



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Teleconference Meeting
January 20, 2022**

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

- 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 Dutta led the Pledge of Allegiance.
- 3. ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSION MEMBER DAVID S. GREGOIRE.**

ACTON: Mayor Pro Tempore Shyne officially swore in David S. Gregoire to the West Hollywood Planning Commission.

- 4. ROLL CALL:**
Commissioners Present: Carvalheiro, Dutta, Gregoire, Lombardi, Thomas, Vice-Chair Jones, Chair Hoopingarner.

Commissioners Absent: None.

Staff Present: Antonio Castillo, Senior Planner, Rachel Dimond, Senior 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, Isaac Rosen, Assistant City Attorney and David Gillig, Commission Secretary.

5. APPROVAL OF AGENDA.

ACTION: Approve the Planning Commission agenda of Thursday, January 20, 2022 as presented. **Moved by Commissioner Gregoire, seconded by Commissioner Thomas and unanimously passes.**

6. APPROVAL OF MINUTES.

A. December 2, 2021

ACTION: Approve the minutes of Thursday, December 2, 2021 as presented. **Moved by Vice-Chair Jones, seconded by Commissioner Lombardi, and passes noting Commissioner Gregoire abstained.**

7. PUBLIC COMMENT. None.

8. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department stated City Council denied the appeal of 8760 Shoreham Drive and upheld the Planning Commission's decision of approval. The following items will be heard at the next City Council meeting on February 7, 2022. 1) zone text amendment regarding subdivision regulations SB9, 2) Housing Element and the final environmental impact report; and 3) various contracts; Vision Zero Plan, and bike lanes on Fountain Avenue.

9. ITEMS FROM COMMISSIONERS.

Commissioner Dutta stated he will be recusing himself on Item 11.A. – 1041-1049 N. Martel Avenue, stating his company is engaged by the applicant on various energy efficient sustainability scopes of work for this project.

Vice-Chair Jones congratulated and welcomed Commissioner Gregoire.

Commissioner Lombardi congratulated and welcomed Commissioner Gregoire. He encouraged everyone to get vaccinated and boosted. There are testing centers located in West Hollywood at Plummer Park and Poinsettia Park.

Commissioner Thomas congratulated and welcomed Commissioner Gregoire.

Commissioner Gregoire thanked everyone for their support. He is looking forward to working with everyone.

Chair Hoopingarner congratulated and welcomed Commissioner Gregoire.

10. CONSENT CALENDAR. None.

Commissioner Dutta recused himself from the digital platform of the meeting at this time. He stated his company is engaged by the applicant on various energy efficient sustainability scopes of work for this project.

11. PUBLIC HEARINGS.

A. 1041-1049 N. MARTEL AVENUE.

Antonio Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 20, 2022.

He provided a history of the property and stated the applicant is requesting to demolish seven dwelling units and all accessory structures on three abutting parcels, merge the parcels, and construct an approximately 47,623-square-foot, five-story, 50-unit, 100% affordable multi-family residential building, exclusive of manager's unit, with supportive housing over one level of subterranean parking garage.

The building includes 12 studio units, 35 1-bedroom units, and three two-bedroom units. One 2-bedroom unit is reserved for a full-time property manager. Studio units will range in size from a 344 to 360 square feet, one-bedroom units will range in size from 506 to 523 square feet, and both two-bedroom units will be 825 square feet each.

The ground floor provides services including a resident services office, reception lobby with waiting area, a 500-square-foot multi-purpose room, and a 1,000-square-foot community room.

A total of 3,900 square feet of common open space will be provided within four areas throughout the building, including a lobby courtyard on the first floor, a podium courtyard on the second floor, and two separate amenity decks on the fifth floor. The project does not provide any private open space for each of the units as a requested concession for providing 100% affordable units.

The subterranean parking garage will be accessed from a single driveway on the southernmost portion of the site along Martel Avenue.

Ric Abramson, Urban Design and Architectural Studio Manager, presented the design review report. He spoke and detailed the design of the courtyard, common rooms, meeting space, open space, materials, massing and scale, landscaping components, lighting components, green screen, observation decks, and the parkway.

