



**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, December 1, 2022**

**Regular Meeting at 6:30 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California**

Land Acknowledgement:

“The West Hollywood City Council 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.”

AB 361 has authorized public meetings to take place via teleconference because State and Local officials are recommending measures to promote social distancing. The Planning Commission members, City staff, and members of the public will participate in Council Chambers located at 625 N. San Vicente Boulevard, West Hollywood, California 90069 and/or via teleconference using the Zoom platform. The meeting may also be viewed on various platforms. Please visit www.weho.org/wehotv for all the viewing options.

TO PARTICIPATE BY PROVIDING WRITTEN CORRESPONDENCE OR AN E-COMMENT:

Members of the public who wish to comment on matters before the Planning Commission are strongly encouraged to submit an E-Comment using the form located at: <https://www.weho.org/city-government/wehotv> no later than 4:00 p.m. on the Planning Commission meeting day. *Note: E-Comments received by 4:00 p.m. will be forwarded to the Planning Commission and posted on the City’s website as part of the official meeting record.* Your comments and information will become part of the official public record. If you do not want your personal information included in the official record, please do not include your address and/or phone number.

TO PARTICIPATE BY PROVIDING PUBLIC COMMENT BY TELEPHONE:

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

1. You are strongly encouraged to e-mail the Commission Secretary at dgillig@weho.org no later than 4:00 p.m. on the Planning Commission meeting day, to be added to the Zoom Public Speaker List for the meeting. Please include your name, the phone number from which you will be calling, and which item you would like to speak on.
2. Dial-in 10 minutes prior to the start of the meeting (the meeting begins at 6:30 p.m.)
(Dial in Codes: *6 = unmute. *9 = lets the host know you want to speak on the current item)
 - Dial-in #: 669-900-6833
 - Meeting I.D.: 824 5871 4162, then #
3. Your phone will be muted until you are called to speak. Comments from the public are limited to 3 minutes per speaker.

To comply with the American with Disabilities Act of 1990, if you require special assistance to participate in this meeting (e.g., an American Sign Language interpreter for people who are Deaf or hard of hearing), you must call, or submit your request in writing to the Office of the City Clerk at (323) 848-6800 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

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

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

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

For additional information on any item listed below, please contact Jennifer Alkire, AICP, Current and Historic Preservation Planning Manager (jalkire@weho.org) (323) 848-6487, or Francisco J. Contreras, AICP, Long Range Planning Manager (fcontreras@weho.org) (323) 848-6874.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

4. APPROVAL OF THE AGENDA

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

RECOMMENDATION: 1) Approve the Agenda of Thursday, December 1, 2022.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Continue to Thursday, December 15, 2022:

A. November 17, 2022

6. PUBLIC COMMENT

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

7. DIRECTOR'S REPORT

8. ITEMS FROM COMMISSIONERS

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS

A. 8465 SANTA MONICA BOULEVARD:

SUBJECT: Continued from Thursday, October 6, 2022. The Planning Commission will hold a public hearing to consider the determination of general plan consistency for the City's acquisition of real property, and replacement of an existing one-sided static billboard with a new two-sided billboard, with a development agreement, for the property located at 8465 Santa Monica Boulevard, West Hollywood, California.

Applicant: City of West Hollywood
Planner: Brian League, Property Development Manager
Antonio Castillo, Senior Planner

Recommendation: 1) Continue to Thursday, December 15, 2022.

B. 8497-8499 SUNSET BOULEVARD:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to replace a previously approved static billboard with a new digital off-site advertising billboard, for the properties located at 8497-8499 Sunset Boulevard, West Hollywood, California.

Applicants: Clay Collett, Orange Barrel Media
Jeffrey Seymour, Seymour Consulting Group
Staff: Jennifer Davis, Senior Contract Planner

Recommendation: 1) Continue to Thursday, December 15, 2022.

