SUBJECT: The City Council will make a direct appointment to the Historic Preservation Commission.

ACTION: This Item was moved to the Consent Calendar.

5. NEW BUSINESS:

5.A. MAXIMUM AVERAGE UNIT SIZE IN COMMERCIAL ZONES [L. MEISTER, J. LEONARD, A. LOVANO]:

SUBJECT: The City Council will consider directing staff to amend the Zoning Code to require a maximum average unit size for mixed-use projects in commercial zones.

Councilmember Meister provided background information as outlined in the staff report dated October 21, 2019.

ANTHONY VULIN, WEST HOLLYWOOD, spoke in support of the item, and suggested building many smaller units (600 sq feet), incentivizing builders to create smaller affordable housing units, and reducing parking requirements for studio apartments or micro-units.

Councilmember Duran spoke in opposition to the Item and stated that the market will dictate what type of units are built. He also spoke regarding the City’s inclusionary housing requirement for all new developments.

Councilmember Heilman stated that he agrees that smaller units are more in demand and likes the idea of micro-units and reducing parking requirements.

Mayor Pro Tempore Horvath stated that while she agrees that the City needs to develop more opportunities for affordable housing, and that micro-units are trending; this item is not the solution.

Mayor D’Amico stated that while he understands the free market should prevail, he does support the item due to ongoing concerns he has relating to the types of housing certain people are buying here in West Hollywood.

Councilmember Meister made a motion to approve the item as presented.

**ACTIONS:** Councilmember Duran made a substitute motion to direct staff to look into micro-units as a possible requirement for future developments in the commercial districts, seconded by Mayor Pro Tempore Horvath, and approved.

5.B. AGREEMENT FOR SERVICES WITH CATHYJON ENTERPRISES, INC. DBA HB STAFFING [C. SCHROEDER, S. SCHUMACHER, Y. MAURIS]: