



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
February 6, 2020**

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California 90069

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 DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE PLANNING COMMISSION MEETINGS AT www.weho.org/weho-tv/other-city-meetings

1. **CALL TO ORDER:** Chair Carvalho called the meeting of the Planning Commission to order at 6:31 p.m.

2. **PLEDGE OF ALLEGIANCE:** Manny Rodriguez led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Altschul, Buckner, Erickson, Hoopingarner, Vice-Chair Bass, Chair Carvalho.

Commissioners Absent: Jones.

Staff Present: Daniel Rivas, Code Compliance Manager, Rachel Dimond, Senior Planner, Robyn Eason, Acting Long Range Planning Manager, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission Agenda of Thursday, February 6, 2020 as presented. **Moved by Commissioner Erickson, seconded by Commissioner Buckner and passes, noting Commissioner Jones absent.**

5. **APPROVAL OF MINUTES.**

A. **January 16, 2020**

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, January 16, 2020 as presented. **Moved by Commissioner Erickson, seconded by Vice-Chair Bass and passes, noting Commissioner Buckner abstained and Commissioner Jones absent.**

6. **PUBLIC COMMENT.** None.

7. **DIRECTOR'S REPORT.**

John Keho, Director, Planning and Development Services Department stated at the City Council meeting on Monday, February 3, 2020, council denied an appeal and upheld the Planning Commission approval of the preschool project located at 972 N. San Vicente Boulevard.

He stated the upcoming City Council meeting on Tuesday, February 18, 2020, the council will make a decision regarding an appeal of the Historic Preservation Commission recommendation to designate 1251 N. Detroit Street.

He welcomed Robyn Eason into the position as Acting Long Range Planning Manager. He thanked Bryan Eck for his time served in the acting capacity.

8. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Erickson thanked Commissioner Altschul for his words at the last City Council meeting regarding the passing of Jeanne Dobrin. He spoke and shared memories of Jeanne Dobrin.

Commissioner Hoopingarner requested tonight's meeting be adjourned in memory of Jeanne Dobrin. She spoke of Jeanne Dobrin's civic activism and stated she will be missed.

Commissioner Buckner spoke of Jeanne Dobrin's civic activism and her contributions to the City of West Hollywood. She will be missed.

Commissioner Altschul stated there will be a community event to celebrate her life. Details will be forthcoming.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. Zone Text Amendment, Short-Term Rental Regulations:

Daniel Rivas, Code Compliance Manager provided a verbal presentation and background information, as presented in the staff report dated Thursday, February 6, 2020.

He provided a history of the request, stating on September 21, 2015, the West Hollywood City Council adopted Ordinance No. 15-958 amending Title 19 of the West Hollywood Municipal Code by establishing Section 19.36.331 (Short-Term Rentals) which prohibits the rental of a dwelling unit or parts thereof for less than 31 days.

Subsequently on March 5, 2018, the West Hollywood City Council adopted Ordinance No. 18-1024 which also amended Title 19 of the West Hollywood Municipal Code by adding Chapter 5.66 (Home Sharing) to Section 19.36.331 (Short-Term Rentals). This new Chapter (5.66) established a Home Sharing business license program allowing certain residents the ability to rent a portion of their residence for periods of less than 31 days under specific conditions established therein.

Despite existing City law prohibiting short-term rentals, owners and occupants of dwelling units continue to report the solicitation by internet-based platforms to host transient occupants in their homes on a short-term basis.

In an attempt to promote the aims and goals of the prohibition of short-term rentals and enhance the ability to enforce the City's short-term rental ban reflected in the West Hollywood Municipal Code, the City intends to clarify its existing prohibition by adding a new Subsection (D) which prohibits solicitation that is intended to encourage, persuade or manipulate an owner or occupant to engage in any act that violates Section 19.36.331 (Short-Term Rentals).

This proposed ordinance will add to the current protections already adopted in the West Hollywood Municipal Code that ensure housing stock is not being taken off the long-term rental market.

The commission questioned and requested clarification regarding home business licensing, enforcement, and marketing solicitations. They queried various scenarios of legal and illegal activities.

The commission had concerns, stating this may affect Cedars Sinai Medical Center and visiting families, and entertainment industry jobs.

Chair Carvalheiro opened the public hearing for Item 10.A.

The following chose not to publicly speak, but support staff's recommendation of approval: MANNY RODRIGUEZ, WEST HOLLYWOOD.

ACTION: Close public hearing for Item 10.A. **Motion carried by consensus of the Commission.**

Discussion was held regarding the various legalities of solicitations and marketing, legislative intent, code enforceability, and rent stabilized housing stock. They questioned if this is the suitable approach and stated more thought, research and legislative background needs to be examined and delineated before this goes any further.

Commissioner Erickson moved to: 1) tabled the item to a date uncertain.

Seconded by Chair Carvalheiro.

ACTION: 1) Table zone text amendment Short-Term Rental Regulations to a date uncertain, and 2) Close the Public Hearing for Item 10.A. **Moved by Commissioner Erickson, seconded by Chair Carvalheiro and passes, noting Commissioner Jones absent.**

11. **NEW BUSINESS.** None.
12. **UNFINISHED BUSINESS.** None.
13. **EXCLUDED CONSENT CALENDAR.** None.
14. **ITEMS FROM STAFF.**
 - A. **Planning Manager's Update.**

Robyn Eason, Acting Long Range, Planning Manager provided an update of the next Planning Commission meeting on Thursday, February 20, 2020.

On the agenda will be 8950 Santa Monica Boulevard (extension request), 1048 N. Curson Avenue (subdivision), a zone text amendment (density bonus laws), and appointments to the Climate Action and Adaption Plan (CAAP).
15. **PUBLIC COMMENT.** None.
16. **ITEMS FROM COMMISSIONERS.**
 - A. **Commissioner Comments.** None.
 - B. **Subcommittee Management.**

It was noted the Design Review Subcommittee meeting for Thursday, February 13, 2020 has been cancelled.
17. **ADJOURNMENT:** The Planning Commission adjourned in memory of Jeanne Dobrin at 7:30 p.m. to a regularly scheduled meeting on Thursday, February 20, 2020 beginning at 6:30 p.m. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**


PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 20th day of February, 2020 by the following vote:

AYES: Commissioner: Altschul, Buckner, Erickson, Hoopingarner,
Vice-Chair Bass, Chair Carvalho.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Jones.



ROGERIO CARVALHEIRO, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY