

**CITY OF WEST HOLLYWOOD
CITY COUNCIL
MINUTES
MONDAY, NOVEMBER 17, 2025
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM – COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

6:00 PM – 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 6:10 p.m.

PLEDGE OF ALLEGIANCE: Mayor Byers 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, Director of Administrative Services Janet Jimenez, City Clerk Melissa Crowder, and Assistant City Clerk Lulu Morales.

REPORT OF CLOSED SESSION AGENDA:

City Attorney Lauren Langer reported that the City Council convened the Closed Session at 5:00 p.m. to discuss the one (1) item listed on the posted agenda and noted that no members of the public provided public comment. The City Council took no reportable action and adjourned at 6:00 p.m.

APPROVAL OF AGENDA:

City Council Changes:

- Items E.3., and F.1., moved to the Consent Calendar as Items B.16., and B.17., respectively.

Motion by Vice Mayor Heilman, seconded by Councilmember Hang, and approved (5/0).

LEVINE ACT DISCLOSURES: None.

ADJOURNMENT MOTIONS:

Councilmember Hang requested that the meeting be adjourned in memory of those who've passed away from AIDS and AIDS-related complications.

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Mayor Byers requested that the meeting be adjourned in memory of Tanya Perry.

PRESENTATIONS:

Councilmember Erickson presented a Proclamation to The Poetry Brothel.

Mayor Byers presented a Proclamation in honor of World Day of Remembrance for Victims of Traffic Violence to representatives from Streets Are for Everyone (SAFE).

PUBLIC COMMENT:

The following speaker provided public comment via ZOOM:

ADAM DARVISH, WEST HOLLYWOOD, spoke regarding the need for clear policies and effective solutions to address the worsening issues related to the unhoused population, citing repeated safety incidents affecting residents and emphasizing the need for measures that protect both the homeless community and the public.

The following speakers provided public comment in Council Chambers:

XENOS MASON, WEST HOLLYWOOD, spoke on Item E.3. requested that the City provide community updates on any legal efforts related to Builder's Remedy projects, including those on Westbourne and Huntley, which have generated significant community concern, and asked the Council to consider opposing them.

GABEY ROJAS, LOS ANGELES, thanked the City Council for supporting the successful "Novemberfest" event as well as the support for Item B.13.

MIKE NUTTALL, WEST HOLLYWOOD, shared his gratitude to the City.

DANIEL ST. HILAIRE, WEST HOLLYWOOD, spoke about avoiding blanket upzoning in the ZIP program, emphasizing the importance of preserving West Hollywood's low-density neighborhood character, honoring existing zoning expectations, and directing new housing density to commercial corridors.

KELLY PILARSKI, WEST HOLLYWOOD, thanked the City for recognizing the Day of Remembrance for Traffic Violence and urged stronger action on street design, speed management, and coordinated safety measures to address increasing crashes, near-misses, and road-rage incidents.

CITY MANAGER'S REPORT:

City Manager David Wilson announced the City's upcoming West Hollywood Day and State of the Community celebration on November 24 at the Aquatics and Recreation Center, highlighting the theme "One City, Many Stories", showcasing projects that preserve the City's history. He also addressed recent increases in coyote sightings, encouraging residents to watch the City's recorded coyote management meeting and

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review the Coyote Management and Coexistence Plan. Community members were also invited to a free active-shooter response training on December 6 in the Council Chambers. Additionally, he noted that the City Council will receive its first high-level departmental update from the Community Development Department as part of a new effort, recommended by the Finance and Budget Subcommittee, to present regular progress reports during City Manager updates.

Update from the Community Development Department

Community Development Director Nick Maricich, along with Assistant Community Development Director Jennifer Alkire, Planning Manager Saima Quershy, Planning Manager Francisco Contreras, and Building & Safety Manager Ben Galan provided a departmental update.

The Community Development Department has 38 staff across four divisions—Building & Safety, Current & Historic Preservation Planning, Long-Range Planning, and Administration. The department oversees the City's urban environment and provides permitting, zoning, and customer service functions. It operates a busy public counter that serves more than 1,200 visitors per quarter with short wait times and also offers virtual services. A new 24/7 online permit portal was recently launched.

Building & Safety manages plan checks; routes applications to up to 21 internal and external agencies; issues permits; conducts inspections; and implements the City's seismic retrofit ordinance.

Current & Historic Planning administers zoning, subdivision, and historic preservation regulations; navigates increasingly complex state housing and CEQA requirements; and has introduced service improvements such as the permit navigator program, over-the-counter plan checks, and streamlined administrative permits.

Long Range Planning leads implementation of the General Plan, including the Housing Element and Climate Action Plan; advances 116 state-monitored housing programs; secured pro-housing designation; updates zoning through the ZIP program; and coordinates climate and sustainability efforts such as EV readiness and the Green Business Program.

Administration supports public-facing operations, commission work, major project reporting, and the new Sunset Arts and Advertising Program through a dedicated billboard unit.

Together, the divisions manage a broad work plan aligned with Council priorities and State mandates.

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FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk Melissa Crowder stated that the fiscal impact on tonight's Consent Calendar, with the addition of Items E.3. and F.1., was \$1,730,343 in expenditures, \$2,276,745 in revenues, and (\$1,674) in waived fees.

B. CONSENT CALENDAR:

B.1.,2.,3.,4.,5.,6.,7.,8.,9.,10.,11.,12.,13.,14.,15.,16.,17. Motion by Vice Mayor Heilman, seconded by Councilmember Erickson, and approved (5/0).

B.1. POSTING OF AGENDA [J. JIMENEZ, M. CROWDER, L. MORALES]:

SUBJECT: The agenda for the meeting of Monday, November 17, 2025, was posted at City Hall, Plummer Park, and the Aquatics & Recreation Center (ARC) on Wednesday, November 12, 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 November 3, 2025. **Approved as part of the Consent Calendar.**

B.3. APPROVAL OF DEMAND REGISTER NO. 980 [O. JONES, K. BARENG, S. HERNANDEZ]:

SUBJECT: The City Council shall receive the Demand Register for period ending November 7, 2025 pursuant to Sections 37201 to 37210 of the Government Code of the State of California.

ACTION: Approved Demand Register No. 980 and Adopted Resolution No. 25-074: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 980". **Approved as part of the Consent Calendar.**

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 three (3) Claims for Damages from Randi Graves, Zarouhi Chavdarian, and Natalya Solberg.

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

B.5. TREASURER'S REPORT FOR SEPTEMBER 2025 [O. JONES, K. BARENG, S. PELOSO, S. STEPHENS]:

SUBJECT: The City Council will receive the Treasurer's Reports for the month ended September 2025 pursuant to Section 53646 of the Government Code of the State of California.

ACTION: Received and filed the September 2025 Treasurer's Report.
Approved as part of the Consent Calendar.

B.6. COMMISSION MEETING SYNOPSES [M. CROWDER, L. MORALES]:

SUBJECT: The City Council will receive a synopsis from the Rent Stabilization Commission regarding actions taken at their recent meeting.

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

B.7. 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: Received and filed. **Approved as part of the Consent Calendar.**

B.8. PAUL ANDREW STARKE WARRIOR AWARDS [C. SAFRIET, T. CARTER, D. MURRAY]:

SUBJECT: The City Council will recognize December 1, 2025, as World AIDS Day and approve hosting the Paul Andrew Stark Warrior Awards commemorative event on December 10, 2025.

ACTIONS: 1) Recognized December 1, 2025, as World AIDS Day and approve hosting the City's Paul Andrew Stark Warrior Awards event on December 10, 2025; 2) Authorized the installation of the AIDS Memorial Quilt in City Council Chambers to be displayed from December 1, 2025, through December 15, 2025; 3) Directed staff to work with the Communications Department to utilize all appropriate communication tools to promote these events including, but not limited to, the City's website and social media platforms; and 4) Authorized the use of the City of West Hollywood logo on materials associated with the events.
Approved as part of the Consent Calendar.

B.9. AMENDMENT NO. 2 TO THE AGREEMENT FOR SERVICES WITH T&G GLOBAL, LLC dba SAINT NICK'S FOR ON-CALL DECORATIVE LANTERN MAINTENANCE SERVICES [H. COLLINS, J. GILMOUR]:

SUBJECT: The City Council will consider approving an Amendment to the Agreement for Services with T&G Global, LLC dba St. Nick's for on-call decorative lantern maintenance services increasing the not-to-exceed amount of the Agreement.

ACTIONS: 1) Approved Amendment No. 2 to the Agreement for Services with T&G Global, LLC dba St. Nick's to increase the amount of the agreement by \$100,000 for a total not-to-exceed amount of \$175,000.; and 2) Authorized the City Manager or designee to execute

documents incident to the Agreement. **Approved as part of the Consent Calendar.**

B.10. APPROVAL OF A CONSTRUCTION AGREEMENT WITH FS CONTRACTORS, INC. TO CONSTRUCT CIP 2602, CONCRETE REPAIR PROGRAM PHASE XV – CDBG PROJECT NO. 602747-25 AND ADOPTION OF RESOLUTION 25-075: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF CIP 2602, CONCRETE REPAIR PROGRAM PHASE XV – CDBG PROJECT NO. 602747-25, PURSUANT TO GOVERNMENT CODE SECTION 830.6.” [H. COLLINS, J. GILMOUR, J. RICO]:

SUBJECT: The City Council will consider approving a Construction Agreement with FS Contractors, Inc. to construct CIP No. 2602, Concrete Repair Program Phase XV – CDBG Project No. 602747-25. This project is categorically exempt from CEQA.

ACTIONS: 1) Approved a Construction Agreement with FS Contractors, Inc. in the amount of \$165,354.00 for the construction of CIP No. 2602, Concrete Repair Program Phase XV – CDBG Project No. 602747-25, and authorize the City Manager or designee to execute the documents incident to the Agreement; 2) Authorized the City Engineer to approve change orders to the Construction Agreement in the amount not to exceed 25% (\$41,338.50) of the total Agreement amount; 3) Adopted Resolution No. 25-075: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF CIP 2602, CONCRETE REPAIR PROGRAM PHASE XV – CDBG PROJECT NO. 602747-25, PURSUANT TO GOVERNMENT CODE SECTION 830.6.”; and 4) Made a finding that pursuant to the provisions of the California Environmental Quality Act (CEQA – Public Resources Code, Section 21084 et. Seq.), CIP No. 2602, Concrete Repair Program Phase XV – CDBG Project No. 602747-25, meets the requirements for a categorical exemption in compliance with Article 19, Section 15301, (Class 1 – Existing Facilities). **Approved as part of the Consent Calendar.**

B.11. ASSIGNMENT AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE CITY OF WEST HOLLYWOOD FOR THE EXCHANGE OF PROPOSITION A LOCAL RETURN FUNDS [L. BIERY, P. KESPRADIT, C. VASQUEZ]:

SUBJECT: The City Council will consider approval of an Assignment Agreement with the City of Lakewood for Proposition A Local Return Funds.

ACTIONS: 1) Approved an Assignment Agreement for Proposition A local return fund exchange with the City of Lakewood for \$1,400,000 in City of West Hollywood General Fund dollars in exchange for \$2,000,000 in City of Lakewood Proposition A funds and authorize the City Manager to execute documents incident to the Agreement; and 2) Authorized the

Director of Finance and Technology Services to allocate \$1,400,000 from reserves committed for Proposition A purchases in the General Fund to the Expenditure for Traded Funds account. **Approved as part of the Consent Calendar.**

B.12. APPROVAL OF MEMORANDUM OF UNDERSTANDING AGREEMENTS WITH LOS ANGELES COUNTY METROPOLITAN TRANSIT AUTHORITY (LACMTA) RELATED TO PROPOSITION A INCENTIVE FUNDS [L. BIERY, P. KESPRADIT, C. VASQUEZ]:

SUBJECT: The City Council will consider the approval of three Memorandum of Understanding (MOU) agreements with the Los Angeles County Metropolitan Transit Authority (LACMTA), which will reimburse Proposition A incentive funds for reporting statistics to the National Transit Database (NTD) for the Cityline shuttle service.

ACTIONS: 1) Approved and authorize the City Manager to execute three MOUs (MOUPAIWEHO23000, MOUPAIWEHO24000, and MOUPAIWEHO25000) with the LACMTA for Proposition A incentive funds for the reporting of statistical data to the NTD; and 2) Authorized acceptance of Proposition A Discretionary Incentive Program funds in the amount of \$277,745.00. **Approved as part of the Consent Calendar.**

B.13. CO-SPONSORSHIP AGREEMENT WITH THE INSTITUTE FOR PUBLIC STRATEGIES' FOR #BOOM! 2026: AN EVENING IN OZ NEW YEAR'S EVE EVENT [D. WILSON, A. LOVANO, J. DEL TORO]:

SUBJECT: The City Council will consider approving a Co-Sponsorship Agreement with the Institute for Public Strategies' #Boom! 2026: An Evening in Oz New Year's Eve event, taking place on Wednesday, December 31, 2025, at Plummer Park's Fiesta Hall.

