

**MINUTES
CITY COUNCIL MEETING
APRIL 3, 1989
WEST HOLLYWOOD PARK
647 N. SAN VICENTE BOULEVARD
7:00 P.M.**

CALL TO ORDER: Mayor Albert called the meeting to order at 7:10 p.m.

PLEDGE OF ALLEGIANCE: Debbie Potter led the Pledge of Allegiance.

ROLL CALL: PRESENT: Heilman, Koretz, Land, Schulte,
Mayor Albert

ALSO PRESENT: City Manager Brotzman
City Attorney Jenkins

PROCLAMATIONS AND COMMENDATIONS: Councilmember Schulte presented a Proclamation to Harry Hay for his 77th birthday, naming him as Honorary Citizen of West Hollywood. Harry Hay was an organizer on the Henry Wallace for President campaign, the founder of the first homophile organization in this country--The Madison Society, and involved in the movement for workers' rights.

Councilmember Heilman introduced a Proclamation proclaiming April as Earthquake Awareness Month in the City--the City will be sponsoring activities within the next month and the next year to make residents and business people more prepared in event of an earthquake, and everyone is encouraged to have an earthquake safety plan for his/her home and/or business.

Mayor Albert introduced a Proclamation for Architecture Week, April 9 through April 15. The Proclamation was accepted by Gene Smith on behalf of the L.A. Chapter of the American Institute of Architects. Mr. Smith commended the Council for its commitment to good architectural design and urged all citizens to become aware of the City's architecture and its architects.

At this time Councilmember Koretz announced that Permit Parking District No. 5 would be going into effect; notices will be placed on windshields beginning April 15; starting May 1st, persons parking between 7:00 p.m. and 7:00 a.m. may be ticketed.

Councilmember Heilman announced that the City's Cable TV Division has been nominated for the ACE Award, for the drama category, for the Chekhov series.

APPROVAL OF AGENDA: Items 2h, i, j, and k were pulled from the

ORIGINAL

Consent Calendar for separate discussion. ACTION: To approve agenda as amended. Motion Land second Schulte. Hearing no objection it was so ordered.

1. CITY MANAGER'S REPORT: In response to a direction given by Council on March 27, 1989, City Manager Brotzman reported on the status of the City's contract with GLASS to provide AIDS education materials to youth. The City has received a letter from the executive director for GLASS, indicating that they do intend to spend the funds within the next 30 days, and outlining their specific proposal for the expenditure of the funds. The City Manager recommended that the contract with GLASS be continued.

Mayor Pro Tem Land requested a copy of the letter, and City Manager Brotzman replied that he would give a copy to each Councilmember.

Councilmember Heilman stated that he would like to reverse the grant, and would like this to go back on the agenda. Mayor Albert and Councilmember Land also indicated that they would like to know more. Direction was given to staff to advise GLASS not to proceed, and to put this on the agenda for May 1st--if this will interfere with GLASS's scheduling, it will be put on the agenda for April 17th.

2. CONSENT CALENDAR: The following routine matters were acted upon by one motion to approve with the consent of the Council or were removed for separate discussion. ACTION: To approve Items 2a, b, c, e, f, and g. Motion Land second Schulte. Hearing no objection it was so ordered.

a. Posting of Agenda: The agenda for the meeting of April 3, 1989, was posted at City Hall, Plummer Park, the West Hollywood Library and the Sheriff's Station on March 29, 1989. ACTION: Receive and file. Approved as part of the Consent Calendar.

b. Demand Register No. 107, Resolution No. 532.
ACTION: Approve Demand Register No. 107 and adopt Resolution No. 532. Approved as part of the Consent Calendar.

c. Minutes: March 20, 1989
ACTION: Approve the minutes of March 20, 1989.
Approved as part of the Consent Calendar.

d. Treasurer's Report: THIS ITEM REMOVED AT REQUEST OF STAFF.

e. Claims: Gita Fuksman
Joseph D. Germano
Susan Parker
Jack Newsbaum

Janice Smith
James Kashian

ACTION: Deny the claims of Gita Fuksman, Joseph D. Germano, and Susan Parker without comment and refer to the City's Claims Adjustor.

Deny the claims of Jack Newsbaum, Janice Smith and James Kashian without comment and refer to the City's Risk Manager.
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. Earthquake Preparedness Month: **ACTION:** Declare April as Earthquake Preparedness Month. **FURTHER RECOMMENDATIONS:** That City Council direct staff to: 1) encourage neighborhood organizations to do programs and education around this issue during April and throughout the year; 2) work with businesses, local organizations, schools, churches and temples to prepare emergency plans; 3) gather and have available information on earthquake preparedness for the public and disseminate information via the Public Information, Public Safety and Cable Television departments; 4) work with social service agencies, the Sheriff's and Fire Departments to ensure that resources are available and that lists continue to be well maintained of residents at risk; 5) plan other activities as appropriate to ensure the safety of West Hollywood residents and business people; and 6) plan specific activities to encourage and reward residents who prepare and maintain "earthquake survival kits."
Approved as part of the Consent Calendar.

h. Conditional Use Permit Fee on Sale of Alcohol to Fund Drug and Alcohol Abuse Prevention Programs: REMOVED FOR SEPARATE DISCUSSION BUT LISTED HERE FOR CLARITY.

Councilmember Heilman asked for clarification that the consultant doing the exaction study could do this under their existing contract without an additional cost to the City.

Community Development Director Winogrond stated that it could not be done by the consultant (without additional cost) if it involves development of it and justification for it and other work.

The following person spoke on this Item: Jeanne Dobrin, W.H.: Commended staff for bringing this to Council. This is a corollary in a sense to Supervisor Edelman's attempt to raise the excise taxes on alcoholic beverages for the purpose of education and also to establish funds for trauma and emergency wards of hospitals. Hope Council will approve.

Mayor Pro Tem Land added that with facts and figures from the Social Services Division and individual offices it should not be hard to do the research needed to justify this exaction.

ACTION: Staff to explore the possibility of the City imposing a fee on all conditional use permits for the sale of alcohol, to be used to fund drug and alcohol abuse prevention programs as well as counseling and treatment programs for individuals with drug and alcohol abuse problems. In addition, direction given to staff to return to Council with an analysis on the cost of doing the research. Motion Heilman second Land. Hearing no objection it was so ordered.

i. Approval of Loan Documents with Alternative Living for the Aging, Inc., for 908-916 N. Gardner Street: REMOVED FOR SEPARATE DISCUSSION BUT LISTED HERE FOR CLARITY.

Debbie Potter, Economic Development Administrator, reported that on February 6th it was agreed that the minimum unit mix would be 20 percent low/very low and 80 percent moderate income. If the project is syndicated, the mix would be much more favorable to low and very low income tenants. It is anticipated that the project will be syndicated, but it is not syndicated at this time, and they are moving forward with a minimum tenant mix of 80-20.

ACTION: To approve the loan agreement with Alternative Living for the Aging, Inc., for \$250,000 to construct a seventeen-unit apartment building at 908-916 N. Gardner Street and authorize the expenditure of funds by the close of escrow, May 30, 1989. Direction given to staff to get a letter from ALA agreeing to use the City's inclusionary housing waiting list and also indicating that the developer will use its best efforts to get the tax credit and syndicate the project. Motion Heilman second Land. Hearing no objection it was so ordered.

j. CDBG Project Status Update: REMOVED FOR SEPARATE DISCUSSION BUT LISTED HERE FOR CLARITY. At its February 6, 1989, City Council meeting, Council instructed staff to prepare a status report on the accomplishments of the City's ongoing Community Development Block Grant (CDBG) projects. These projects are: The Homeless Project, Commercial Revitalization Project, and Handyworker Improvement and Housing Rehabilitation Programs. The status reports are presented for Council review.

Debbie Potter, Economic Development Administrator, reported on this item, in response to questions by Councilmember Heilman regarding the Commercial Revitalization Project.

ACTION: To receive and file the CDBG Program status reports, with direction that code enforcement be continued regarding signage, and also that a letter be drafted regarding the cleaning of awnings (by the businesses). Motion Land second Schulte.

Noting the objection of Councilmember Heilman, it was so ordered.

k. Waste Disposal/Recycling Request for Proposals:
REMOVED FOR SEPARATE DISCUSSION BUT LISTED HERE FOR CLARITY.
The staff report was given by Lucy Dyke and Chuck Bergson. Councilmember Heilman requested that staff look at revisions on such items as special pick-ups, control over containers and advertising, composting, fees, collection, disposal, recycling, disposal of household toxics, route lists and city ownership of franchise documents. ACTION: Table this item to the May 1, 1989 City Council meeting with proposed changes. Motion Heilman second Koretz. Hearing no objection it was so ordered.

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. At this point in time the following persons came forward to address the Council:

Jeanne Dobrin, West Hollywood - appeals at Planning Commission
Bruce Traub, West Hollywood - Bond issue on ballot
Paul Webber, West Hollywood - Social work.

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. There were no comments at this time.

UNFINISHED BUSINESS

3. RETURN TO COUNCIL AS DIRECTED WITH SOLUTIONS TO NEIGHBORHOOD CONCERNS OF PROPOSED DEVELOPMENT PERMIT 88-43 AND DEMOLITION PERMIT 88-15, 952-962 DOHENY DRIVE: The staff report was given by Dina Tasini. ACTION: Uphold the Planning Commission approval with modifications to the original development plans and more treatment above the arch. Motion Land second Heilman.

AYES: Heilman, Albert, Mayor Land

NOES: Koretz, Schulte

Motion carried.

FURTHER ACTION: Traffic mitigation measures to be included in the Resolution to be paid for by the developer. Motion Land second Schulte. Hearing no objection it was so ordered.

4. REPORT ON RENT STABILIZATION AND HOUSING MAINTENANCE AND QUALITY: The staff report was given by Debbie Potter and Deborah Schnabel. ACTION: To receive and file and continue to explore alternatives on housing rehabilitation, with an annual meeting of the inter-departmental task force. Motion Land second Schulte. Hearing no objection it was so ordered.

Mayor Albert called a recess at 9:15 P.M.
The meeting was reconvened at 9:30 P.M.

At this point, Grafton Tanquary addressed the City Council on the death of Ted Welsh, and was informed that the Council intended to adjourn tonight's meeting in his memory.

NEW BUSINESS

5. REPORT ON CONCERNS AND POTENTIAL SOLUTIONS TO DEVELOPMENT ACTIVITY IN THE WEST KNOLL TRIANGLE: The staff report was given by Anne Browning and Mark Lehman, West Hollywood, addressed the Council on this item. **ACTION:** Approve the concept of a combined construction scheduling and management/design review plan and refer the matter to the Planning Commission for refinement of the plan and specific recommendations, and return for final adoption by the City Council. Motion Schulte second Koretz. Hearing no objection it was so ordered.

6. MUNICIPAL PARKING STRUCTURE SITING AND CONSTRUCTION MANAGEMENT: The staff report was given by Maryanne Jones and the City Manager and the following persons addressed the Council on this item:

Mark Lehman, West Hollywood
Jeanne Dobrin, West Hollywood.

ACTION: Approve the scope of services described in the Background/Analysis section of staff report, which will require the consultant firm or individual to oversee site, estimate construction costs, and perform or oversee construction management for three proposed municipal parking sites; also that City Council authorize staff to solicit bids from qualified individuals or firms or both to perform this scope of work, which is an interim measure intended to move construction of parking structures forward while a permanent Project Manager, to be located in the City Manager's office, is sought. Motion Heilman second Schulte. Hearing no objection it was so ordered.

CLOSED SESSION: This time has been set aside for the City Council to meet in closed session to discuss matters pertaining to litigation, potential litigation, personnel, and/or claims. There was no closed session called at this time.

ADJOURNMENT: The meeting was adjourned at 9:50 P.M., in memory of Ted Welsh, to a regular adjourned meeting on April 17, 1989, at 7:00 P.M. at West Hollywood Park.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 15TH DAY OF MAY, 1989.



MAYOR

CITY CLERK