



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Teleconference Meeting  
December 2, 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 Hoopingarner called the meeting of the Planning Commission to order at 6:30 p.m.
  
2. **PLEDGE OF ALLEGIANCE:** Commissioner Thomas led the Pledge of Allegiance.
  
3. **ROLL CALL:**  
Commissioners Present: Carvalheiro, Dutta, Lombardi, Thomas, Vice-Chair Jones, Chair Hoopingarner.  
  
Commissioners Absent: None.  
  
Staff Present: Antonio Castillo, Senior Planner, Rachel Dimond, Senior Planner, Bryan Eck, Senior Planner, Jennifer Davis, Senior Contract Planner, Ric Abramson, Urban Design and Architectural Studio Manager, 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 Hoopingarner requested the following items moved in the following order: New Business Items 11.B, 11.C. and 11.A. before Public Hearings, followed by Public Hearing Items 10.B. and 10.A. in this order.  
  
**ACTION:** Approve the Planning Commission agenda of Thursday, December 2, 2021, as amended. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalheiro and unanimously passes.**
  
5. **APPROVAL OF MINUTES.**  
Commissioner Lombardi requested an amendment to the following sentence on page 8 of 11: *"The commission suggested perhaps a matte grey finish for an overall better final design natural aluminum finish for the LED sticks, rather than black, to blend in better with the sky and surroundings."*
  - A. **November 4, 2021**  
  
**ACTION:** Approve the minutes of Thursday, November 4, 2021 as amended. **Moved by Commissioner Lombardi, seconded by Commissioner Thomas and passes, noting Chair Hoopingarner abstained.**

Secretary Gillig requested an amendment to the following adjournment on page 8 of 9: *“The Planning Commission adjourned in memory of Dr. Roger Allen Hoopingarner and Kathleen Stevens at 8:05 p.m. to a regularly scheduled meeting on Thursday, December 2, 2021, beginning at 6:30 p.m.”*

**B. November 18, 2021**

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

**6. PUBLIC COMMENT.** None.

**7. DIRECTOR’S REPORT.**

John Keho, Director, Planning and Development Services Department stated the following items will be heard at the next City Council meeting on December 6, 2021. 1) Appeal of the Planning Commission’s decision of approval for the property located at 1301-1307 N. Fairfax Avenue, and 2) a proposed billboard project located at 9165-9169 Sunset Boulevard.

Other items of interest will be a presentation on the public benefits process and a discussion item regarding the lifting of health protocols regarding Covid regulations relative to outdoor dining.

He wished everyone happy holidays.

**8. ITEMS FROM COMMISSIONERS.**

Chair Hoopingarner expressed her thanks to outgoing Commissioner Vinson for her service. She thanked her colleagues for their support in the passing of her father.

**9. CONSENT CALENDAR.** None.

*The following items were moved and heard out of order as part of the amended agenda.*

**10. PUBLIC HEARINGS.**

**A. 8730 SUNSET BOULEVARD.**

Officially continued from Thursday, November 4, 2021. A request to consider a request to permit a new billboard and façade remodel.

**ACTION:** 1) This item was moved and heard after Item 10.B. as part of the amended agenda. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalheiro and unanimously passes.**

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

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.

**ACTION:** 1) This item was moved and heard after Item 11.A. as part of the amended agenda. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

*The following items were moved and heard out of order as part of the amended agenda.*

**11. NEW BUSINESS.**

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

**ACTION:** 1) Approve the special meeting date for a design review subcommittee meeting on Thursday, December 16, 2021 at 5:30 p.m. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

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

Chair Hoopingarner suggested the design review subcommittee and the sunset arts and advertising subcommittee meetings have their start times amended to 6:00 p.m.

**ACTION:** 1) Approve staff's recommendations; 2) Adopt the regularly scheduled meeting dates for Planning Commission as presented for calendar year 2022; 3) Adopt the regularly scheduled meeting dates for Long Range Planning Projects subcommittee meetings as presented for calendar year 2022; 4) Adopt the regularly scheduled meeting dates for the Design Review subcommittee meetings for calendar year 2022, 5) Adopt the specially scheduled meeting dates for the Sunset Arts and Advertising subcommittee meetings through June 9, 2022; 6) Amend the start time from 5:30 p.m. to 6:00 p.m. for the Design Review Subcommittee meetings; and 7) Amend the start time from 5:30 p.m. to 6:00 p.m. for the Sunset Arts and Advertising subcommittee. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

**A. HOUSING ELEMENT UPDATE  
DRAFT ENVIRONMENTAL IMPACT REPORT.**

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, December 2, 2021.

She stated the Housing Element is a state-required chapter in the City of West Hollywood General Plan. This plan provides an indication of the need for housing in the community, particularly the availability, affordability, and adequacy of housing. This will be the State's sixth eight-year planning cycle, with the upcoming cycle spanning October 2021 to October 2029. State law requires the City to update and submit its Housing Element to the State Department of Housing and Community Development (HCD) for state certification by February 2022. The City submitted a draft of the Housing Element to HCD for review in October 2021 and is awaiting comments.

Maintaining adequate housing is essential to ensuring good quality of life and economic prosperity for our community and the region. Current demand for housing dramatically exceeds the existing housing stock in the Los Angeles region and in California as a whole.

The City of West Hollywood has been tasked with the planning and construction of a substantial amount of housing units over the next eight years as part of the Regional Housing Needs Assessment (RHNA).

A major factor in the Housing Element is planning for the ability to locate and construct housing units required as part of the City's Regional Housing Needs Assessment (RHNA) allocation. The City's RHNA allocation for the sixth cycle (June 30, 2021, to October 15, 2029) is 3,933 dwelling units, including 1,066 very-low income units, 689 low income units, 682 moderate income units, and 1,496 above-moderate income units. The RHNA is a minimum number assigned by the state to meet regional housing goals.

The RHNA does not require the City to build the units; the City must ensure there are no governmental or other barriers preventing the units from being built by a private developer. These units must be planned for in the Housing Element. To plan for these housing units, the City conducted an Adequate Sites Inventory and a review of City Housing Policy. The adequate Sites Inventory provides a complete list of sites that can be developed to meet the RHNA allocation plus a 15% buffer.

As required by CEQA, the environmental impact report examines alternatives to the current project. Studied alternatives include the following: Alternate No. 1 – no project; and Alternate No. 2 – RHNA buffer removal. Alternative 2 was deemed to be the superior option.

She detailed the impact categories: 1) no impact; 2) less than significant; 3) less than significant with mitigation incorporated; and 4) significant and unavoidable impacts.

Comment period ends December 27, 2021.

There were no public comments.

The commission requested clarification regarding the process of the housing element, impacts and thresholds. They commented on the alternatives

*The following items were moved and heard out of order as part of the amended agenda.*

## **10. PUBLIC HEARINGS.**

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

Antonio Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, December 2, 2021.

He provided a history of the property and stated the applicant is requesting to enter into a Mills Act Contract for the rehabilitation of the former church building, designated as a local cultural resource, and adaptively reuse the building as creative office space. The request includes the demolition of the non-historic former parsonage building and construction of an approximately 23,139-square-foot, six-story, 29-unit multi-family residential building, using a state density bonus and reserving five units for affordable housing.

Excluding the Mills Act Contract, the Planning Commission shall have the authority to approve or deny the proposed project with consideration of the recommendation from the Historic Preservation Commission on the certificate of appropriateness (Section §19.58.100 of the WHMC) and rehabilitation incentives (Section §19.58.150 of the WHMC). The Planning Commission shall make a recommendation on the Mills Act Contract to the City Council for final consideration.

He spoke regarding the requested entitlements and stated the proposed 29 units include 18 studio units and 11 one-bedroom units that range in size from 501 square feet to 833 square feet with an average unit size of 579 square feet. Each unit includes its own private open space accessible in the form of a patio for the single ground floor unit and balconies for upper story units.

He detailed the massing, height, landscaping, accessibility of the rear yard area, the fourth floor common area, rehabilitation incentives, mills act contract, minimum common open space, and various conditions.

Ric Abramson, Urban Design and Architectural Studio Manager, presented the design review report. He spoke and detailed the height, promenade space, south elevations, balconies, overhangs, building materials, parking, landscaping, façade, and entrances.