Antonio Castillo, Senior Planner continued the presentation. He stated since this is a 100% affordable housing development, the project is eligible for incentives, concessions, and waivers under the West Hollywood Municipal Code (WHMC) and state law. The applicant is requesting a density bonus, additional stories and height, four concessions, and two waivers to achieve the project as proposed.

Density Bonus: as a density bonus, there shall be no maximum number of units required. A 100% affordable housing project may reserve up to 20% of the units in the development for moderate-income households and the remainder units are reserved for very low- and low-income households. In this instance, the applicant is proposing 50 residential units of which 49 units are reserved for very low- and low-income households and one manager's unit.

Additional Stories and Height: the applicant may request a height increase of up to three additional stories, or 33 feet in additional height for a 100% affordable housing project within a half-mile of a major transit stop. In this instance, the applicant is proposing two additional stories for a total of five stories and 60.5 feet in height above the three story and 35 feet maximum allowed for a residential property in the R3B zoning district.

Parking Spaces: the project is allowed without any required parking spaces. In this instance, the applicant is proposing to provide 19 parking spaces within the subterranean parking garage.

Concession 1. Private Open Space: the applicant is requesting a waiver of all private open space requirements for the project. The WHMC requires all multi-family residential projects to provide a minimum of 120 square feet of permanently maintained private open space for each dwelling unit. The project, instead, includes an additional 1,900 square feet of common open space in addition to the 2,000-square-foot minimum. The open spaces are proposed within four separate areas throughout the property.

Concession 2. Common Open Space: the applicant is requesting a reduction in the portion of common open space required to be located at grade or the level of the first habitable floor. The WHMC requires a multi-family residential project to provide a minimum 2,000 square feet of common open space with a minimum 60% (1,200 square feet) of that open space located at grade or the level of the first habitable floor. At least 14% (553 square feet) of open space will be located at grade level within the lobby courtyard and distribution of the remaining approximately 86% within the 2nd floor podium courtyard (2,063 square feet) and within two 5th floor amenity decks (1,284 square feet).

Concession 3. Long-Term Bicycle Parking: the applicant is requesting a 28% reduction in the number of long-term bicycle spaces required from 25 spaces (one space per two units) to 18 spaces to be located in a secured bicycle locking facility on the ground floor.

Concession 4. Storage Area: the applicant is requesting a reduction of 50% in the number of the lockable storage areas for the development from one storage area for each unit to one storage area for 25 of the 50 units in the development. The proposed 25 lockable storage areas will be located within a storage room in the subterranean parking garage.

Pursuant to state law and separate from the allowed four concessions, an applicant may request a density bonus waiver or reduction of any development standard that would have the effect of physically precluding the construction of the project at the density or with the incentives permitted under the statute. The applicant has requested two waivers for this project.

Density Bonus Waiver 1. Front Yard Setback: the first one is a reduction in the front yard setback from 30'-2" to 11'-0". The front yard setback for a residential development in the R3 zoning district is determined by the average of front yard setbacks of the two structures closest to the front property lines on the two adjacent parcels with a 15-foot minimum and a 30-foot maximum. The building is designed with massing that is modulated, which breaks down the scale of the building, and which is further modulated with outdoor courtyards and materials changes.

The waiver allows the building to be designed with a reduced front yard setback which helps maximize the building footprint to provide a higher quantity and quality of units.

Density Bonus Waiver 2. Front, 2nd & Upper Stories Setback: the second waiver waives the required six-foot additional front yard setback for second and upper stories. The intent of the additional upper story setback is to provide modulation for a project's street frontage. The project achieves this intent in that the building massing is modulated, which breaks the scale of the building, and which is further modulated with outdoor courtyards and materials changes.

He stated the applicant has integrated revisions to the project design which was suggested by the design review subcommittee.

Staff supports the project given that the project is well-suited for the subject site and zoning district, is thoughtfully designed and complementary to the context of the neighborhood, meets the applicable development standards for a 100% affordable housing project, and provides a net increase of 43 units in the City's rental housing stock.

Staff recommends that the Planning Commission approve the project request, subject to the findings and conditions of approval set forth in the draft Resolution.

Chair Hoopingarner opened the public hearing for Item 11.A.

STEVEN SPIELBERG, WESTLAKE VILLAGE, EAH Housing, applicant's representative presented the applicant's report. He provided background history of EAH Housing, introduced the architect design team, and spoke regarding community outreach, and Los Angeles County financial deadlines.

LISE BORNSTEIN, VENICE, KFA Architecture continued the applicant's report. She provided background history of KFA Architecture and spoke regarding neighborhood compatibility, sun and sunshades, massing, material palette, landscaping components, green screen, lighting components, and re-location of electrical closets.

The commission requested clarification of the supportive housing element, including demographics, utilization of storage units, and possible reduction of minimum dimensions of unit sizes.

There were no official disclosures.

Chair Hoopingarner presented the design review subcommittee report. She stated the subcommittee supported the courtyard design, massing, scaling, addition of brick on the southern elevation, and the addition of the sunshades. She stated all concerns have been addressed; including parking, native soil, landscaping elements, common open space, and the addition of more windows to increase air flow.

KAITLIN, MC CAFFERTY, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

DAVID TIKTIN, WEST HOLLYWOOD had concerns regarding this item. He commented on the lack of proposed parking and the possible impact it may have on street parking.

ANSON SNYDER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

PETE STRUVE, WEST HOLLYWOOD has concerns regarding this item. He commented on current and future construction in the neighborhood, traffic mitigation and suggested additional parking within the development.

JONATHON SMITH, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

MANNY RODRIGUEZ, WEST HOLLYWOOD has concerns regarding this item. He commented on parkway guidelines, and parking concerns.

JAIME DEL RIO, LOS ANGELES spoke in support of staff's recommendation of approval.

FERNANDO GUITERREZ, WEST HOLLYWOOD has concerns regarding this item. He commented and questioned the eviction process for current tenants.

MICHAEL, WEST HOLLYWOOD has concerns regarding this item. He commented on the impact to street parking.

STEVEN SPIELBERG, WESTLAKE VILLAGE, applicant's representative, presented the applicant's rebuttal. He spoke regarding parking concerns, and state and federal relocation laws.

DUANE BORDER, VIEW PARK, Border Landscape Architects continued the applicant's rebuttal. He spoke regarding the parkway and compliance.

The commission requested clarification regarding the new proposed street trees, biodiversity, and native soils. They had concerns regarding the loss of the canopy trees.

ACTION: Close the public hearing for Item 11.A. **Motion carried by consensus of the Commission.**

The commission had concerns regarding multiple iterations of plans that have been presented with inconsistencies in date stamps. The changes requested are inconsistent and incomplete. The iterations are not clear as to what is asking to be approved.

Lauren Langer, City Attorney affirmed the financing deadlines for this development. She suggested the plans can be returned to the planning commission to confirm they are in fact complete, stating there would still be a resolution of approval.

Discussion was held regarding the timelines, conformance of plans, and discretionary approvals.

Lauren Langer, City Attorney suggested changing Section 2.3) as follows: “This approval is for those plans reviewed and approved by the Planning Commission at its meeting of January 20, 2022. A copy of said plans shall be maintained in the files of the City’s Current and Historic Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval. And prior to application for plan check, the plans shall be updated to include the correct date and include the changes listed in the supplemental memo to Planning Commission dated January 19, 2022, (and subject to final confirmation of updated plans by the Planning Commission as presented and reviewed by the Planning Commission on January 20, 2022).”

The commission stated their support of the project, the proposed refinements, affordable housing element, the courtyard, articulated design, additional outdoor spaces, and location.

The commission had concerns and discussed the parking, lack of storage space and unit sizes, the detriment of smaller minimum unit sizes, activation of the alleyway, waivers and concessions, landscaping, construction mitigation and street parking.