C. 1008, 1016 AND 1020 N. OGDEN DRIVE, AND 1013 N. GENESEE AVENUE:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to subdivide four separate, four-story, seven-unit residential developments into common interest developments on contiguous parcels and adopting a categorical exemption pursuant to CEQA Guidelines Section §15332, for the properties located at 1008, 1016 and 1020 N. Ogden Drive, West Hollywood, California, and 1013 N. Genesee Avenue, West Hollywood, California.

Applicant: Dovi Levin
Staff: Antonio Castillo, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 22-1498, adopting a categorical exemption pursuant to CEQA Guideline Section §15332 and conditionally approving a tentative tract map (Minor Land Division No. 72881), for the property located at 1013 N. Genesee Avenue, West Hollywood, 3) Adopt draft Resolution No. PC 22-1499, adopting a categorical exemption pursuant to CEQA Guideline Section §15332 and conditionally approving a tentative tract map (Minor Land Division No. 72977), for the property located at 1008 N. Ogden Drive, West Hollywood, 4) Adopt draft Resolution No. PC 22-1500, adopting a categorical exemption pursuant to CEQA Guideline Section §15332 and conditionally approving a tentative tract map (Minor Land Division No. 72978), for the property located at 1016 N. Ogden Drive, West Hollywood, and 5) Adopt draft Resolution No. PC 22-1501, adopting a categorical exemption pursuant to CEQA Guideline Section §15332 and conditionally approving a tentative tract map (Minor Land Division No. 72979), for the property located at 1020 N. Ogden Drive, West Hollywood, and 5)

D. 8527-8555 SANTA MONICA BOULEVARD, AND 8532-8552 N. WEST KNOLL DRIVE:

SUBJECT: Continued from Thursday, September 15, 2022, and November 3, 2022. The Planning Commission will hold a public hearing to consider a request to demolish all existing structures on six contiguous parcels, and construct a new five story, mixed-use development, for the properties located at 8527-8555 Santa Monica Boulevard and 8532-8552 N. West Knoll Drive, West Hollywood, California.

Applicant: Seymour Consulting Group
Staff: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the application, 2) Adopt draft Resolution No. PC 22-1481 certifying the final environmental impact report, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting program for a proposed mixed-use development, for the properties located at 8527-8555 Santa Monica Boulevard and 8532-8552 N. West Knoll Drive, West Hollywood, California., and 3) Adopt draft Resolution No. PC 22-1482 to demolish all existing structures on six contiguous parcels, and construct a new five story, mixed-use development, for the properties located at 8527-8555 Santa Monica Boulevard and 8532-8552 N. West Knoll Drive, West Hollywood, California.

**E. ZONE TEXT AMENDMENT
WEST HOLLYWOOD WEST NEIGHBORHOOD OVERLAY DISTRICT
DESIGN STANDARDS:**

SUBJECT: The Planning Commission will hold a public hearing to consider a zone text amendment to repeal the existing West Hollywood West Neighborhood Overlay District provisions and replace them with updated standards for development, within the West Hollywood West Neighborhood Overlay District (WHWNOD), West Hollywood, California.

Applicant: City of West Hollywood
Planner: Ric Abramson, Urban Design & Architecture Studio Manager

Recommendation: 1) Continue to Thursday, December 15, 2022.

11. NEW BUSINESS.

A. DISCUSSION OF PLANNING COMMISSION AND SUBCOMMITTEES MEETING SCHEDULE FOR CALENDAR YEAR 2023.

SUBJECT: The Planning Commission will consider approving the Planning Commission, Design Review Subcommittee, and Long Range Planning Projects Subcommittee Regular Meeting Schedules for Calendar Year 2023 and cancelling or rescheduling meetings that may conflict with holidays.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF

A. Planning Manager's Update.

B. Subcommittee Management.

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

15. PUBLIC COMMENT

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

16. ITEMS FROM COMMISSIONERS

ADJOURNMENT. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, December 15, 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.

UPCOMING MEETING SCHEDULE 2022 APPROVED BY CONSENSUS OF THE PLANNING COMMISSION				
Date	Day	Time	Meeting Type	Location
December 15	Thursday	6:30 PM	Regular Meeting	Council Chambers
January 5	Thursday	6:30 PM	Regular Meeting	Meeting Cancelled

PLANNING COMMISSION MEMBERS

*To contact Planning Commissioners, please forward your request to:
David Gillig, Planning Commission Secretary at dgillig@weho.org*

Stacey E. Jones, Chair
Marquita Thomas, Vice-Chair

Rogério Carneiro, Commissioner
Kimberly Copeland, Commissioner
David Gregoire, Commissioner
Michael A. Lombardi, Commissioner
Erick J. Matos, Commissioner

STAFF

John Keho, AICP, Director, Planning & Development Services Department
Jennifer Alkire, AICP, Current and Historic Preservation Planning Manager (CHPP)
Francisco J. Contreras, AICP, Long Range Planning Manager (LRP)
Lauren Langer, City Attorney
David Gillig, Commission Secretary

City of West Hollywood, Planning & Development Services Department
8300 Santa Monica Boulevard, West Hollywood, CA 90069-4314
323.848.6475 (main) Δ 323.848.6569 (fax)

AFFIDAVIT OF POSTING

State of California)
County of Los Angeles)
City of West Hollywood)

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

Date: November 23, 2022
Signature: \\Alyssa T. Poblador\
Office of the City Clerk

AGENDA POLICIES

The Planning Commission considers a range of requests for development permits, appeals, and planning policy matters, and conducts public hearings on many of its agenda items. Due to the number, complexity and public interest associated with many agenda items, meetings of the Planning Commission are generally lengthy. The Planning Commission makes every effort to proceed as expeditiously as possible; your patience and understanding is appreciated.

REQUEST TO SPEAK on an item must be submitted on a Speakers Request Form and submitted to the Planning Commission Secretary. All requests to address the Planning Commission on Public Hearings items must be submitted prior to the Planning Commission's consideration of the item.

CONSENT CALENDAR items will be acted upon by the Planning Commission at one time without discussion unless a Planning Commissioner pulls a specific item for discussion.

PUBLIC HEARINGS PROCEDURES on each Public Hearing item include presentation of a staff report; Planning Commission questions of staff; a ten (10) minute presentation by the project applicant or applicant's representative or team, if any; Planning Commission questions of the applicant; three (3) minutes for each member of the public wishing to speak to the item; five (5) minutes for the project applicant to respond to the public or clarify issues raised by the public; Planning Commission deliberations and decisions. To facilitate a fair and proper hearing the Chair or Commission may lengthen or shorten the time allotted per speaker on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration.

PRESENTATIONS BY MEMBERS OF THE PUBLIC should begin with the speaker stating his or her name and city of residence, followed by a statement regarding the item under consideration. Please speak to the Planning Commission as a whole.

PROFESSIONALS APPEARING BEFORE THE PLANNING COMMISSION should clearly identify their status, such as "attorney", "paralegal", "architect", "designer", or "landscape architect". Instances of misrepresentation of professional status may be referred to the City Attorney for possible prosecution.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the City Planning Division staff prior to or at the Planning Commission meeting; written materials submitted at least eight (8) days in advance of the meeting will be included in the Planning Commission's meeting packet. Materials submitted after the deadline may be difficult for the Planning Commission to adequately review.

ASSIGNING OF TIME is not permitted.

ACTION OF THE PLANNING COMMISSION on most matters occurs with the affirmative votes of at least four (4) Planning Commissioners.

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within ten (10) calendar days after the Planning Commission action. This appeal shall be made in written form to the City Clerk's Office, accompanied by an appeal fee or required number of signatures.

The City Clerk, upon filing of said appeal, will set petition for a public hearing before the City of West Hollywood's City Council at the earliest date.

If you challenge any City of West Hollywood decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The current Planning Commission Agenda and Staff Reports
are available on-line and are tablet supported

www.weho.org