Antonio Castillo, Senior Planner continued the staff report detailing the density bonuses; stating the applicant is requesting a 38% density bonus for providing five affordable units (three moderate-income and two very low-income units) and proposes to build a total of 29 dwelling units with a building height of 61'-6". the applicant is requesting a 38% density bonus for providing five affordable units (three moderate-income and two very low-income units) and proposes to build a total of 29 dwelling units with a building height of 61'-6".

The parking garage provides 29 parking spaces with automated mechanical lifts on the subterranean parking level. As a concession for providing affordable units, the project includes an additional building height of 10 feet for a 5<sup>th</sup> story and as a requested density bonus waiver, pursuant to California Government Code Section 65915, the applicant is also requesting an additional height of 10 feet for a total of six stories. concessions, and density bonus waiver.

The proposed project requests that the southern portion of the subterranean parking garage be allowed to encroach into the side yard setback area while rising up to 30 inches above grade along the entire side yard.

The applicant is requesting a waiver of the Urban Art Program requirements as a direct financial benefit to make the rehabilitation of the church feasible.

He requested the following amendments to draft Resolution No. PC 21-1433:

- ~~2.3) Prior to building permit issuance, the applicant shall prepare and submit a Street and Parkway Improvement Plan to plan check that includes the loading or ride share drop zone along Fountain Avenue at the easterly portion of the site to be reviewed and approved by the Public Works Director. (CHPP, PW)~~
- ~~2.5) Prior to building permit issuance, the applicant shall prepare and submit a Street and Parkway Improvement Plan to plan check that includes the construction of a raised curb median strip along the Fountain Avenue driveway to preclude any southbound left turns existing the property and a 'no left turn' sign at the parking garage exit to be reviewed and approved by the Public Works Director. (CHPP, PW)~~
- 2.6) Prior to the Certificate of Occupancy issuance, the applicant shall install/construct a raised curb median divider strip along the Fairfax ~~Fountain~~ Avenue driveway to preclude any southbound vehicular left turns exiting the property and a 'no left turn' sign at the parking garage exit to the satisfaction of the Public Works Director. (CHPP, PW)

Chair Hoopingarner presented the design review subcommittee report. She spoke and detailed the north elevation, activation of outdoor space, fourth floor decking, stair tower, and materials.

The commission requested clarification regarding the stain glass windows and protective covering regarding the recorded discrepancies of the historic preservation commission actions and recommendations in the staff report.

Staff clarified there are multiple errors in the draft resolution(s), and those will be corrected as part of the motion regarding the stain glass windows.

The commission questioned the exclusion of five inclusionary units, allocation, and requested clarification regarding the calculation of the parking spaces, the exclusion of the waiver regarding the six foot setback from the draft resolution, and the drop zone along Fountain Avenue.

Vice-Chair Jones disclosed for the record she spoke with the applicant's representative. They discussed items contained in the staff report.

Commissioner Carvalheiro disclosed for the record he spoke with the applicant's representative. They discussed items contained in the staff report.

Commissioner Dutta disclosed for the record he spoke with the applicant's representative. They discussed items contained in the staff report.

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

JEFFREY SEYMOUR, Seymour Consulting Group, presented the applicants presentation. He provided a history of the property, clarified the stain glass concerns, and introduced his team.

SHAHAB GHODS, LOS ANGELES, Plus Architects continued the applicant's presentation. He spoke and detailed the existing church property, elevations, materials, lighting, landscaping, parking garage, office and residential uses, height, massing, setbacks, location of solar panels, and mitigation impacts.

The commission requested clarification regarding the relationship between the church property and residential building, and questioned the parking calculations, landscaping, and replacement plants.

ROBERT OLIVER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

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

The commission requested further clarification and discussion regarding the parking conditions, and the legal waiver for the sixth story. They commented favorably on the design of the building, and discussed housing needs and adaptive reuse, inconsistencies in the historic preservation commission resolution, traffic mitigation, cross ventilation, and concessions.

**Chair Hoopingarner moved to: 1) approve staff's recommendation of approval, with the following landscaping amendment: a) "Cultivar" shall be called out properly, as well as the growing conditions.**

Antonia Castillo, Senior Planner read into the record the following amendments:

Add condition 2.6) This project is deemed to be of exemplary design and is approved with a waiver of the six foot additional front yard setback pursuant to Table 2-3, Section §19.06.040.