They questioned if there could be more two bedroom units and advised staff “vinyl window frames” need to be corrected in the resolution.

Chair Hoopingarner moved to: 1) approve staff’s recommendation of approval; 2) incorporate the new language for Condition 2.3), and 3) amended Condition 9.11) by removing the specifications of particular genus and species and replace it with two 48” street trees from the approved tree list that are non -deciduous as approved by Field Services.

Seconded by Commissioner Carvalho.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1450 as amended:** a) change Condition 2.3) as follows: *"This approval is for those plans reviewed and approved by the Planning Commission at its meeting of January 20, 2022. A copy of said plans shall be maintained in the files of the City's Current and Historic Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval. And prior to application for plan check, the plans shall be updated to include the correct date and include the changes listed in the supplemental memo to Planning Commission dated January 19, 2022, (and subject to final confirmation of updated plans by the Planning Commission as presented and reviewed by the Planning Commission on January 20, 2022)."*; b) Change Condition 9.3 as follows: *"Owner / Applicant shall be responsible for the planting and establishment of two (2) 48" non-deciduous trees from the City's approved tree list ~~Box Platanus racemosa (California Sycamore trees)~~ in the Public Right of Way along Martel Avenue in front of 1041 as approved by the Facilities and Field Services Division. Tree planting shall be evenly spaced within the parkway and according to the City of West Hollywood planting guidelines. All proposed planting shall be to the satisfaction of the City's Facilities and Field Services Division. Placement of the tree(s) will be determined by the Division Manager and will be designated on the Street and Parkway Improvement Plan."*; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONALLY APPROVING A LOT MERGER, DEMOLITION PERMIT, AND DEVELOPMENT PERMIT TO DEMOLISH SEVEN DWELLING UNITS AND ALL ACCESSORY STRUCTURES, COMBINE THREE CONTIGUOUS PARCELS, AND CONSTRUCT A 50-UNIT, 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL BUILDING WITH SUPPORTIVE HOUSING, LOCATED AT 1401-1409 N. MARTEL AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 11.A. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

The Resolution the Planning Commission just approved for the property located at **1401-1049 N. Martel 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 COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:45 P.M. AND RECONVENED AT 8:55 P.M.

Commissioner Dutta returned to the digital platform at this time.

**B. HOUSING ELEMENT UPDATE
FINAL ENVIRONMENTAL IMPACT REPORT.**

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 20, 2022.

She stated the Housing Element is a state-required chapter of 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 for the time period of 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 Housing Element is important because it helps guide the next eight-year cycle of housing in the City.

She detailed the Housing Element process to date, community engagement; which included task force meetings, community surveys, scoping meetings, community workshops, and various social media outlets, and themes from community engagement.

Veronic Tam, Veronica Tam and Associates continued staff's presentation. She spoke and detailed the housing element objectives; including accommodating housing for all socio-economic segments, allow for the development of affordable housing for all, removing unreasonable governmental barriers to housing development, preserve and improve existing affordable housing, and ensure equal housing opportunities for all.

She further detailed the housing element chapters, goals, regional housing needs assessment (RHNA); which included RHNA allocation, summarized the housing sites inventory, and geographic sites.

She detailed the revisions to the draft housing element based on HCD findings letter and public comment. These included: 1) updated project lists removed projects based on recent approvals, submissions, or withdrawals; 2) added two new underutilized sites to account for removed projects (site #30 and #31), 3) added a list of permitted accessory dwelling units (ADU) to show recent ADU trends; 4) added a non-vacant site feasibility analysis to show features of non-vacant sites currently being redeveloped; and 5) added lot consolidation trends for affordable projects.

Matt Maddox, Rincon Consulting, continued the staff presentation. He clarified and explained the California Environmental Quality Act, and spoke regarding significant and unavoidable impacts regarding 1) air quality; 2) construction noise; and 3) historical resources.

The commission requested clarification regarding the HCD letter.

There were no public speakers.

Commissioner Hoopingarner moved to: 1) approve staff's recommendation of approval to City Council.

Seconded by Vice-Chair Jones.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1451 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE AMENDMENTS TO THE WEST HOLLYWOOD GENERAL PLAN BY ADOPTING THE 6TH CYCLE HOUSING ELEMENT UPDATE, WEST HOLLYWOOD, CALIFORNIA"; 3) **Adopt Resolution No. PC 21-1452 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT ("EIR"), ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE WEST HOLLYWOOD GENERAL PLAN 6th CYCLE HOUSING ELEMENT UPDATE, WEST HOLLYWOOD, CALIFORNIA."; and 4) Close the Public Hearing for Item 11.B. **Moved by Chair Hoopingarner, seconded by Vice-Chair Jones and unanimously passes.**

**C. ZONE TEXT AMENDMENT
SUBDIVISION REGULATIONS IN R1A AND R1C ZONES (SB9).**

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 20, 2022.

She stated the recommendation is to amend the R1A and R1C zone district requirements to allow certain single family residentially zoned lots to be subdivided into two lots, and for two dwelling units to be built on each of those lots, in accordance with SB9, a recent change to state law.

She provided a history of SB9 and stated the zone text amendments include the following key components:

Urban Lot Split: SB9 allows lots at least 2,400 sf within single family districts to subdivide into two lots, with the resulting lots at least 1,200 square feet. Further subdivision is not permitted.

The City is also recommending larger, qualifying lots be able to subdivide to the existing minimum lot size of 5,000 square foot in the R1A and R1C Districts prior to an urban lot split under SB9. Each resulting lot from an urban lot subdivision is permitted to have up to two units, including dwelling units, accessory dwelling units (ADU), and junior accessory dwelling units (JADU).

Urban Lot Splits are regulated by a new section in the Subdivision Regulations, Section §20.04.051. One unit within an urban lot split is required to be occupied by the owner for at least three years. Two unit projects are further regulated by the new section 19.36.225 as further described below.

Two unit projects: SB9 allows qualifying single family lots, regardless of whether they subdivide, to build two unit residential projects on site. Sites that are not subdivided pursuant to a SB9 urban lot split are allowed to build two primary dwelling units, plus any ADUs or JADUs as already permitted under Section §19.36.310. Sites that do subdivide are permitted up to two units, including all dwelling units, ADUs and JADUs. These two unit projects are further regulated in a new Section §19.36.325.

Applicability: The proposed regulations apply to the R1A and R1C Districts, the only true single family residential zone districts in the city. The R1B District is allowed 2 units by right, and is considered a low density residential zone, so SB9 does not apply to this district.

There are three areas of the city zoned R1A and R1C. There are 40 properties zoned R1A and 13 properties zoned R1C. The regulations also only apply to properties that do not have historic structures or are within historic districts. None of the 53 applicable properties are historic or are within historic districts. To qualify under SB9, the projects cannot impact protected rental housing, so properties that are designated affordable, subject to rent control, were ellised in the last 15 years, or occupied by tenants in the past three years are not eligible. There is list of 12 required limitations in the state law for properties outside of SB9's reach, but none of those apply to the single family zone properties in West Hollywood, (this section is not included in the local zone text amendment).

There are three applicable areas of the City that are zoned R1A or R1C. The 53 properties can be legally subdivided into 94 lots with a potential total of 188 units. With 54 existing units, this would be a potential increase of 135 units. There are several barriers to construction, including existing structures, small lots, and/or goals of existing homeowners.

Height is permitted as is allowed in the underlying zone district. In R1A, the maximum height is 25 feet and 2 stories. In the R1C District, the maximum height is one story and 15 feet. Being limited to one story restricts the R1C District, since most of the R1C lots on Betty Way are around 2,000 square feet in size.

FAR is limited to existing allowable FAR of 0.5. FAR will only be enforced to the extent that two units with a minimum of 800 square feet each can be constructed. If there is an existing unit on site smaller than 800 square feet, it can be expanded up to 800 square feet regardless of FAR limitations.

Parking: SB9 requires that one parking space be required for each unit in two unit projects, except when within ½ mile from: 1) a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours, or 2) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods, or 3) a bus rapid transit station or 4) sites within one block of car share stations.

All of the applicable properties meet these requirements and are not required to provide parking for any primary dwelling units within a two unit project. Parking is not required, driveways and parking will be permitted, but limited to 10 foot wide driveways even to access additional lots.

Frontage: Lots can either have direct access to the right of way or have an access easement with the adjacent property.

Owner Occupation: Each two-unit project must be retained by the same owner. If the lot is subdivided, the owner must occupy one of the units on site for at least three years. If the lots are not subdivided, there is no on-site owner occupation requirements.

She summarized the impacts of SB9 and requested approval of the recommendation to City Council.

The commission requested clarification regarding the side yard setbacks, owner occupancy requirements, consequences, penalties, administrative procedures, and questioned owner occupied situations, and living trusts.

Chair Hoopingarner pointed out the irregularities of the following sections in draft Resolution No. PC 22-1453: 1) Section 7 Regulation of Uses (D) [page 13], and (g) Requirements. An urban lot split must satisfy each of the following requirements (6) [page 17].

Isaac Rosen, Assistant City Attorney read into the record the following changes to draft Resolution No. PC 22-1453:

(7) Regulation of Uses. (D) Owner Occupancy. ...“A signed affidavit shall be submitted as part of the application ~~that confirms~~ confirming owner occupancy for ~~at least~~ three years following the lot split.” (page 13 of 18)

(g) (6) Owner Occupancy. ““A signed affidavit shall be submitted as part of the application ~~that confirms~~ confirming owner occupancy for ~~at least~~ three years following the lot split.” (page 17/18)

Chair Hoopingarner moved to: 1) approve staff's recommendation of approval to City Council; noting the clarification of language in Section 7 (D) and (g) (6).

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1453 as amended:** a) change the following in part -Section 7 Regulation of Uses. Subsection (D): ...*"A signed affidavit shall be submitted as part of the application ~~that confirms~~ confirming owner occupancy for ~~at least three~~ years following the lot split."*; b) change the following in part -Chapter 21.65 Urban Lot Splits. Subsection (g) ...*"A signed affidavit shall be submitted as part of the application ~~that confirms~~ confirming owner occupancy for ~~at least three~~ years following the lot split."*; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO TITLE 19, ZONING ORDINANCE, AND TITLE 20, SUBDIVISION REGULATIONS, WEST HOLLYWOOD MUNICIPAL CODE, TO ALLOW CERTAIN PROPERTIES IN THE R1A AND R1C ZONE DISTRICTS TO SUBDIVIDE THEIR PROPERTIES AND CONSTRUCT UP TO TWO DWELLING UNITS, PLUS ACCESSORY DWELLING UNITS (AS ALREADY AUTHORIZED), IN ACCORDANCE WITH RECENTLY ADOPTED STATE LAW (SB9), IN THE CITY OF WEST HOLLYWOOD AND FINDING THE ACTION STATUTORILY AND CATEGORICALLY EXEMPT FROM CEQA, WEST HOLLYWOOD, CALIFORNIA."; and 3) Close the Public Hearing for Item 11.C. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

12. NEW BUSINESS. None.

13. UNFINISHED BUSINESS. None.

14. EXCLUDED CONSENT CALENDAR. None.

15. 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 congratulated and welcomed Commissioner Gregoire.

16. PUBLIC COMMENT. None.

17. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Vice-Chair Jones encouraged vaccinations.

Chair Hoopingarner congratulated and welcomed Commissioner Gregoire and commented on the loss of canopy trees.

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.

ADJOURNMENT. The Planning Commission adjourned at 9:57 p.m. to a regularly scheduled meeting on Thursday, February 3, 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 17th day of February, 2022 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.


LYNN M. HOOPINGARNER, CHAIRPERSON

ATTEST:


DAVID K. GILLIG, COMMISSION SECRETARY