

CITY COUNCIL
CITY OF WEST HOLLYWOOD
CLOSED SESSION AGENDA

MONDAY, DECEMBER 2, 2019

6:00 P.M.

COUNCIL CHAMBERS, CLOSED SESSION ROOM,
625 N. SAN VICENTE BLVD.
WEST HOLLYWOOD, CA 90069

1. PUBLIC COMMENT ON THE CLOSED SESSION AGENDA

2. LITIGATION

The City Council finds, based on advice from the City Attorney, that discussion in open session of the following described matters will prejudice the position of the City in existing and anticipated litigation:

a. PENDING LITIGATION: Gov't Code section 54956.9(d)(1)

1. City of West Hollywood v. BPREP Sunset LLC, et al.
Los Angeles County Superior Court
Case No. 18STCV03479
2. BPREP Sunset LLC and Korman Communities v. City of West Hollywood
Los Angeles County Superior Court
Case No. BS 175183

b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: Gov't Code section 54956.9(d)(2)

The City Council based on existing facts and circumstances, finds that there is a significant exposure to litigation against the City and discussion of this matter in open session would prejudice the position of the City in any potential litigation.

Number of Potential Cases: One matter – Letter to City Attorney dated October 23, 2019 from Denise Fellers at Morgan Lewis law firm representing BKK Working Group in dispute over liability from a cleanup of a landfill in West Covina.

AFFIDAVIT OF POSTING

State of California)
County of Los Angeles)
City of West Hollywood)

I declare under penalty of perjury that I am employed by the
City of West Hollywood in the Office of the City Clerk and that I
posted this agenda on:

Date: November 27, 2019
Signature: Melissa Crowder

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(Article IV, Chapter 7, W.H.M.C.)

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AT WEST HOLLYWOOD LIBRARY, 625 N. SAN VICENTE BLVD.,
AND AT THE CITY'S WEBSITE,

www.weho.org

Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office at 8300 Santa Monica Boulevard, West Hollywood, California, during normal business hours. They will also be available for inspection during the City Council meeting at the City Clerk's table.

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting; If you require special assistance to participate in this meeting, (e.g., a signer for the hearing impaired), you must call or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Special meeting related accommodations (e.g., transportation) may be provided upon written request to the Office of the City Clerk at least 48 hours prior to the meeting. For information on public transportation, call 323.GO. METRO (323/466-3876) or go to www.metro.net.

If you would like additional information on any item appearing on this agenda, please contact the Office of the City Clerk at (323) 848-6409.

Note: Any agenda item(s) not initiated by 11:00 p.m. may be continued to a subsequent City Council meeting. The City Council may direct staff to continue the item(s) to an already scheduled City Council meeting or may adjourn this meeting to an adjourned regular meeting to consider the item(s).

CITY COUNCIL
CITY OF WEST HOLLYWOOD
AGENDA

MONDAY, DECEMBER 2, 2019

WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD

6:00 P.M. - CLOSED SESSION: See attached Closed Session Agenda

6:30 P.M. -REGULAR MEETING

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

REPORT OF CLOSED SESSION AGENDA:

APPROVAL OF AGENDA:

ADJOURNMENT MOTIONS:

AFFIDAVIT OF POSTING

State of California)
County of Los Angeles)
City of West Hollywood)

I declare under penalty of perjury that I am employed by the
City of West Hollywood in the Office of the City Clerk and that I
posted this agenda on:

Date: November 27, 2019
Signature: Melissa Crowder

PRESENTATIONS:

1. **PUBLIC COMMENT:** The City Council values your comments; however, pursuant to the Brown Act, Council cannot take action on items not listed on the posted agenda. The public comment period is limited to 20 minutes, with 2 minutes allotted for each speaker. This public comment period is to address the City Council on Consent Calendar items, other agenda items (if the member of the public cannot be present at the time the item is considered) or items of general interest within the jurisdiction of the City Council. Another period is also reserved for general comment later in the meeting for those that could not be heard at this time. Public Hearing testimony will only be taken at the time of the hearing.

