



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Teleconference Meeting
September 15, 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

Land Acknowledgment: “The West Hollywood Planning Commission acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples.”

1. **CALL TO ORDER:** Chair Jones called the meeting of the Planning Commission to order at 6:32 p.m.

2. **PLEDGE OF ALLEGIANCE:** Commissioner Carvalheiro led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Carvalheiro, Copeland, Gregoire, Lombardi, Matos, Vice-Chair Thomas, Chair Jones.

Commissioners Absent: None.

Staff Present: Antonio Castillo, Senior Planner, Jennifer Alkire, Current and Historic Preservation Planning Manager, Isaac Rosen, Acting City Attorney, and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Staff requested a continuance of Item 10.B. – 8527-8555 Santa Monica Boulevard, and 8532-8552 N. West Knoll Drive to Thursday, November 3, 2022.

Staff requested a continuance of Item 10.C. – Zone Text Amendment, Update Accessory and Junior Accessory Dwelling Unit Regulations to a date uncertain.

Commissioner Gregoire recused himself from this vote stating he lives within 500’ of the proposed project located at 8527-8555 Santa Monica Boulevard, and 8532-8552 N. West Knoll Drive.

ACTION: Approve the Planning Commission agenda of Thursday, September 15, 2022 as amended. **Moved by Commissioner Carvalheiro, seconded by Commissioner Lombardi, and passes, noting Commissioner Gregoire recused.**

5. APPROVAL OF MINUTES.

Staff requested a continuance to Thursday, October 6, 2022.

A. September 1, 2022

ACTION: Continue to Thursday, October 6, 2022. **Moved by Commissioner Copeland, seconded by Commissioner Gregoire and unanimously passes.**

6. PUBLIC COMMENT.

SEBASTIAN GALVEZ, WEST HOLLYWOOD commented on the proposed project located at 8527-8555 Santa Monica Boulevard, and 8532-8552 N. West Knoll Drive.

LYNN RUSSELL, WEST HOLLYWOOD commented on improving the design review process.

LYNN HOOPINGARNER, WEST HOLLYWOOD commented on the distribution of environmental impact reports, staff reports, the public process and noticing concerns.

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department congratulated and welcomed Commissioner Copeland.

He stated at the upcoming City Council meeting on Monday, September 19, 2022, the council will hear the following: 1) zone text amendment regarding prohibition of new fossil fuel stations, 2) zone text amendment regarding minor conditional use permits and extended hours; 3) adoption of a new urgency ordinance that would allow an extension to building and planning permits; and 4) discussion regarding dockless mobility.

8. ITEMS FROM COMMISSIONERS.

Commissioner Lombardi had concerns and requested clarification regarding timelines regarding the review of environmental documents. He questioned why the project located at 8527-855 Santa Monica Boulevard; 8532-8552 N. West Knoll Drive was not taken to the design review subcommittee.

Commissioner Matos questioned if it's possible to agendaize and have a discussion regarding the availability of environmental documents when they become available.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 950 N. OGDEN DRIVE, AND 7760 ROMAINE STREET:

Antonio Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, September 15, 2022.

He provided background information on the project site and stated the request is to subdivide a three-story, ten-unit residential development into a common interest development.

He clarified the project site is currently under the final stages of construction. The development is a 14,454-square-foot, three-story, ten-unit residential development with a single-level subterranean parking garage.

This subdivision was previously approved by the Planning Commission in January 2016 but expired in January 2018 because the map was not finalized.

Staff recommends approval of the subdivision permit.

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

There were no public speakers.

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

Commissioner Gregoire moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Matos.

