

**MINUTES
CITY COUNCIL STUDY MEETING
MAY 8, 1989
WEST HOLLYWOOD PARK
647 N. SAN VICENTE BOULEVARD
7:00 P.M.**

**JOINT STUDY SESSION WITH W.H. COMMUNITY HOUSING CORPORATION
AND WITH PLANNING COMMISSION**

CALL TO ORDER: Mayor Land called the meeting to order at 7:05 P.M.

PLEDGE OF ALLEGIANCE: The Pledge was led by David Etezadi.

ROLL CALL: PRESENT: Albert, Koretz, Schulte, Mayor Land
(Councilmember Heilman arrived at 7:35)
ALSO PRESENT: City Manager Brotzman.

APPROVAL OF AGENDA: ACTION: Approve the agenda as presented. Motion Schulte second Albert. Hearing no objection it was so ordered.

1. 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. There was no City Manager's report at this meeting.

2. Posting of Agenda: The agenda for the meeting of May 8, 1989 was posted at City Hall, Plummer Park, the West Hollywood Library and the Sheriff's Station on Wednesday, May 3, 1989. ACTION: Receive and file.

STUDY SESSION WITH WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION:

ROLL CALL: PRESENT: Etezadi, Baklin, Guarriello, Nahmias, Rupp, Zimmerman.

3. ANNUAL REPORT: Debbie Potter reported that the West hollywood Community Housing Corporation was established by the City Council in 1986 to assist in maintaining and expanding the City's stock of affordable housing. Its agreement with the City requires an annual report. Members of the WHCHC Board of Directors and its Executive director will present the annual report.

Paul Zimmerman gave an overview of accomplishments. Steve Nahmias spoke about the problem of how to get more money for housing. Marla Baklin talked about the problems of density and high cost of land and Sal Guarriello reported on housing replacement and tenant relocation.

The City Council and the Housing Corporation then discussed the questions of funding, grants, density, rent supplement funds for persons with AIDS, inclusionary fees, displacement for renovation, contacts with community groups, and outreach.

The exaction study is in process and will be back to the

ORIGINAL

Council on June 19, 1989. The City Manager was instructed to work with the Corporation on community outreach and revenue enhancement, and Mayor Land and Councilmember Schulte will serve as a subcommittee to work with the Commission on outreach, with Councilmember Heilman serving as the alternate. The feeling was that there needed to be further discussion on dislocation and first right of refusal.

Mayor Land called a recess at 8:22 P.M.

The meeting was reconvened at 8:35 P.M.

STUDY SESSION WITH PLANNING COMMISSION

ROLL CALL: PRESENT: Richmond, Siegel, G. Smith, S. Smith, Guarrillo, Liebowitz-Neglia.
ABSENT: Read

4. ADOPTION OF DEVELOPMENT FRAMEWORK PLAN: Debbie Potter reported that on May 16, 1988, the City Council awarded a contract to POD, Inc. to prepare a Development Framework Plan for the City's three redevelopment study areas. The Framework Plan provides a development blueprint based on economic and market feasibility and general plan land use parameters for the study areas. It was a recommendation of staff that there be a re-evaluation of redevelopment at a latter date. Ed Lubieniecki from POD and Julia Takahashi from Takahashi Associates presented the plan to the Council and the Commission and substantial discussion followed. Discussion was also held on the proposed changes in redevelopment law and funding being heard by the State Legislature at the present time, and the lack of community support.

Councilmember Heilman stated he would like to see what the expenses for creating a redevelopment area would be and what kind of tax increment would be generated.

Mayor Land stated that the majority want to keep the discussion going, and the study shows what the market could handle and defines some of the General Plan goals and can be used as a tool for economic development. Staff was directed to continue to monitor and work on legislation to protect local control and to refine their recommendations and look at community outreach and private development and return to the Council at one of the July, 1989 meetings. It was also felt that a sampling of what the community wants would be helpful.

ACTION: That City Council receive and file the Development Framework Plan.

CITIZEN COMMENTS: This time has been set aside for the


public to address the Council on any item of interest except for the Public Hearings. G. Bruce Traub and Steve Martin, West Hollywood, both addressed the Council and Commission on redevelopment.

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. Staff was directed to have the Lesbian and Gay Advisory Council appointments at the first meeting in June. Councilmembers Schulte and Koretz announced they would not be in the City for the June 5th meeting.

ADJOURNMENT Mayor Land adjourned the meeting at 10:15 P.M. to a regular adjourned meeting on May 15, 1989 at West Hollywood Park at 7:00 P.M.

This meeting was adjourned in memory and honor of Ron Rose, who founded Being Alive, and Carl David, a founder of "Lifestyle Update".

APPROVED BY MOTION OF THE CITY COUNCIL THIS 5TH DAY OF JUNE, 1989.



MAYOR

ATTEST:



CITY CLERK