



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
May 18, 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 INDIVIDUAL DISCUSSIONS 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 6:33 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Gregoire led the Pledge of Allegiance.
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSION MEMBER MARK R. EDWARDS.**

ACTION: Councilmember Byers officially administered the Oath of Office to Mark R. Edwards to the West Hollywood Planning Commission.

4. **ADMINISTER THE OATH OF OFFICE TO RE-APPOINTED PLANNING COMMISSION MEMBERS ROGERIO CARVALHEIRO, DAVID S. GREGOIRE, AND STACEY E. JONES.**

ACTION: Councilmember Byers officially administered the Oath of Office to Rogerio Carvalho, David S. Gregoire, and Stacey E. Jones. to the West Hollywood Planning Commission.

5. **ROLL CALL:**
Commissioners Present: Carvalho, Copeland, Edwards, Gregoire, Lombardi, Matos, Chair Jones.

Commissioners Absent: None.

Staff Present: Ric Abramson, Urban Design and Architecture Studio Manager, Vyto Adomaitis, Neighborhood and Business Safety Manager, Michelle Montenegro, Associate Planner, Francisco Contreras, Long Rang Planning Manager, Isaac Rosen, Legal Counsel, and David Gillig, Commission Secretary.

6. APPROVAL OF AGENDA.

ACTION: Approve the Planning Commission agenda of Thursday, May 18, 2023 as presented. **Moved by Commissioner Gregoire, seconded by Commissioner Matos and unanimously passes.**

7. APPROVAL OF MINUTES.

A. April 20, 2023

ACTION: Approve the action minutes of Thursday, April 20, 2023 as presented. **Moved by Commissioner Matos, seconded by Commissioner Carvalho and passes, noting Commissioner Edwards abstaining.**

8. PUBLIC COMMENT.

SAM BORELLI, WEST HOLLYWOOD congratulated incoming Commissioner Mark R. Edwards.

DANNY HUANG, WEST HOLLYWOOD congratulated incoming Commissioner Mark R. Edwards, and congratulated commissioners Carvalho, Gregoire, and Jones on their re-appointments.

LYNN RUSSELL, WEST HOLLYWOOD commented on current protocols regarding requests for continuances and suggested official procedures should be instituted.

JAMIE FRANCES WENDALL, WEST HOLLYWOOD commented on the appeal process, developers, and affordable housing.

9. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department congratulated incoming Commissioner Edwards, and congratulated Commissioners Carvalho, Gregoire, and Jones on their re-appointments.

He stated the State of California officially certified the West Hollywood Housing Element. At the last City Council meeting on Monday, May 15, 2023, the appeal regarding the proposed mixed-use project located at 8555 Santa Monica Boulevard was denied on a 5-0 vote. This officially upheld the Planning Commission's decision of approval for this project.

Upcoming items at future City Council meetings will include a tall wall project, an update on the dockless mobility program, and an update on the protected bike lanes.

10. ITEMS FROM COMMISSIONERS.

Commissioner Copeland congratulated incoming Commissioner Edwards, and congratulated Commissioners Carvalho, Gregoire, and Jones on their re-appointments. She commented on insufficient noticing concerns, and questioned if this can be expanded and improved upon. She questioned projects which are approved with significant changes with no noticing to the public, and the lack of additional neighborhood meetings.

Commissioner Matos congratulated incoming Commissioner Edwards, and congratulated Commissioners Carvalho, Gregoire, and Jones on their re-appointments. He commented on the public noticing concerns and suggested it would be beneficial if staff could bring forward an item clarifying current meeting noticing requirements.

Commissioner Lombardi congratulated incoming Commissioner Edwards, and congratulated Commissioners Carvalho, Gregoire, and Jones on their re-appointments.

Chair Jones thanked former commissioner Marquita Thomas for her service on the Planning Commission. She welcomed incoming Commissioner Edwards, and congratulated Commissioners Carvalho and Gregoire on their re-appointments.

Discussion was held regarding the current vacancy of the Vice-Chair position and the representation on the Pride Float.

ACTION: Appoint Erick J. Matos as a delegate to represent the Planning Commission's Vice-Chair position on the Pride Float, Sunday, June 4, 2023.
Motion carried by consensus of the Commission.

Chair Jones stated she will be absent from the meeting on Thursday, July 6, 2023, indicating this may affect the yearly elections for Chair and Vice-Chair. She inquired if there is a suitable solution.

Isaac Rosen, Legal Counsel, stated this will be investigated with planning staff.

