

**CITY COUNCIL
CITY OF WEST HOLLYWOOD
MINUTES
MONDAY MARCH 18, 2024
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

5:30 P.M. – CLOSED SESSION: See attached Closed Session Agenda

6:00 P.M. – REGULAR MEETING

CALL TO ORDER: Mayor Erickson called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE: Penna Ziering, a student at West Hollywood Elementary School, led the Pledge of Allegiance.

LAND ACKNOWLEDGEMENT: Mikie Friedman read the City's Land Acknowledgement.

ROLL CALL:

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

ALSO PRESENT: City Manager Wilson, City Attorney Langer, Administrative Services Director Jimenez, and Assistant City Clerk Morales.

REPORT OF CLOSED SESSION AGENDA:

City Attorney Langer reported that the City Council Closed Session convened at 5:35 p.m., and that no speakers provided public comment. The City Council discussed the one item on the posted agenda and did not take any reportable action.

APPROVAL OF AGENDA:

Councilmember Heilman requested that Items 6.D., 6.E., and 6.F. be moved to the Consent Calendar as Items 2.T., 2.U., and 2.V. respectively. He also requested that the Public Hearings Items 3.B. and 3.C. be combined.

Councilmember Meister requested that Items 6.A. and 6.C. be moved to the Consent Calendar as Items 2.R. and 2.S. and requested that Item 2.G. be moved to Excluded Consent.

Councilmember Shyne provided her Levine Act disclosures noting receipt of contributions to her Congressional campaign and recused herself from Items 6.E. and 6.F.

Motion by Councilmember Heilman, seconded by Vice Mayor Byers, to approve the March 18, 2024 agenda, as amended (5/0).

associated with the event; 4) Authorized the use of the City name and logo on invitations, programs, and other collateral materials; and 5) Directed the Communications Department to utilize all appropriate communications tools to promote the event such as the City's website and social media tools. **Approved as part of the Consent Calendar, noting the recusal of Councilmember Shyne.**

2.V. (6.F.) CO-SPONSORSHIP OF AMERICAN BORN CHINESE FOUNDATION'S 2024 LOS ANGELES CHILDREN'S BOOK FESTIVAL AND DIRECTION TO EXPLORE A CITY OF WEST HOLLYWOOD BOOK FAIR [J. HEILMAN, C. BYERS, Y. QUARKER, A. LOVANO, J. DEL TORO, M. MÁRQUEZ]:

SUBJECT: The City Council will consider co-sponsoring the American Born Chinese Foundation's (ABCF) Los Angeles Children's Book Festival to be hosted in West Hollywood Park on Sunday, September 8, 2024. The City Council will also consider directing staff to evaluate adding a second day of programming to the ABCF Book Festival, which would include a City-sponsored Book Fair.

ACTIONS: 1) Approved a Co-Sponsorship Agreement with the American Born Chinese Foundation for the Los Angeles Children's Book Festival on Sunday, September 8, 2024 and approve the use of West Hollywood Park for the event; 2) Authorized the City Manager to execute documents incident to the Agreement; 3) Authorized the use of the City name and logo on invitations, programs, and other collateral materials; 4) Waived the Facility Use Fee, Special Event Permit fee, Encroachment fee, other ancillary fees, and parking at the 5-story parking structure for event volunteers and vendors (estimated \$2,290); 5) Directed the Communications Department to utilize all appropriate communications tools to promote the event such as the City's website and social media tools; 6) Authorized the Director of Finance & Technology Services to allocate \$5,000 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with ABCF's event; 7) Directed staff to explore adding an additional day of programming to the ABCF event, which would include a City-sponsored Book Fair; and 8) to Report back within 90 days to Council with an update on the City-sponsored Book Fair and a request for additional funding as needed. **Approved as part of the Consent Calendar, noting the recusal of Councilmember Shyne.**

3. PUBLIC HEARINGS:

3.A. ZONE TEXT AMENDMENT TO LENGTHEN THE INITIAL MINIMUM DWELLING LEASE TERM FOR INDIVIDUALLY OWNED CONDOMINIUMS AND SINGLE-FAMILY RESIDENCES [N. MARICICH, F. CONTRERAS, T. FARRIS, M. MONTENEGRO]:

SUBJECT: The City Council will consider a Council-directed Zone Text Amendment ("ZTA") to amend Section 19.36.275 (Residential Uses – Dwelling Unit Lease Term) of Title 19 of the West Hollywood Municipal

Code (WHMC) to lengthen the initial minimum lease term for individually owned condominium dwelling units and single-family residences, both existing and new, from the current requirement of 31 days to 60 days. The proposed Zone Text Amendment is not a project under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines, in that this activity is an operational provision and does not have the potential to result in an effect on the physical environment.

Mayor Erickson opened the Public Hearing.

The City Council provided their disclosures.

Assistant City Clerk Morales indicated that the Public Hearing was noticed as required by law.

Director of Community Development Nick Maricich, Long Range Planning Manager Francisco Contreras, and Associate Planner Michelle Montenegro provided background information as outlined in the staff report dated March 18, 2024.

**** The City Council recessed due to technical issues at 7:08 P.M. and resumed the Public Hearing at 7:13 P.M. ****

Councilmember Heilman requested confirmation from City Attorney Langer regarding the law on condo associations. He also inquired about the 60-day versus one-year timeline. Associate Planner Montenegro responded.

Councilmember Meister further inquired on the protections under the Rent Stabilization Ordinance regarding transient tax and tenancy rights, and discussion ensued.

Vice Mayor Byers inquired about the total units affected by the one year or less leases. Associate Planner Montenegro responded.

Mayor Erickson requested clarification on staff's recommendation of this item based on the feedback received. Long Range Planning Manager Contreras shared the recommendation of the Planning Commission.

The following members of the public came forward to speak:

MARK BAER, WEST HOLLYWOOD, spoke in opposition to the item.

DAVID KAISHCHYAN, on behalf of APARTMENT ASSOCIATION OF LOS ANGELES, spoke in opposition to the item.

RICK WATTS, WEST HOLLYWOOD, spoke in opposition to the item.

Mayor Erickson closed the Public Hearing.

Councilmember Heilman expressed his desire for long-term residency to be used as intended and spoke in disagreement of self-selected surveys.

Councilmember Meister commented on the economic cost of a few hotels in the City located in residential areas versus renting out of a single-family home for 30 days. She expressed her preference to extend the term to one-year for the Zone Text Amendment and directed discussion with state representatives of the definition of a tenant and inquiry into whether hotels should be permitted to offer longer stays.

City Attorney Langer offered some clarifications as inquired by Mayor Erickson.

Councilmember Shyne agreed with other comments particularly regarding combatting short-term rentals within the City. She stated she was in favor of one-year for this item.

Vice Mayor Byers also commented in favor of one-year for the Zone Text Amendment.

Mayor Erickson also agreed with the Councilmember comments and will vote for one-year.

City Attorney Langer offered information about Planning Commission review of modifications and about the civil code.

Councilmember Heilman suggested granting homeowners time to adjust to the change.

Vice Mayor Byers moved to extend the term to one year and become effective January 1, 2025.

ACTION: Introduced on First Reading Ordinance No. 24-05: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING AN AMENDMENT TO TITLE 19, ZONING ORDINANCE OF THE WEST HOLLYWOOD MUNICIPAL CODE, TO LENGTHEN THE INITIAL MINIMUM LEASE TERM OF INDIVIDUALLY OWNED CONDOMINIUM DWELLING UNITS AND SINGLE-FAMILY RESIDENCES, BOTH NEW AND EXISTING, TO A MINIMUM OF ONE YEAR AND FINDING THE ACTION STATUTORILY EXEMPT FROM CEQA." **Motion by Vice Mayor Byers, seconded by Councilmember Heilman, and approved (5/0).**

3.B. TIME LIMIT EXTENSION FOR DISCRETIONARY PERMITS AND ENTITLEMENTS SEEKING DEVELOPMENT AGREEMENTS [N. MARICICH, J. ALKIRE, D. VU]: