

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
MINUTES
MONDAY, MAY 5, 2025
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM
COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD

6:00 P.M. – REGULAR MEETING**

THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF SUMMARY AND ACTION MEETING MINUTES, WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR INDIVIDUAL DISCUSSIONS REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE CITY COUNCIL MEETINGS AT www.weho.org/wehotv.

CALL TO ORDER: Mayor Byers called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE: West Hollywood Elementary School student Chanal Dayan led the Pledge of Allegiance.

ROLL CALL:

PRESENT: Councilmember Erickson, Councilmember Hang, Councilmember Meister, Vice Mayor Heilman, and Mayor Byers.

ALSO PRESENT: City Manager David Wilson, City Attorney Lauren Langer, Administrative Services Director Janet Jimenez, City Clerk Melissa Crowder, and Assistant City Clerk Lulu Morales.

APPROVAL OF AGENDA:

City Clerk Crowder requested that Item E.2. be moved to the end of the agenda. (**The Item was Tabled to the May 19th City Council meeting.*)

Councilmember Erickson requested that Items F.3., F.4., F.5., F.7., and F.8., be moved to the Consent Calendar as Items B.13., B.14., B.15., B.16., and B.17., respectively.

The City Council agreed to hear Items F.1. and F.6 after the Public Hearings.

Councilmember Meister requested that Item B.6 be heard with Item E.1.

Motion by Vice Mayor Heilman, seconded by Mayor Byers, and approved (5/0), noting the “no” vote of Councilmember Meister on Item B.9.

LEVINE ACT DISCLOSURES: None.

ADJOURNMENT MOTIONS:

Mayor Byers adjourned the meeting in memory of Jill Sobule.

City Council Minutes
Monday, May 5, 2025
Page 2

PRESENTATIONS:

Mayor Byers presented a Certificate to Chanal Dayan for leading the Pledge of Allegiance.

The City Council presented a Proclamation to the Older Adults Advisory Board in recognition of Older Adults Awareness Month.

PUBLIC COMMENT:

GENEVIEVE MORILL, on behalf of the WEST HOLLYWOOD CHAMBER OF COMMERCE, thanked the City Council for supporting WeHappy Wednesdays' Free Parking Initiative and spoke of the various Cinco de Mayo events in the City. She also spoke in support of Item B.13. Additionally, she invited the community to attend the Capital Drug and West Hollywood Chamber Drug Fair.

NICK RENTERIA, WEST HOLLYWOOD, spoke in support of Item B.17.

RICHARD AYOUB, on behalf of Project Angel Food, thanked the City for their support of Item B.13.

VICTOR OMELCZEKNKO, WEST HOLLYWOOD, spoke regarding concerns with Item B.9., specifically related to historic preservation.

KAREN EYRES, on behalf of the HUMAN SERVICES COMMISSION, provided updates regarding social services, events, and other resources available to support older adult community members.

MICHAEL RUSSNOW, WEST HOLLYWOOD, spoke regarding concerns with the City's Rent Stabilization hearing examiners.

WENDY GOLDMAN, on behalf of Cynthia/Sunset Neighborhood Watch, thanked Vice Mayor Heilman for speaking at a recent neighborhood watch meeting. She requested that staff look at alternative trees in a specific area of Sunset Boulevard.

JOHN GILE, WEST HOLLYWOOD, spoke in support of Item B.13.

JONATHAN WILSON, WEST HOLLYWOOD, spoke regarding Items B.6. and F.1. With respect to Item F.1., he was curious about the status of the public safety initiatives noting that only the drone program was mentioned in the staff report.

ANTHONY REED DEVGENIO, BUSINESS OWNER, spoke regarding concerns with unlicensed street vendors.

MIKE NUTTAL, WEST HOLLYWOOD, thanked the City Council for the "Safeguarding Our Rights – The First 100 Days: Town Hall & Resource Fair" event this past weekend. He also mentioned concerns with some of the actions of the current administration.

City Council Minutes
Monday, May 5, 2025
Page 3

BRIAN SCHULI, WEST HOLLYWOOD, spoke regarding concerns with unlicensed street vendors.

ADAM DARVISH, WEST HOLLYWOOD, spoke regarding public safety concerns.

***The following Citizen Position Slips were submitted:*

- Wendy Goldman, West Hollywood, in opposition to Items B.9. and F.5.

- Victor Omelczenko, West Hollywood, in support of Item F.3.

- Judson Feder, West Hollywood, in opposition to Item B.9.

- Judson Feder, West Hollywood, in support of Item F.

CITY MANAGER'S REPORT:

Vice Mayor Heilman requested a report on public safety issues with street vendors. With regard to Item B.13., he expressed the need for a transparent policy for social services grants. City Manager David Wilson stated that public safety is scheduled for the May 19th City Council meeting.

Councilmember Erickson requested clarification on the state law and the municipal restrictions regarding street vendors.

FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk Melissa Crowder stated that the fiscal impact on tonight's Consent Calendar with the addition of Items F.3., F.4., F.5., F.7., and F.8. and the removal of Item B.6. was \$1,873,872 in expenditures, \$300 in revenues, and (\$0) in waived fees.

A. CONSENT CALENDAR:

B.1.,2.,3.,4.,5.,7.,8.,9.,10.,11.,12.,13.,14.,15.,16., and 17. Motion by Vice Mayor Heilman, seconded by Mayor Byers, and noting Councilmember Meister's "no" vote on Agenda Item B.9., and approved (5/0).

B.1. POSTING OF AGENDA [J. JIMENEZ, M. CROWDER, L. MORALES]:
SUBJECT: The agenda for the meeting of Monday, May 5, 2025, was posted at City Hall, Plummer Park, the West Hollywood Library, and the Aquatics & Recreation Center (ARC) on Wednesday, April 30, 2025.
ACTION: Received and filed. **Approved as part of the Consent Calendar.**

B.2. APPROVAL OF MINUTES [J. JIMENEZ, M. CROWDER, L. MORALES]:

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

ACTION: Approved the meeting minutes of April 21, 2025. **Approved as part of the Consent Calendar.**

B.3. APPROVAL OF DEMAND REGISTER NO. 969 [L. QUIJANO, K. BARENG, S. HERNANDEZ]:

SUBJECT: The City Council shall receive the Demand Register for period ending April 25, 2025 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.

ACTION: Approved Demand Register No. 969 and Adopt Resolution No. 25-026: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 969". **Approved as part of the Consent Calendar. Moved to Excluded Consent.**

B.4. CLAIMS ADMINISTRATION [J. JIMENEZ, M. CROWDER, Y. ZHOSAN]:

SUBJECT: The City Council is receiving notification that the City's third-party administrator Carl Warren & Co. has denied two (2) Claims for Damages from David Nash and Jeff Douek.

ACTION: Received and filed. **Approved as part of the Consent Calendar.**

B.5. COMMISSION AND ADVISORY BOARD MEETING SYNOPSIS [J. JIMENEZ, M. CROWDER, L. MORALES]:

SUBJECT: The City Council will receive a Synopsis from the Rent Stabilization Commission.

ACTION: Received and filed. **Approved as part of the Consent Calendar.**

B.6. QUARTERLY ECONOMIC DATA AND ECONOMIC STUDY UPDATE [L. BIERY, P. KESPRADIT, L. D'AMBROSIA]:

SUBJECT: The City Council will receive an update on the City's Economic Data and progress on the 2024 Economic Study action items.

ACTION: This Item was heard with Item E.1.

B.7. YEARLY UPDATE ON THE CLIMATE ACTION & ADAPTATION PLAN (WEHO CLIMATE ACTION) IMPLEMENTATION [N. MARICICH, J. ALKIRE, F. CONTRERAS, C. SHEN, E. ROTMAN]:

SUBJECT: The City Council will receive a yearly update on the implementation of the City's Climate Action and Adaptation Plan.

ACTION: Received and filed. **Approved as part of the Consent Calendar.**

B.8. UPDATE ON PLANNING FOR CITY COUNCIL STUDY SESSION FOCUSED ON THE CITY'S RESPONSE TO HOMELESSNESS [C. SCHROEDER, C. SAFRIET, D. MURRAY, F. GOMEZ, B. LUBIN]:

SUBJECT: The City Council will receive an update on preparations for the upcoming study session on homelessness, including a summary of feedback provided by the City Council Subcommittee on Homelessness. The update will also outline planned next steps, highlighting materials and decision-making tools that will support Council discussion and guide future policy direction.

ACTION: Received and filed. **Approved as part of the Consent Calendar.**

B.9. RE-INTRODUCE ON FIRST READING ORDINANCE 25-07, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A DEVELOPMENT AGREEMENT IN CONJUNCTION WITH THE NEW OFF-SITE ADVERTISING BILLBOARD AND SIDEWALK IMPROVEMENTS AT 8433 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA” [M. CROWDER, L. MORALES]:

SUBJECT: The City Council will re-introduce on first reading Ordinance No. 25-07, approving a Development Agreement in conjunction with the new off-site advertising billboard and sidewalk improvements at 8433 Sunset Boulevard, West Hollywood, California.

ACTION: Re-introduced on first reading and adopted Ordinance No. 25-07: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING A DEVELOPMENT AGREEMENT IN CONJUNCTION WITH THE NEW OFF-SITE ADVERTISING BILLBOARD AND SIDEWALK IMPROVEMENTS AT 8433 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.” **Approved as part of the Consent Calendar, noting Councilmember Meister’s “no” vote.**

B.10. EMISSION CONTROL DEVICES FOR COMMERCIAL OVENS [N. MARICICH, J. ALKIRE, F. CONTRERAS, B. GALAN, C. SHEN, L. LANGER, S. SHAPSES]:

SUBJECT: The City Council will review an update on the evaluation of a potential new requirement to install emission control devices on commercial ovens and consider directing Staff to develop and issue a Request for Proposal for professional services to hire an engineering firm or consultant to provide technical assistance, conduct an in-depth analysis of emissions sources in West Hollywood, and draft a recommended update to the building or health code to require installation of emission control devices on commercial ovens for Council consideration if warranted.

ACTION: Directed Staff to develop and issue a Request for Proposal for professional services to hire an engineering firm or consultant to provide technical assistance, conduct an in-depth analysis of emissions sources in West Hollywood, and assist in drafting a recommended ordinance requiring the installation of emission control devices on commercial ovens

for Council consideration, if warranted. **Approved as part of the Consent Calendar.**

B.11. AMENDMENT NO. 5 TO THE AGREEMENT FOR SERVICES WITH LEHRER ARCHITECTS FOR ARCHITECTURAL AND ENGINEERING SERVICES AT THE LOG CABIN [H. COLLINS]:

SUBJECT: The City Council will consider approving Amendment No. 5 to the Agreement for Services with Lehrer Architects to provide architectural and engineering services for the Log Cabin site located at 617-621 N. Robertson Boulevard to increase the compensation and extend the term of the Agreement.

ACTIONS: 1) Approved Amendment No. 5 to the Agreement for Services with Lehrer Architects to provide architectural and engineering services for the Log Cabin site located at 617-621 N. Robertson Boulevard to increase the contract amount of \$1,074,465 by \$500,000, for a new total of \$1,574,465 to cover the costs of providing additional services and extend the term by 24 months; and 2) Authorized the City Manager or designee to execute documents incident to the amendment to the Agreements. **Approved as part of the Consent Calendar.**

B.12. RECOGNITION OF OLDER ADULTS MONTH & SUPPORTING EVENTS [C. SCHROEDER, C. SAFRIET, M. ULLOA, B. LUBIN]:

SUBJECT: The City Council will recognize May as Older Adults Month and will host a number of free events at various City facilities to support the older adults community.

ACTIONS: 1) Proclaimed May as Older Adults Month; 2) Authorized the use of the City name and logo on invitations, programs, and other collateral materials; 3) Directed the Communications Department to utilize all appropriate communications tools to promote Older Adults Month events including, but not limited to, the City's website and social media platforms; 4) Approved the Older Adults Service Awards to be presented at a televised meeting of the Older Adults Advisory Board on Wednesday, May 14, 2025; 5) Waived parking enforcement of the three-hour parking restrictions until 1pm at Plummer Park and approve 30 reserved parking spots at the Plummer Park South lot on Thursday, May 8, 2025, for the Older Adults Community Health Fair; and 6) Approved 30 parking spot reservations at the 5-story parking garage and the Crescent Heights/Santa Monica parking lot on Thursday, May 8, 2025, for the Older Adults Community Health Fair. **Approved as part of the Consent Calendar.**

B.13. (F.3.) PROJECT ANGEL FOOD KITCHEN RENOVATION [C. SCHROEDER, C. SAFRIET, D. MURRAY]:

SUBJECT: The City Council will consider the approval of a public interest subsidy agreement with Project Angel Food to support the renovation and capital improvements of their commercial kitchen facility for the provision of home-delivered meals to vulnerable community members.

ACTION: 1) Approve a public interest subsidy agreement with Project Angel Food in substantially the form attached for a one-time contribution of \$400,000 to assist with the renovation and capital improvements of their commercial kitchen facility for the provision of home-delivered meals to vulnerable community members and authorize the City Manager or designee to finalize and execute documents incident to the Agreement; and 2) Authorize the Director of Finance and Technology Services to allocate \$400,000 from unallocated General Fund reserves for this contribution. **Approved as part of the Consent Calendar.**

B.14. (F.4.) AWARD OF AGREEMENT TO PCL CONSTRUCTION SERVICES, INC. TO COMPLETE THE 8305 SANTA MONICA BOULEVARD BUILD-OUT PROJECT [H. COLLINS, E. HAMANT]:

SUBJECT: The City Council will consider approving the award of a Construction Agreement to PCL Construction Services, Inc. to complete the 8305 Santa Monica Boulevard Build-Out Project.

ACTIONS: 1) Approved a Construction Agreement with PCL Construction Services, Inc. to complete the 8305 Santa Monica Boulevard Build-Out Project in the amount of \$1,732,344 and add a 20% contingency amount of \$346,468.80 for a total not-to-exceed amount of \$2,078,812.80; 2) Authorized the Director of Finance & Technology Services to allocate \$955,872.34 from unallocated reserves in the Capital Fund to account number 301-4-08-55-702032 for the 8305 Santa Monica Boulevard Build-Out Project; 3) Authorized the Facilities and Field Services Division Manager to approve Change Orders to the Agreement; and 4) Authorize the City Manager, or designee, to execute all documents incident to the Agreement. **Approved as part of the Consent Calendar.**

B.15. (F.5.) EVALUATION OF IMPROVEMENTS TO ENCROACHMENT PERMIT COMPLIANCE FOR CONSTRUCTION-RELATED ACTIVITIES [L. MEISTER, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider directing staff to evaluate improvements to the encroachment permit process in order to strengthen compliance and address construction-related violations of public right-of-way regulations.

ACTIONS: 1) Directed staff to evaluate and identify potential improvements to the encroachment permit process for projects of all sizes from small residential projects to large-scale developments to strengthen compliance and address construction-related violations of public right-of-way regulations; and 2) Return to the Council with proposed improvements for consideration. **Approved as part of the Consent Calendar.**

B.16. (F.7.) DRAG STORY HOUR GUINNESS WORLD RECORD [C. BYERS, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider directing staff to coordinate with Guinness World Records and event partners to organize an attempt to

break the world record for the most attendees at a Drag Story Hour event in 2026.

ACTIONS: 1) Directed staff to coordinate with Guinness World Records and event partners to organize an attempt to break the world record for the most attendees at a Drag Story Hour event in 2026; and 2) Directed staff to report back to the City Council with proposed event details, which would include proposed date, format, budget, partnership opportunities, and other pertinent information. **Approved as part of the Consent Calendar.**

B.17. (F.8.) A RESOLUTION EXTENDING THE DEADLINE TO REMOVE OR CONVERT TEMPORARY OUTZONES ON PRIVATE PROPERTY TO PERMANENT OUTDOOR DINING [D. HANG, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider adopting a resolution extending the date by which temporary outdoor dining areas on private property shall convert to permitted permanent outdoor dining or removed permanently.

ACTION: Adopted Resolution No. 25-027: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, CALIFORNIA, UPDATING THE DATE BY WHICH TEMPORARY OUTDOOR DINING AREAS ON PRIVATE PROPERTY SHALL CONVERT TO PERMANENT OUTDOOR DINING." **Approved as part of the Consent Calendar.**

C. PUBLIC HEARINGS:

C.1. ZONE TEXT AMENDMENT TO ESTABLISH A MINISTERIAL HOUSING PERMIT ENTITLEMENT FOR STREAMLINED HOUSING DEVELOPMENT IN COMPLIANCE WITH STATE LAW [N. MARICICH, J. ALKIRE, F. CONTRERAS, T. FARRIS, M. MONTENEGRO]:

SUBJECT: The City Council will consider introducing on first reading an Ordinance approving a Zone Text Amendment (ZTA) to establish a Ministerial Housing Permit process for streamlined housing development in compliance with state law, and finding the action to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15061(b)(3) and 15378 of the State CEQA Guidelines.

Mayor Byers opened the Public Hearing.

City Clerk Crowder stated that the public hearing was noticed as required by law.

Assistant Director of Community Development Jennifer Alkire introduced Associate Planner Michelle Montenegro who provided background information as outlined in the May 5, 2025 staff report.

The City Council inquired about the appeal process, the shortened timeline, and objective versus subjective standards. Mayor Byers clarified State law and how this Item conforms to it.

***The following Citizen Position Slip was submitted:*

-Wendy Goldman, West Hollywood, in opposition to this Item.

Mayor Byers closed the public testimony portion of the public hearing.

Vice Mayor requested that staff return to the City Council in two years with an evaluation of how the appeal aspect requiring appeals directly to the City Council of this amendment is working.

ACTION: Introduced on first reading Ordinance No. 25-09: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING AMENDMENTS TO TITLE 19, ZONING ORDINANCE OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ESTABLISH A MINISTERIAL HOUSING PERMIT PROCESS FOR STREAMLINED HOUSING DEVELOPMENT IN COMPLIANCE WITH STATE LAW AND FINDING THE ACTION TO BE EXEMPT UNDER SECTION 15061(b)(3) AND 15378 OF THE STATE CEQA GUIDELINES."
Motion by Vice Mayor Heilman, seconded by Councilmember Hang, and approved (5/0).

C.2. USER FEE STUDY AND PROPOSED FEE RESOLUTION FOR FISCAL YEAR 2025-2026 [L. QUIJANO, A. RUIZ, C. DUNCAN]:

SUBJECT: The City Council will hold a public hearing, consider all pertinent testimony, and consider adopting a resolution establishing fees and charges for certain services provided by the City of West Hollywood for Fiscal Year 2025-26. The City Council will also receive and file the updated User Fee Model prepared by Willdan Financial Services.

Mayor Byers opened the Public Hearing.

City Clerk Crowder stated that the hearing was noticed as required by law.

Senior Financial Management Analyst Claudia Duncan provided background information as outlined in the May 5, 2025 staff report. She was joined by Revenue Manager Annie Ruiz and Director of Finance and Technology Services Lorena Quijano.

Vice Mayor Heilman requested more information related to the proposed \$0.35 credit card service fee related to using parking meters. Parking Operations Manager Vince Guarino provided a response.

Councilmember Erickson mentioned the letter that the Council received from Finance staff that spoke about outdated technology. Ms. Ruiz responded.

Mayor Byers closed the public testimony portion of the public hearing. She also flagged a few items that may be of interest to members of the public.

ACTIONS: 1) The City Council held a public hearing, considered all pertinent testimony, and adopted Resolution No. 25-028: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING FEES AND CHARGES FOR CERTAIN SERVICES PROVIDED BY THE CITY OF WEST HOLLYWOOD" with the direction to remove the credit card convenience fee for parking meters; 2) Directed staff to with more information about how other cities handle credit card convenience fees; and 3) Received and filed the Updated User Fee Model prepared by Willdan Financial Services. **Motion by Heilman, seconded by Erickson, and approved (5/0).**

C.3. PUBLIC HEARING ON THE STATUS OF STAFF VACANCIES IN THE CITY OF WEST HOLLYWOOD AS REQUIRED BY GOVERNMENT CODE SECTION 3502.3 [J. JIMENEZ, R. NAPPER, C. LEUNG]:

SUBJECT: The City Council will hold a public hearing and receive a report on the City of West Hollywood's workforce vacancies and recruitment and retention efforts in compliance with Government Code Section 3502.3.

Mayor Byers opened the Public Hearing.

City Clerk Crowder stated that the hearing was noticed as required by law.

Human Resources Manager Raelynn Napper provided background information as outlined in the May 5, 2025 staff report. She was joined by Director of Administrative Services Janet Jimenez and Human Resources Supervisor Cienna Leung.

The following speakers came forward to provide public comment:

HERNAN MOLINA, PRESIDENT OF WEHOME, thanked the City Council for their continued collaboration.

VYTO ADOMAITIS, VICE PRESIDENT OF WHMA, thanked the Administrative Services Department for their collaboration in filling vacant positions.

VICTOR OMELZCENKO, WEST HOLLYWOOD, spoke to request a dedicated historic preservation planner.

Mayor Byers closed the public testimony portion of the public hearing.

Councilmember Erickson thanked staff for their efforts.

Councilmember Hang asked how many temporary employees work with the City, how often classification and compensation studies are conducted, working out-of-class bonuses, and what strategies are used to improve the hiring process. Ms. Leung and Ms. Napper responded.

Councilmember Hang expressed his appreciation for staff.

Mayor Byers inquired about the timeline for the classification/compensation study. Ms. Napper responded.

Vice Mayor Heilman thanked staff for their input and spoke in support of the more efficient hiring process.

Councilmember Meister spoke in appreciation of staff and support of the item.

ACTION: Received the informational report on City of West Hollywood vacancies and recruitment and retention efforts pursuant to Government Code Section 3502.3. **Motion by Vice Mayor Heilman, seconded by Councilmember Hang, and approved (5/0).**

D. LEGISLATIVE: None.

F. NEW BUSINESS:

F.1. CONSIDER AND AFFIRM ORGANIZATION PRIORITIES RELATED TO TRANSPORTATION & MOBILITY, PLANNING & DEVELOPMENT, SUSTAINABILITY & RESILIENCY, INFRASTRUCTURE & TECHNOLOGY, ECONOMIC DEVELOPMENT & BUSINESS REQUIREMENTS, AND EVENTS & CO-SPONSORSHIPS [D. WILSON, C. SAFRIET]:

SUBJECT: This item provides the City Council with an opportunity to offer clear direction to staff on the collective organizational priorities related to transportation & mobility, planning & development, sustainability & resiliency, infrastructure & technology, economic development & business requirements, and events & co-sponsorships. By clarifying these priorities and setting strategic direction, the Council can help ensure that staffing, workloads, budgets, and other resources are aligned and effectively prioritized to support the City's goals.

City Manager David Wilson and Assistant to the City Manager Christine Safriet provided background information as outlined in the May 5, 2025 staff report.

The City Council inquired about how other city councils set priorities at public meetings. City Manager Wilson responded.

The following speakers came forward to provide public comment:

HERNAN MOLINA, PRESIDENT OF WEHOME, spoke regarding the staffing resources needed to support work plans and Council initiatives.

ALYSSA POBLADOR, VICE PRESIDENT OF WEHOME, spoke regarding various concerns that the members of WEHOME are experiencing.

YAZMIN SPITERI, SECRETARY OF WEHOME, spoke regarding the increasing workload.

DAVID FENN, STEWARD OF WEHOME, spoke regarding the increased workload as a result of City Council initiatives.

KEVIN BURTON, WEST HOLLYWOOD, spoke regarding the importance of transportation and mobility priorities.

HELEN KRIEGER, WEST HOLLYWOOD, spoke regarding concerns with transportation projects moving forward.

DIANE GARCIA, WEHOME MEMBER, spoke regarding increasing workload concerns in the Rent Stabilization Division.

STEPHANIE HARKER, WEST HOLLYWOOD, spoke regarding the ranking of different priorities.

JORDAN BEARD, WEST HOLLYWOOD, spoke regarding stagnant projects and the need to expedite certain priorities.

KORINA ARVIZU, WEHOME MEMBER, spoke regarding staffing and challenges with prioritizing a growing workload.

ROGER RATH, WEHOME MEMBER, spoke regarding the volume of work and tight deadlines.

LAURIE YELTON, WEHOME MEMBER, spoke regarding workload challenges.

BRAD KEISTLER, WEST HOLLYWOOD, spoke regarding bike lanes along Santa Monica Boulevard.

FLORENCIA MORENO, WEHOME MEMBER, spoke in support of her fellow union members.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke regarding the lack of resources for Historic Preservation events.

KELLY PILARSKI, WEST HOLLYWOOD, spoke regarding various high profile priority items and how they will be completed timely.

The City Council discussed their expectations for this item and concerns related to the process. They affirmed staff's ranking of the priority programs and projects listed in the staff report and decided to refer the item to the City Council Finance & Budget Subcommittee to address priorities and potential policy changes, particularly those related to events and co-sponsorships and Council-initiated items.

ACTION: Affirmed staff's ranking of the priority programs and projects listed in the staff report and provided direction to refer the item to the City Council Finance & Budget Subcommittee to further assess outdated directives. **Motion by Vice Mayor Heilman, seconded by Councilmember Erickson, and approved (5/0).**

*** The City Council recessed at 8:58 p.m. and reconvened at 9:10 p.m.*

F.2. EQUITABLE BUILDING PERFORMANCE STANDARDS (EBPS) OVERVIEW AND UPDATE [N. MARICICH, J. ALKIRE, F. CONTRERAS, C. SHEN, E. ROTMAN]:

SUBJECT: The City Council will receive an overview and update regarding the Equitable Building Performance Standards (EBPS) program, an implementation activity of the City's adopted Climate Action and Adaptation Plan. The overview will outline EBPS' importance in advancing the City's 2035 carbon neutrality goal and summarize engagement to date.

Assistant Director of Community Development Jennifer Alkire, Long Range Planning Manager Francisco Contreras, and Senior Planner Christine Shen provided background information as outlined in the May 5, 2025 staff report.

Vice Mayor Heilman indicated that he lives in a building that would be affected by this item. He suggested that staff find another term other than "electrify" in the program. He inquired about the grants that may be used to support this work. He expressed concern with educating people on how this program will work as well as the cost to implement some of these policies. He suggested a pilot program. Ms. Shen and Mr. Contreras responded.

The following speaker came forward to provide public comment:

KEVIN BURTON, WEST HOLLYWOOD, spoke regarding the need for equitable standards, especially in older buildings.

Councilmember Meister spoke concerning inequitable costs associated with the upgrades and a cap on HOA assessments.

Mayor Byers inquired about the additional staffing needed if this ordinance is adopted in the future. Mr. Contreras responded.

ACTION: Received a presentation from Staff. **Approved by consensus.**

F.3. PROJECT ANGEL FOOD KITCHEN RENOVATION [C. SCHROEDER, C. SAFRIET, D. MURRAY]:

SUBJECT: The City Council will consider the approval of a public interest subsidy agreement with Project Angel Food to support the renovation and capital improvements of their commercial kitchen facility for the provision of home-delivered meals to vulnerable community members.

ACTION: This Item was moved to the Consent Calendar.

F.4. AWARD OF AGREEMENT TO PCL CONSTRUCTION SERVICES, INC. TO COMPLETE THE 8305 SANTA MONICA BOULEVARD BUILD-OUT PROJECT [H. COLLINS, E. HAMANT]:

SUBJECT: The City Council will consider approving the award of a Construction Agreement to PCL Construction Services, Inc. to complete the 8305 Santa Monica Boulevard Build-Out Project.

ACTION: This Item was moved to the Consent Calendar.

F.5. EVALUATION OF IMPROVEMENTS TO ENCROACHMENT PERMIT COMPLIANCE FOR CONSTRUCTION-RELATED ACTIVITIES [L. MEISTER, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider directing staff to evaluate improvements to the encroachment permit process in order to strengthen compliance and address construction-related violations of public right-of-way regulations.

ACTION: This Item was moved to the Consent Calendar.

F.6. REFORMING HOUSING APPROVAL AND PERMITTING PROCESSES TO ENCOURAGE HOUSING PRODUCTION [J. ERICKSON, Y. QUARKER, A. LOVANO]:

SUBJECT: The City Council will consider several reform measures to expedite the City's Planning and Building & Safety approval and permitting processes to speed up and encourage housing production in the City. These reforms include several policy changes and administrative changes to update the City's processes and re-enforce West Hollywood as a pro-housing city.

Councilmember Erickson provided background information as outlined in the May 5, 2025 staff report.

The following speakers came forward to provide public comments:

MICHAEL RUSSNOW, WEST HOLLYWOOD, spoke in opposition to the item.

IGNACIO DARNAUDE, WEST HOLLYWOOD, spoke in opposition to the item.

NICK RENTERIA, WEST HOLLYWOOD, spoke in support of the item.

STEPHANIE HARKER, WEST HOLLYWOOD, spoke in opposition to the item.

LESLIE KARLISS, on behalf of WEST HOLLYWOOD WEST NEIGHBORHOOD ASSOCIATION, spoke in opposition to the item.

JAY JACABSON, WEST HOLLYWOOD, spoke in opposition to the item.

JONAH BRESLAU, on behalf of UNITE HERE LOCAL 11, spoke to request that hotels be excluded in this streamlined process.

YEON JOO BRACK, WEST HOLLYWOOD, spoke in opposition to the item.

ZENNON ULGATE-CROW, on behalf of YIMBY LA, spoke in support of the item.

MIDGE BARNETT, WEST HOLLYWOOD, spoke in opposition to the item.

GREG KARNS, WEST HOLLYWOOD, spoke to request that the City Council consider the impacts that development may have on public safety.

BRIAN SCHULI, WEST HOLLYWOOD, spoke in opposition to the item.

JORDAN BEARD, WEST HOLLYWOOD, spoke in support of the item.

JORDAN DAVID, WEST HOLLYWOOD, spoke in support of the item, excluding hotels from the streamlined process, and what affordability means.

CHARLES IANTORNO, LOS ANGELES, spoke in support of the item.

AZEEN KHANMALEK, on behalf of ABUNDANT HOUSING LA, spoke in support of the item.

CHRISTOPHER RUSSELL, WEST HOLLYWOOD, spoke in support of the item.

CATHY BLAIVAS, WEST HOLLYWOOD, spoke in opposition to the item.

RICK WATTS, WEST HOLLYWOOD, spoke to indicate that the item needs additional work, but he doesn't oppose it.

VICTOR OMELCZENKO WEST HOLLYWOOD, spoke in opposition to the item.

LARRY BLOCK, WEST HOLLYWOOD, spoke in opposition to the item.

***The following Citizen Position Slips were submitted:*

-Pat Dixon, West Hollywood, in opposition to the item.

-Ruth Cislowski, West Hollywood, in opposition to the item.

-Michael Zannella, West Hollywood, in opposition to the item.

-Wendy Goldman, West Hollywood, in opposition to the item.

-Richard Karliss, West Hollywood, in opposition to the item.

-Ben Brustein, West Hollywood, in support of the item.

Councilmember Erickson provided additional data and information to support this item.

Councilmember Meister inquired how this item differs from Item C.1. She asked what the necessity is since Item C.1.'s approval was already in compliance with State law. Mayor Byers provided additional information. Councilmember Meister responded to the comments and merits of this proposal.

Council Member Meister expressed concerns about the proposal, including eliminating neighborhood meetings, simplifying approval processes, and changing unit thresholds. She emphasized that the proposal does not guarantee affordable housing and may incentivize Ellis Act purchases and risk tenant protections.

Vice Mayor Heilman suggested moving away from specific direction to staff and provide general direction such as ways to expedite the permitting process and expediting construction. He stated that this is an important policy discussion. He noted that lowering the cost of new housing is necessary. He shared that his biggest concern is the City's aging housing stock.

Councilmember Hang expressed support for the item with additional direction to explore options for noticing once a project application has been deemed complete, analyze the minimum number of housing units required in mixed-use projects to qualify for streamlining, and analyze different unit thresholds and impacts on housing production and neighborhood compatibility.

Mayor Byers suggested that staff use parcel size rather than number of units and noted that she is generally supportive of the item.

The City Council agreed to remove hotels from the proposed streamlined process, explore noticing once application is deemed complete, recommend minimum number of units in mixed-use projects, explore different unit thresholds for streamlining, explore whether the City should use number of units or parcel size, staff to return with recommendations on how to improve efficiency with the City's permitting and construction processes, and retain the neighborhood pre-meeting.

City Manager Wilson indicated that this item needs to be added to the City Council priority discussion. This item will be discussed at the first meeting of the City Council Finance & Budget Subcommittee.

ACTIONS: 1) Directed staff to prepare a Zone Text Amendment to streamline the review and approval process for residential projects with fewer than 100 units, and mixed-use projects with fewer than 100 units and less than 30,000 square feet of non-residential floor area, including: changing the review authority for such projects from the Planning Commission to the Director of Community Development, eliminating requirements for a neighborhood meeting, and allowing only one appeal to the City Council (Short term priority, about six to nine months); 2) Directed staff to evaluate and draft a Zone Text Amendment to create a ministerial approval process for residential projects with fewer than 100 units, and mixed-use projects with fewer than 100 units and less than 30,000 square feet of non-residential floor area that are compliant with the General Plan and Zoning Code (Long term priority, about two years); 3) Directed staff to explore ways to streamline maximum housing production in accordance with Recommendations 1 and 2, while discouraging under-building of housing for parcels included on the sites inventory; 4) Directed staff to prepare a Zone Text Amendment to eliminate parking minimums

throughout the City (Short term priority, about six – nine months); 5) Directed staff to amend current City processes to allow developers to apply for planning entitlements and building permits concurrently for new residential and mixed-use projects that do not require legislative action (Short term priority, about six months); 6) Directed staff to create and publish informational materials to encourage applicants to arrange for a pre-filing meeting prior to submitting a development application (Short term priority, about six months); 7) Directed staff to track state and local efforts to amend stairway egress building codes, and, in collaboration with Los Angeles County Fire Department, evaluate establishing an Alternate Materials and Methods bulletin for the construction of “single stairway” apartment buildings of up to six stories (Medium term priority, about one year); 8) Directed staff to research and report back to Council with options for a self-certification program for licensed professionals to expedite permits for residential, commercial, and mixed-use developments (Medium term priority, about one year); 9) Directed staff to monitor and track similar streamlining efforts underway in the cities of Los Angeles, Santa Monica, and other local jurisdictions to determine if additional measures can be implemented to further support the development of new housing in the City; 10) Directed staff to provide quarterly updates to the Council on the number of development permit applications and average processing times for different types of applications, including those from Planning, Building & Safety, and Engineering; 11) Directed staff to provide an update to the Council on these initiatives and any other streamlining efforts currently underway within 120 days; and 12) Provided additional direction to remove hotels from the streamlined process, explore noticing once application is deemed complete, recommend minimum number of units in mixed-use projects, explore different unit thresholds for streamlining, explore whether the City should use number of units or parcel size, staff to return with recommendations on how to improve efficiency with the City’s permitting and construction processes, and retain the neighborhood pre-meeting. **Motion by Councilmember Erickson, seconded by Mayor Byers, and approved (4/1), noting the “no” vote of Councilmember Meister.**

F.7. DRAG STORY HOUR GUINNESS WORLD RECORD [C. BYERS, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider directing staff to coordinate with Guinness World Records and event partners to organize an attempt to break the world record for the most attendees at a Drag Story Hour event in 2026.

ACTION: This Item was moved to the Consent Calendar.

F.8. A RESOLUTION EXTENDING THE DEADLINE TO REMOVE OR CONVERT TEMPORARY OUTZONES ON PRIVATE PROPERTY TO PERMANENT OUTDOOR DINING [D. HANG, Y. QUARKER, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider adopting a resolution extending the date by which temporary outdoor dining areas on private property shall convert to permitted permanent outdoor dining or removed permanently.