11. CONSENT CALENDAR. None.

12. PUBLIC HEARINGS.

A. ZONE TEXT AMENDMENT

PARKING AND DRIVEWAY STANDARDS:

Officially continued from Thursday, May 4, 2023 and legally re-noticed with amended language. The Planning Commission held a public hearing to consider a recommendation to the City Council proposing a zone text amendment to revise existing and to introduce new driveway standards in multi-family residential and mixed-use developments.

Ric Abramson, Urban Design and Architecture Studio Manager provided a verbal presentation and background information, as presented in the staff report dated Thursday, May 18, 2023.

He provided a history and timeline of the City Council directive, as well as neighborhood outreach and feedback. He illuminated the framework categories: 1) driveway and parking design, 2) site design, open space, and urban design, 3) building design, massing, and unit typologies, and 4) environmentally responsive design, sustainable systems, and architectural projections.

He spoke and provided extensive details on the proposed additions and modifications regarding driveway visibility, driveway entry gates and reservoir space, backing out of driveways, parking stall and aisle dimensions, overhead projections, compact and tandem stalls, mechanical parking, service and delivery areas, car sharing, and bicycle parking.

Staff read the following corrections to draft Resolution No. PC 23-1515:

(page 7 of 58)

§19.28.020 C.3. **Required P**arking, ~~either required or excess, loading, and service and delivery areas~~ shall not be allowed in any required front setback, ~~except in single-family dwellings and duplexes, where **excess** parking is permitted upon a paved driveway that provides access directly from the street to an allowed garage or carport. In R1 and R2 zone districts, the required parking may be in a front yard driveway subject to approval by the Planning and Development Services Director.~~

(page 24 of 58)

§19.28.090 A.1. Maneuvering Area. Newly created parking areas shall provide sufficient maneuvering room so that vehicles enter an abutting street in a forward direction and do not back out into any public street or sidewalk, except for single-family dwellings and duplexes, and up to one space per unit in triplexes and fourplexes. For conditions that allow vehicles to back out into a public street or sidewalk, the following applies: 1) the driveway shall be located on a local street or alley as defined by the city's general plan, 2) vehicles must park in a garage, carport, or other permanent parking location **that is not located in the front yard setback**, and 3) back-up visibility shall not be blocked by hedges in accordance with section 19.20.130(D) of this code. ~~—The Planning and Development Services Director may approve exceptions for single-family dwellings and duplexes and where an alley provides sufficient access.~~

(page 27 of 58)
 §19.28.090 B. (Chart)
 FIGURE 3-13 PARKING STALL DIMENSIONS: 90 DEGREE

<u>Stall Width (A)</u>	<u>Minimum Stall Length (B)</u>	<u>Minimum Drive Aisle Width (C)</u>	<u>Minimum Overall Maneuvering Width (D)</u>	<u>Minimum Total Overall Maneuvering Width For Double Loaded Aisle (E)</u>
<u>8'-0" (Compact)</u>	<u>16'0"</u>	<u>27'-0"</u>	<u>43'-0"</u>	<u>Not Permitted</u>

(page 31 of 58)
 §19.28.090 B. (Chart)
 FIGURE 3-16 VERTICAL CLEARANCES

<u>(C)‡</u>	<u>Additional Vertical Clearance To Any Ceiling, Beam, Pipe, Duct, Equipment, Signage, Sprinkler, or Similar Obstruction</u>	<u>Varies</u>
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The commission questioned the following section of draft Resolution No. PC 23-1515 (page 5 of 58) and requested legal clarification regarding accessory dwelling units and junior accessible dwelling units.

“19.28.020 Applicability.

~~A. Off-Street Parking, Bicycle Parking, and Loading Required. Every use, including a change or expansion of a use or structure, shall have properly maintained. To the extent permitted by state law, all off-street parking and loading areas shall in compliance comply with the provisions of this chapter. Adherence to bicycle parking and support facility standards are required for: (1) all new multi-family residential and mixed-use buildings with five or more dwelling units or buildings with 5,000 square feet of commercial space; (2) expansion of existing non-residential structures by more than 40,000 5,000 square feet; and (3) expansion of existing residential structures by four two or more units. No additional bicycle parking facilities or shower facilities are required for a change oof use.”~~

The commission stated their concerns about how this section is currently worded, and how it could be inferred that there is an additional standard that is being implemented or projected upon ADA or JADU additions.

The commission requested clarification and further elaboration regarding the accessibility and delivery of the survey to residents, applicability of the reservoir (17’ setback, gate), live/work units and parking, clarity of Figure 3-11 (page 25 of 58), clarity regarding “affordable dwelling units” (section b. page 30 of 58), concessions and waivers, and car sharing and bicycle allowances.

The commission had concerns and requested clarification on the following section in draft Resolution No. PC 23-1515 (page 41 of 58), stating this section is extremely broad and there are many ways to interpret this. They suggested the wording could be re-evaluated to be less vague.

“B. Architecture.

1. Parking structures visible from street frontages shall be designed to be compatible with the architectural character and quality of adjacent buildings and shall not adversely impact abutting pedestrian sidewalks.”

Chair Jones opened public comments for Item 12.A.

JAMIE FRANCES WENDALL, WEST HOLLYWOOD had concerns regarding this item. He spoke regarding parking limitations and pedestrian safety.

ACTION: Close public comment portion of the public hearing for Item 12.A.
Motion carried by consensus of the Commission.

The commission had concerns and discussion was held regarding the Applicability section, ADUs, JADUs, perceived disincentives, state law references, public noticing, compatibility with architecture character, pedestrian safety, bicycles, compact parking stalls, and state imposed parking limitations. Further discussion was held regarding possible language changes and references regarding ADU’s and JADUs.

The commission informed staff of a typographical error in the title of draft Resolution No. PC 23-1515.

“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, CHAPTER 19.28 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO UPDATE OFF STREET PARKING AND LOADING STANDARDS AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM CEQA, WEST HOLLYWOOD, CALIFORNIA.”

Commissioner Gregoire moved to: 1) approve staff’s recommendation of approval to City Council, 2) make additional changes to draft Resolution No. PC 23-1515 as read into the record by staff and the commission; a) changing language in Sections §19.28.090 b. from affordable dwelling units to affordable housing, and b) Section §19.28.020 A.(3) expansion of existing residential structures by four two or more units does not include ADUs or JADUs.

Seconded by Commissioner Carvalho.

ACTION 1: 1) Approve staff's recommendation of approval to the City Council; 2) **Adopt Resolution No. PC 23-1515 as amended:** "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, CHAPTER 19.28 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO UPDATE OFF STREET PARKING AND LOADING STANDARDS AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM CEQA, WEST HOLLYWOOD, CALIFORNIA;" amending:

a) Section §19.28.020 C.3. "Required Pparking, either required or excess, loading, and service and delivery areas shall not be allowed in any required front setback, except in single-family dwellings and duplexes, where excess parking is permitted upon a paved driveway that provides access directly from the street to an allowed garage or carport. In R1 and R2 zone districts, the required parking may be in a front yard driveway subject to approval by the Planning and Development Services Director."; amending:

b) Section §19.28.090 A.1. "Maneuvering Area. Newly created parking areas shall provide sufficient maneuvering room so that vehicles enter an abutting street in a forward direction and do not back out into any public street or sidewalk, except for single-family dwellings and duplexes, and up to one space per unit in triplexes and fourplexes. For conditions that allow vehicles to back out into a public street or sidewalk, the following applies: 1) the driveway shall be located on a local street or alley as defined by the city's general plan, 2) vehicles must park in a garage, carport, or other permanent parking location that is not located in the front yard setback, and 3) back-up visibility shall not be blocked by hedges in accordance with section 19.20.130(D) of this code. The Planning and Development Services Director may approve exceptions for single-family dwellings and duplexes and where an alley provides sufficient access."; amending:

c) Section §19.28.020 Applicability.(3) "...expansion of existing residential structures by ~~four~~ two or more units does not include ADUs or JADUs."; amending:

d) Section §19.28.090 B. (Chart) Figure 3-13 Parking Stall Dimensions: 90 Degree, (Column 2) Minimum Stall Length 16"0"; amending:

e) Section §19.28.090 B. (Chart) Figure 3-16 Vertical Clearances (1st Column, 3rd Row) (C)-1' amend:

f) typographical error on 1st page of resolution main title heading: "...West Hollywood, California"; and 3) Close the Public Hearing for Item 12.A. **Moved by Commissioner Gregoire, seconded by Commissioner Carvalho and unanimously passes.**

Commissioner Gregoire made a subsequential additional motion to: 1) recommend to the City Council further study regarding car shares and bicycles; which will be brought back to the Planning Commission.

Seconded by Commissioner Edwards.

ACTION 2: 1) Recommend City Council direct staff to further study car shares and bicycle allowances which will be brought back to the Planning Commission for review. **Moved by Commissioner Gregoire, seconded by Commissioner Edwards and unanimously passes.**

Commission Secretary Gillig stated for the record this is a recommendation to the City Council. There is no appeal process.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:30 P.M. AND RECONVENED AT 8:40 P.M.

