRICTS AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE."  
Approved as part of the Consent Calendar.

**m. Approval of Description - Database Coordinator:**  
THIS ITEM WAS REMOVED FROM THE AGENDA AT REQUEST OF STAFF.

**n. Resolution in Support of California State Assembly Bill 101: Prohibition of Discrimination in Housing and Employment Based on Sexual Orientation:** REMOVED FOR SEPARATE DISCUSSION BUT LISTED HERE FOR CLARITY. Michael Sidler and Ed Riney addressed the Council on this item. ACTION: Approve and adopt Resolution No. 802, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD IN SUPPORT OF CALIFORNIA STATE ASSEMBLY BILL 101." Motion Land second Guarriello. Hearing no objection it was so ordered.

**o. Median Acquisition Settlement Agreement:** REMOVED FOR SEPARATE DISCUSSION BUT LISTED HERE FOR CLARITY. Bruce Traub addressed the Council on this item. Paul Brotzman reported on the history of the median acquisition. ACTION: 1) Authorize the settlement for the acquisition of parcel 16-12, Santa Monica

Boulevard Median, in the amount of \$1,301,523.25; 2) Direct the County Counsel's Office to enter into the necessary agreements to implement the settlement and to convey title to the property to the City of West Hollywood; 3) Appropriate \$300,000 from General Fund Balance to Capital Improvement Project 41-999-91-885. Motion Land second Lang. Hearing no objection it was so ordered.

### **PUBLIC HEARINGS**

**3. ZONING ORDINANCE:** Debbie Potter gave a staff report on Betty Way and Sunset Lanai and the proposed map change process. The City Clerk reported that this item was noticed by a display ad in the Post Newspaper on January 18, 1991, and posted in the required places. Mayor Heilman stated that the hearing tonight would be for the purpose of comment only. The following persons came forward to address the Council:

Chris Bonbright, West Hollywood - change in parking standards - reuse and rehabilitation of older buildings.  
Caroline Medlen, West Hollywood - support of lowering parking requirements.  
Lonny Haatia, West Hollywood - in favor of second stories on Betty Way.  
Charlie Mercer, Sunset Strip Association - support of ordinance as proposed.  
Effie Reuveni, West Hollywood - Design Review Board of Architects.  
Barry Berkett, Thrifty Oil - Service Station Standards.  
Franklin Cover, West Hollywood - Height of buildings.  
Emory Bass, West Hollywood -  
Mary Cover, West Hollywood -  
Christopher Hewett, West Hollywood - agree with Mr. Cover.  
Brian Mazurkiewicz, West Hollywood - Betty Way. Opposed to new R1C designation.  
Danny Cavanaugh, West Hollywood - Betty Way - agree with Brian.  
Jamie Wolf, West Hollywood - commercial demolition.  
Rachelle Sommers Smith - want minimum 20 ft. wide sidewalks on Sunset and want the Council to reconsider the front envelope.  
Sheri Rappino, West Hollywood - Betty Way downzoning.  
Luigi Rappino, West Hollywood - Betty Way.  
Jeanne Dobrin, West Hollywood - outdoor dining and residential real estate signs.  
Steve Goonan, West Hollywood - Chamber of Commerce - support, in general, for creative signing but suggested changes.  
Al Johnson, Oil Company - signing.  
Lance Gavin Strugar, Chamber of Commerce - support from small business community.  
Thomas Crail, West Hollywood - Chamber of Commerce -  
Fred Vanacore, West Hollywood - support.

No one else coming forward to speak, Mayor Heilman continued the public hearing open to the meeting of February 19, 1991. Debbie Potter reported on mistakes and omissions in the draft Ordinance and staff will make the changes in the Ordinance.

**4. APPEAL OF DEVELOPMENT PERMIT 90-04 AND DEMOLITION PERMIT 89-22 (1323 N. SWEETZER):** The City Clerk reported that this item was noticed in the Post Newspaper on January 25, 1991 and was posted at the required places plus at City Hall. Mr. Peter Dudar, appellant, addressed the Council.

Michael Ball, Developer - fireplaces.

Barbara Trembley, West Hollywood - parking problems.

James Seligman, West Hollywood - pollution, noise, parking, etc.

Sally Marr, West Hollywood - rampant building & overpopulation.

K. Bennett, West Hollywood - in favor of the appeal.

Michael Ball - 2 minutes for rebuttal.

Peter Dudar, appellant - rebuttal.

No one else coming forward to speak, Mayor Heilman closed the public hearing and returned this item to the Council for discussion. Councilmember Lang felt the woodburning fireplaces should be changed to gas. Councilmember Guarriello questioned the height and wanted it restricted to no more than 45 feet. ACTION: Deny the appeal and adopt Resolution No. 804, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF DEVELOPMENT PERMIT 90-04, DEMOLITION PERMIT 89-22, CONDITIONAL USE PERMIT 89-24 AND NEGATIVE DECLARATION 89-09 ON AN APPLICATION OF SHERMAN AND BALL ARCHITECTS TO DEMOLISH A SINGLE FAMILY RESIDENCE AND CONSTRUCT EIGHT DWELLING UNITS AT 1323 N. SWEETZER AVENUE.", with directions to the developer to develop a drought tolerant landscape plan, change the fireplaces to gas and redesign the stairwells and limit them to 45 feet. Motion Mayor Heilman second Lang.

AYES: Guarriello, Lang, Land, Koretz, Mayor Heilman.

NOES: None

Direction was given to staff about the developer keeping up the property prior to construction.

Mayor Heilman called a recess at 9:20 p.m.

The meeting was reconvened at 9:30 p.m.

