

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
CLOSED SESSION AGENDA**

MONDAY, SEPTEMBER 16, 2024

5:30 P.M.

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

- 1. CONVENE IN OPEN SESSION**
- 2. PUBLIC COMMENT ON THE CLOSED SESSION AGENDA**
- 3. RECESS TO CLOSED SESSION**
- 4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
G.C. 54956.8**
 - a. Property: 5554-002-009, 5554-002-010, and 5554-002-011
1301-1307 N. Fairfax Avenue and 7909 Foutain Avenue
City Negotiator: City Manager or designee
Property Owner: FF1, LLC (Ramin Bassam)
Under Negotiation: Price and Terms of Payment (Purchase)

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: **September 13, 2024**

Signature: *Eric Matikosh*
Office of the City Clerk



CITY OF WEST HOLLYWOOD CITY COUNCIL AGENDA

MONDAY, SEPTEMBER 16, 2024

5:30 PM – CLOSED SESSION *See attached Closed Session Agenda

6:00 PM – REGULAR MEETING

(Revised 9/13/24 – added Closed Session)

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

LAND ACKNOWLEDGEMENT:

“The West Hollywood City Council acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples.”

PUBLIC COMMENT AND RULES OF DECORUM:

The City Council values your comments and acknowledges the right of the public to address issues that are within the City’s jurisdiction and invites the public to do so during the City Council meeting. However, this public participation must be balanced with the need of the City Council to conduct the public’s business in a fair and efficient manner, free from disruption or disturbance. The City offers multiples ways for the public to participate during the meeting.

During the first Public Comment section of the agenda, any member of the public may address the City Council on items appearing on the Consent Calendar. Comments concerning other items on the agenda will be heard at the time the item is considered during the meeting; however, they may be offered at this time if a member of the public cannot be in attendance later in the evening. Members of the public may also comment upon any other item of interest that is within the subject matter jurisdiction of the City Council at this time, or later in the meeting under the second Public Comment period. Please see Agenda Item No. 1 below for more information.

The City expects that everyone who participates in the meeting will do so with respect and dignity. Please refrain from using abusive, derogatory, and slanderous language, or behaving in a way that disrupts the meeting.

Speakers should not bring to the podium any items other than a prepared written statement and/or writing materials.

Speakers and any other members of the public may not approach the dais at any time during the meeting without prior consent from the Mayor.

Speakers may only speak once on any agenda item. Donating public comment time to others is prohibited.

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language, whistling, stamping of feet or other acts which disturb, disrupt, impede, or otherwise render the orderly conduct of the City Council meeting unfeasible.

Persons in the audience should refrain from creating, provoking, or participating in any type of unwelcome physical contact.

Please see the Rules of Conduct for City Council meetings for additional rules and expectations for conducting the City Council meetings.

If you would like additional information on any item appearing on this agenda, please contact the Office of the City Clerk at (323) 848-6800.



TO PARTICIPATE BY PROVIDING WRITTEN CORRESPONDENCE OR AN E-COMMENT:

Members of the public who wish to comment on matters before the City Council are strongly encouraged to submit written correspondence to publiccomment@weho.org or submit an E-Comment by visiting www.weho.org/wehotv no later than 12:00 p.m. on Council meeting day. *Note: Written Correspondence and E-Comments will not be read into the record during the City Council meeting; however, correspondence received by 12:00 p.m. will be forwarded to the City Council and posted on the City's website as part of the official meeting record. Your comments and information will become part of the official public record. If you do not want your personal information included in the official record, please do not include your address and/or phone number.*

TO PARTICIPATE BY PROVIDING PUBLIC COMMENT BY TELEPHONE:

(Please note: This option is to provide public comment via phone ONLY. To view the meeting, please see information on how to view the meeting provided above.)

1. You are required to register to speak via Zoom by emailing publiccomment@weho.org no later than 12:00 p.m. on the City Council meeting day, to be added to the Zoom Public Speaker List for the meeting. Please include your name, the phone number from which you will be calling, and which item(s) you would like to speak on.
2. Dial-in 10 minutes prior to the start of the meeting (the meeting begins at 6:00 p.m.). During Approval of the Agenda items may be moved to the Consent Calendar; therefore, members of the public who have signed up to speak on any item with the City Clerk's Office should be in the queue by 5:50 p.m. ****Please note that City Clerk staff cannot respond to emails during the meeting. This means**

that email and text message requests made to speak by phone on additional agenda items during the meeting cannot be accommodated during the meeting.

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. If special assistance to participate in this meeting is required, (e.g., an American Sign Language interpreter for people who are Deaf or hard of hearing), you must call or submit your request in writing to the Office of the City Clerk at (323) 848-6800 at least 48 hours prior to the meeting. The City TTY line 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) 848-6800.

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).