B. ZONE TEXT AMENDMENT

REGULATE UNLAWFUL VACATION RENTALS:

The Planning Commission held a public hearing to consider a recommendation to the City Council proposing a zone text amendment to revise existing and to introduce new driveway standards in multi-family residential and mixed-use developments.

Vyto Adomaitis, Neighborhood and Business Safety Manager provided a verbal presentation and background information, as presented in the staff report dated Thursday, May 18, 2023.

He provided background history and stated the City Council directed staff and the City Attorney's Office to review the City's short-term rental ordinance to determine if any amendments can be made to hold platforms and users accountable for using false West Hollywood addresses on rental listings; and directed staff to work with the City of Los Angeles and short-term rental platforms to address short-term rental listings referencing false property addresses within the City of West Hollywood.

The proposed amendments to the Zoning Code will do the following:

1. Expand the definition of prohibitions on advertisements to include individuals who falsely advertise a vacation rental within the City, but where the actual unit is located outside the City;
2. Impose liability to hosting platforms that complete booking transactions for vacation rentals within the City;
3. Expand and clarify that enforcement options include, but are not limited to, administrative penalties, and civil and criminal prosecution;

4. Establish that persons who violate the Section are responsible for reimbursing the City and any law enforcement agencies for investigation costs and requiring retro payment on all Transient Occupancy Tax (TOT);
5. Create a private right of action for individuals to bring suit against hosts in violation of the ordinance; and
6. Authorize administrative subpoenas in order to ensure compliance.

He detailed and elaborated on expanding enforcement options, reimbursement costs, private right of action, administrative and legislative subpoenas, and rental rates.

He confirmed the City has limited hosting platforms liability to processing “booking transactions” and accepting the “booking fees” associated with unlawful vacation rentals. This approach has been upheld by courts in both San Francisco and Santa Monica. The courts have found that such liability stems from the direct conduct of the hosting platform (i.e., providing and collecting a booking fee for an unlawful rental) rather than from the actual posting or advertisement itself, and therefore such regulations do not treat the hosting platforms as a publisher or speaker and therefore is not preempted under the CDA.

He stated he could not divulge investigative process due to ongoing investigative cases, etc.

The commission questioned and requested clarification regarding current short term rental enforcement activities, third party hosting platforms, definition of “persons”, proactive outreach to inform the community of enforcement actions, and the existing fee schedule.

Chair Jones opened public comments for Item 12.B.

JAMIE FRANCES WENDALL, WEST HOLLYWOOD spoke in support of the recommendation of approval to City Council.

SHADI OMEISH, WEST HOLLYWOOD, General Manager, 1Hotel West Hollywood, spoke in support of the recommendation of approval to City Council.

ROBERTO R. GONZALES, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding criminal activities, and lack of code enforcement.

RAPHAEL GAMON, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding illegal rental units, violations, regulations, and lack of code enforcement.

TORI FUNK, LOS ANGELES, Better Neighbors Los Angeles, spoke in support of the recommendation of approval to City Council.

DANIELLE WILSON, WEST HOLLYWOOD, Unite Here Local 11, spoke in support of the recommendation of approval to City Council.

ESTAPHANIE CASTANEDA, LOS ANGELES, provided Spanish translation services for the following:

MORENA HERNANDEZ, LOS ANGELES (Spanish) spoke in support of the recommendation of approval to City Council.

LOURDES OLASCO, LOS ANGELES (Spanish) spoke in support of the recommendation of approval to City Council.

NATASHA WONG, LOS ANGELES spoke on behalf of GLADIS AVILA, VICTORVILLE. She stated Gladis Avila supports the recommendation of approval to City Council.

DANNY HUANG, WEST HOLLYWOOD spoke in support of the recommendation of approval to City Council.

ACTION: Close public comment portion of the public hearing for Item 12.B.
Motion carried by consensus of the Commission.

The commission supports the recommendation of approval. They discussed and requested clarification regarding enforcement, short term rental platforms, administrative subpoenas, violations, fee schedules, third party hosting platforms, and quality of life issues.

The commission proposed the City Council consider assessing the adequacy of the existing fee schedule as it relates to third party websites.

The commission asked staff if they could reach out to the public speaker, Roberto Gonzales, to address the ongoing issues he has been facing.

Commissioner Matos moved to: 1) approve staff's recommendation of approval to the City Council, including a recommendation to the City Council that they consider the adequacy of the existing fee structure when applied to third party host websites, or host entities, and consider the adoption of an additional or separate fee schedule when pursuing an administrative action against those third parties' sites.

Seconded by Commissioner Carvalheiro.

