



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Teleconference Meeting  
April 15, 2021**

West Hollywood, California

*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](http://www.weho.org/weho-tv/other-city-meetings)*

- 1. CALL TO ORDER:** Chair Bass called the meeting of the Planning Commission to order at 6:31 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Michael A. Lombardi led the Pledge of Allegiance.
- 3. ROLL CALL:**  
Chair Bass introduced At-Large Planning Commission appointees Tushar R. Dutta and Michael A. Lombardi.

Commissioners Present: Buckner, Carvalheiro, Thomas, Vinson, Vice-Chair Hoopingarner, Chair Bass.

Commissioners Absent: Jones.

Staff Present: Gurdeep Kaur, Assistant Planner, Antonio Castillo, Senior Planner, Rachel Dimond, Senior Planner, Bryan Eck, Senior Planner, Jennifer Davis, Senior Contract Planner, Jayne Vidhecharoen, Long Range Planning Intern, Jennifer Alkire, Current and Historic Preservation Planning Manager, Robyn Eason, Long Range Planning Manager, Lauren Langer, City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA.**

Chair Bass requested Public Hearing Item 10.D. – Zone Text Amendment, Driveway Width Requirements be moved before Public Hearing Item 10.C. – 8752 Sunset Boulevard to accommodate the recusals of Commissioner Buckner and Commissioner Carvalheiro.

Commissioner Buckner requested Item 16.B. - Subcommittee Management be included as Item 8. - Items from Commissioners.

Approve the Planning Commission agenda of Thursday, April 15, 2021 as amended. **Moved by Vice-Chair Hoopingarner, seconded by Commissioner Thomas and passes, noting Commissioner Jones absent.**

**5. APPROVAL OF MINUTES.**

David Gillig, Commission Secretary stated the Chairperson on the signature page shall be corrected to read Acting Chair Hoopingarner.

**A. March 18, 2021**

**ACTION:** Approve the minutes of Thursday, March 18, 2021 as amended.  
**Moved by Commissioner Buckner, seconded by Vice-Chair Hoopingarner and passes, noting Chair Bass abstained and Commissioner Jones absent.**

**6. PUBLIC COMMENT.**

LYNN RUSSELL, WEST HOLLYWOOD commented on the casual, accidental, and deliberate undermining of public trust.

**7. DIRECTOR'S REPORT.**

John Keho, Director, Planning and Development Services Department stated the City Council on Monday, April 19, 2021 will officially hear the appeal of 923 N. Palm Avenue, a senior congregate care facility.

He thanked Chair Bass and Commissioner Buckner for their time served on the Planning Commission and wished them all the best.

**8. ITEMS FROM COMMISSIONERS.**

Commissioner Vinson thanked Chair Bass and Commissioner Buckner for their time served on the Planning Commission and wished them all the best.

Commissioner Carvalheiro read into the record a statement from Commissioner Jones thanking Chair Bass and Commissioner Buckner for their years of service on the Planning Commission. He also thanked Chair Bass and Commissioner Buckner and wished them well.

Commissioner Thomas thanked Chair Bass and Commissioner Buckner for their time served on the Planning Commission and wished them all the best.

Vice-Chair Hoopingarner thanked Chair Bass and Commissioner Buckner for their time served on the Planning Commission and wished them all the best.

Commissioner Buckner stated she has served continuously since 1999. She started out on the Women's Advisory Board, was then appointed by Councilmember Duran to the Rent Stabilization Commission, and finally to the Planning Commission. She personally thanked staff, councilmembers, local constituency, and fellow commissioners.

Chair Bass stated why he chose to withdraw his consideration to continue to serve on the Planning Commission, stating his desire to further his education. He welcomed incoming appointees Tushar Dutta and Michael Lombardi and wished them all the best. He thanked his fellow colleagues, staff, and councilmembers.

Vice-Chair Hoopingarner stated the city is hosting a free virtual symposium on Urban Forestry and Biodiversity on Saturday, April 24, 2021, 9:00 a.m. to 1:00 p.m. via the Zoom platform. She encouraged participation.

*The following item was heard out of order as part of the amended agenda:*

**16. ITEMS FROM COMMISSIONERS.**

**B. Subcommittee Management.**

Discussion was held regarding the attendance of Commissioner Buckner at the upcoming Design Review Subcommittee meeting on Thursday, April 22, 2021.

Melissa Crowder, Acting City Clerk confirmed Commissioner Buckner's term is legally binding until the new appointees are sworn in. It was decided by consensus Commissioner Buckner shall attend and officially participate in her capacity as a subcommittee member.

**9. CONSENT CALENDAR. None.**

**10. PUBLIC HEARINGS.**

**A. 621 N. Kings Road:**

Gurdeep Kaur, Assistant Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 15, 2021.

She provided a history of the property, and stated the request is for a subdivision of a recently approved three-story, four-unit, multi-family building over subterranean parking into a common interest development.

The subject site consists of an approximately 5,751-square-foot, single parcel located on the west side of Kings Road. Approval of the application will allow the development to be subdivided into multiple ownerships.

There were no public speakers on this item.

**Vice-Chair Hoopingarner moved to: 1) approve staff's recommendation of approval as presented.**

**Seconded by Commissioner Buckner.**

**ACTION:** 1) Approve the application; 2) **Adopt Resolution No. PC 21-1390 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A TENTATIVE PARCEL MAP (MINOR LAND DIVISION NO. 83214) FOR THE SUBDIVISION OF A THREE-STORY, FOUR-UNIT RESIDENTIAL BUILDING INTO A COMMON INTEREST DEVELOPMENT, LOCATED AT 621 NORTH KINGS ROAD, WEST HOLLYWOOD, CALIFORNIA”; and 3) Close the Public Hearing for Item 10.A. **Moved by Vice-Chair Hoopingarner, seconded by Commissioner Buckner and passes, noting Commissioner Jones absent.**

*The Resolution the Planning Commission just approved for the properties located at **621 N. Kings Road, West Hollywood, California** memorializes the Commission’s final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date to the City Clerk’s office. Appeals must be in writing and accompanied by the required fees. The City Clerk’s office can provide appeal forms and information about waiver of fees.*

**B. 1150 N. Orange Grove Avenue:**

Antonino Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 15, 2021.

He provided a history of the project, stating this item was continued from the March 5, 2020 Planning Commission meeting to allow the applicant an opportunity to address the Commission’s concerns with the project’s rooftop private open spaces and the configuration of the parking garage.

The project includes the demolition of the two dwelling units and construction of an approximately 8,395-square-foot, four-story, ten-unit multi-family building with one low-income unit over a single level of subterranean parking. As a concession for utilizing the density bonus provision, the project will include a fourth story.

The applicant has revised the project to address the private open spaces on the rooftop and the parking configuration in the subterranean parking garage.

He clarified the previous project was designed to include nine units, including two one-bedroom units and seven two-bedroom units. During the previous hearing, it was suggested that if the project was to be redesigned, the applicant should consider adding a tenth unit.

The project architect reconfigured the unit layouts and was able to provide a tenth unit to the project. The new design includes five one-bedroom units and five two-bedroom units.

The previous design included private open spaces for the three ground floor units located on the rooftop. The Commission expressed concerns of not having the rooftop private open spaces immediately accessible from the unit.

This latest redesign eliminated the rooftop use all together and now the three ground floor units have been reconfigured to provide a 120-square-foot private open space immediately accessible from the living room of each unit. All other units on the upper floors will continue to provide their private open spaces within balconies immediately accessible.

He stated there were concerns with the original design of the subterranean parking garage having to do with vehicular maneuverability into the parking spaces. The architect redesigned the layout to improve the vehicular maneuverability and function of the garage.

The parking garage redesign: 1) retains the 16 parking spaces previously provided; 2) reconfigures the parking spaces to eliminate a pair of stalls along the western wall; 3) relocates the ADA accessible parking spaces and path-of travel; 4) provides the required number of electric vehicle (EV) spaces, including EV ready and EV capable spaces; 5) reconfigures the two sets of staircases; and 6) shifts the driveway ramp closer to the southern property line.

As part of the revised project scope, the applicant has requested a 10% modification to reduce the depth of the end tandem parking spaces along the entire eastern portion of the garage from the required 18'-0" to 16'-2".

The reduction of the end stall depth in combination with the other revisions to the parking garage results in the subterranean structure walls moving away from the east and west property lines.

There were concerns with the design of the subterranean parking garage having to do with vehicular maneuverability into the parking spaces. The architect studied the parking garage configuration and redesigned the layout to improve the vehicular maneuverability and function of the garage.

He clarified this revision helps the property to retain more native soil, provide more permeability, and allocate more space for landscape planting directly in the ground, consistent with the City's sustainability and climate action goals.

This redesign allows for three canopy trees to be planted in the front yard planted directly in the ground and more permeable area in the rear yard for the expansive landscape area.