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

REPORT OF CLOSED SESSION AGENDA:

APPROVAL OF AGENDA:

LEVINE ACT DISCLOSURES: This time has been set aside for any Councilmember to provide their disclosures subject to the Levine Act for any item(s) on the posted agenda.

ADJOURNMENT MOTIONS:

PRESENTATIONS:

A. PUBLIC COMMENT: The City Council values your comments; however, pursuant to the Brown Act, the 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. **PUBLIC COMMENTS ON CONSENT CALENDAR ITEMS WHICH HAVE NOT BEEN REMOVED FROM THE CONSENT CALENDAR:**
2. **PUBLIC COMMENTS, GENERAL INTEREST:**

CITY MANAGER'S REPORT: This time has been 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:

- B. 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.
1. **POSTING OF AGENDA [M. CROWDER, L. MORALES]:**
SUBJECT: The agenda for the meeting of Monday, September 16, 2024 was posted at City Hall, Plummer Park, the Sheriff's Station, and the West Hollywood Library on Wednesday, September 11, 2024.
RECOMMENDATION: Receive and file.
 2. **APPROVAL OF MINUTES [M. CROWDER, L. MORALES]:**
SUBJECT: The City Council is requested to approve the minutes of the prior City Council Meetings.
RECOMMENDATION: Approve the revised minutes of August 5, 2024 and the action minutes of August 26, 2024.
 3. **APPROVAL OF DEMAND REGISTER NO. 955 [L. QUIJANO, C. CORRALES, S. HERNANDEZ]:**
SUBJECT: The City Council shall receive the Demand Register for period ending September 6, 2024 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.
RECOMMENDATION: Approve Demand Register No. 955 and adopt Resolution No. 24-088: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 955".

- 4. TREASURER'S REPORT FOR JULY 2024 [L. QUIJANO, C. CORRALES, K. BARENG, S. STEPHENS]:**
SUBJECT: The City Council will receive the Treasurer's Reports for the month ended July 2024 pursuant to Section 53646 of the Government Code of the State of California.
RECOMMENDATION: Receive and file the July 2024 Treasurer's Report.
- 5. COMMISSION AND ADVISORY BOARD MEETING SYNOPSES [M. CROWDER, L. MORALES]:**
SUBJECT: The City Council will receive Synopses from the Human Services Commission, the Public Facilities, Recreation, and Infrastructure Commission, the Disabilities Advisory Board, and the Older Adults Advisory Board regarding actions taken at their recent meetings.
RECOMMENDATION: Receive and file.
- 6. ADOPT ORDINANCE NO. 24-23 (2ND READING) "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A DEVELOPMENT AGREEMENT IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT AND OFF-SITE ADVERTISING BILLBOARDS LOCATED AT 8850-8878 AND 1025-1029 LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA" [M. CROWDER, L. MORALES]:**
SUBJECT: The City Council will waive further reading and adopt Ordinance No. 24-23, approving a Development Agreement in conjunction with the proposed mixed- use hotel and residential development and off-site advertising billboards located at 8850-8878 and 1025-1029 Larrabee Street, West Hollywood, California.
RECOMMENDATION: Waive further reading and adopt Ordinance No. 24-23: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A DEVELOPMENT AGREEMENT IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT AND OFF-SITE ADVERTISING BILLBOARDS LOCATED AT 8850-8878 AND 1025-1029 LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA".
- 7. ADOPT ORDINANCE NO. 24-24 (2ND READING) "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE ZONING MAP IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT AND OFF-SITE ADVERTISING BILLBOARDS LOCATED AT 8850-8878 AND 1025-1029 LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA" [M. CROWDER, L. MORALES]:**
SUBJECT: The City Council will waive further reading and adopt Ordinance No. 24-24, amending the zoning map in conjunction with the proposed mixed- use hotel and residential development and off-site advertising

billboards located at 8850-8878 and 1025-1029 Larrabee Street, West Hollywood, California.

RECOMMENDATION: Waive further reading and adopt Ordinance No. 24-24: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE ZONING MAP IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT AND OFF-SITE ADVERTISING BILLBOARDS LOCATED AT 8850-8878 AND 1025-1029 LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA".

8. **ADOPT ORDINANCE NO. 24-25 (2ND READING) "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE SUNSET SPECIFIC PLAN TO CHANGE THE DEVELOPMENT STANDARDS FOR SITE 6-E IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT AT 8850-8878 AND 1025-1029 LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA" [M. CROWDER, L. MORALES]:**

SUBJECT: The City Council will waive further reading and adopt Ordinance No. 24-25, amending the Sunset Specific Plan to change the development standards for site 6-E in conjunction with the proposed mixed-use hotel and residential development and off-site advertising billboards located at 8850-8878 and 1025-1029 Larrabee Street, West Hollywood, California.

RECOMMENDATION: Waive further reading and adopt Ordinance No. 24-25: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE SUNSET SPECIFIC PLAN TO CHANGE THE DEVELOPMENT STANDARDS FOR SITE 6-E IN CONJUNCTION WITH THE PROPOSED MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT AT 8850-8878 AND 1025-1029 LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA".

9. **DOMESTIC VIOLENCE AND INTIMATE PARTNER VIOLENCE AWARENESS MONTH [Y. QUARKER, A. LOVANO, L. FOOKS, C. SHROEDER, W. BARRENO]:**

SUBJECT: The West Hollywood City Council will consider recognizing October 2024 as Domestic Violence and Intimate Partner Violence Awareness Month.

RECOMMENDATION: 1) Proclaim October 2024 as Domestic Violence and Intimate Partner Violence Awareness Month; 2) Direct the City to light the City's lanterns over Santa Monica Boulevard and City Hall in the color purple to recognize Domestic Violence and Intimate Partner Violence Awareness Month and "Purple Thursday" from October 16-28, 2024; 3) Authorize the use of the City name and logo on digital collateral materials with partner agencies focused on domestic violence/intimate partner violence issues and services; and 4) Direct the Communications Department to utilize all appropriate communications tools to raise awareness about Domestic

Violence and Intimate Partner Violence Awareness Month, including sharing resources via social media platforms.

10. NATIONAL BREAST CANCER AWARENESS MONTH [Y. QUARKER, A. LOVANO, L. FOOKS]:

SUBJECT: The West Hollywood City Council will consider recognizing October 2024 as National Breast Cancer Awareness Month.

RECOMMENDATION: 1) Proclaim October 2024 as National Breast Cancer Awareness Month; 2) Direct the City to light the City's lanterns over Santa Monica Boulevard and City Hall in the color pink to recognize Breast Cancer Awareness Month from October 1-13, 2024; 3) Authorize the use of the City name and logo on digital collateral materials with partner agencies focused on breast cancer awareness information and services; and 4) Direct the Communications Department to utilize all appropriate communications tools to raise awareness about National Breast Cancer Awareness Month, including sharing resources via social media platforms.

11. FUNDING AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR A TRANSIT ORIENTED COMMUNITIES TECHNICAL ASSISTANCE PROGRAM GRANT AWARD [N. MARICICH, F. CONTRERAS, AICP, T. FARRIS]:

SUBJECT: The City Council will consider adopting a resolution to enter into a funding agreement with the Los Angeles County Metropolitan Transit Authority ("Metro") as part of the Transit Oriented Communities Technical Assistance Program (TOC TAP). This action is exempt from CEQA.

RECOMMENDATION: 1) Adopt Resolution 24-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AUTHORIZING CITY MANAGER TO ENTER INTO A FUNDING AGREEMENT AND ACCEPT FUNDS AS AN AWARDEE OF LA METRO'S TRANSIT ORIENTED COMMUNITIES TECHNICAL ASSISTANCE PROGRAM"; and 2) Authorize City Manager or designee to execute the Funding Agreement and all necessary contracts, payment requests, and amendments for the purposes of securing grant funds, and to implement and carry out the purposes specified in the grant application.

12. ACCEPT AN EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET AND SIDEWALK PURPOSES ALONG THE FRONTAGE OF THE DW DIAMOND BAR, LLC DEVELOPMENT PROJECT AT 9024 LLOYD PLACE [H. COLLINS, J. GILMOUR]:

SUBJECT: The City Council will consider accepting an easement and right of way for street and sidewalk purposes along the frontage of the DW Diamond Bar, LLC development project located at 9024 Lloyd Place.

RECOMMENDATION: 1) Adopt Resolution No. 24-____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ACCEPTING GRANT OF EASEMENT FOR PUBLIC SIDEWALK AND PARKWAY PURPOSES AT 9024 LLOYD PLACE IN THE CITY OF WEST

HOLLYWOOD”; and 2) Direct the City Clerk to submit a certified copy of Resolution No. 24-____, as well as the Easement in Exhibit A of Attachment A for recordation by the office of the Recorder of the County of Los Angeles.

13. REPORT ON A PROPOSED TRAFFIC SIGNAL LOCATED AT THE NORTHERN LEG APPROACH OF THE OFFSET INTERSECTIONS OF FOUNTAIN AVENUE AND POINSETTIA PLACE [S. CAMPBELL, H. COLLINS, J. GILMOUR, R. GARLAND]:

SUBJECT: The Department of Public Works is providing a report regarding the inquiry of a proposed traffic signal located at the northern leg approach of the offset intersections of Fountain Avenue and Poinsettia Place.

RECOMMENDATION: Based on the analysis findings, direct staff to not install a new traffic signal at the northern leg approach of the offset intersections of Fountain Avenue and Poinsettia Place (western intersection).

14. INTERAGENCY MEMORANDUM OF UNDERSTANDING WITH LA COUNTY MTA FOR REGIONAL INTEGRATION OF INTELLIGENT TRANSPORTATION SYSTEMS [H. COLLINS, J. GILMOUR]:

SUBJECT: The City Council will consider entering into an Interagency Memorandum of Understanding with LA County MTA for Regional Integration of Intelligent Transportation Systems.

RECOMMENDATION: 1) Approve entering into an Interagency Memorandum of Understanding with LA County MTA for Regional Integration of Intelligent Transportation Systems; and 2) Authorize the City Manager or designee to execute documents incident to the Agreement.

15. AMENDMENT NO. 1 TO THE MEASURE M FUNDING AGREEMENT BETWEEN THE CITY OF WEST HOLLYWOOD AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY [H. COLLINS, J. GILMOUR, R. GARLAND, W. DAVIS]:

SUBJECT: The City Council will consider approval of Amendment No. 1 to the Measure M Funding Agreement between the City of West Hollywood and the Los Angeles County Metropolitan Transportation Authority to extend the deadline of the grant for the Santa Monica Blvd/La Brea Ave Transit Hub Improvement Projects, and approve the release of a request for proposals for the design of the La Brea Avenue Pedestrian Light Fixture Refurbishing Project.

RECOMMENDATION: 1) Authorize the City Manager or his designee to execute Amendment No. 1 to the Measure M Funding Agreement between the City of West Hollywood and the Los Angeles County Metropolitan Transportation Authority for the Santa Monica Blvd/La Brea Ave Transit Hub Improvement Projects; and 2) Authorize the issuance of a Request for Proposals (RFP) to invite qualified firms to design plans, specifications and

construction estimates for the La Brea Avenue Pedestrian Light Fixture Refurbishing Project.

- 16. AMENDMENT NO. 3 TO THE AGREEMENT FOR SERVICES WITH CROSTOWN ELECTRICAL & DATA, INC FOR ON-CALL STREET LIGHTING MAINTENANCE SERVICES [H. COLLINS. J. GILMOUR]:**
SUBJECT: The City Council will consider amending the Agreement for Services with Crosstown Electrical & Data, Inc. for on-call street lighting maintenance services to increase the not-to-exceed amount of the Agreement.
RECOMMENDATION: 1) Approve Amendment No. 3 to the Agreement for Services with Crosstown Electrical & Data, Inc. to increase the amount of the agreement by \$300,000 for a total not-to-exceed amount of \$1,020,000; and 2) Authorize the City Manager or designee to execute documents incident to the Agreement.
- 17. AMENDMENT NO. 7 TO THE AGREEMENT FOR SERVICES WITH ALL CITY MANAGEMENT SERVICES [C. SHROEDER, W. BARRENO, D. MURRAY]:**
SUBJECT: The City Council will consider approving Amendment No. 7 to the Agreement for Services with All City Management Services to provide crossing guard services for West Hollywood schools.
RECOMMENDATION: 1) Approve Amendment No. 7 to the Agreement for Services with All City Management Services to provide crossing guard services for Rosewood Elementary and West Hollywood Elementary School; and 2) Authorize the City Manager or designee to execute all documents incident to this Agreement.
- 18. AMENDMENT NO. 8 TO THE AGREEMENT FOR SERVICES WITH KABBARA ENGINEERING FOR DESIGN SERVICES FOR THE DESIGN DISTRICT PHASE 2 STREETScape PROJECT [H. COLLINS. J. GILMOUR]:**
SUBJECT: The City Council will consider amending the Agreement for Services with Kabbara Engineering for professional engineering design services to modify the scope of services, increase the not-to-exceed amount, and extend the term.
RECOMMENDATION: 1) Approve Amendment No. 8 to the Agreement for Services with Kabbara Engineering to modify the scope of services, extend the term of the agreement to June 30, 2028, and increase the amount of the Agreement by \$355,888, for a total not-to-exceed amount of \$2,836,352; and 2) Authorize the City Manager or designee to execute documents incident to the Agreement.
- 19. SOCIAL SERVICES CONTRACT RENEWALS 2024-25 [C. SHROEDER, W. BARRENO, D. MURRAY]:**

SUBJECT: The City Council will consider renewals of Social Services contracts for the third year of the 2022-25 funding cycle (October 1, 2024 - September 30, 2025).

RECOMMENDATION: 1) Approve the 2024-25 Social Services contract renewals with 28 social service programs for a total of \$6,725,649 as shown in Attachment A; and 2) Authorize the City Manager or his designee to execute documents related to the Agreements.

20. RECOGNITION OF DISABILITIES AWARENESS MONTH [C. SHROEDER, W. BARRENO, M. ULLOA, D. SAUNDERS]:

SUBJECT: The City Council will recognize October as Disabilities Awareness Month.