Add condition 10.21) The stain glass windows on the historic church building shall not be obscured from the exterior.

**Seconded by Commissioner Carvalheiro.**

**ACTION:** 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1433 as amended:** a) delete Condition 2.3) ~~"Prior to building permit issuance, the applicant shall prepare and submit a Street and Parkway Improvement Plan to plan check that includes the loading or ride share drop zone along Fountain Avenue at the easterly portion of the site to be reviewed and approved by the Public Works Director. (CHPP, PW)";~~ b) delete Condition 2.5) ~~"Prior to building permit issuance, the applicant shall prepare and submit a Street and Parkway Improvement Plan to plan check that includes the construction of a raised curb median strip along the Fountain Avenue driveway to preclude any southbound left turns existing the property and a 'no left turn' sign at the parking garage exit to be reviewed and approved by the Public Works Director. (CHPP, PW)";~~ c) respectively move original Condition 2.4 to replace Condition 2.2; d) respectively move original Condition 2.6 to replace Condition 2.4; e) respectively move Condition 2.7 to replace 2.5; f) add Condition 2.6) "This project is deemed to be of exemplary design and is approved with a waiver of the six foot additional front yard setback pursuant to Table 2-3, Section §19.06.040."; g) add Condition 10.21) "The stain glass windows on the historic church building shall not be obscured from the exterior."; h) the landscaping plans shall be reviewed and notated to include tree "cultivar" and growing conditions shall be adhered to; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A CERTIFICATE OF APPROPRIATENESS, REHABILITATION INCENTIVES, DEMOLITION PERMIT, AND DEVELOPMENT PERMIT TO REHABILITATE AND ADAPTIVELY REUSE THE FORMER CHURCH BUILDING AS CREATIVE OFFICE SPACE, AND TO DEMOLISH A TWO-STORY BUILDING AND CONSTRUCT A 29-UNIT,



MULTI-FAMILY RESIDENTIAL BUILDING, LOCATED AT 1282 N. FAIRFAX AVENUE, WEST HOLLYWOOD, CALIFORNIA”; and 3) Close the Public Hearing for Item 10.B. **Moved by Chair Hoopinger, seconded by Commissioner Carvalho and unanimously passes.**

The Resolution the Planning Commission just approved for the property located at **1282 N. Fairfax 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.

*Commissioner Carvalho recused himself from the digital platform of the meeting at this time. He stated he has projects within the Sunset Billboard Program.*

**THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:50 P.M. AND RECONVENED AT 9:00 P.M.**

**A. 8730 SUNSET BOULEVARD.**

Jennifer Davis, Senior Contract Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, December 2, 2021.

She provided a history of the property and stated the applicant is proposing to construct a new two-sided billboard with digital east face and static west face on the northern façade of 8730 Sunset Boulevard. This project also includes a façade remodel of the northern face of the building, with signage and landscaping improvements.

The Planning Commission is asked to make a recommendation to the City Council regarding the approval of a development agreement, zoning map amendment, sign permit, administrative permit, and negative declaration.

The proposed project consists of installation and operation of a new billboard (known as The Sunset Worl) and façade improvements at the existing Sunset Towers building. The concept of a whorl is an arrangement of leaves, petals, and other plant parts that radiate from a single point and surround or wrap around the stem or stalk. This billboard is inspired by this arrangement and represents a plant blooming upwards, from a green, landscaped axle, slightly unfurling as it reaches towards the sun, or top of the building.

This billboard is a near-vertical and asymmetrical sign, creating a unique expression of the billboard form. The common billboard pole structure is hidden from view by a green, or garden wall. This green wall structure connects the street level façade and the vertical sign while also housing and obstructing from view the necessary hardware components for the digital component of the sign. Because the sign aligns with the elevator shaft and internal stairwell, views from inside existing offices will not be blocked.

The new billboard would be located on the northern face of the Sunset Towers building and would consist of two digital sign faces (one curving toward the east and the other curving toward the west). The proposed façade improvements would consist of new landscaping, new lighting, new illuminated building identification sign (the “Sunset Towers” sign on front façade), and new aluminum façade panels along the entire Sunset Boulevard-facing façade of the Sunset Towers building.

The proposed billboard structure would be 82 feet and 5 inches in height at its tallest point, including the pole foundation structure and billboard faces, equal to but not exceeding the existing height of the Sunset Towers building. The billboard pole foundation would be approximately 6 feet in diameter and would be encased by a mechanical room, which would be obscured by a new vertical garden wall. The digital sign face would utilize LED display technology. The static face is composed of vinyl and is not internally lit but will have up lighting at the base of the sign.

The sign faces would begin at a height of about 18-20 feet above ground and will project over the sidewalk at that point by 4 and 5 feet. The sign faces would project 13 to 16 feet from the building façade. Due to the height of the sign faces above ground, the billboards will not obstruct or interfere with the sidewalk. The width of both faces, taken together, would be just over 32 feet.

The billboard faces would be vertically oriented. The east-facing side would consist of 1,500 square feet of digital advertising area surrounded by a border measuring 253 square feet. The total of the advertising area and the border is 1,753 square feet. The west-facing side would consist of 500 square feet of advertising copy area and 463 square feet of non-commercial content for a total area of 963 square feet. The 500sf of commercial content can move its location on the sign area for each new ad campaign. The 463 can be solid colors, color gradients and/or dynamic or static graphics as long as they are not related to or construed to be part of the commercial content in the 500 sf area.

A new mechanical room of approximately 100 square feet would encase the billboard pole foundation and mechanical equipment necessary for operations. The mechanical room would be open to the sky, allowing the pole structure of the new billboard to extend vertically. A vertical garden wall would disguise the pole foundation and mechanical room from view.

She clarified under AB52 – Tribal Consultation is required as part of the environmental review. Draft Resolution No. PC 21-1399, Condition 3.2.c has been revised to include the concerns brought forward.

The Historic Preservation Commission reviewed this application at its August 23, 2021 meeting. The Commission was to determine if any direct or indirect impacts would occur to the surrounding historic structure of Sunset Plaza. The Commission determined that there would not be any direct impacts. The Commission discussed and noted their overall concern that the proliferation of both digital billboards in general and billboards overhanging the public right-of-way, will degrade the historic setting and visual context of Sunset Boulevard. The Commission also strongly encouraged the designation of Sunset Plaza as a historic district.

Staff concludes that the proposed project is consistent with the goals, objectives and policies of the General Plan, Sunset Specific Plan, and Sunset Boulevard Off-Site Signage Policy and recommends approval of the requests.

The commission questioned if the west side static billboard is a backlighted graphic or a digital screen. They had concerns and requested clarification regarding the component of the negative declaration regarding the façade remodel, signage dimensions, glare, and significant impacts and mitigation.

The commission requested clarification regarding matte versus satin material, funding to improve four crosswalks, dimensions of ad copy for both billboards, height, encroachment dimensions over public right-of-way, public benefits, architectural lighting, lumens, luminance, and the proposed pedestrian experience.

Vice-Chair Jones summarized the Sunset Arts & Advertising subcommittee report. She stated overall they were supportive of the proposal. They were in favor of the curved feature and had some concerns regarding the landscaping. Other concerns were focused on the advertising copy dimensions and measurements, projections over the sidewalk, and view impacts down Sunset Boulevard.

Commissioner Dutta disclosed for the record he met with the applicant's representative. They discussed matters contained in the staff report.

Vice-Chair Jones disclosed for the record she met with the applicant's representative and architect. They discussed matters contained in the staff report.

Commissioner Thomas disclosed for the record she met with the applicant's representatives. They discussed matters contained in the staff report.

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

MARK LEHMAN, WEST HOLLYWOOD, representing Porter24 Media, presented the applicant's presentation. He spoke regarding the history of the property and thanked staff for their support. He spoke and detailed the billboard structures, locations, improving the front façade, new extensive landscaping, mechanical equipment, architectural lighting, and neighborhood compatibility.

TREVOR BERNARDO, LOS ANGELES, project designer, continued the applicant's presentation. He spoke and detailed the design process, billboard design, the vertical circulation shaft, digital east face, static face, pedestrian experience, matte versus satin finish, recladding the façade, architectural lighting, replacement of the lower canopy lights, building improvements, and landscape design and plantings.

NICOLE STASKISS, LOS ANGELES, Carson Douglas Landscaping, continued the applicant's presentation. She spoke and detailed the green wall, succulent plantings, and the high efficiency contained irrigation system.

The commission stated their concerns that there were no renderings received of what the garden wall will look like, along with the pedestrian experience. They requested clarification of the pole, species, and plant material, and questioned the ongoing maintenance.

The commission requested clarification on the analysis in the Negative Declaration regarding glare, extent of the overhang of the whorl element, both sign dimensions, dimmable lighting, integrality of the border on the sign, lighting of the west sign, and glazing on the façade. The City's environmental consultant, Dudek, responded to these questions. The Commission requested further analysis of glare and lighting. They questioned how the operator (media) logo will be utilized on the billboard and how the digital content is managed.

BARRY SCOTT, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the high intensity LED lighting, reflective glare lighting, dimensions of the signs, and the location of the billboards in relation to the residential area.

DEBORAH CALLIHAN, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the reflective glare lighting into the residential neighborhood.

MARK LEHMAN, WEST HOLLYWOOD, representing Porter24 Media, presented the applicant's rebuttal. He spoke regarding light and potential glare concerns, the green wall, and the pedestrian experience.

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

The commission stated their support of the curvilinear nature of the various elements, but stated it is not well resolved. They had concerns and discussed the pedestrian experience, noting there are not sufficient renderings, green wall, glare concerns not being addressed in the negative declaration, impacts of the viewshed on the Sunset Strip, scale in relationship to the residential neighborhood, and unresolved design issues.

**Chair Hoopingarner moved to: 1) continue this item to Thursday, February 17, 2022 to resolve the issues that where expressed by the commission.**

**Seconded by Commissioner Thomas.**

**ACTION:** 1) Continue to Thursday, February 17, 2022; and resolving issues in relation to the green wall, plantings and ongoing maintenance, additional renderings and view images of the pedestrian experience, additional renderings regarding the integration of the border, glare and lighting concerns not adequately addressed in the negative declaration. **Moved by Chair Hoopingarner, seconded by Commissioner Thomas and passes, noting Commissioner Cavalheiro recused.**

## **11. NEW BUSINESS.**

### **A. HOUSING ELEMENT UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT.**

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.

**ACTION:** 1) This item was moved and heard before the Public Hearings, after Item 11.C. as part of the amended agenda. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

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

**ACTION:** 1) This item was moved and heard before the Public Hearings, as the first Item as part of the amended agenda. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

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

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.*

**ACTION:** 1) This item was moved and heard before the Public Hearings, after Item 11.B. as part of the amended agenda. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

**12. UNFINISHED BUSINESS.** None.

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

**14. ITEMS FROM STAFF.**

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

Robyn Eason, Long Range Planning Manger provided an update of tentative items scheduled for upcoming Planning Commission meetings.

**15. PUBLIC COMMENT.** None.

**16. ITEMS FROM COMMISSIONERS.**

**A. Commissioner Comments.** None.

**B. Subcommittee Management.**

Jennifer Alkire, Current and Historic Preservation Planning Manger provided an update of tentative items scheduled for Design Review Subcommittee, Long Range Planning Projects Subcommittee, and Sunset Arts and Advertising Subcommittee meetings.

She confirmed the next Design Review Subcommittee meeting will be a special meeting on Thursday, December 16, 2021 at 5:30 p.m.

**ADJOURNMENT.** Noting the official cancellations of the Planning Commission meetings on Thursday, December 16, 2021 and Thursday, January 6, 2022, the Planning Commission adjourned at 11:25 p.m. to a regularly scheduled meeting on Thursday, January 20, 2022, beginning at 6:30 p.m. 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 20<sup>th</sup> day of January, 2022 by the following vote:

AYES: Commissioner: Carvalheiro, Dutta, Lombardi, Thomas, Vice-Chair Jones, Chair Hoopingarner.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Gregoire.

  
LYNN M. HOOPINGARNER, CHAIRPERSON

ATTEST:

  
DAVID K. GILLIG, COMMISSION SECRETARY