



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
April 6, 2023**

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, 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 6:30 p.m.

2. **PLEDGE OF ALLEGIANCE:** Chair Jones led the Pledge of Allegiance.

3. **ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Jennifer Alkire, Current and Historic Preservation Planning Manager, Isaac Rose, Acting City Attorney, and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission agenda of Thursday, April 6, 2023 as presented. **Moved by Vice-Chair Thomas, seconded by Commissioner Matos and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. **January 19, 2023**

Verbatim transcription.

ACTION: Approve the verbatim minutes of Thursday, January 19, 2023 as presented. **Moved by Vice-Chair Thomas, seconded by Commissioner Carvalho and unanimously passes.**

B. February 2, 2023
Verbatim transcription.

ACTION: Approve the action minutes of Thursday, February 2, 2023 as presented. **Moved by Commissioner Lombardi, seconded by Commissioner Carvalho and passes, noting Commissioner Copeland abstains.**

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, April 3, 2023, the City Council approved an agreement with Francis Krahe & Associates (FKA) to provide a lighting study, analyzing the proposed billboards on Sunset Boulevard. At the next City Council meeting on Monday, April 17, 2023, the appeal of 1317 N. Crescent Heights Boulevard will be heard.

8. **ITEMS FROM COMMISSIONERS.** None.

9. **CONSENT CALENDAR.** None.

10. **PUBLIC HEARINGS.** None.

11. **NEW BUSINESS.**

A. Overview Of State Housing Laws.

Isaac Rosen, Acting City Attorney provided an overview of recently enacted state housing laws, how it impacts general law municipalities, and the Planning Commission's purview under state and local.

He spoke and detailed the overarching posture and intent from the state legislature, existing housing laws, history, and changes of the Housing Accountability Act (HAA)/ SB330, ministerial regulations, and current 2023 housing laws impacting Planning Commission discretions.

He presented examples of various court interpretations, recent ministerial approvals, density bonus law, expounded on AB 2334 (Base Density Study and Increased Incentives), AB 1551 (Commercial Density Bonus Returns), AB 2234 (Post Entitlement Permit Shot Clock), AB 2011 and SB 6 (Residential in Commercial Zones), and AB 2097 (Further limits on local parking).

The commission questioned and requested further clarification regarding housing advocates, AB 2334 regarding unlimited maximum density, and dwelling units per acre calculations, AB 1551 regarding residential in commercial zoning, and public noticing requirements, AB 2234 regarding

time limits on city staff review for applications requesting post entitlement permits, and AB 2011 regarding design review hearings.

The commission asked about exemptions for rent regulated cities, mitigatable adverse impacts, objective standards regarding the Housing Accountability Act and SB 330, AB 2097 regarding accessible ADA parking. Shot Clock deadline dates, Housing Accountability Act and historic preservation, compliance with the on-line database dashboard, establishment of an on-line developers' library, definitions of how projects are deemed complete, and questioned the objective standard requirements regarding projects that are EV or ADA compliant.

Chair Jones opened public comments for Item 11.A.

JAMES WENDELL, WEST HOLLYWOOD spoke regarding the current housing crisis, affordable housing, and rent control units.

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

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 the City Council denied the appeal and approved the proposal as amended for the project at 8500 Santa Monica Boulevard.

B. Subcommittee Management.

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

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Matos thanked staff and the City Attorney's office for the overview of the new state laws. He suggested these updates would be beneficial on a yearly basis.

Commissioner Copeland thanked staff and the City Attorney's office for the overview of the new state laws. She wished everyone who celebrates, a Happy Easter, a peaceful Passover, Ramadan, and a belated Happy Nowruz.

Vice-Chair Thomas questioned the selection process for the Sunset Arts and Advertising Program Krahe (Lighting) Study.

Commissioner Lombardi commented on the light study report presented by Francis Krahe & Associates at the last City Council meeting.

Chair Jones thanked staff and the City Attorney's office for the overview of the new state laws.

ADJOURNMENT. The Planning Commission adjourned at 8:30 p.m. to a regularly scheduled meeting on Thursday, April 20, 2023 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.**

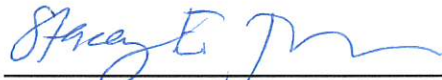
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 20th day of April, 2023 by the following vote:

AYES: Commissioner: Carvalho, Copeland, Gregoire, Lombardi, Matos, Vice-Chair Thomas, Chair Jones.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY