



**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION AGENDA  
Thursday, December 2, 2021**

**TELECONFERENCE MEETING AT 6:30 P.M.**

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS), AB 361 HAS AUTHORIZED PUBLIC MEETINGS TO TAKE PLACE VIA TELECONFERENCE BECAUSE STATE AND LOCAL OFFICIALS ARE RECOMMENDING MEASURES TO PROMOTE SOCIAL DISTANCING.

**TO VIEW THE PLANNING COMMISSION MEETING:**

**Planning Commission meetings are broadcast live on WeHoTV and on Spectrum Ch. 10 in West Hollywood.** You can also view on YouTube at [www.youtube.com/wehotv](http://www.youtube.com/wehotv). WeHoTV programming is additionally available on multiple streaming platforms, including Android TV, Apple TV, Fire TV, and Roku. Digital streaming platform viewers can easily find programming by searching for "WeHoTV" within the search functions of these services. WeHoTV and Spectrum Ch. 10 are the only official viewing platforms. The other viewing options and platforms are made available as a courtesy to viewers and their reliability cannot be assured by the city. **If you experience technical difficulties while viewing the meeting on one of these platforms, please access WeHoTV at the City's website [www.weho.org/wehotv](http://www.weho.org/wehotv), and visit <https://www.weho.org/city-government/boards-commissions/commissions/planning-commission> for updated information and assistance on meeting access.**

**TO PARTICIPATE BY PROVIDING AN E-COMMENT:**

To better facilitate the remote meeting, members of the public who wish to comment on matters before the Planning Commission are strongly encouraged to submit an E-Comment using the form located at <https://www.weho.org/city-government/boards-commissions/commissions/planning-commission> no later than 4:00 p.m. on the Planning Commission meeting day.

*Note: E-Comments received by 4:00 p.m. will be forwarded to the Planning Commission and posted on the City's website as part of the official meeting record.*

**TO PARTICIPATE BY PROVIDING PUBLIC COMMENT BY TELEPHONE:**

*This option is to provide public comment via phone ONLY.* To view the meeting, please see information on how to view the meeting provided above.

1. You are strongly encouraged to Email [dgillig@weho.org](mailto:dgillig@weho.org) in advance of the Planning Commission meeting, to be added to the Public Speaker List for the meeting. **Please include your name, the phone number from which you will be calling, and which item you would like to speak on.**
2. Dial-in 10 minutes prior to the start of the meeting (*the meeting begins at 6:30 p.m.*)  
**Dial in Codes: \*6 = unmute. \*9 = lets the host know you want to speak on the current item**

**Dial-in: 669-900-6833  
Meeting I.D.: 874 2181 7141 #**

3. **YOUR PHONE WILL BE MUTED UNTIL YOU ARE CALLED TO SPEAK.** Comments from the public are limited to 3 minutes per speaker.

To comply with the American with Disabilities Act of 1990, if you require special assistance to participate in this meeting (e.g., an American Sign Language interpreter for people who are Deaf or hard of hearing), you must call, or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution on-line at [www.weho.org](http://www.weho.org)

This agenda was posted at: City Hall, the Planning and Development Services Department Public Counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

**NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Planning Commission Agenda.**

For additional information on any item listed below, please contact Jennifer Alkire, AICP, Current and Historic Preservation Planning Manager ([jal aire@weho.org](mailto:jal aire@weho.org)) (323) 848-6487 or Robyn Eason, AICP, LEED AP, Long Range Planning Manager ([reason@weho.org](mailto:reason@weho.org)) (323) 848-6558.

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

*I pledge Allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.*

**3. ROLL CALL**

**4. APPROVAL OF THE AGENDA**

*SUBJECT: The Planning Commission is requested to approve the Agenda.*

*RECOMMENDATION: 1) Approve the Agenda of Thursday, December 2, 2021.*

**5. APPROVAL OF MINUTES**

*SUBJECT: The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.*

*RECOMMENDATION: Approve the minutes of:*

**A. November 4, 2021**

**B. November 18, 2021**

**6. PUBLIC COMMENT**

This time, limited to a maximum of twenty (20) minutes, has been set aside for the public to address the Planning Commission on any item that is not set for public hearing or any item that is not on tonight's agenda. In accordance with the Brown Act, public comment relating to business not appearing on the agenda cannot be acted upon or discussed by the Commission during the meeting but may be referred to staff for report on a future agenda, ordered received and filed, or referred to the proper department for administrative resolution. Staff requests that all persons wishing to address the Commission fill out a Speaker's Slip and give it to the Commission Secretary prior to speaking. The Commission requests that when you begin speaking you state your name and the name of the city where you reside. Individuals may address the Commission for up to three (3) minutes each unless the Commission determines a different time limit.

**7. DIRECTOR'S REPORT**

**8. ITEMS FROM COMMISSIONERS**

**9. CONSENT CALENDAR.** None.

**10. PUBLIC HEARINGS.**

**A. 8730 SUNSET BOULEVARD.**

*SUBJECT: Officially continued from Thursday, November 4, 2021. The Planning Commission will hold a public hearing to consider a request to permit a new billboard and façade remodel for the property located at 8730 Sunset Boulevard, West Hollywood, California.*

**Applicant:** Mark Lehman on behalf of David Seyde of PORTER24 and Sunset Tower Partnership

**Planner:** Jennifer Davis, Senior Contract Planner

**Recommendation:** 1) Approve the application; 2) Adopt draft Resolution No. PC 21-1397 recommending to the City Council approval of a development agreement, for the property located at 8730 Sunset Boulevard, West Hollywood, California; 3) Adopt draft Resolution No. PC 21-1398 recommending to the City Council approval of a zone map amendment for the property located at 8730 Sunset Boulevard, West Hollywood, California; and 4) Adopt draft Resolution Nos. PC 21-1399 recommending to the City Council approval of an administrative permit, sign permit and a negative declaration for the property located at 8730 Sunset Boulevard, West Hollywood, California.

**B. 1282 N. FAIRFAX AVENUE.**

*SUBJECT: The Planning Commission will hold a public hearing to consider a request for rehabilitation and adaptive reuse of a former church building (Crescent Heights Methodist Church) into creative office space, demolition of a two-story vacant building, and construction of a six-story, 29-unit multi-family residential building, for the property located at 1282 N. Fairfax Avenue, West Hollywood, California.*

**Applicant:** Jeffrey A. Seymour, Seymour Consulting Group

**Planner:** Antonio Castillo, Senior Planner

**Recommendation:** 1) Approve the application; and 2) Adopt draft Resolution No. PC 21-1433 approving a certificate of appropriateness, rehabilitation incentives, demolition permit, and a development permit for the construction of a 29-unit, multi-family residential building, located at 1282 N. Fairfax Avenue, West Hollywood, California.

**11. NEW BUSINESS.**

**A. HOUSING ELEMENT UPDATE**

**DRAFT ENVIRONMENTAL IMPACT REPORT:**

*SUBJECT: The Planning Commission will receive information on the Housing Element Update Draft Environmental Impact Report (DEIR) and provide any comment as part of the DEIR public comment period.*

**B. SCHEDULE A SPECIAL MEETING OF THE DESIGN REVIEW SUBCOMMITTEE ON THURSDAY, DECEMBER 16, 2021 AT 5:30 P.M.**

**C. PLANNING COMMISSION AND SUBCOMMITTEES MEETING DATES FOR CALENDAR YEAR 2022.**

*SUBJECT: The Planning Commission will review the calendar dates for the Planning Commission, Design Review Subcommittee, and Long Range Planning Projects Subcommittee regular meeting dates, and special meeting dates for the Sunset Arts and Advertising Subcommittee for calendar year 2022 and make any adjustments.*

**12. UNFINISHED BUSINESS.** None.

**13. EXCLUDED CONSENT CALENDAR.** None.

**14. ITEMS FROM STAFF**

**A. Planning Manager's Update.**

**15. PUBLIC COMMENT**

This time has been set aside for members of the public who were unable to address the Commission during the twenty-minute public comment period provided in Agenda Item No. 6. The same rules set forth under Agenda Item No. 6 apply.

**16. ITEMS FROM COMMISSIONERS**

**A. Commissioner Comments.**

**B. Subcommittee Management.**

*SUBJECT: This time has been set aside for commissioners serving on standing subcommittees to report any scheduled absences or conflicts of interest that would prevent them from being present at an upcoming subcommittee meeting. If more than two subcommittee members cannot be present at a meeting, the Chair may reschedule the time or date of the meeting or change the composition of the subcommittee to ensure a quorum can be present.*

**ADJOURNMENT.** Noting the cancellation of the regularly scheduled Planning Commission meeting on Thursday, December 16, 2021, the Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, January 20, 2022** beginning at 6:30 P.M. until completion via teleconference (with detailed instructions for participation included on the posted agenda).

AFFIDAVIT OF POSTING  
State of California)  
County of Los Angeles)  
City of West Hollywood)

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I posted this agenda on:

Date: November 24, 2021

Signature: Melissa Crowder  
City Clerk