



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Teleconference Meeting
February 17, 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 6:32 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Gregoire led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Carvalheiro, Dutta, Gregoire, Lombardi, Thomas, Vice-Chair Jones, Chair Hoopingarner.

Commissioners Absent: None.

Staff Present: Laurie Yelton, Associate Planner, Adrian Gallo, Associate Planner, Ric Abramson, Urban Design and Architectural Studio Manager, Robyn Eason, Long Range Planning Manager, Lauren Langer, City Attorney, Melissa Crosthwaite, Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission agenda of Thursday, February 17, 2022 as presented. **Moved by Commissioner Gregoire, seconded by Commissioner Thomas and unanimously passes.**
5. **APPROVAL OF MINUTES.**
 - A. **January 20, 2022**

ACTION: Approve the minutes of Thursday, January 20, 2022 as presented. **Moved by Commissioner Dutta, seconded by Vice-Chair Jones and unanimously passes.**
6. **PUBLIC COMMENT.** None.
7. **DIRECTOR'S REPORT.**
John Keho, Director, Planning and Development Services Department stated at the last City Council meeting on Monday, February 7, 2022 they reviewed the Housing Element and asked staff to return with their concerns addressed.

The appeal regarding 1301-1307 N. Fairfax Avenue, and 7909 Fountain Avenue will be heard at the City Council meeting on Tuesday, February 22, 2022.

8. ITEMS FROM COMMISSIONERS.

Chair Hoopingarner commented on recent noticing concerns and requested staff to be more aware of the noticing issues.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 652 N. HUNTLEY DRIVE.

Laurie Yelton, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, February 17, 2022.

She provided a history of the property and stated the applicant is requesting a tentative parcel map for the subdivision of a two-story, three-unit residential building that was administratively approved on September 16, 2021 into a common interest development.

There were no public comments.

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

Vice-Chair Jones moved to approve staff's recommendation of approval, seconded by Commissioner Thomas.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1454 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A TENTATIVE PARCEL MAP (MINOR LAND DIVISION NO. 83273) FOR THE SUBDIVISION OF A TWO-STORY, THREE-UNIT RESIDENTIAL BUILDING INTO A COMMON INTEREST DEVELOPMENT LOCATED AT 652 N. HUNTLEY DRIVE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.A. **Moved by Vice-Chair Jones, seconded by Commissioner Thomas and unanimously passes.**

The Resolution the Planning Commission just approved for the property located at **652 N. Huntley Drive** 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. 656 N. HUNTLEY DRIVE.

Laurie Yelton, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, February 17, 2022.

She provided a history of the property and stated the applicant is requesting a tentative parcel map for the subdivision of a two-story, three-unit residential building that was administratively approved on September 16, 2021 into a common interest development.

There were no public comments.

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

Commissioner Gregoire moved to approve staff's recommendation of approval, seconded by Commissioner Lombardi.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1455 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A TENTATIVE PARCEL MAP (MINOR LAND DIVISION NO. 83274) FOR THE SUBDIVISION OF A THREE-STORY, FIVE-UNIT, RESIDENTIAL BUILDING INTO A COMMON INTEREST DEVELOPMENT LOCATED AT 656 N. HUNTLEY DRIVE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Gregoire, seconded by Commissioner Lombardi and unanimously passes.**

The Resolution the Planning Commission just approved for the property located at **656 N. Huntley Drive** 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.

C. 1234 N. SPAULDING AVENUE.

Laurie Yelton, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, February 17, 2022.

She provided a history of the property and stated the applicant is requesting a tentative parcel map for the subdivision of a two-story, three-unit residential building that was administratively approved on May 8, 2017, into a common interest development. A tentative parcel map was previously approved by the Planning Commission on March 15, 2018 (Resolution No. PC 18-1249) and has since expired.

The commission requested clarification regarding the resolutions and questioned if anything had changed from the past resolution.

There were no public comments.

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

Vice-Chair Jones moved to approve staff's recommendation of approval, seconded by Chair Hoopingarner.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1457 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A TENTATIVE PARCEL MAP (MINOR LAND DIVISION NO. 74881) FOR THE SUBDIVISION OF A TWO-STORY, THREE-UNIT RESIDENTIAL BUILDING INTO A COMMON INTEREST DEVELOPMENT LOCATED AT 1234 N. SPAULDING AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.C. **Moved by Vice-Chair Jones, seconded by Chair Hoopingarner and unanimously passes.**

The Resolution the Planning Commission just approved for the property located at **1234 N. Spaulding Avenue** 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.

D. 9040-9098 SANTA MONICA BOULEVARD, 9001-9035 MELROSE AVENUE, AND 601-633 N. ALMONT DRIVE (MELROSE TRIANGLE PROJECT).

Adrian Gallo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, February 17, 2022.

He provided a history of the property and stated the applicant is requesting amendments to the approved Melrose Triangle Project. The request is to demolish all structures on site, and construct a mixed-use development with 80 residential units, retail, restaurant, and office uses.

Primary changes in the project design involve the removal of gallery and showroom space, an increase of four residential units, a reduction of residential floor area, an increase in office space, and the replacement of the central motor court with a large, publicly accessible courtyard that would be accessible from a new pedestrian paseo connecting the courtyard to Almont Drive, as well as the paseo connecting Santa Monica Boulevard to Melrose Avenue.

Similar to the approved project, the modified project would consist of three primary structures, referred to as the Gateway Building, the Boulevard Building, and the Avenue Building. As with the approved project, the Gateway Building would be located on the southwest corner of the project site, at the intersection of Santa Monica Boulevard, Melrose Avenue, and Doheny Drive. The Boulevard Building would extend along much of the length of the project site's Santa Monica Boulevard frontage. Small gateway structures would be positioned at the project site's two Santa Monica Boulevard corners.

The Avenue Building would be situated at the intersection of Almont Drive and Melrose Avenue, extending along portions of the project site's Almont Drive and Melrose Avenue frontages. Portions of the Avenue Building would surround a landscaped courtyard, which would be positioned between the Avenue Building and Boulevard Building. Portions of the three main buildings would surround two paseos running through the center of the project site, allowing pedestrian access between Santa Monica Boulevard and Melrose Avenue, and from each of these streets through the central courtyard to Almont Drive.

The project amendment reduces the parking provided from 884 spaces to 526 spaces. Vehicular access to the project site would be similar to that of the approved project. However, the originally proposed driveway along Santa Monica Boulevard would be eliminated to allow for the development of the central public courtyard. The modified project would have two driveways: one along Almont Drive and one along Melrose Avenue.

The applicant has requested a 10% modification to the height requirements of the Gateway Mixed Use Overlay zone. The Gateway overlay standards specify that a qualifying project may request up to a 15-foot height increase but limit any portions of the building that exceed 55 feet to be within 250 feet of the centerline of Santa Monica Boulevard. The requested modification would enable a small portion of the residential uses to exceed 55 feet within 275 feet of the centerline of Santa Monica Boulevard instead of 250 feet of the centerline. Approximately 1,350 square feet of additional residential floor area created by this additional height will only be used for residential units and 400 square feet of residential balcony area. This will allow the project to provide 80 units compared to the 76 units in the approved project because of efficiencies in the floor plates and circulation within the building.

The project qualifies as a commercial density bonus project. The modified mixed-use project provides 80 residential units of which 24 would be inclusionary units. The applicant has elected to provide 15 percent of the total units for very low-income households, and 15 percent of the total units for moderate-income households. To satisfy the 15 percent requirement for a commercial density project, the modified project sets 12 units at the very low-income level, and 12 units at the moderate-income level, for a total of 24 affordable, restricted units.

As such, the project qualifies for an additional 20 percent increase in maximum allowable floor area ratio, as a commercial project with affordable residential units, provided the City and applicant can mutually agree upon that commercial concession. Along with the concession for an increase in the FAR, the modified project qualifies for two additional concessions from the City's development standards.

The second is an additional twelve (12) feet of height to bring the allowed building height to 72 feet and the third concession is to allow the elevator shafts to exceed the maximum height above the roofline.

The City of West Hollywood certified the Melrose Triangle Project EIR on August 18, 2014. The refinements to the project design and program proposed with this amendment were analyzed to determine whether preparation of a subsequent EIR is required. The City concluded that none of the criteria set forth in the CEQA Guidelines have been met. Therefore, the City prepared an addendum to the Final EIR. Although minor changes have been proposed to the approved project since certification of the EIR in 2014, these changes would not result in new, significant impacts, substantial increases in previously identified significant impacts, or the requirement for new mitigation measures or alternatives to be studied.