The rear yard was also reconfigured to provide a landscape privacy buffer for the unit on the ground floor from the common open space in the rear yard.

The design is consistent with the massing of the neighboring buildings and those in the surrounding neighborhood. Overall, the proposed project is well-suited for the subject site, is thoughtfully designed and complementary to the context of the neighborhood and meets the applicable development standards.

Staff recommends approval of the revised project.

The commission requested clarification regarding the historic resource assessment,

Chair Bass opened the public hearing for Item 10.B.

GIOVANNI FRUTTALDO, WEST HOLLYWOOD architect, presented the applicant's report. He provided a history of the project and spoke regarding the design approach, neighborhood compatibility, height, massing, setbacks, side elevations, color palette, shadow and lighting, façade, revised layout, private and common open space, revised plans and comparisons, EV parking spaces, reconfigured parking and maneuverability, modification request, rooftop mechanical equipment and solar panels, driveway location, and landscaping.

The commission questioned the location of the patios on the ground floor and the location of the inclusionary unit. They questioned if the applicant would be willing to increase the number of bike stalls to make the project more transit supportive. They requested clarification and questioned the color palette in relation to the elevator mechanical over run, architectural elevations, and landscape elements.

Commissioner Thomas disclosed for the record she made a site visit.

Vice-Chair Hoopingarner disclosed for the record she has made several site visits over the years and received a private email from Lynn Russell objecting to the fact that her memo was included in the public correspondence.

Chair Bass disclosed for the record he has made several site visits. He further disclosed he received a private email from Lynn Russell objecting to the fact that her memo was included in the public correspondence.

Commissioner Carvalho disclosed for the record he received a private email from Lynn Russell objecting to the fact that her memo was included in the public correspondence.

JOSEPH GORFINKEL, WEST HOLLYWOOD opposes staff's recommendation of approval.

LYNN RUSSELL, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the historic resource assessment of this property.

GIOVANNI FRUTTALDO, WEST HOLLYWOOD architect, presented the applicant's rebuttal. He spoke and detailed the historic resource assessment, revised design, parking, and the landscaping palette.

The commission discussed and spoke in support of the improvement of the re-design, re-configured parking, removal of rooftop amenities, private patios, additional housing unit, color palette, screening of the mechanical units, habitable public spaces, permeability, and native soils.

The commission had concerns regarding the ground floor patios, usage, and privacy.

The commission reiterated and explained the historic resource assessments for clarity.

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

**Commissioner Buckner moved to: 1) approve staff's recommendation of approval as presented.**

**Seconded by Commissioner Carvalho.**

**ACTION:** 1) Approve the application; 2) **Adopt Resolution No. PC 21-1403 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND A DEVELOPMENT PERMIT TO DEMOLISH TWO SINGLE-STORY, SINGLE-FAMILY DWELLING UNITS AND CONSTRUCT A FOUR-STORY, TEN-UNIT MULTI-FAMILY RESIDENTIAL BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 1150 NORTH ORANGE GROVE AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Buckner, seconded by Commissioner Carvalho and passes, noting Commissioner Jones absent.**

*The Resolution the Planning Commission just approved for the properties located at **1150 N. Orange Grove Avenue, West Hollywood, California** memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.*

*The following item was heard out of order as part of the amended agenda:*

**D. Zone Text Amendment, Driveway Width Requirements:**

Rachel Dimond, Senior Planner introduced Jayne Vidhecharoen, Long Range Planning Intern. She provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 15, 2021.

She provided a history of the request stating this recommendation refers to residential driveways only. The purpose of this interpretation is to clarify the City's application of the Driveway Standards provision of the Zoning Ordinance regarding the acceptable driveway widths for residential projects in residential zoning districts.

On October 14, 2020, the Director of the Planning and Development Services, issued Zoning Interpretation 20-0001, to clarify that under WHMC 19.29.130(B)(3), driveway widths will be determined by the number of parking spaces. The City's Zoning Ordinance defines maximum driveway widths in Chapter 19.28, Off-Street Parking and Loading Standards. Specifically, Subsection 19.28.130(B)(3) allows residential driveways to have a maximum width of 24 feet or 40 percent of the parcel width, whichever is less, with a minimum driveway width of 10 feet.

The city's need is to provide on-street parking, street trees, safe lines of sight, and a walkable community to its residents and visitors. Therefore, it serves the city's needs to keep the driveway widths and driveway aprons at the public right of way line the absolute minimum possible. The recommended standard aligns the zoning ordinance with the interpretation.

She clarified: 1) up to 12 parking spaces the driveway width is set to 10 feet for all types of driveways; 2) between 13 to 25 parking spaces, the width is between 10 to 18 feet, and up to a 20 feet maximum may be requested if the design incorporates a median, mirrors, and operational protocols; 3) for 26 parking spaces or greater, the width is 18 feet, and again up to a 20 feet maximum may be requested for the same reasons; and 4) for special cases, there is also an exception. The Director of Public Works may approve driveway widths up to 24 feet if the applicant demonstrates any of these special conditions.



Staff is requesting an amendment to draft Resolution No. PC 21-1404 Subsection 19.28.130 (B)(3)(d) to read as follows: \*d Exemption. The Director of Public Works may approve driveway widths up to 24 feet where an applicant demonstrates a physical absence of design alternatives, the presence of special conditions, or a unique intensity of vehicular traffic in a residential use.

\*Adds 24 foot maximum to the Exemption Section which was erroneously omitted by staff.

Chair Bass opened the public hearing for Item 10.D.

MANNY RODRIGUEZ, WEST HOLLYWOOD has concerns regarding this item. He spoke and questioned the maximum driveway width for single family homes.

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

The commission requested clarification regarding obstructions due to fencing and walls, and the 10% modification. They requested additional sentence clarification regarding the verbiage in relation to minimums and maximums in the draft resolution.

Rachel Dimond, Senior Planner made the following amendments to draft Resolution No. PC 21-1404, Attachment A, B.3. as follows:

a. Up to 12 Parking Spaces: the allowable driveway pavement width is 10 feet wide (includes driveway ramp conditions going subterranean or going up to above-ground structures and on-grade driveways.)

b. 13 to 25 Parking Spaces: the minimum driveway pavement width is 10 feet wide ~~minimum~~ (single-car width) and up to 18 feet wide maximum (two-car width). Up to a 20 feet wide maximum driveway may be requested when the design incorporates a median or divider element with a call box or access reader, integrates mirrors at the top and bottom of ramps, and is accompanied by operational protocols governing entry and exiting priorities.

c. 26 Parking Spaces or greater: the allowable driveway pavement width shall be 18 feet wide (two-car width) with up to 20 feet maximum if design incorporates a median or divider element with a call box or access reader, integrates mirrors at the top and bottom of ramps, and is accompanied by operational protocols governing entry and exiting priorities.

The following section shall be added to draft Resolution No. PC 21-1404, Attachment A, B.3. as follows:

d. Exemption. The Director of Public Works may approve driveway widths up to 24 feet where an applicant demonstrates a physical absence of design alternatives, the presence of special conditions, or a unique intensity of vehicular traffic in a residential use.

Discussion was held and concerns were raised concerning the minimums and maximums for driveways of single-family homes, new developments, driveway parking, and property lines.

**Vice-Chair Hoopingarner move to: 1) approve staff's recommendation to City Council with the stated amendments.**

**Seconded by Commissioner Thomas.**

**ACTION:** 1) Approve staff's recommendation to City Council; 2) **Adopt Resolution No. PC 20-1404 as amended:** *a) amend Attachment A, B.3.a) "Up to 12 Parking Spaces: the allowable driveway pavement width is 10 feet wide (includes driveway ramp conditions going subterranean or going up to above-ground structures and on-grade driveways.)".*

*B.3.b) "13 to 25 Parking Spaces: the minimum driveway pavement width is 10 feet wide minimum (single-car width) and up to 18 feet wide maximum (two-car width). Up to a 20 feet wide maximum driveway may be requested when the design incorporates a median or divider element with a call box or access reader, integrates mirrors at the top and bottom of ramps, and is accompanied by operational protocols governing entry and exiting priorities.".*

*B.3.c) "26 Parking Spaces or greater: the allowable driveway pavement width shall be 18 feet wide (two-car width) with up to 20 feet maximum if design incorporates a median or divider element with a call box or access reader, integrates mirrors at the top and bottom of ramps, and is accompanied by operational protocols governing entry and exiting priorities.".*

B) Add sub-section: *"B.3.d) Exemption. The Director of Public Works may approve driveway widths up to 24 feet where an applicant demonstrates a physical absence of design alternatives, the presence of special conditions, or a unique intensity of vehicular traffic in a residential use."* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO RESIDENTIAL PROJECTS IN RESIDENTIAL ZONING DISTRICTS TO BE DETERMINED BASED ON THE NUMBER OF PARKING SPACES, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.D. **Moved by Vice-Chair Hoopingarner, seconded by Commissioner Thomas and passes, noting Chair Bass voting NO and Commissioner Jones absent.**