ACTION: This Item was moved to the Consent Calendar.

E. UNFINISHED BUSINESS:

***This Item was heard conjunction with Item B.6.:*

E.1. ECONOMIC IMPACT ANALYSIS OF MAJOR SPECIAL EVENTS IN THE CITY OF WEST HOLLYWOOD [L. BIERY, P. KESPRADIT, L. D'AMBROSIA]:

SUBJECT: The City Council will consider approving an Agreement for Services with CVL Economics to conduct an Economic Impact Analysis of Major Special Events in the City of West Hollywood.

Business Development Manager Paolo Kespradit provided background information as outlined in the May 5, 2025 staff report. He was joined by Economic Development Director Laura Biery and Business Development Analyst Laura D'Ambrosia as well as the consultant from CVL Economics.

Councilmember Meister inquired as to why we are conducting this study. She commented that this isn't a priority at the moment. Mr. Kespradit responded.

The City Council expressed support for this item and highlighted the value of this study.

ACTIONS: 1) Approved an Agreement for Services with CVL Economics in an amount not to exceed \$180,000 to conduct an Economic Impact Analysis of Major Special Events; 2) Authorized the Director of Finance & Technology Services to allocate \$180,000 from unallocated reserves in the General Fund for the Economic Impact Analysis of Major Special Events; and 3) Authorized the City Manager or designee to execute documents incident to the Agreement. **Motion by Vice Mayor Heilman, seconded by Mayor Byers, and approved (5/0).**

B.6. QUARTERLY ECONOMIC DATA AND ECONOMIC STUDY UPDATE [L. BIERY, P. KESPRADIT, L. D'AMBROSIA]:

SUBJECT: The City Council will receive an update on the City's Economic Data and progress on the 2024 Economic Study action items.

Councilmember Meister inquired about the progress of the items in the study. She also inquired about the visitation by commercial district and hotel occupancy. She also requested that staff provide additional information on certain items in the study. Mr. Kespradit responded.

The City Council expressed their support for the item and the value of the study.

ACTION: Receive and file. **Motion by Vice Mayor Heilman, seconded by Mayor Byers, and approved (5/0)**

E.2. COMMISSION AND ADVISORY BOARD APPOINTMENTS AND RE-APPOINTMENTS [J. JIMENEZ, M. CROWDER, L. MORALES]:

SUBJECT: The City Council will consider making Direct and At-large appointments to the City's Commissions and Advisory Boards.

ACTIONS: 1) Councilmember Erickson made his Direct appointment to the Social Justice Advisory Board for a term ending February 28, 2025 – **Derek Bailey**; 2) **TABLED** - Call for nominations for the At-large appointments for the following Commissions: a. Historic Preservation Commission: 2 At-large appointments, b. Planning Commission: 2 At-large appointments, c. Public Facilities, Recreation, & Infrastructure Commission: 2 At-large appointments, d. Public Safety Commission: 2 At-large appointments, e. Rent Stabilization Commission: 2 At-large appointments, f. Transportation & Mobility Commission: 1 At-large appointment; 3) **TABLED** - Call for nominations for the At-large appointments to the following Advisory Boards: a. Older Adults Advisory Board: 2 At-large appointments, b. Russian-Speaking Advisory Board: 2 At-large appointments, c. Transgender Advisory Board: 2 At-large appointments; and d. Women's Advisory Board: 2 At-large appointments.

EXCLUDED CONSENT CALENDAR: None.

PUBLIC COMMENT:

ALEX PARIS, WEST HOLLYWOOD, spoke regarding concerns about public safety in the current political climate.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on the importance of public input regarding Item F.6. and the recruitment process.

NICK RENTERIA, WEST HOLLYWOOD, spoke regarding his application to the Public Facilities and Infrastructure Commission.

STEPHANIE HARKER, WEST HOLLYWOOD, spoke on the importance of public input with regards to Item F.6. and affordable housing.

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:

Councilmember Hang shared that he attended various City events, uplifted Asian, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month, and commented on the new text to pay parking meters.

City Council Minutes
Monday, May 5, 2025
Page 21

Councilmember Erickson reported his attendance at the Cal Cities Conference and various City events. He thanked staff for the emissions Item.

Councilmember Meister shared that she attended various City events and invited the community to attend upcoming events, highlighting that this month is also Jewish American Heritage Month.

Vice Mayor Heilman invited everyone to attend the Mishka Festival at Plummer Park

Mayor Byers reported her attendance at the SCAG General Assembly meeting, the Clean Power Alliance Energy, Planning, and Resource Committee meeting, and the Los Angeles County Affordable Housing meeting. She also attended the Mother Road Consortium Summit and discussed the Route 66 Centennial.

ADJOURNMENT: The City Council adjourned at 11:47 p.m. in memory of Jill Sobule to its next regular meeting, which will be on Monday, May 19, 2025, at 6:00 P.M. at West Hollywood Park Public Meeting Room - Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 19th day of May, 2025 by the following vote:

AYES:	Councilmember:	Erickson, Hang, Meister, Vice Mayor Heilman, and Mayor Byers.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

Signed by:


 CHELSEA LEE BYERS, MAYOR

ATTEST:

Signed by:


 MELISSA CROWDER, CITY CLERK