Ric Abramson, Urban Design and Architectural Studio Manager presented the design review report. He presented a history of the project design and detailed the new modifications; including pedestrian experiences, courtyard space, shifting of the paseo, additional entrances and urban connections, landscaping, Melrose Avenue streetscape, Almont steps and reactivation, parklets, drop zones, staircases, liner retail components, two story café, Doheny Triangle tip, and greenspace.

Adrian Gallo, Associate Planner continued staff's presentation. He reiterated the project proposes to amend an existing entitlement. The applicant has made notable efforts throughout this amendment process to keep the project consistent with its original design intent. The modified Melrose Triangle mixed-use development meets the intent of the West Hollywood Municipal Code, and helps implement the Goals, Objectives, and Policies of the General Plan.

The project utilizes the Gateway Mixed-Use Bonus as envisioned in the General Plan Land and the project helps further the City's goals of improving pedestrian orientation by offering a pedestrian paseo through the project connecting Santa Monica Boulevard and Melrose Avenue, as well as improving the pedestrian experience along each of the three street frontages with well-scaled building facades, street trees, outdoor dining opportunities.

The Addendum to the EIR was prepared to support the conclusion that the revised project will not create or exacerbate any environmental impacts.

Staff proposes to add a condition in draft Resolution No. PC 22-1456. This is a volunteered condition by the applicant to address an additional enhancement to the streetscape along Almont Drive:

Proposed Condition 7.47) would read: "Prior to the issuance of the certificate of occupancy, the applicant shall fund the reasonable costs associated with the City's installation of string lights or a creative lighting installation spanning the Almont Drive public right-of-way between Santa Monica Boulevard and Melrose Avenue, as an example which shall be reasonably similar to the lighting over the public right of way on Fourth Street between Spring Street and Main Street in Downtown Los Angeles and designed and installed to the satisfaction of the City Engineer."

Staff recommends approval of the modified requests.

DUE TO TECHNICAL ISSUES, THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 7:40 P.M. AND RECONVENED AT 7:55 P.M.

The commission questioned staff and requested clarification regarding the affordable calculation's commercial density, modification request in the overlay zone, additional residential square footage, increased height, original project costs and calculations, bond requirements, rooftop noise projections, rooftop terrace hours, elevator projection concessions, commercial density bonus, revised garage design, traffic mitigation impacts, pedestrian open space requirements, inclusionary units, availability of MTA Metro passes, inclusion of mitigation measures, addendum to the final environmental impact report, statement of overriding considerations, design district streetscape master plan, and excessive ground water mitigation.

Michelle Webb, Rincon, provided clarification regarding the mitigation monitoring and reporting program.

Ric Abramson, Urban Design and Architectural Studio Manager provided clarification regarding the design district streetscape master plan.

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

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

Commissioner Thomas disclosed for the record she spoke with the project's applicant and architect. They discussed items contained in the staff report.

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

D.J. MOORE, LOS ANGELES, Latham & Watkins, representative, introduced the applicant's team. He spoke on the history of the project and detailed the amended outdoor spaces, rooftop, housing stock, shared parking, and overriding considerations. He provided an update regarding the demolition and construction currently taking place, and the storm drain discharge.

ANDY COHEN, RANCHO PALOS VERDES, Gensler, project architect provided a history of the original design process, and spoke regarding the amended design; including driveways, pedestrian access, garden courtyard, street fronts, open space, Almont steps, paseo, pocket park, native soil, landscaping, gateway pavilion, rooftop areas, indoor and outdoor environment, retail entrances with access to stairs, liner retail, pick-up and drop-off locations, activation of the courtyard, sustainability, elevator, residential façade, and recycled materials.

There was a 3-D flyover video presented of the proposed amended project.

DUE TO ONGOING TECHNICAL ISSUES, THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:45 P.M. AND RECONVENED AT 8:55 P.M.

Chair Hoopingarner provided the design review subcommittee report. She stated the subcommittee emphasized the need for street activation, identified areas along Almont Drive and Melrose Avenue that had significant walls and un-active spaces, and suggested the paseos should be more accessible and connected to the neighborhood, and commented on pedestrian activity. The subcommittee also suggested more porous entrances, more micro retail, and food courts, and discussed the pavilion at the corner of Doheny Drive and Santa Monica Boulevard, stating that facility was not useful, lacking restrooms and a kitchen area. They recommended a possible pocket park, and discussed the floor plates, and more ventilation and airflow in both residential and commercial.

The commission requested further clarification regarding the use of the pavilion on the corner and questioned the use of micro businesses, parking maneuverability, the roundabout, drop zones, solar system, LEED Gold equivalence, incorporation of the art component, residential spaces, and questioned the economic stability of future office spaces, and pedestrian safety around the driveways and drop off zones.

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

BOBBIE EDRICK, WEST HOLLYWOOD, Captain, Norma Triangle Neighborhood Watch spoke in support of staff's recommendation of approval.

GEORGE BOCANEGRA, LOS ANGELES spoke in support of staff's recommendation of approval.

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

GENEVIEVE MORRIILL, WEST HOLLYWOOD, President & CEO, West Hollywood Chamber of Commerce, Executive Director of the West Hollywood Design District, spoke in support of staff's recommendation of approval.

RICHARD GIESBRET, WEST HOLLYWOOD spoke in support of staff's recommendation of approval but had concerns regarding roof top noise and pedestrian activation.

MANNY RODRIGUEZ, WEST HOLLYWOOD, Vice-President, West Hollywood West Association, spoke in support of staff's recommendation of approval.

VICTOR OMELCZENKO, WEST HOLLYWOOD had concerns regarding this item. He spoke regarding the loss of residential square footage and decrease in parking.

STEVE MARTIN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval, but had concerns regarding the loss of parking, outdoor dining, amplified music, and neighborhood impacts.

D.J. MOORE, LOS ANGELES, Latham & Watkins, project representative, presented the applicant's rebuttal. He stated there will be no commercial uses on the rooftops of the offices or residential buildings, and all parking requirements meet all current zoning codes.

The commission questioned if any of the paseos will be closed off for special events. They had concerns and discussed the minimized benefits to the public due to special events.

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

The commission stated their support of the amended project design, and the increase in inclusionary housing, and micro-units.

They had concerns and discussed the reduction of parking spaces, absence of no overflow parking, vehicular maneuverability, ingress and egress points, loss of residential square-footage, the lack of a monumental, iconic design for the western gateway to the city, native soil, pocket park, FAR square-footage, challenges regarding the pavilion, protected bike lanes, intermittent sound checks for restaurant spaces, revitalization of the area, street activations, retail spaces and uses, excessive ground water, integrating art onto the elevator tower, green space, staircases and paseos, and possible retail usage.

The commission strongly encouraged the applicant to reconsider the Doheny Drive corner design.

Chair Hoopingarner moved to: 1) continue the item, to give the applicant an opportunity to address that corner.

Discussion was held regarding the proposed continuance. Concerns were stated regarding holding up the project any longer than it needs to be, and redesigning or elimination of the pavilion on the corner. Commercial usage and window obstruction was discussed regarding the pavilion space.

Chair Hoopingarner re-opened the public comment for Item 10.D.

D.J. MOORE, LOS ANGELES, Latham & Watkins, project representative, respectively requested there be an official vote, and not to continue the item. He stated they do not want to lose the entitlements, and indicated they are at a critical point in construction, noting they have bottomed out in the excavation at this time.

No second to the motion.

MOTION FAILS.

Chair Hoopingarner, stated an amendment to the original motion which would exclude the stand alone component building.

Discussion was held regarding signage, retail use, the legalities of the proposed amendment, and possible mechanized lift-up doors precluding blockage from the exterior.

Lauren Langer, City Attorney amended the following condition in Resolution No. PC 22-1456 as follows:

2.4) “This approval is for those plans date stamped February 2022, which are those plans reviewed and approved by the Planning Commission at its meeting of February 17, 2022, provided that the design is revised to include mechanized lift-up glass doors on the first floor and awnings on the second floor of the gateway pavilion building, subject to the approval of the Planning and Development Services Director. 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.”

Chair Hoopingarner clarified her motion: 1) approve the staff report as presented, with the amendments to Condition 2.4 and Condition 7.47.

Seconded by Commissioner Thomas.

Commissioner Carvalho suggested an amendment to the motion: a) consider using the kinetic art on the elevator core in the central courtyard.