ACTIONS: 1) Approved a Co-Sponsorship Agreement with the Institute for Public Strategies' #Boom!2026: An Evening in Oz event, taking place on Wednesday, December 31, 2025, in Plummer Park's Fiesta Hall; 2) Authorized the City Manager or his designee to execute documents incident to the Co-Sponsorship Agreement between the City and the Institute for Public Strategies; 3) Authorized the Director of Finance & Technology Services to allocate \$5,000 from unallocated General Fund reserves to the Special Council Programs Account 100-1-01-00-531001 increase the budget for Special Council Programs by the same amount and approve the use of \$5,000 from the Special Council Programs account for costs associated with the event; 4) Waived any Facility Use Fees, Special Event Permit Fees, Encroachment Permit Fees, and the 3-hour parking limit at the Plummer Park parking lot for event participants (estimated \$1,674); 5) Authorized the use of the City name and logo on invitations, programs, and other collateral materials for this event; and 6) Directed the Communications Department to utilize all appropriate communication tools to promote the events including, but not limited to, the City's website, a press release, and social media tools. **Approved as part of the Consent Calendar.**

B.14. ADOPTION OF A RESOLUTION OF INTENTION TO RENEW THE WEST HOLLYWOOD TOURISM IMPROVEMENT DISTRICT [L. BIERY, P. KESPRADIT, L. D'AMBROSIA]:

SUBJECT: The City Council of the City of West Hollywood ("City") will consider adopting a Resolution declaring its intention to renew the West Hollywood Tourism Improvement District (WeHoTID) and setting the time and place of a public hearing to consider the renewal and increased assessment.

ACTIONS: 1) Adopted Resolution No. 25-076: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DECLARING ITS INTENTION TO RENEW THE WEST HOLLYWOOD TOURISM IMPROVEMENT DISTRICT (WEHOTID) AND FIXING THE TIME AND PLACE OF A PUBLIC MEETING AND A PUBLIC HEARING"; and 2) Directed Staff to publish a notice notifying the public that the City Council will conduct a Public Meeting on January 20, 2026, and a public hearing to be held on February 17, 2026 on the renewal of the West Hollywood Tourism Improvement District (WeHoTID) and the levy of assessments on certain lodging businesses. **Approved as part of the Consent Calendar.**

B.15. A RESOLUTION INCREASING THE STIPEND AMOUNT PAID TO ADVISORY BOARD AND COMMISSION MEMBERS TO \$125 PER MEETING [J. JIMENEZ, M. CROWDER, L. MORALES]:

SUBJECT: The City Council will consider adopting a Resolution increasing the stipend amount paid to Advisory Board and Commission members to \$125 per meeting.

ACTION: Adopted Resolution No. 25-077: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD INCREASING THE STIPEND AMOUNT PAID TO ADVISORY BOARD AND COMMISSION MEMBERS AND RESCINDING RESOLUTION NO. 24-058." **Approved as part of the Consent Calendar.**

B.16. (E.3.) UPDATE ON MAJOR DEVELOPMENT PROJECTS [N. MARICICH, J. ALKIRE, S. QURESHY, B. GALAN]:

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

ACTION: Received an update on the status of major development projects in the city. **Approved as part of the Consent Calendar (*see Councilmember Meister's Councilmember comments).**

B.17. (F.1.) UPDATE ON STATUS OF COUNCIL INITIATIVES TO REFORM HOUSING APPROVAL AND PERMITTING PROCESSES AND OTHER RELATED STREAMLINING EFFORTS [N. MARICICH, J. ALKIRE, F. CONTRERAS, B. GALAN, S. QURESHY]:

SUBJECT: The City Council will receive an update on the status of various reforms to housing approval and permitting processes that were

initiated by the Council on May 5, 2025, as well as other related streamlining efforts, as requested.

ACTION: Received an update on the status of items contained in the Council directive. **Approved as part of the Consent Calendar (*see Councilmember Meister's Councilmember comments).**

C. PUBLIC HEARINGS:

C.1. REINTRODUCTION OF ORDINANCE ESTABLISHING EQUITABLE BUILDING PERFORMANCE STANDARDS (EBPS) [N. MARICICH, J. ALKIRE, F. CONTRERAS, C. SHEN]:

SUBJECT: The City Council will consider reintroducing on first reading an Ordinance to establish Building Energy Benchmarking and Performance Standards for select existing buildings and finding the action to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301, 15302, and 15308 of the State CEQA Guidelines.

Mayor Byers opened the public hearing.

There were no disclosures by the City Councilmembers.

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

Community Development Director Nick Maricich and Long Range Planning Manager Francisco Contreras introduced Senior Planner Christine Shen who provided background information as outlined in the staff report dated November 17, 2025.

No members of the public came forward to speak.

Mayor Byers closed the public testimony portion of the hearing.

During the discussion, the Council asked whether the City would provide a list of vendors that offer building energy benchmarking services. Staff confirmed they will compile the list and are issuing a Request for Proposals for a consultant who can provide technical assistance for under-resourced buildings. The Council also asked if adding an educational component at the Planning counter could help explain the benefits of building performance standards, and Staff agreed that it could.

ACTION: Reintroduced on first reading Ordinance No. 25-20: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLES 9 AND 15 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ESTABLISH BUILDING ENERGY BENCHMARKING AND PERFORMANCE STANDARDS FOR COVERED

BUILDINGS AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15301, 15302, AND 15308". Motion by Vice Mayor Heilman, seconded by Mayor Byers, and approved (5/0).

D. LEGISLATIVE: None.

E. UNFINISHED BUSINESS:

E.1. HOMELESS INITIATIVE UPDATE [C. SAFRIET, T. CARTER, D. MURRAY, F. GOMEZ, B. LUBIN, D. RIVAS, A. SHANDI]:

SUBJECT: This report updates the City Council on implementation of the Coordinated Response Framework, a structured system designed to improve coordination, accountability, and outcomes across the City's homelessness response. Recent accomplishments include the launch of the Holloway Interim Housing Program, expanded joint outreach between service providers and the Los Angeles County Sheriff's Department, and implementation of a lead outreach team for homeless outreach.

Director of Human Services and Rent Stabilization Christine Safriet, Director of Community Safety Danny Rivas, Human Services Manager Teree Carter, and Strategic Initiatives Program Administrator Francisco Gomez along with various social service providers, provided background information as outlined in the staff report dated November 17, 2025.

The City Council discussed the need for clearer protocols to address individuals who decline services and raised concerns about the timelines for assisting unhoused individuals, related public safety issues, and the need for quantified data from service providers. The Council received information from the Sheriff's Department regarding approaches for individuals experiencing mental instability and noted that many services rely on voluntary participation. Councilmembers expressed interest in publicizing the service provider hotline to the community, staff, and security ambassadors, and emphasized setting expectations for individuals within the City without pursuing enforcement measures. The Council requested additional information before providing further direction and asked staff to return with options regarding the role of security ambassadors, potential service enhancements, enforcement considerations, and broader outreach efforts. They also requested data metrics, heat maps, monthly updates from Human Services providers, and information on key issues affecting the transient and unhoused population.

City Manager David Wilson indicated that staff would return in February/March with an update on the coordinated response and options on how the City moves forward with the recommendations made this evening.

ACTIONS: 1) Received this report outlining progress on the City's homelessness response and implementation plan for the coordinated response framework; 2) Provided policy guidance regarding protocols for unhoused community members that are in potential violation of local ordinances; and 3) Staff to return in February/March with an update on the coordinated response and options on how the City moves forward with the Council direction including data metrics, heat maps, monthly updates, and options related to security ambassadors, service enhancements, enforcement considerations, and outreach. **Motion by Vice Mayor Heilman, seconded by Councilmember Meister, and approved (5/0).**

E.2. ORGANIZATIONAL PRIORITIES UPDATE AND FINANCE & BUDGET SUBCOMMITTEE RECOMMENDATIONS [D. WILSON, A. LOVANO, M. LINDLEY]:

SUBJECT: The City Council will consider recommendations from the Finance & Budget Subcommittee, which held meetings on June 25, 2025, August 13, 2025, and October 23, 2025 to discuss organizational priorities.

City Manager David Wilson, Assistant to the City Manager Andi Lovano, and Budget Officer Melissa Lindley provided background information as outlined in the staff report dated November 17, 2025.

The following speaker provided public comment in Council Chambers:

ANITA GOSWAMI, WEST HOLLYWOOD, commended the City and staff for the comprehensive report and clear priorities, raised questions about why Council editing needed to be explicitly addressed, supported a focus on residents and businesses amid rising vacancies, urged improved data systems, and expressed appreciation for the clarity provided in the ZIP work plan.

FITRAH S. JOHNSON, LOS ANGELES, provided a citizen position slip in favor of the item.

The City Council and staff discussed clarifying that while Councilmembers may edit staff reports, the staff analysis—covering time, departmental impacts, and prioritization—should remain unchanged. A Councilmember raised concerns about long-standing items being placed into the Zoning Improvement Program (ZIP) without clear visibility and questioned whether ZIP work should proceed before Metro finalizes transit alignments. The subcommittee noted that many Council-initiated items, including zoning standards, height, measurement, green space, and open space, are appropriately housed within ZIP or related Housing Element work.

The Council also reviewed recommendations on sponsorships, co-sponsorships, and discretionary spending. Some members supported individual discretionary funding pools to improve equity, transparency, and predictability, while others raised concerns about unequal participation, community impacts if funds go unused, ethical issues, and the risk of inappropriate use. Staff confirmed that all expenditures would still be evaluated for alignment with City policies and strategic plan values, and that a co-sponsorship eligibility policy and regular reporting would ensure oversight. The Council concluded by thanking staff and requested additional information on the Council-initiated items that have been grouped with ZIP.

ACTIONS: 1) Approved the Finance & Budget Subcommittee's recommendations as outlined in this staff report. The recommendations from the subcommittee include but are not limited to the following, with the full list in the body of this staff report: a) Enhance the Staff Analysis section of future Council-initiated staff reports to include: impacts on existing work plans, re-prioritization of existing projects when necessary, an estimated range of financial impacts of the initiative, b) Affirm that the Staff Analysis section in Council-initiated staff reports is drafted by staff and should not be edited by the initiating Councilmembers, c) Close the 19 items on the Pending Council-Initiated Items Recommended to be Closed Out (Attachment A), d) When appropriate, incorporate future Council-initiated items into an existing work plan item or project, such as Housing Element, Climate Action & Adaptation Plan, Economic Development Strategic Plan, or WeHo 40, and provide regular updates on those plans. This will be noted in the Staff Analysis section of the Council-initiated item, e) Beginning in Fiscal Year 2027, amend the Council Special Programs budget allocation of \$130,000 to a discretionary fund allocation of \$50,000 per Council office, for a total budget allocation of \$250,000. Discretionary funds can only be used for public purposes that are consistent with the City's finance policies and will be reported in an annual staff report, f) Authorize the City Manager, or their designee, to approve minor fee waivers or deviations from standard facility reservation requirements, and g) Provide direction for staff to bring forward a list of annual City events, including proposed speaker series topics, as part of the budget process or a consent item. This should include recommendations for events to merge and/or sunset, as well as consolidating a selection of City award programs into one annual event or existing public meetings. **Motion by Heilman, seconded by Mayor Byers, and approved (5/0).**

E.3. UPDATE ON MAJOR DEVELOPMENT PROJECTS [N. MARICICH, J. ALKIRE, S. QURESHY, B. GALAN]:

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

ACTION: This Item was moved to the Consent Calendar.

E.4. CONSIDERATION OF BID PROTEST FOR CITY CIP 2508 “TRAFFIC SIGNAL IMPROVEMENTS AT FOUNTAIN AVENUE AND LA BREA AVENUE” [J. JIMENEZ, M. CROWDER, L. MORALES, H. COLLINS, J. GILMOUR, R. GARLAND]:

SUBJECT: In accordance with West Hollywood Municipal Code § 3.08.036 “Bid Protest Procedure Applicable to Public Works Construction Projects”, the City Council will consider a bid protest submitted by Estate Design & Construction, Inc. for the “Traffic Signal Improvements at Fountain Avenue and La Brea Avenue, CIP 2508.”

City Clerk Melissa Crowder reported that neither the bid protester, Estate Design and Construction Inc., nor Alfaro Communications Construction, the contractor previously awarded the project, was present. The protester had contended that the City erred in determining they were not the lowest responsible bidder, and this meeting provided an opportunity for them to present their arguments to the City Council; however, since they did not attend, no further testimony was offered.

Director of Public Works Helen Collins provided updated language to the motion for the City Council’s consideration as follows:

ACTIONS: 1) Considered the bid protest submitted by Estate Design & Construction, Inc. in accordance with West Hollywood Municipal Code Section § 3.08.036 “Bid Protest Procedure Applicable to Public Works Construction Projects”; and 2) Denied the protest and determined that the protester is not a responsible bidder for this project because it does not demonstrate the experience to satisfactorily perform this public works contract, and affirmed the award of the contract to the next lowest bidder as the lowest responsible bidder. **Motion by Councilmember Erickson, seconded by Mayor Byers, and approved (5/0).**

F. NEW BUSINESS:

F.1. UPDATE ON STATUS OF COUNCIL INITIATIVES TO REFORM HOUSING APPROVAL AND PERMITTING PROCESSES AND OTHER RELATED STREAMLINING EFFORTS [N. MARICICH, J. ALKIRE, F. CONTRERAS, B. GALAN, S. QURESHY]:

SUBJECT: The City Council will receive an update on the status of various reforms to housing approval and permitting processes that were initiated by the Council on May 5, 2025, as well as other related streamlining efforts, as requested.

ACTION: This Item was moved to the Consent Calendar.