ACTION: 1) Approve staff's recommendation of approval; and 2) **Adopt Resolution No. PC 22-1484 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION §15332 (IN-FILL DEVELOPMENT PROJECTS) AND CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 73612) FOR THE SUBDIVISION OF A THREE-STORY, TEN-UNIT RESIDENTIAL DEVELOPMENT INTO A COMMON INTEREST DEVELOPMENT ON A PROJECT SITE LOCATED AT 950 NORTH OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA AND 7760 ROMAINE STREET, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Gregoire, seconded by Commissioner Matos and unanimously passes.**

The Resolution the Planning Commission just approved for the properties located at **950 N. Ogden Drive and 7760 Romaine Street** 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. 8527-8555 SANTA MONICA BOULEVARD, AND 8532-8552 N. WEST KNOLL DRIVE:

Proposal to demolish all existing structures on six contiguous parcels, and construct a new five-story, mixed-use development.

Concerns about sufficient time not allowed for full review of the posted materials related to this item. To ensure sufficient time for review, staff recommends the item be continued to November 3, 2022.

The applicant is amenable to a continuance and expressed a desire for additional time to respond to the concerns that have been raised.

ACTION: Continue to Thursday, November 3, 2022. **Motion carried by consensus of the Commission.**

**C. ZONE TEXT AMENDMENT
UPDATE ACCESSORY AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS:**

Proposed zone text amendment to adjust a range of development standards pertaining to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with State law.

This item has been requested to be continued due to the California Legislature's recent adoption of two ADU bills (AB 2221 and SB 897), which have been presented to Governor Newsom for signature.

Staff also identified additional adjustments and clarifications to the ADU ordinance that are necessary to comply with State law.

This item will be re-agendize following Governor Newsom's action on AB 2221 and SB 897.

ACTION: Continue to a date uncertain. **Motion carried by consensus of the Commission.**

11. NEW BUSINESS. None.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

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

She stated per City Council directive, all boards and commissions shall return to in-person meetings beginning October 2022. The next Planning Commission meeting will be in-person and will also be available for people to participate virtually. Subcommittees shall remain virtual at this time.

15. PUBLIC COMMENT.

LYNN RUSSELL, WEST HOLLYWOOD commented on the property located at 950 N. Ogden Drive, and 7760 Romaine Street. She encouraged people to Google this property to see a photo.

16. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Vice-Chair Thomas welcomed Commissioner Matos. Due to a family emergency, she stated she may not be able to attend the October 6, 2022 meeting. She will reach out to staff to confirm.

Chair Jones stated she will be absent from the meeting on Thursday, October 6, 2022.

B. Subcommittee Management.

Jennifer Alkire, Current and Historic Preservation 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.

She requested a special meeting of the Sunset Arts and Advertising Subcommittee on Thursday, October 13, 2022 at 6:00 p.m. The regularly scheduled Design Review Subcommittee meeting will be cancelled on that date.

ACTION: 1) Schedule a special meeting of the Sunset Arts and Advertising Subcommittee on Thursday, October 13, 2022 at 6:00 p.m.; and 2) cancel the regularly scheduled meeting of the Design Review Subcommittee on Thursday, October 13, 2022 at 6:00 p.m. **Motion carried by consensus of the Commission.**

17. **ADJOURNMENT.** The Planning Commission adjourned at 7:15 p.m. to a regularly scheduled meeting on Thursday, October 6, 2022 beginning at 6:30 p.m. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

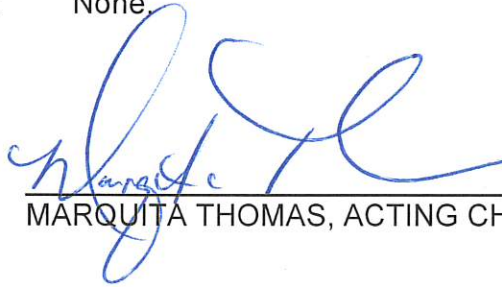
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 6th day of October, 2022 by the following vote:

AYES: Commissioner: Carvalheiro, Copeland, Gregoire, Lombardi, Matos, Acting Chair Thomas.

NOES: Commissioner: None.

ABSENT: Commissioner: Chair Jones.

ABSTAIN: Commissioner: None.



MARQUITA THOMAS, ACTING CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY