

MINUTES

NOVEMBER 25, 1985

WEST HOLLYWOOD CITY COUNCIL MEETING

PLUMMER PARK - HALL A  
5:30 P.M.

**CALL TO ORDER:** The meeting was called to order at 5:40 p.m. by Mayor Heilman.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Mayor Heilman.

**ROLL CALL:**

PRESENT:	Albert, Terrigno, Viterbi, Schulte, Mayor Heilman
ABSENT:	None
ALSO PRESENT:	City Manager Brotzman Woody Tescher - Envicom

**APPROVAL OF AGENDA:** The City Manager requested that the Council set some dates and agendas for study sessions at the end of this meeting.

Also would like some discussion on the presentation for the Public Hearing on Route 2 to be held tomorrow night, November 26, 1986. Approved by consensus of the Council

**NEW BUSINESS:**

1. Purchase of Dun's Marketing Service: The staff report was given by Debbie Potter. ACTION: That the City Council authorize the purchase of Dun's Marketing Service for a cost not to exceed \$4,584, and to transfer the \$4,584 from the unobligated reserve to the Economic Development budget. Motion Heilman seconded by Schulte. Hearing no objection it was so ordered.

**OLD BUSINESS:**

2. Eligibility Requirements and Rental Rates for Inclusionary Rental Units: Debbie Potter reported that this item is a follow up to the October 30, 1986 agenda item where the Council requested more information

ACTION: Based on the foregoing discussion, and discussion from the previous council meeting, the Council, by consensus, adopted the following:

1. Eligibility Requirements:
  - a. Adopt income guidelines based on the city's median household income as established by the Census and adjusted annually with an upper eligible limit of 100% of median.
2. Rent Levels - Adopt rent levels corresponding to the city income guidelines and adjusted as discussed in the October 17th staff report.
3. Unit Mix - Adopt recommendations 3a and 3b contained in the October 17th staff report.
4. Maintaining Unit Affordability - Adopt the recommendations contained in the October 17th staff report.
5. Instruct staff to prepare a resolution containing the approved eligibility requirements, rent levels, unit mix and mechanism for maintaining unit affordability for adoption at the next regularly scheduled council meeting.

Staff is to return to council with further information on the number of units being considered, the demographics and needs of the community in the low and median income groups, and a comparison of the amount of money for an outside contractor or an in-house housing specialist.

**3. SPECIFIC PLAN DEVELOPMENT EXACTIONS:** Staff report was given by Debbie Potter.

**ACTION:** To approve in concept, a study not to exceed \$25,000, on the impact of specific plan developments on the city's affordable housing, day care facility stock, supply of open space and traffic and circulation. Further, to authorize the transfer of \$25,000 from the unobligated reserve to the Economic Development Budget. Motion Heilman, seconded by Schulte. Hearing no objection it was so ordered.

**PROPOSED ACTION:** To approve the 5 exactions recommended by staff with added language that these are not an exclusive list and the city can negotiate with the developer of a specific plan for additional mitigation measures. Staff is to research whether there are any additional areas where exactions could be made on specific plans that have been upheld, that the Council could consider. Motion Heilman seconded by Albert.

AYES: Albert, Mayor Heilman

NOES: Terrigno, Viterbi, Schulte

Motion failed.

**ACTION:** To hold the Specific Plan Section of the Interim Zoning Ordinance for additional information and discussion. To set a Public Hearing and workshop for the meeting of January 9th, and to have the RFP prepared for the same time. Motion Viterbi seconded by Heilman. Hearing no objection it was so ordered.

At this time the Mayor called for a 15 minute recess.

Council reconvened and instructed staff to break out the following items for separate discussion (8 to 10 Minutes each) at the Public Hearing scheduled for December 5, 1985 on the Interim Zoning Ordinance: Parking, Design Standards, Overlay Zones, Density, Public Input Process, Changes in the Hearing Process, Effect on Individual Properties (non-conforming uses, abatement, etc.), Inclusionary Housing, Signs and any other categories that staff deems appropriate.

**STUDY SESSION:**

**4. Interim Zoning Ordinance:**

Woody Tescher presented the staff report on the Lester Hirsch request for a zone change. He reported that the proposed change could take place as part of the Interim Zoning Ordinance, but then the Community Plan prepared by the County and adopted by the City of West Hollywood would have to be amended. Direction was given by the Council to prepare the necessary documents and return to Council.

By consensus the Council approved the following additional findings for off-sale alcoholic beverage sales:

1. That the proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, and traffic problems and capacity.
2. That the proposal will not adversely affect adjacent or nearby religious facilities; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds.
3. That the proposal will not interfere with the movement of people along an important pedestrian street.
4. That the proposed development will be of an architectural and visual quality and character which harmonizes with, or where appropriate enhances, the surrounding area.
5. That adequate litter receptacles will be provided where appropriate.

6. That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents' sleep between the hours of 10:00 p.m. and 9:00 a.m.

7. That the proposed use is located no closer than 1,000 feet from any other use which accommodates alcoholic sales for off-site consumption.

Staff also requested that findings for CUP's for on-site Alcoholic Beverage sales be prepared and returned to Council prior to the meeting of December 5, 1985.

Larry Greer gave the staff report on Off-Street Parking and Loading Standards, assisted by Mark Winogron and Woody Tescher. with lengthy discussion by Council and staff.

ACTION: To continue the discussion on parking to December 12, 1985 and reschedule the Public Hearing/Workshop on the Interim Zoning Ordinance to December 19, 1985. Motion Heilman seconded by Schulte. Hearing no objection it was so ordered.

The City Manager asked that the Council schedule meetings on the following:

- Metro Rail
- Large Scale Development
- Affordable Housing
- Redevelopment
- Goals
- Team Building follow-up

ACTION: To schedule a workshop on goals on January 30, 1986, the team building follow-up on February 2nd or 9th and for the City Manager to bring back a list of priorities on the remaining items on December 19, 1985. Further, to schedule Personnel Sessions at 6 p.m. prior to Council Meetings. By consensus of the City Council.

Mayor Heilman adjourned the meeting at 10:00 p.m., to a meeting at the Hyatt Hotel on December 4, 1985 at 9:00 a.m. for the purpose of a personnel session dealing with the 6 month evaluation of the City Manager.