1.A. **PUBLIC COMMENTS ON CONSENT CALENDAR ITEMS WHICH HAVE NOT BEEN REMOVED FROM THE CONSENT CALENDAR:**

1.B. **PUBLIC COMMENTS, GENERAL INTEREST:**

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS: This portion of the meeting is set aside for general comments, announcements, requests of staff, and/or other issues of concern from members of the City Council.

CITY MANAGER'S REPORT: This time is set aside for the City Manager to update the Council on important items initiated by staff or previously requested by the City Council.

FISCAL IMPACT ON CONSENT CALENDAR:

2. **CONSENT CALENDAR:** The following routine matters can be acted upon by one motion. Individual items may be removed by the Council for separate discussion. Items removed for separate discussion will be heard following New Business Items. The title is deemed to be read, and further reading waived of any ordinance listed on the consent calendar for introduction or adoption.

2.A. **POSTING OF AGENDA:**

SUBJECT: The agenda for the meeting of Monday, December 2, 2019 was posted at City Hall, Plummer Park, the Sheriff's Station, and at the West Hollywood Library on Wednesday, November 27, 2019.

RECOMMENDATION: Receive and file.

2.B. **APPROVAL OF MINUTES:**

SUBJECT: The City Council is requested to approve the minutes of the prior Council meeting.

RECOMMENDATION: Approve the minutes of October 21, 2019 and November 4, 2019.

2.C. APPROVAL OF DEMAND REGISTER NO. 856 [L. QUIJANO, C. CORRALES]:

SUBJECT: The City Council shall receive the Demand Register for period ending November 15, 2019 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.

RECOMMENDATION: Approve Demand Register NO. 856 and adopt Resolution No.19-5240, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING PAYMENT OF DEMANDS PRESENTED ON DEMAND REGISTER NO. 856."

2.D. CLAIMS ADMINISTRATION [D. WILSON, A. WARD]:

SUBJECT: The City Council is asked to deny a claim filed against the City as an administrative step in claims processing.

RECOMMENDATION: Deny the claims of Ron Badener, Graham BoJesse, Yelena Filowskaya, Mykesha Robinson and Shane Alexander Bendana.

2.E. ADOPT ORDINANCE NO. 19-1088 (2ND READING) "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD CODIFYING CONSTRUCTION MANAGEMENT REQUIREMENTS BY ADDING CHAPTER 9.70 (CONSTRUCTION MANAGEMENT) TO NEW ARTICLE 5 (NEIGHBORHOOD PRESERVATION) IN TITLE 9 (PUBLIC PEACE AND SAFETY) OF THE WEST HOLLYWOOD MUNICIPAL CODE; AND A ZONE TEXT AMENDMENT TO MODIFY CHAPTER 19.20 (GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS) OF THE ZONING ORDINANCE TO ADD REFERENCES TO NEW CONSTRUCTION MANAGEMENT STANDARDS IN TITLE 9." [Y. QUARKER, M. CROWDER]:

SUBJECT: The City Council will waive further reading and adopt Ordinance No. 19-1088, "an Ordinance of the City of West Hollywood codifying construction management requirements by adding Chapter 9.70 (Construction Management) to new Article 5 (Neighborhood Preservation) in Title 9 (Public Peace and Safety) of the West Hollywood Municipal Code; and a zone text amendment to modify Chapter 19.20 (General Property Development and Use Standards) of the Zoning Ordinance to add references to new Construction Management Standards in Title 9."

RECOMMENDATION: Waive further reading and adopt Ordinance 19-1088, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD CODIFYING CONSTRUCTION MANAGEMENT REQUIREMENTS BY ADDING CHAPTER 9.70 (CONSTRUCTION MANAGEMENT) TO NEW ARTICLE 5 (NEIGHBORHOOD PRESERVATION) IN TITLE 9 (PUBLIC PEACE AND SAFETY) OF THE WEST HOLLYWOOD MUNICIPAL CODE; AND A ZONE TEXT AMENDMENT TO MODIFY CHAPTER 19.20 (GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS) OF THE ZONING ORDINANCE TO ADD REFERENCES TO NEW CONSTRUCTION MANAGEMENT STANDARDS IN TITLE 9."

- 2.F. ADOPT ORDINANCE NO. 19-1089 (2ND READING) "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING A TRAP-NEUTER-RETURN PROGRAM FOR COMMUNITY CATS; AMENDING THE LANGUAGE OF THE MUNICIPAL CODE TO REFLECT A CHANGE IN NOMENCLATURE FROM "FERAL CATS" TO "COMMUNITY CATS"; UPDATING SECTION 9.48.080 TO REFLECT THE CURRENT CODE PROVISION REGARDING ANIMAL NOISE." [Y. QUARKER, M. CROWDER]:**

SUBJECT: The City Council will waive further reading and adopt Ordinance No. 19-1089, "an Ordinance of the City of West Hollywood establishing a trap-neuter-return program for community cats; amending the language of the municipal code to reflect a change in nomenclature from "feral cats" to "community cats"; updating Section 9.48.080 to reflect the current code provision regarding animal noise."

RECOMMENDATION: Waive further reading and adopt Ordinance 19-1089, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING A TRAP-NEUTER-RETURN PROGRAM FOR COMMUNITY CATS; AMENDING THE LANGUAGE OF THE MUNICIPAL CODE TO REFLECT A CHANGE IN NOMENCLATURE FROM "FERAL CATS" TO "COMMUNITY CATS"; UPDATING SECTION 9.48.080 TO REFLECT THE CURRENT CODE PROVISION REGARDING ANIMAL NOISE."

- 2.G. COMMISSION AND ADVISORY BOARD MEETING SYNOPSES [Y. QUARKER, M. CROWDER]:**

SUBJECT: The City Council will receive Synopses from the Arts and Cultural Affairs Commission, Human Services Commission, Rent Stabilization Commission, Russian Advisory Board, Transgender Advisory Board and the Women's Advisory Board regarding actions taken at their recent meeting.

RECOMMENDATION: Receive and file.

- 2.H. UPDATE ON SCAG'S RECOMMENDED METHODOLOGY FOR DEVELOPING THE 6TH CYCLE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION PLAN [J. LEONARD, H. MOLINA, A. LOVANO, J. KEHO, B. ECK, R. DIMOND, P. NOONAN, A. BARTLE]:**

SUBJECT: The City Council will receive an update on the Southern California Association of Governments' (SCAG) recommended methodology for developing the 6th Cycle Regional Housing Needs Assessment (RHNA) allocation plan. The methodology will be used to allocate the number of new housing units each jurisdiction must then plan for in the upcoming 2021 to 2029 Housing Element cycle.

RECOMMENDATION: Receive and File.

- 2.I. ANNUAL REPORT OF THE WEST HOLLYWOOD MENTAL EVALUATION TEAM (MET) [C. SCHROEDER, C. PLANCK, E. ANDERSON, D. KAHN-EPSTEIN, K. COOK]:**
SUBJECT: The City Council will receive a report on the first year of service delivery and impact of the West Hollywood Mental Evaluation Team (MET).
RECOMMENDATIONS: Receive and file.
- 2.J. AGING IN PLACE/AGING IN COMMUNITY YEAR THREE EVALUATION REPORT AND YEAR FOUR UPDATE [C. SCHROEDER, C. PLANCK, E. ANDERSON, D. KAHN-EPSTEIN]:**
SUBJECT: The City Council will receive and file the Aging in Place/Aging in Community Year Three Evaluation Report and Year Four update.
RECOMMENDATIONS: Receive and file.
- 2.K. AGREEMENT TO ACCEPT MEASURE H HOMELESS PLAN IMPLEMENTATION GRANT FROM LOS ANGELES COUNTY [C. SCHROEDER, C. PLANCK]:**
SUBJECT: The City Council will review the agreement to accept the Los Angeles County Homeless Plan Implementation Grant in the amount of \$300,000.
RECOMMENDATIONS: 1) Authorize acceptance of the Los Angeles County Homeless Plan Implementation Grant in the amount of \$300,000 to increase the supply of supportive and interim housing for people experiencing homelessness; 2) Authorize City Manager or designee to execute all documents incident to the grant award; and 3) Authorize the Director of Finance and Technology to increase revenues and expenditures in the Miscellaneous Grant Fund by an equal amount of \$300,000.
- 2.L. AGREEMENT FOR SERVICES WITH BUROHAPPOLD CONSULTING ENGINEERS, INC. TO DEVELOP A CLIMATE ACTION AND ADAPTATION PLAN [J. KEHO, B. ECK, R. EASON]:**
SUBJECT: The City Council will consider approval of an agreement with BuroHappold Consulting Engineers, Inc. (BuroHappold) to provide technical expertise to develop a Climate Action and Adaptation Plan (CAAP).
RECOMMENDATIONS: 1) Approve an agreement for services with BuroHappold in the amount not to exceed \$200,000 to develop a Climate Action and Adaptation Plan; and 2) Authorize the City Manager or designee to execute all documents incident to the agreement.

- 2.M. AMENDMENT NO. 3 TO AGREEMENT FOR SERVICES WITH HEALTH MANAGEMENT ASSOCIATES, INC. FOR PROGRAM EVALUATION SERVICES FOR THE CITY'S AGING IN PLACE/AGING IN COMMUNITY STRATEGIC PLAN [C. SCHROEDER, C. PLANCK]:**
SUBJECT: The City Council will consider amending the agreement for services with Health Management Associates, Inc. for program evaluation services of the City's Aging in Place/Aging in Community Strategic Plan.
RECOMMENDATIONS: 1) Approve Amendment No. 3 to the Agreement for Services with health Management Associates, Inc. to increase the amount of the agreement by \$60,063 for a total not-to-exceed amount of \$348,178 and extend the agreement until August 31, 2020; and 2) Authorize the City Manager or designee to execute documents incident to the agreement.
- 2.N. APPROVAL OF CONTRACT WITH HR&A ADVISORS, INC FOR ON-CALL POOL OF CONSULTANTS PROVIDING TECHNICAL HOUSING SERVICES [C. SCHROEDER, P. NOONAN, A. BARTLE]:**
SUBJECT: The City Council will consider approving a contract for services with HR&A Advisors, Inc to participate in the City's pool of on-call technical consulting services related to the creation of new affordable housing.
RECOMMENDATIONS: 1) Approve an Agreement for Services with HR&A Advisors, Inc in the amount not to exceed \$25,000 per fiscal year for a contract not to exceed \$50,000 for the period of November 1, 2019 through June 30, 2021 for on-call technical consulting services related to the creation of new affordable housing; and 2) Authorize the City Manager or designee to execute all documents incident to this agreement.
- 2.O. REQUEST TO ENTER INTO A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 8250 FOUNTAIN AVENUE [J. KEHO, J. ALKIRE, D. VU, R. RATH]:**
SUBJECT: The applicant is requesting approval of a Mills Act Contract to rehabilitate the property known as Four Gables, listed on the National Register of Historic Places and a designated Cultural Resource of the City of West Hollywood located at 8250 Fountain Avenue
RECOMMENDATION: Staff recommends that the City Council approve the Mills Act Contract between the City of West Hollywood and the owner of the property located at 8250 Fountain Avenue and authorize the City Manager to sign the agreement.
- 2.P. AWARD OF AGREEMENT FOR STRUCTURAL PEST AND TERMITE CONTROL SERVICES [S. CAMPBELL, H. COLLINS, E. HAMANT]:**
SUBJECT: The City Council will consider the award of an Agreement to Abba Termite and Pest Control, Inc. for an initial two-year term to provide structural pest and termite control services
RECOMMENDATIONS: 1) Approve an Agreement with Abba Termite and Pest Control, Inc. to provide structural pest and termite control services for

an initial two-year term in an amount not-to-exceed \$69,801; and 2) Authorize the City Manager, or designee, to execute all documents incident to the Agreement.

2.Q. NOTICE OF COMPLETION FOR CIP 1901, CONCRETE REPAIR PROGRAM- PHASE VIII CDBG PROJECT NO. 601984-18 [J. ROCCO, H. DEMITRI, J. GILMOUR]:

SUBJECT: The City Council will consider approving the Notice of Completion for CIP 1901, Concrete Repair Program- Phase VIII, CDBG Project No. 601984-18 by CEM Construction, Corp.

RECOMMENDATIONS: Accept the improvements and authorize the following: a. Filing the Notice of Completion by the City Clerk; b. Releasing of the Performance Bond on the date of recordation of the Notice of Completion, c. Releasing of the Payment Bond 35 days after the date of recordation of the Notice of Completion, pending no receipt of Stop Notices.

2.R. REJECT THE BID RECEIVED AND RE-ADVERTISE FOR TRAFFIC AND PARKING REGULATORY SIGN INSTALLATION SERVICES [S. CAMPBELL, H. COLLINS, E. HAMANT]:

SUBJECT The City Council will consider rejecting the bid received to provide parking and traffic regulatory sign installation services and authorizing staff to reissue and re-advertise the bid.

RECOMMENDATIONS: 1) Reject the bid to provide parking and traffic regulatory sign installation services as submitted on September 5, 2019 and return the associated bid bond; and 2) Authorize staff to reissue and re-advertise the bid solicitation for parking and traffic regulatory sign installation services.

2.S. UPDATED INTEGRATED PEST MANAGEMENT PROGRAM [S. CAMPBELL, H. COLLINS]:

SUBJECT: The City Council will review an updated Integrated Pest Management Program.

RECOMMENDATION: Receive and File.

2.T. VEHICLE PURCHASE [S. CAMPBELL, H. COLLINS, K. TRUDEAU]:

SUBJECT: The City Council will consider authorizing the purchase of 3 hybrid pick-up trucks, 2 plug-in hybrid Sport Utility vehicles and the removal of two vehicles from the City's existing fleet.

RECOMMENDATION: Authorize the Director of Finance and Technology Services to issue a Purchase Order to National Auto Fleet Group of Watsonville, California, in the amount of \$210,042.88 for the purchase of three 2019 Ford Super Duty F250 full-sized pick-up trucks with the XL Hybrid factory option and two 2019 Kia Niro Plug-in hybrid Vehicles (SUVs).

2.U. IMPLEMENTATION OF STATE LEGISLATION TO ALLOW PHARMACISTS TO PRESCRIBE BIRTH CONTROL AND PREP/PEP [L. HORVATH, J. DURAN, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider directing staff to take steps to ensure the widespread implementation of state legislation that allows pharmacists to prescribe hormonal contraception (SB 493) and HIV prevention drugs (SB 159).

RECOMMENDATIONS: 1) Direct staff to take steps to ensure the widespread implementation of SB 493 and SB 159, which allow pharmacists to prescribe hormonal contraception and HIV prevention drugs, respectively, directly to patients, including: a. Outreach to pharmacies in West Hollywood to determine which pharmacists are already participating in the program; and b. Determine if there are barriers to implementation for pharmacies, such as financial or educational barriers, and if there are actions the City could take to help overcome such barriers; 2) Direct staff to work with the Communications Department and the City's contracted social services agencies to help educate the community about the availability of these programs; 3) Direct staff to report back to the City Council in twelve months with an evaluation of the progress that has been made in local implementation of the legislation and a public recognition for the pharmacies that have decided to participate; and 4) Authorize the Director of Finance and Technology Services to allocate \$500 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with purchasing educational materials.

2.V. PET MEMORIAL [L. MEISTER, J. DURAN, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider directing staff to evaluate the community interest in, and feasibility of, establishing a memorial in honor of community members' pets who have passed away.

RECOMMENDATIONS: 1) Direct staff to partner with the Public Facilities Commission to evaluate community interest in establishing a memorial at one of the City's dog parks in honor of community members' pets who have passed away; and 2) Present the findings of the evaluation, including a report on the community interest, feasibility, potential design options, costs for the project, and Public Facilities Commission's recommendations to City Council for consideration.

2.W. CITY OF WEST HOLLYWOOD V-DAY 2020 CO-SPONSORSHIP OF THE VAGINA MONOLOGUES [L. HORVATH, J. HEILMAN, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider approving co-sponsorship of The Vagina Monologues on February 15 and February 16, 2020 in the City Council Chambers as programming for City of West Hollywood's V-Day 2020 a day of global awareness to end violence against women.

RECOMMENDATIONS: 1) Approve co-sponsorship of The Vagina Monologues on Saturday, February 15, 2020 and Sunday, February 16,

2020 as the City of West Hollywood's V-Day programming; 2) Waive facility use fees and parking fees for parking in the 5-story parking structure for attendees of the rehearsals and events (estimated \$4,776); 3) Authorize the use of the City name and logo on invitations, programs, and other collateral materials; 4) Direct the Communications Department to utilize all appropriate communication tools to promote the event, such as the City's website and social media tools; and 5) Authorize the City Manager or designee to execute documents incident to the co-sponsorship agreement.

2.X. CO-SPONSORSHIP OF ONE ARCHIVES' SCREENING OF AIDS VIDEO ACTIVISM: WOMEN AND INCARCERATION [J. D'AMICO, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider co-sponsoring a screening of AIDS Video Activism: Women and Incarceration followed by a panel discussion, hosted by the ONE Archives Foundation on Saturday, January 18, 2020 in the City Council Chambers.

RECOMMENDATIONS: 1) Authorize co-sponsorship of a screening of AIDS Video Activism: Women and Incarceration, hosted by the ONE Archives Foundation on Saturday, January 18, 2020 in the City Council Chambers; 2) Authorize the use of the City name and logo on invitations, promotional items, and other collateral materials; 3) Approve the use of City facilities and waive facility use fees and parking fees at the 5-story parking structure for attendees of the event (estimated \$791 in waived fees); 4) Direct the Communications Department to utilize all appropriate communications tools to promote the event such as the City's website and social media tools; 5) Authorize the City Manager or designee to execute documents incident to the co-sponsorship agreement; and 6) Authorize the Director of Finance and Technology Services to allocate \$450 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for associated costs (Waveguide).

3. PUBLIC HEARINGS:

3.A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE MASTER FEE RESOLUTION FOR FISCAL YEAR 2019-20 TO INCLUDE VIOLATIONS OF SECTION 9.48.070 (COMMUNITY CATS) OF CHAPTER 9.48 (ANIMAL CONTROL REGULATIONS) TO SCHEDULE C OF THE ADMINISTRATIVE CITATION FEE SCHEDULE [J. ROCCO, D. RIVAS, D. MICK]:

SUBJECT: The West Hollywood City Council will consider amending 2019-2020 Master Fee Schedule Resolution 19-5166, adding violations of WHMC 9.48.070 (Community Cats) to Schedule C of the Administrative Citation Fee Schedule.

RECOMMENDATION: Staff recommends the City Council adopt Resolution 19-_____: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE MASTER FEE

RESOLUTION FOR FISCAL YEAR 2019-20 TO INCLUDE VIOLATIONS OF SECTION 9.48.070 (COMMUNITY CATS) OF CHAPTER 9.48 (ANIMAL CONTROL REGULATIONS) TO SCHEDULE C OF THE ADMINISTRATIVE CITATION FEE SCHEDULE.

- 3.B. AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING NEW PUBLIC NUISANCE STANDARDS THAT ADDRESS PROPERTY MAINTENANCE AND VACANT PROPERTY ISSUES BY ADDING CHAPTERS 9.60 (PUBLIC NUISANCES), 9.64 (VACANT PROPERTIES); AND 9.66 (RECORDING NOTICE OF VIOLATION) TO NEW ARTICLE 5 (NEIGHBORHOOD PRESERVATION) IN TITLE 9 (PUBLIC PEACE AND SAFETY); REPEALING CHAPTER 7.24 (VACANT PROPERTIES); AMENDING CHAPTER 19.30 (PROPERTY MAINTENANCE) OF TITLE 19 (ZONING CODE) TO REFERENCE CHAPTER 9.60; AMENDING CHAPTER 1.08 (GENERAL PENALTY PROVISIONS); AMENDING THE MASTER FEE SCHEDULE TO ADD VIOLATIONS OF CHAPTERS 9.60 (PUBLIC NUISANCES) AND 9.64 (VACANT PROPERTIES) TO SCHEDULE D OF THE ADMINISTRATIVE CITATION FEE SCHEDULE; AND ADD VACANT PROPERTY REGISTRATION FEES TO THE CODE COMPLIANCE FEE SCHEDULE. [J. ROCCO, D. RIVAS, D. MICK, J. KEHO, R. RICHMOND, B. GALAN, C. SCHROEDER, P. NOONAN, J. HOLUB]:**

SUBJECT: The City Council will consider adopting an ordinance that establishes new public nuisance standards that address property maintenance and vacant property issues by creating new Chapters 9.60 (Public Nuisances), 9.64 (Vacant Properties), and 9.66 (Recording Notice of Violation) in new Article 5 (Neighborhood Preservation) in Title 9 (Public Peace and Safety), amends Chapter 19.30 (Property Maintenance) in Title 19 to reference new Chapter 9.60, repeals Chapter 7.24 (Vacant Properties), and amends Chapter 1.08 in Title 1, and adds violations of the new chapters to the list of Municipal Code chapters and sections that are subject to the administrative penalty procedures. A fee resolution will also be considered adopting a fee for violations of the new chapters and adding vacant property registration fees to the code compliance fee schedule. The purpose of these new standards is to provide clear standards to promote the continued maintenance of properties located in the City of West Hollywood.

RECOMMENDATIONS: 1) Introduce on first reading Ordinance No. 19-____
"AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING NEW PUBLIC NUISANCE STANDARDS THAT ADDRESS PROPERTY MAINTENANCE AND VACANT PROPERTY ISSUES BY ADDING CHAPTERS 9.60 (PUBLIC NUISANCES), 9.64 (VACANT PROPERTIES), AND 9.66 (RECORDING NOTICE OF VIOLATION) TO TITLE 9 (PUBLIC PEACE AND SAFETY), REPEALING CHAPTER 7.24 (VACANT PROPERTIES), AMENDING CHAPTER 19.30 (PROPERTY MAINTENANCE) OF TITLE 19 (ZONING CODE) TO REFERENCE CHAPTER 9.60; AND AMENDING CHAPTER 1.08

(GENERAL PENALTY PROVISIONS)"; and 2) Adopt Resolution 19-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE MASTER FEE RESOLUTIONS FOR FISCAL YEAR 2019-20 TO INCLUDE VIOLATIONS OF CHAPTERS 9.60 (PUBLIC NUISANCES) AND 9.64 (VACANT PROPERTIES) TO SCHEDULE D OF THE ADMINISTRATIVE CITATION FEE SCHEDULE; AND ADD VACANT PROPERTY REGISTRATION FEES TO THE CODE COMPLIANCE FEE SCHEDULE."

3.C. ZONE TEXT AMENDMENT: DWELLING UNIT CLARIFICATION [J. KEHO, B. ECK, R. DIMOND]:

SUBJECT: The City Council will hold a public hearing to consider a Zone Text Amendment (ZTA) to clarify the definition and requirements for dwelling units in response to Zoning Interpretation 17-0001 (the "Interpretation"). The amendment aligns the Zoning Ordinance with the Interpretation, which clarifies that dwelling units are required to be for long-term use, which means a one-year term of lease or longer.

RECOMMENDATIONS: Staff recommends the City Council hold a public hearing, listen to all pertinent testimony, and introduce on first reading the following ordinance: 1) ORDINANCE 19-XXXX: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, ADOPTING AN AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO CLARIFY THE DEFINITION OF AND REQUIREMENTS FOR DWELLING UNITS IN COMPLIANCE WITH SECTION 19.03.030, PROCEDURES FOR INTERPRETATIONS, WEST HOLLYWOOD MUNICIPAL CODE; and 2) Direct staff to develop a Zone Text Amendment to implement a new land use type for 31-364 day stays.

4. UNFINISHED BUSINESS:

4.A. 2019 WEST HOLLYWOOD HOMELESS DEMOGRAPHIC SURVEY RESULTS [C. SCHROEDER, C. PLANCK, D. GIUGNI, E. ANDERSON, D. KAHN-EPSTEIN]:

SUBJECT: The City Council will receive a report on the 2019 West Hollywood Homeless Demographic Survey, which provides community-based information on the characteristics and conditions of individuals experiencing homelessness in West Hollywood.

RECOMMENDATIONS: Receive and provide input.

5. NEW BUSINESS: None.

EXCLUDED CONSENT CALENDAR: Items removed from the Consent Calendar for separate discussion are considered at this time.

6. LEGISLATIVE:

6.A. CITY OF WEST HOLLYWOOD CANNABIS ORDINANCE AMENDMENTS [P. AREVALO, J. LEONARD, L. LANGER, J. KEHO, B. ECK, D. PURIFICACION, J. ROCCO, D. RIVAS, D. MICK, A. REGAN]:

SUBJECT: The City Council will consider two amendments to the City's cannabis ordinance, one amendment extending the deadline by which certain cannabis applicants must secure a business license from the Business License Commission, and a second amendment allowing patrons to take a certain amount of unfinished cannabis products from stand-alone consumption lounges.

RECOMMENDATION: Staff recommends that the City Council introduce on first reading: Ordinance No. 19 - _____: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING AMENDMENTS TO THE MUNICIPAL CODE TO REGULATE CANNABIS USES.

6.B. PROPOSED ORDINANCE AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE TO AMEND THE DUTIES OF THE RENT STABILIZATION COMMISSION [L. HORVATH, J. HEILMAN, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider a draft ordinance amending the West Hollywood Municipal Code to update the duties of the Rent Stabilization Commission and provide direction to staff regarding matters related to rent stabilization.

RECOMMENDATIONS: 1) Introduce on first reading Ordinance No. 19-_____, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING CHAPTER 2.64 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATING TO THE RENT STABILIZATION COMMISSION;" 2) Amend Commission By-laws Section 2.1 Regular Meetings to reflect that meetings are currently held in the City Council Chambers (not the West Hollywood Auditorium); 3) Direct staff to return to Council with clarification on how members of the public who have housing concerns that are not specific to the rent stabilization ordinance can have their concerns addressed by the appropriate authority; and 4) Direct staff to work with the Rent Stabilization Commission to enhance and expand engagement and educational opportunities to keep the community informed about the City's Rent Stabilization Ordinance and policies that pertain to West Hollywood renters, landlords, and rental housing.

PUBLIC COMMENT: This time is set aside for the public to address the Council on any item of interest within the subject matter jurisdiction of the Council that could not be heard under Item 1 at the beginning of the meeting.

COUNCILMEMBER COMMENTS: Additional general comments, announcements, requests of staff and/or other issues of concern to Councilmembers are briefly presented at this time.

ADJOURNMENT: The City Council will adjourn to its next regular meeting, which will be on Monday, December 16, 2019 at 6:30 P.M. at West Hollywood Park Public Meeting Room - Council Chambers.

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
December 16	Monday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers
January 21	Tuesday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers
February 3	Monday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers
February 18	Tuesday	6:30 PM	Regular Meeting	West Hollywood Park Council Chambers

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