RECOMMENDATION: 1) Proclaim October as Disabilities Awareness Month; 2) Authorize the use of the City name and logo on invitations, programs, and other collateral materials; 3) Direct the Communications Department to utilize all appropriate communications tools to promote Disability Awareness Month events including, but not limited to, the City's website and social media platforms; 4) Direct the Human Services Division to oversee the installation of 19 banners along Santa Monica Boulevard that recognize past recipients of the City's Disability Services Awards; 5) Approve the Disability Service Awards to be presented at a televised meeting of the Disabilities Advisory Board on Wednesday, October 23, 2024; and 6) Waive parking enforcement of the three-hour parking restrictions until 1pm at Plummer Park on Tuesday, October 1, 2024, for the Community Health & Wellness Event.

C. PUBLIC HEARINGS:

1. ZONE TEXT AMENDMENT TO UPDATE REPLACEMENT REQUIREMENTS OF ABOVE LOWER-INCOME PROTECTED UNITS IN NEW HOUSING PROJECTS AND INCORPORATE UNIT DEMOLITION PROTECTIONS IN COMPLIANCE WITH STATE LAW [N. MARICICH, F. CONTRERAS, AICP, M. MONTENEGRO, T. FARRIS]:

SUBJECT: The City Council will consider a Council-directed Zone Text Amendment (ZTA) to amend Sections 19.22.030 and 19.22.050 of Title 19 of the West Hollywood Municipal Code (WHMC) to require the replacement of demolished protected units that are or were formerly occupied by households or individuals of above lower-income (80% of higher Area Median Income) with units subject to rent stabilization (under Title 17 of the WHMC) in the proposed housing project. In addition, the City Council will consider including additional updates to the WHMC related to unit demolition in alignment with state law. The proposed ZTA is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines, provided that this activity is an election under state law that does not have the potential to result in an effect on the environment.

RECOMMENDATION: 1) Introduce on First Reading, by title only, Ordinance No. 24-____: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING AN AMENDMENT TO TITLE 19, THE ZONING ORDINANCE OF THE WEST HOLLYWOOD MUNICIPAL CODE, TO UPDATE REPLACEMENT REQUIREMENTS OF ABOVE LOWER-INCOME PROTECTED UNITS IN NEW HOUSING PROJECTS AND UPDATE PROVISIONS RELATED TO UNIT DEMOLITION IN ALIGNMENT WITH STATE LAW.” (ATTACHMENT A); and 2) Consider a recommendation by the Planning Commission to direct staff to study allowing an additional local density bonus (beyond what state law permits) to accommodate the replacement of above lower-income units as deed restricted affordable units in perpetuity, instead of replacement as rent-stabilized units.

D. LEGISLATIVE:

- 1. AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 17 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATING TO TRANSFER TO A DIFFERENT RENTAL UNIT FOR CERTAIN QUALIFIED TENANTS AND REPOSSESSION OF A RENTAL UNIT FOR AUTHORIZED CORRECTION OF VIOLATIONS AND A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING RENT STABILIZATION REGULATIONS 20001, 42000, AND 60041.1 [C. SCHROEDER, C. KESINGER]:**

SUBJECT: The City Council will consider amending Title 17 (Rent Stabilization Ordinance) of the West Hollywood Municipal Code relating to the transfer to a different rental unit for certain qualified tenants and repossession of a rental unit for authorized correction of violations and a resolution amending Rent Stabilization Regulations 20001, 42000, and 60041.1.

RECOMMENDATION: 1) Introduce on first reading Ordinance No. 24-____: “AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 17 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATING TO TRANSFER TO A DIFFERENT RENTAL UNIT FOR CERTAIN QUALIFIED TENANTS AND REPOSSESSION OF A RENTAL UNIT FOR AUTHORIZED CORRECTION OF VIOLATIONS”; and 2) Adopt Resolution No. 24-____: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING RENT STABILIZATION REGULATIONS 20001, 42000, AND 60041.1”.

E. UNFINISHED BUSINESS:

- 1. ADOPTION OF A RESOLUTION ACCEPTING AN \$8.2 MILLION GRANT AWARD FROM THE CALIFORNIA AIR RESOURCES CONTROL BOARD FOR TRANSPORTATION IMPROVEMENTS [N. MARICICH, F. CONTRERAS, AICP, C. SHEN, P. PORTWOOD]:**

SUBJECT: The City Council will consider adopting a resolution accepting a \$8,214,840 Sustainable Transportation and Equity Program (STEP) grant from the California Air Resources Board (CARB) for pedestrian, bicycle, roadway safety, and transit electric fleet and service improvements and authorize the City Manager or his designee to execute a grant agreement with CARB.

RECOMMENDATION: 1) Adopt Resolution No. 24- ____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AUTHORIZING RECEIPT OF, CALIFORNIA AIR RESOURCE BOARD'S SUSTAINABLE TRANSPORTATION AND EQUITY PROJECT GRANT IN AN AMOUNT OF UP TO \$8,214,840"; 2) Authorize the City Manager, or designee, to execute a Grant Agreement and all necessary contracts, payment requests, and amendments with the California Air Resources Board to secure and facilitate the use and expenditure of grant funds in the amount of \$8,214,840; and 3) Authorize the Director of Finance and Technology Services to increase budgeted revenues by an amount of \$8,214,840 and to increase expenditures by an amount of \$12,603,000, which includes the grant amount plus the City's local agency share of \$4,388,160, upon execution of the grant Agreement.

2. AWARD OF AN AGREEMENT FOR PROFESSIONAL SERVICES FOR THE HART PARK IMPROVEMENTS PROJECT [J. ROCCO, S. CAMPBELL, R. ABRAMSON, H. COLLINS, M. BARKER]:

SUBJECT: The City Council will consider awarding an Agreement to Stoss, Inc., to provide professional design and engineering services for the Hart Park Improvements Project consisting of disability upgrades and dog park improvements.

RECOMMENDATION: 1) Approve an Agreement for Services with Stoss, Inc. to provide professional design and engineering services for the Hart Park Improvements Project in the amount of \$359,295 and include a 22% contingency for related services in the amount of \$80,705 for a total not-to-exceed amount of \$440,000; and 2) Authorize the City Manager or designee to execute all documents incident to the Agreement.

3. WEHO PRIDE 2024 EVENT DEBRIEF AND 2025 PLANNING [Y. QUARKER, C. SMITH, M. REATH, K. MCCORMACK]:

SUBJECT: The City Council will receive a post-event report regarding WeHo Pride 2024 and provide feedback related to the event. The City Council will also consider approving various items related to production and programming elements for WeHo Pride 2025.

RECOMMENDATION: 1) Receive a post-event report regarding WeHo Pride 2024 and provide feedback related to the event; 2) Approve a WeHo Pride 2025 event from Friday, May 30, 2025 to Sunday, June 1, 2025 with the same core elements and footprint as WeHo Pride 2024; 3) Authorize the City Manager or his designee to negotiate co-sponsorship agreements related to their participation in WeHo Pride 2025 with JJLA for the OUTLOUD

Music Festival and with the L-Project for the Women's Freedom Festival and Dyke March, and direct staff to return to a future City Council meeting for approval; 4) Approve the waiver of Special Event Permit fees and Encroachment Permit fees, in an amount estimated at \$14,000 for City businesses hosting events on May 30, May 31, and June 1, 2025, in celebration of WeHo Pride; 5) Authorize up to \$12,500 for basic Los Angeles County Fire Department site plan review fees related to Pride weekend activations at City businesses, which is included in the Community Safety Budget; 6) Approve street closures and facilities usages as outlined in this report, as they relate to WeHo Pride 2025; 7) Waive residential permit parking restrictions citywide from Friday, May 30, 2025, at 4:00 P.M. through Monday, June 2, 2025, at 7:00 A.M.; 8) Authorize the City Manager or his designee to negotiate City of West Hollywood participation in other 2025 Pride events; and 9) Authorize the City Manager or his designee to negotiate an Amendment to the Production Services Agreement with JJLA, to extend the agreement through December 31, 2027, to encompass production of WeHo Pride events in 2026 and 2027 and direct staff to return to a future City Council meeting for approval.

4. UPDATE ON MAJOR COMMERCIAL AND MIXED-USE DEVELOPMENT PROJECTS [N. MARICICH, J. ALKIRE, B. GALAN]:

SUBJECT: The City Council will receive a quarterly update on the status of major commercial and mixed-use development projects, as requested.

RECOMMENDATION: Receive and file this report.

5. UPDATE ON STRATEGY TO ADDRESS VEHICULAR NOISE IN WEST HOLLYWOOD [D. RIVAS, A. SHANDI]:

SUBJECT: The City Council will receive an update on the strategy to address vehicular noise disturbances in West Hollywood.

RECOMMENDATION: Receive and provide input regarding the proposed strategy to address vehicular noise disturbances in West Hollywood.

F. NEW BUSINESS:

- 1. AWARD OF EXCLUSIVE NEGOTIATION AGREEMENT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AT 1047 AND 1057 N. CRESCENT HEIGHTS BOULEVARD [S. CAMPBELL, B. LEAGUE, A. BARTLE]:**
SUBJECT: The City Council will consider the award of an Exclusive Negotiation Agreement (ENA) to the Community Corporation of Santa Monica to develop a 100 percent affordable housing project at 1047 and 1057 N. Crescent Heights Boulevard.
RECOMMENDATION: 1) Authorize the City Manager or designee to execute an Exclusive Negotiation Agreement (ENA), in substantially the form attached, with Community Corporation of Santa Monica to develop an affordable housing project located at 1047 and 1057 N. Crescent Heights Boulevard; and 2) Authorize the City Manager, or designee, to execute all documents incident to the Agreement.
- 2. REQUEST FOR FINANCING COMMITMENT LETTER AND AUTHORIZATION TO ISSUE LOAN FROM THE AFFORDABLE HOUSING TRUST FUND IN THE AMOUNT OF \$5,145,000 FOR ACQUISITION FINANCING AT 1238 AND 1244 N. LARRABEE DRIVE [S. CAMPBELL, B. LEAGUE, A. BARTLE]:**
SUBJECT: The City Council will consider issuing a commitment letter and loan from the Affordable Housing Trust Fund to Linc Housing Corporation, a non-profit housing developer and operator, in the amount of \$5,145,000 for acquisition financing at 1238 and 1244 N. Larrabee Drive.
RECOMMENDATION: 1) Authorize the City Manager or designee to execute a commitment letter in substantially the form attached, pledging \$5,145,000 for acquisition financing for the development of between 45 and 50 affordable housing units at 1238 and 1244 N. Larrabee Drive and authorize the City Manager, or designee, to execute all documents incident to the Agreement; 2) Authorize the Director of Finance and Technology Services to allocate \$5,145,000 in the Affordable Housing Trust fund to account 216-3-05-62-537015 for the purposes of funding the loan; and 3) Authorize the Director of Finance and Technology Services to make annual transfers from the General Fund to the Affordable Housing Trust Fund, based on expended amounts for approved funding commitments for affordable housing developments, if actual expenditures in Affordable Housing Trust Fund exceed the fund balance.
- 3. 2024 HALLOWEEN CARNAVAL EVENT PRODUCTION SERVICES AGREEMENT AWARD, STREET CLOSURES, AND FACILITY USE [Y. QUARKER, C. SMITH, M. REATH, J. HEREDIA]:**
SUBJECT: The City Council will consider approving a three-year Agreement for Event Production Services with Authentic Agency related to the Halloween Carnival events from 2024 through 2026. The Council will also consider approving street closures and facility uses associated with the

2024 Halloween Carnaval event as well as approving the waiver of Special Event Permit fees for City businesses during the event, which will be held on Thursday, October 31, 2024.

RECOMMENDATION: 1) Authorize the City Manager to negotiate a three-year Agreement for Event Production Services with Authentic Agency for the annual Halloween Carnaval event in an amount not to exceed \$1,883,000 (not to exceed \$597,000 in 2024 with a 5% cost of living increase in years 2025 and 2026); 2) Authorize the City Manager or his designee to execute documents incident to the Agreement (Attachment A); 3) Approve street closures and facility uses related to the 2024 event, as detailed in the body of this report; 4) Approve a loss of revenue of approximately \$5,600 related to meters along the footprint of the event and surrounding streets; 5) Approve a loss of revenue of approximately \$1,100 related to the exclusive use of the Five-Story Parking Structure for public safety vehicles and event production vehicles between 5:00 AM on Thursday, October 31, 2024, and 7:00 AM on Friday, November 1, 2024; 6) Approve the waiver of Special Event Permit fees and Encroachment fees for City businesses activating their businesses between October 31 and November 3 in celebration of Halloween (estimated at \$20,000 in waived fees); and 7) Authorize up to \$12,500 to cover Los Angeles County Fire Department site plan review fees related to the waived Special Event Permits associated with City business activations between October 31 and November 3.

4. SIGNAGE ON PUBLIC SCHOOL PROPERTIES IN WEST HOLLYWOOD [J. HEILMAN, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: This item directs staff to develop a pilot program which will permit modern digital signage on public school properties in West Hollywood. The signage would be permitted to display school-related announcements as well as limited offsite advertising pursuant to a development agreement, with revenue being utilized exclusively for the school.

RECOMMENDATION: 1) Direct staff to work with Los Angeles Unified School District to develop a pilot program which will permit modern digital signage at West Hollywood Elementary School; 2) Direct staff to draft amendments to the zoning code to permit such signage; 3) Direct staff to issue a Request for Proposals (RFP), in conjunction with LAUSD, for a modernized signage program with limited offsite advertising being permitted; and 4) Direct staff to develop a template for a development agreement with revenue from the development agreement being used exclusively to support programs and improvements at West Hollywood Elementary School.

5. EXPANSION OF BE WELL WEHO PROGRAMMING [C. BYERS, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider directing staff to evaluate the expansion of the Be Well WeHo programming and return to the City Council with recommendations.

RECOMMENDATION: 1) Direct staff to evaluate options for expanding the Be Well WeHo program to include more regularly occurring events focusing on wellness for all adults; 2) Direct staff to review the current program, gather feedback from relevant stakeholders and return to the City Council with recommendations on the proposed program expansion including potential costs, resource requirements, and implementation timelines; and 3) Develop a “wellness” designation for programming listed in the City’s Rec Reader.

6. SPONSORSHIP OF A SCREENING OF THE FILM QUAKE HEROES AND EMERGENCY PREPAREDNESS EXPO [L. MEISTER, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider sponsoring a screening of the documentary film Quake Heroes, and hosting an emergency preparedness expo. The film aims to raise public awareness about earthquake preparedness and the importance of building community resilience.

RECOMMENDATION: 1) Direct staff to organize a screening of the film Quake Heroes on the topic of earthquakes and safety and host an emergency preparedness expo for attendees; 2) Authorize the use of the City name and logo on invitations, programs, and other collateral materials for the event; 2) Direct the Communications Department to utilize all appropriate communication tools to promote the event including, but not limited to, the City’s website, a news release, and social media; 3) Authorize the Director of Finance and Technology Services to allocate up to \$3,000 from Fiscal Year 2024-25 funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with the event; and 4) Waive the Facility Use fee for the City Council Chambers and possibly West Hollywood Park, Special Event Permit fees, Encroachment fees, Parking fees at the 5-story parking lot for attendees, and any other ancillary City permits that may be required for the event (estimated \$2,290 in waived fees).

7. AMEND THE CITY COUNCILMEMBER LIST OF PRE-APPROVED ORGANIZATIONS/EVENTS TO INCLUDE CLIMATE GROUP [C. BYERS, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider amending the City Councilmember list of pre-approved organizations and events to include Climate Group, including the upcoming Climate Week NYC conference.

RECOMMENDATION: Approve the addition of Climate Group to the list of pre-approved organizations and events that members of the City Council are permitted to attend each year.

8. CO-SPONSORSHIP WITH HOLLYWOOD NOW FOR THE 2024 TRANS DIARIES [J. ERICKSON, Y. QUARKER, A. LOVANO, J. DEL TORO, M. MARQUEZ]:

SUBJECT: The City Council will consider approving a Co-Sponsorship Agreement with Hollywood NOW to produce the Trans Diaries at the West Hollywood City Council Chambers on November 8 and 9, 2024.

RECOMMENDATION: 1) Approve a Co-Sponsorship Agreement with Hollywood NOW to produce the Trans Diaries on November 8 and 9, 2024; 2) Authorize the City Manager to execute documents incident to the Co-Sponsorship Agreement; 3) Authorize the use of the City name and logo on invitations, programs, and other collateral materials for the event; 4) Direct the Communications Department to utilize all appropriate communication tools to promote the event, including, but not limited to, the City's website and social media tools; 5) Waive the Facility Use Fee for the City Council Chambers for two production days and one rehearsal day, and waive other Facility Use Fees for up to four rehearsal days in other City spaces such as small Plummer Park rooms or other small rooms in the ARC (estimated at \$480 in waived fees); 6) Waive parking fees at the 5-story parking lot for attendees of the event on both production days, and during the one dress rehearsal day (estimated \$2,400 in waived fees); 7) Authorize the Director of Finance and Technology Services to allocate \$10,000 from budgeted funds in the Special Council programs account number 100-1-01-00-531001 for costs associated with the event.

9. APPOINTMENT TO THE ARTS & CULTURAL AFFAIRS COMMISSION [M. CROWDER, L. MORALES]:

SUBJECT: Mayor Erickson will make his direct appointment to the Arts & Cultural Affairs Commission.

RECOMMENDATION: Mayor Erickson to make his direct appointment to the Arts & Cultural Affairs Commission for a term ending February 28, 2025.

10. APPROVAL OF THE DATES FOR THE ELECTION AND INSTALLATION OF THE MAYOR AND VICE MAYOR AND DISCUSSION OF CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2025 [J. JIMENEZ, M. CROWDER, L. MORALES]:

SUBJECT: The City Council will consider approving the date for the election of the new Mayor and Vice Mayor as well as the date for the Installation of the new Mayor and Vice Mayor. The City Council will also consider approving the City Council Regular Meeting Schedule for Calendar Year 2025 including canceling or rescheduling a few meetings throughout the year that conflict with holidays.

RECOMMENDATION: 1) Conduct the election of the Mayor and Vice Mayor at the December 16, 2024 City Council meeting; 2) Reschedule the January 6, 2025 meeting to January 13, 2025 (Installation/Reorganization Meeting); 3) Reschedule the meeting of January 20, 2025 to January 21, 2025; 4) Reschedule the meeting of February 17, 2025 to February 18, 2025; 5) Reschedule the June meetings to June 9, 2025 and June 23, 2025; 6) Consider canceling the meeting of July 7, 2025; 7) Cancel the September 1, 2025 meeting; 8) Approve the City Council Regular Meeting Schedule for Calendar Year 2025; and 9) Discuss other City Council meeting dates, as necessary.

EXCLUDED CONSENT CALENDAR:

PUBLIC COMMENT:

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

ADJOURNMENT: The City Council will adjourn to its next regular meeting, which will be on Monday, October 7, 2024 6:00 PM at West Hollywood Park Public Meeting Room - Council Chambers.

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