*Commissioner Buckner recused herself from the meeting at this time, stating her residence is within 500' of the following public hearing item located at 8752 Sunset Boulevard.*

*Commissioner Carvalho recused himself from the meeting at this time, stating this is a billboard project, and he has a project within the same program.*

**THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:45 P.M. AND RECONVENED AT 8:55 P.M.**

*The following item was heard out of order as part of the amended agenda:*

**C. 8752 Sunset Boulevard:**

Jennifer Davis, Senior Contract Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 15, 2021.

She stated the proposal is to convert an existing two-sided static on-site advertising sign, to a new two-sided billboard for off-site advertising. She clarified the commission is to review the application to determine if the proposed billboard meets the relevant standards and the vision of the Sunset Boulevard Off-Site Signage Policy.

She detailed the current billboard and location and introduced the new "Standing Meadow" billboard. The new billboard is not a digital billboard, but is a two-sided, internally lit billboard. There is a green wall support structure planted with native plants. The sign structure assembly is of a steel truss with solid and perforated stainless-steel panels. Sign faces will be somewhat larger (approximately 536 square-feet) and higher (approximately 4 ½') than the existing sign. It has been screened for "Design Excellence" and spoke regarding the internal and landscape lighting of the sign.

The proposed billboard went before the Sunset Arts and Advertising Subcommittee for review. The subcommittee requested to reduce the Orange Barrell Media logo and review the encroachment over the sidewalk for pedestrian safety.

She detailed the relationship to the street and OBM sign reductions, green wall details, the billboard in context to other billboards in the general vicinity, conformance with Sunset Boulevard Off-Site Signage Policy, development agreement, and public benefits.

Staff recommends approval.

The commission questioned and requested clarification regarding the time per year devoted specifically for city programming on the billboard, minimal annual guaranteed payment, maintenance and repair, future building occupancy, overhang over the public right-of-way, encroachment permit process, and driveway access.

Vice-Chair Hoopingarner disclosed for the record she made a site visit and spoke to the applicant's representative. They discussed matters contained in the staff report.

Commissioner Thomas disclosed for the record she spoke to the applicant's representative. They discussed matters contained in the staff report.

Chair Bass disclosed for the record he made a site visit and spoke to the applicant's representative. They discussed matters contained in the staff report.

Chair Bass opened the public hearing for Item 10.C.

AARON GREEN, BURBANK Afriat Consulting Group, applicant's representative, presented the applicant's report. He provided a history of the proposed billboard and spoke regarding the goals and priorities of the Sunset Boulevard Off-Site Signage Policy and creating a sign that would enhance the pedestrian experience on Sunset Boulevard.

DAVID SHANE, property owner, continued the applicant's report. He spoke regarding the past use of the current building, the current pole sign and gave his thanks for this opportunity.

ANDY LANTZ, LOS ANGELES, architect, continued the applicant's report. He spoke regarding the pedestrian experience, and detailed the integration of the landscape features, diversity in soil depth, landscape palette, lighting, elevation, dimensions, and relationship to the existing right-of-way.

Vice-Chair Hoopingarner provided the Design Review Subcommittee report. She stated the subcommittee was overall supportive of the billboard. The subcommittee thought it played well off the IAC building, and discussed concerns with people possibly climbing and accessing the billboard structure, drainage and leaking, and the size of billboard company's logo. It was suggested it should be moved or minimized.

The commission questioned the accuracy of the renderings regarding the location, elevation, and proximity of the billboard to the public right-of-way, and the year the original sign was erected.

There were no public speakers for this item.

The commission had concerns with the number of 96 hours allocated to the city's programming portion, believing the number of hours was too low, and commented the static sign may not fully achieve the goals of the Sunset Boulevard Off-Site Signage Policy. They stated their support of the creativity of the sign, the integration, and the eco-system it will create.

The commission requested clarification regarding a static sign and a digital sign and discussed the productivity and economical aspects.

Discussion was held regarding the location and size of the billboard company's logo. It was suggested that the logo be placed at the bottom of the signage.

Bryan Eck, Senior Planner clarified the 96 hours was part of a very carefully and crafted discussion with the City Council when this program was officially adopted. He stated the digital signages will be the ones carrying the hours for the arts programming.

Lauren Langer, City Attorney, read into the record the following amendments to draft Resolution No. PC 21-1380:

2.2) This approval is for new off-site advertising billboard as shown on those plans dated February ~~22~~, 19, 2021, and which are those plans reviewed and approved by the Planning Commission at its meeting of April 15, 2021 as revised through Alternative 2 from the applicant. A copy of said plans shall be maintained in the files of the City Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Lauren Langer, City Attorney, read into the record the following amendments to draft Resolution No. PC 21-1378:

SECTION 8. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends that the City Council approve the request for Development Agreement (DA20-0006) in substantially the form as provided in the Draft Development Agreement document link shown as an Exhibit to this resolution. Plans, signs, revised as set forth in Alternative 2 as presented to the Planning Commission on April 15, 2021

**Chair Bass moved to: 1) approve staff's recommendation to City Council with the following amendments: a) amend draft Resolution No. PC 21-1380 Condition 2.2, accepting Alternative 2 and changing the date to February 19, 2021; b) amend draft Resolution No. PC 21-1378 by accepting Alternative 2; and c) conveying to City Council the importance and concerns the Planning Commission raised regarding the 96 hours of city programming.**

**Seconded by Commissioner Thomas.**

**ACTION:** 1) Approve staff's recommendation to City Council; 2) **Adopt Resolution No. PC 21-137 as amended:** a) amend Section 8 as follows: *"Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends that the City Council approve the request for Development Agreement (DA20-0006) in substantially the form as provided in the Draft Development Agreement document link shown as an Exhibit to this resolution. Plans, signs, revised as set forth in Alternative 2 as presented to the Planning Commission on April 15, 2021."*; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT IN CONJUNCTION WITH THE NEW OFF-SITE ADVERTISING BILLBOARD, LOCATED AT 8752 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; 3) **Adopt Resolution No. PC 21-1379 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONING MAP AMENDMENT IN CONJUNCTION WITH THE NEW OFF-SITE ADVERTISING BILLBOARD, LOCATED AT 8752 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; 4) **Adopt Resolution No. PC 21-1380 as amended:** a) amend Condition 2.2 as follows: *"This approval is for new off-site advertising billboard as shown on those plans dated February 22, 19, 2021, and which are those plans reviewed and approved by the Planning Commission at its meeting of April 15, 2021 as revised through Alternative 2 from the applicant. A copy of said plans shall be maintained in the files of the City Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval."*; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A SIGN PERMIT IN CONJUNCTION WITH THE NEW OFF-SITE ADVERTISING BILLBOARD, LOCATED AT 8752 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 5) Close the Public Hearing for Item 10.C. **Moved by Chair Bass, seconded by Commissioner Thomas and passes, noting Commissioner Buckner and Commissioner Carvalho recused, and 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.**

Jennifer Alkire, Current and Historic Preservation Planning Manger provided an update of tentative items scheduled for upcoming Planning Commission meetings.

She stated LA Metro will be holding three scoping meetings regarding the Northern Extension of the Crenshaw Line into West Hollywood. 1) Thursday April 29 at 11:30 a.m.; 2) Thursday, May 6 at 6:30 p.m.; and 3) Saturday May 8 at 10:00 a.m. The virtual links to join the meeting can be found at whamrail.com – or you may contact planning staff. She encouraged participation.

She thanked outgoing Commissioner Buckner and Chair Bass for their service on the Planning Commission.

**15. PUBLIC COMMENT.**

BWANA PAYEYE KIZITO, DALLAS TEXAS, thanked staff and the commission for their service.

**16. ITEMS FROM COMMISSIONERS.**

**A. Commissioner Comments.**

Vice-Chair Hoopingarner wished Chair Bass all the best.

**B. Subcommittee Management.**

**ACTION:** This item was moved and heard during Item 8 – Comments from Commissioners as part of the amended agenda.

**17. ADJOURNMENT.** The Planning Commission adjourned at 10:15 p.m. to a regularly scheduled meeting on Thursday, May 6, 2021 beginning at 6:30 p.m. Given the local, state and nation state of emergency, this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda). **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 6<sup>th</sup> day of May 2021 by the following vote:

AYES: Commissioner: Carvalheiro, Thomas, Vinson, Chair  
Hoopingarner.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Dutta, Lombardi, Vice-Chair Jones.

  
LYNN M. HOOPINGARNER, CHAIRPERSON

ATTEST:

  
DAVID K. GILLIG, COMMISSION SECRETARY