Lauren Langer, City Attorney amended the following condition in Resolution No. PC 22-1456 as follows:

4.4) “Prior to the issuance of the Building Permit, either the 1% urban art in-lieu fee must be paid, or a complete Art Plan must be approved by the Arts and Cultural Affairs Commission. If an Art Plan is considered, the Planning Commission recommends that the on-site art plan include art placed on the elevation of the elevator core (campanile) feature.”

The following condition was added by staff to Resolution No. PC 22-1456:

7.47) “Prior to the issuance of the certificate of occupancy, the applicant shall fund the reasonable costs associated with the City’s installation of string lights or a creative lighting installation spanning the Almont Drive public right-of-way between Santa Monica Boulevard and Melrose Avenue, as an example which shall be reasonably similar to the lighting over the public right of way on Fourth Street between Spring Street and Main Street in Downtown Los Angeles and designed and installed to the satisfaction of the City Engineer.”

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1456 as amended:** a) amend Condition 2.4) as follows: "This approval is for those plans date stamped February 2022, which are those plans reviewed and approved by the Planning Commission at its meeting of February 17, 2022, provided that the design is revised to include mechanized lift up glass doors on the first floor and awnings on the second floor of the gateway pavilion building, subject to the approval of the Planning and Development Services Director. 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."; b) amend Condition 4.4) as follows: "Prior to the issuance of the Building Permit, either the 1% urban art in-lieu fee must be paid, or a complete Art Plan must be approved by the Arts and Cultural Affairs Commission. If an Art Plan is considered, the Planning Commission recommends that the on-site art plan include art placed on the elevation of the elevator core (campanile) feature."; c) add Condition 7.47) as follows: "Prior to the issuance of the certificate of occupancy, the applicant shall fund the reasonable costs associated with the City's installation of string lights or a creative lighting installation spanning the Almont Drive public right-of-way between Santa Monica Boulevard and Melrose Avenue, as an example which shall be reasonably similar to the lighting over the public right of way on Fourth Street between Spring Street and Main Street in Downtown Los Angeles and designed and installed to the satisfaction of the City Engineer." "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PERMIT FOR A NEW MIXED-USE PROJECT THAT INVOLVES REMOVAL OF GALLERY AND SHOWROOM SPACE, AN INCREASE IN THE NUMBER OF RESIDENTIAL UNITS FROM 76 TO 80, A REDUCTION OF RESIDENTIAL FLOOR AREA, AN INCREASE IN THE OFFICE SPACE, AN INCREASE IN PUBLICLY ACCESSIBLE OPEN SPACE, AND OTHER ASSOCIATED REVISIONS TO THE BUILDING DESIGN FOR THE PROPERTY LOCATED AT 9040-9098 SANTA MONICA BOULEVARD, 9001-9035 MELROSE AVENUE, AND 601-633 ALMONT DRIVE, WEST HOLLYWOOD, CALIFORNIA. (MELROSE TRIANGLE)", and 3) Close the Public Hearing for Item 10.D. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalheiro and unanimously passes.**

The Resolution the Planning Commission just approved for the property located at **9040-9098 Santa Monica Boulevard, 9001-9035 Melrose Avenue, and 601-633 Almont Drive, 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.

E. 8920 SUNSET BOULEVARD.

Request to amend the previously approved Arts Club Project.

Staff requests this item be continued to the March 3, 2022 Planning Commission meeting to provide additional time for project analysis and preparation of environmental documents.

ACTION: 1) Continue to Thursday, March 3, 2022.

11. NEW BUSINESS.

A. Planning Commission Subcommittee Appointment:

The Planning Commission Chair made one (1) appointment to fill the vacant seat of the Long Range Planning Projects Subcommittee, for a term ending June 30, 2022.

ACTION: 1) Appoint Commissioner Thomas to the Long Range Planning Projects Subcommittee for a term ending June 30, 2022.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

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

15. PUBLIC COMMENT.

CATHY BLAIVIS, WEST HOLLYWOOD thanked the commission for the deliberation on the Melrose Triangle Project.

16. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments. None.

B. Subcommittee Management.

Robyn Eason, Long Range Planning Manager 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 11:35 p.m. to a regularly scheduled meeting on Thursday, March 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 March, 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