F.2. INITIATE A REVIEW OF CERTAIN COMPONENTS IN THE RENT STABILIZATION ORDINANCE, INCLUDING ESTABLISHING AN AD HOC CITY COUNCIL RSO SUBCOMMITTEE [D. WILSON, A. LOVANO, L. LANGER, C. SAFRIET]:

SUBJECT: The City Council will consider initiating a review of the Rent Stabilization Ordinance, including the components outlined in this report and any additional areas identified by the City Council. The City Council will also consider establishing an Ad Hoc City Council Subcommittee to work with staff and the City Attorney's office on this review.

The following speaker provided public comment in Council Chambers:

JOSHUA CHRISTIAN, WEST HOLLYWOOD, urged the Council to accelerate the RSO amendment timeline, emphasizing that economic pressures and existing gaps in tenant protections make a 12–18 month process too slow and recommended that staff return with recommendations within six months and deliver updates in smaller, faster packages.

The following speaker provided public comment via Zoom:

GARY JAMGOTCHIAN, on behalf of Greater Los Angeles Realtors, urged the City to ensure the RSO review balances tenant concerns with the needs of small housing providers and offered industry support to help inform a well-rounded policy process.

City Attorney Lauren Langer, Director of Human Services and Rent Stabilization Christine Safriet, and Assistant to the City Manager Andi Lovano provided background information as outlined in the staff report dated November 17, 2025.

The City Council clarified that the intent was not to reopen a full overhaul of the Rent Stabilization Ordinance but to focus on specific issues needing review, including rent-reduction amounts for reduced services, the lack of proactive enforcement, inconsistent hearing outcomes, staffing and management gaps within the Rent Stabilization Department, and concerns related to relocation periods. Councilmembers also identified additional topics for review, such as construction impacts from seismic retrofits and ADUs, protections for family members not on leases, and age-verification issues tied to occupancy. The Council noted that the Rent Stabilization Commission is already evaluating certain service-related rent-reduction issues. A Council subcommittee was formed, with Mayor Byers and Vice Mayor Heilman volunteering to lead the work. The council provided direction to staff to proceed with developing the defined scope of work.

ACTIONS: 1) Initiated a review of the components of the Rent Stabilization Ordinance (RSO) described in this staff report, and any other areas identified for consideration by the City Council; 2) Considered authorizing the creation of an Ad Hoc City Council Subcommittee and appointing Mayor Byers and Vice Mayor Heilman to serve on the Subcommittee with the specific purpose of collaborating with staff and the

City Attorney's office on this RSO review; and 3) Directed staff to present any proposed modifications to the RSO to the Rent Stabilization Commission prior to being brought to the full City Council for consideration. **Motion by Councilmember Erickson, seconded by Vice Mayor Heilman, and approved (5/0).**

F.3. EVALUATION OF A RESIDENTIAL CONSTRUCTION MINIMUM WAGE [J. ERICKSON, C. BYERS]:

SUBJECT: The City Council will consider directing Staff to evaluate establishing a Residential Construction Minimum Wage, similar to the proposal under consideration in the City of Los Angeles, and to analyze the potential implications, feasibility, and economic impacts of adopting such a policy in the City of West Hollywood.

The following speaker provided public comment in Council Chambers:

JOSEPH FUCHS, on behalf of Western States Regional Council of Carpenters, expressed support for the City's consideration of a residential construction minimum wage, emphasizing that wages in the industry have stagnated for decades and urging fair labor standards that allow workers to afford to live in the communities they help build.

Councilmember Erickson and Mayor Byers provided background information as outlined in the staff report dated November 17, 2025.

The City Council collectively discussed the proposal to study a residential construction minimum wage, with some members emphasizing alignment and collaboration with Los Angeles while tailoring any approach to West Hollywood's unique needs, and others expressing concerns about potential impacts on housing costs, worker exploitation, under-the-table labor, and overall development feasibility. Councilmembers agreed that any study should evaluate a full range of options, including multiple wage levels, regional considerations, enforcement challenges, and the possibility of maintaining the status quo—while ensuring that housing affordability and broader economic impacts are thoroughly examined. Ultimately, the Council reached consensus to direct staff to conduct a comprehensive study informed by regional data, local priorities, and best practices, without committing to any specific policy at this stage.

ACTIONS: 1) Directed Staff to evaluate establishing a Residential Construction Minimum Wage, including assessing the feasibility, potential impacts, and administrative considerations to adopt such a policy in the City of West Hollywood; and 2) Directed Staff to monitor the similar proposal moving forward in the City of Los Angeles and maintain a similar timeline for the City of West Hollywood's evaluation and review process. **Motion by Councilmember Erickson, seconded by Mayor Byers, and approved (5/0).**

F.4. EXPLORE THE DEVELOPMENT OF A NATIVE PLANT LANDSCAPE PROGRAM [J. ERICKSON]:

SUBJECT: The City Council will consider directing staff to explore the development of a Native Plant Landscape Program to advance the City's climate resilience goals while supporting and encouraging landscaping professionals to prioritize native plant landscaping.

The City Council agreed that while promoting native plant landscaping is an important goal, a new standalone program is unnecessary because the Urban Forest Management Plan already provides a framework for climate-appropriate planting. Instead, the Council directed staff to expand the existing plan to include a native plant and shrub list that can guide both public projects and private developments, and to make simple amendments to the municipal code to prioritize native plants where feasible. This direction will be incorporated into the existing work plan with no separate report back, and the motion was approved with this clarified scope.

ACTIONS: 1) Directed staff to expand the Urban Forest Management Plan to promote the use of California Native Plants in public spaces and encourage best practices in landscape management. **Motion by Councilmember Erickson, seconded by Councilmember Meister, and approved (5/0).**

EXCLUDED CONSENT CALENDAR: None.

PUBLIC COMMENT: None.

COUNCILMEMBER COMMENTS AND MEETING ATTENDANCE REPORTS:

Councilmember Meister reported her attendance at several recent City events, including the WEHO Chamber Creative Business Awards, the Veterans Day event, the Plummer Park Ad Hoc Subcommittee Meeting, and the AIDS Monument Grand Opening. She commented on Item E.3., requesting that major development project updates be organized by developers so that the Council can consider past performance, such as lapsing entitlements, before entering new development agreement negotiations; and spoke on recommendation 9 of Item F.1. emphasizing that streamlined housing-approval efforts should be evaluated, not just monitored, with attention to measurable results. She announced two upcoming Plummer Park "Possibilities" workshops and encouraged public participation, concluding by noting that she would be briefly unavailable due to upcoming eye surgery.

Vice Mayor Heilman extended his support to Councilmember Meister on her upcoming surgery and reported his attendance at various City events, including the Chamber Creative Business Awards, the Veterans Day event, the AIDS Monument Grand Opening, and the Swedish American Chamber of Commerce. He thanked Councilmember Hang for adjourning in memory of all those who we've lost to HIV and

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AIDS, announced *A German Jew's Triumph* Book Talk and presentation scheduled for Thursday, and wished everyone a Happy Thanksgiving.

Councilmember Erickson offered his colleagues an apology for comments made during Council deliberations and wished Councilmember Meister a speedy recovery. He reported his attendance at the Contract City's Executive Board meeting, the CPA Board of Directors meeting, and various City events including the Creative City Business Awards, the Love of Clowns by the Chamber of Commerce, the AIDS Monument Grand Opening, the Veterans Day event, spoke at the LA Co-Motion panel, the WEHO Reads event, the Social Services Provider Open House, the Garris Fashion Show, and the Plummer Park Subcommittee meeting. He thanked Social Services and Human Services Division for their work, thanked his colleagues for their support on items on the agenda, wished everyone a Happy Thanksgiving, and wished Councilmember Hang a Happy Birthday.

Councilmember Hang reported his attendance at several City events, including the WEHO Chamber Creative Business Awards, the West Hollywood Veterans Day commemoration, the LGBTQ+ Commission meeting, held a recording for StoryCorps, attended the Novemberfest Drag Bingo event, the Trans-Latina Garris Fashion Show, and the AIDS Monument unveiling – thanking all past Councilmembers for their contributions.


Mayor Byers reported her attendance at the Clean Power Alliance Energy Committee meeting, RFO meeting, the Metro Service Council meeting, the Affordable Housing and Homelessness Solutions panel for the LGBTQ Board of the California League of Cities, and visited the Pathways Preschool at West Hollywood's Plummer Park. She invited the community to Trans Day of Remembrance and thanked staff for bringing StoryCorps to West Hollywood. She highlighted the recent Sunset Priority Bus Lane discussion, noting the project is a simple, low-impact improvement, and expressed gratitude for the Veterans Day ceremony and the AIDS Monument Grand Opening. She raised concerns about potential Metro cuts to street activation programs and requested staff support in preparing a letter advocating for continued Metro support for the 2026 CicLAvia event and the 2028 Pride House; and concluded her comments with well wishes for Thanksgiving.

ADJOURNMENT: The City Council adjourned at 10:00 p.m. in memory of Tanya Perry and those who have passed away from AIDS and AIDS complications to its next regular meeting, which will be on Monday, December 1, 2025, at 6:00 p.m. at West Hollywood Park Public Meeting Room - Council Chambers.

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PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 1st day of December 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.

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CHELSEA LEE BYERS, MAYOR

ATTEST:

Signed by:

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MELISSA CROWDER, CITY CLERK