#### **UNFINISHED BUSINESS**

**5. APPLICATION TO DEMOLISH TWO EXISTING DUPLEXES AND CONSTRUCT TWO FOUR-UNIT TOWN HOUSE CONDOMINIUMS AT 8557 AND 8561 RUGBY DRIVE:** (A public hearing was held on December 17, 1990, and hearing was closed. Applicant was directed to meet with certain tenants and make certain design changes. Council continued action on the item to the meeting of February 4, 1991.) Tim Gawronski gave the staff report with staff recommending a change to the first floor making it one foot six inches above grade to make it more pedestrian friendly. Mayor Heilman asked about a relocation agreement and staff reported that the agreement has been signed. The City Attorney reported that this agreement could be recorded and would run with the land. The agreement should be incorporated into the Resolution of approval. Staff reported that the building falls in the 25 foot height limit. RECOMMENDED ACTION: 1) Grant the appeal

of the Planning Commission decision; 2) Adopt Resolution No. 805, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING DEMOLITION PERMIT 90-06, DEVELOPMENT PERMIT 90-06, AND CONDITIONAL USE PERMIT 90-04, ON AN APPLICATION OF ANOSH ISHAK TO CONSTRUCT A FOUR-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED AT 8557 RUGBY DRIVE, WEST HOLLYWOOD," and 3) Adopt Resolution No. 806, ". . . GRANTING APPROVAL OF THE TENTATIVE PARCEL MAP 22024 ON AN APPLICATION OF ANOSH ISHAK FOR A FOUR-UNIT CONDOMINIUM DEVELOPMENT AT 8557 RUGBY DRIVE, WEST HOLLYWOOD, and 4) Adopt Resolution No. 807, ". . . APPROVING DEMOLITION PERMIT 90-05, DEVELOPMENT PERMIT 90-05, AND CONDITIONAL USE PERMIT 90-03, ON AN APPLICATION OF ANOSH ISHAK TO CONSTRUCT A FOUR-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED AT 8561 RUGBY DRIVE, WEST HOLLYWOOD", and 5) Adopt Resolution No. 808, ". . . GRANTING APPROVAL OF TENTATIVE PARCEL MAP 22025 ON AN APPLICATION OF ANOSH ISHAK FOR A FOUR-UNIT CONDOMINIUM DEVELOPMENT AT 8561 RUGBY DRIVE, WEST HOLLYWOOD." A drought tolerant landscaping plan is to be included, the relocation agreement is to be included in the Resolution and the front units are to be redesigned as requested by staff. Motion Lang second Mayor Heilman.

AYES: Lang, Land, Koretz, Mayor Heilman

NOES: Guarriello

Motion carried.

#### NEW BUSINESS

#### 6. PRESENTATION OF THE SUNSET BOULEVARD SPECIFIC PLAN'S ENVIRONMENTAL REVIEW ALTERNATIVES AND THEIR ESTIMATED COSTS:

Tim Gawronski gave the staff report. The following persons came forward to address the Council:

John Chase, Sunset Task Force - urged controls while Plan is being developed.

Charlie Mercer, Sunset Strip Association - concern with how money would be recovered.

Mike Bygrave, Sunset Lanai - support of plan and EIR.

Joan Goodman, Sunset Lanai - have moratorium until EIR is in.

Jamie Wolf, Sunset Advisory Committee - support.

Jeanne Dobrin, West Hollywood - fiscal impact.

ACTION: 1) Approve Option 2, which authorizes retaining a consultant to prepare a Program Environmental Impact Report concurrently with the development of the Sunset Boulevard Specific Plan; 2) Direct staff to draft the language of an Interim Control Ordinance to help control development along Sunset Boulevard until such time as the EIR is complete and the Specific Plan is in effect; and 3) Obligate the required amount of funding from the unallocated reserves and transfer said funds to Account #01-310-54-701 (Planning Contract Services) upon award of contract for preparation of the Program Environmental Impact Report.

Motion Land second Lang. Hearing no objection it was so ordered.

#### 7. APPEAL OF A DECISION OF THE TAX ADMINISTRATOR REGARDING DELINQUENT TRANSIENT OCCUPANCY TAX: The Bel Age, Mondrian, Le

Duffy, Le Parc and Le Reve Hotels are appealing the final determination of delinquent transient occupancy taxes and the related notices of assessment. RECOMMENDED ACTION: Uphold the decision of the Tax Administrator after hearing testimony from the appellant. THIS APPEAL WAS WITHDRAWN BY THE ATTORNEY FOR THE ABOVE LISTED HOTELS.

**CITIZEN COMMENTS:** This time has been set aside for the public to address the Council on any item of interest. The following persons came forward to address the Council:  
Roselyn Krause, West Hollywood - recall.  
Stan Lothridge, West Hollywood - Rugby Drive protest.

**CITY MANAGER'S REPORT:** This time has been set aside for the City Manager to report to the City Council on any or all matters of importance. Mr. Brotzman reported that the City has put a temporary freeze on hiring.

**COUNCILMEMBERS COMMENTS:** This time has been set aside for the Councilmembers to direct comments to staff and/or the public on any and all matters of interest.

Councilmember Land addressed the meeting on water conservation and the kits that will be available at City Hall next week. She also stated that there was some confusion about the Council direction to the City Hall Site Selection Committee and Councilmembers Guarriello and Land will attend their next meeting and clarify the intentions of the Council that the Committee move forward on identifying prospective sites.

Councilmember Koretz asked the City Manager about the hiring freeze.

**ADJOURNMENT** The meeting was adjourned in memory of Alan Weiner at 10:10 p.m. to a closed session on February 11, 1991, at 6:00 p.m. in the City Manager's office.

**APPROVED BY MOTION OF THE CITY COUNCIL THIS 19TH DAY OF FEBRUARY, 1991.**

  
MAYOR

ATTEST:

  
CITY CLERK