ACTION: 1) Approve staff's recommendation of approval to the City Council; 2) **Adopt Resolution No. PC 23-1517 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT AMENDING SECTION §19.36.331 OF THE WEST HOLLYWOOD MUNICIPAL CODE EXPANDING THE CITY'S AUTHORITY TO REGULATE UNLAWFUL VACATION RENTALS AND FINDING THE ACTION TO BE EXEMPT FROM CEQA, WEST HOLLYWOOD, CALIFORNIA;" a) include a further recommendation to the City Council that they consider the adequacy of the existing fee structure when applied to third party host websites, or host entities, and consider the adoption of an additional, or separate fee schedule when pursuing an administrative action against those third parties sites; and 3) Close the Public Hearing for Item 12.B. **Moved by Commissioner Matos, seconded by Commissioner Carvalho and unanimously passes.**

Commission Secretary Gillig stated for the record this is a recommendation to the City Council. There is no appeal process.

C. ZONE TEXT AMENDMENT

ABOVE LOWER-INCOME PROTECTED UNITS:

The Planning Commission held a public hearing to consider a recommendation to the City Council proposing a zone text amendment to update replacement requirements of above lower income protected units in new housing projects.

Michelle Montenegro, Associate Planning provided a verbal presentation and background information, as presented in the staff report dated Thursday, May 18, 2023.

She provided background history and stated the City Council directed staff to prepare a zone text amendment reflecting the City's election for the replacement of above lower-income units in new housing projects per Assembly Bill 2556.

She spoke and provided a detailed description of protected units, and clarified State Legislation AB 2222, AB 2556, SB 330, SB 8, City Council directive, and the Housing Accountability Act.

She stated the proposed zone text amendment aims to explicitly address above lower income protected units and to what affordability level is required.

The zone text amendment adds two new subsections G. and H. to West Hollywood Municipal Code Section §19.22.030 (Affordable Units Required).

Subsection G: ensures that one-to-one replacement applies to all housing projects rather than housing projects solely utilizing State Density Bonus law. If any dwelling units are subject to the City's Rent Control Ordinance (Title 17 of the W.H.M.C.) and are occupied by persons or families of an above lower-income category when a project is proposed, the project must provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in a lower income category up to 35% of total units of the project, with the remaining replacement units subject to rent-stabilization. If the incomes of the persons or families from the vacated or demolished units are not known within the ten years prior to an application, the level of unit affordability will be determined by the HUD CHAS formula in accordance with the Ellis Act.

Subsection H: cites Government Code Section §66300(d)(3), which states that cities may adopt local ordinances that are more protective of lower-income households, require the provision of a greater number of units affordable to lower-income households, or require greater relocation assistance to displaced households than state law.

The proposed zone text amendment also modifies Section §19.22.050 B.4 to cross-reference the amended Section §19.22.030 and state law. This change serves to avoid duplication within the Municipal Code.

The commission requested clarification regarding the percentages of rent controlled units and market rate units, directive timelines, feasibility study, income data and calculations, rent registry,

Chair Jones opened public comments for Item 12.C.

JAMIE FRANCES WENDALL, WEST HOLLYWOOD spoke regarding affordable housing and market rate units.

ACTION: Close public comment portion of the public hearing for Item 12.C.
Motion carried by consensus of the Commission.

The commission discussed the Housing Accountability Act, rental housing, affordable housing, market rate units, development, preserving existing housing stock, and feasibility study timelines for review.

The commission suggested the Planning Commission receive an update at three months on the consultant's feasibility study.

Commissioner Lombardi moved to: 1) approve staff's recommendation of approval to City Council, and a) to provide a three month update on the consultant's survey to the Planning Commission to be brought back on Consent Calendar.

Seconded by Commissioner Carvalho.

ACTION: 1) Approve staff's recommendation of approval to the City Council; 2) **Adopt Resolution No. PC 23-1516 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO TITLE 19, THE ZONING ORDINANCE OF THE WEST HOLLYWOOD MUNICIPAL CODE, TO UPDATE REPLACEMENT REQUIREMENTS OF ABOVE LOWER-INCOME PROTECTED UNITS IN NEW HOUSING PROJECTS AND FINDING THE ACTION STATUTORILY EXEMPT FROM CEQA, WEST HOLLYWOOD, CALIFORNIA;" a) noting a update to the Planning Commission shall be provided in three months on the consultant's survey; and 3) Close the Public Hearing for Item 12.C. **Moved by Commissioner Lombardi, seconded by Commissioner Carvalho and passes, noting Commissioner Copeland voting NO.**

13. **NEW BUSINESS.** None.

14. **UNFINISHED BUSINESS.** None.

15. **EXCLUDED CONSENT CALENDAR.** None.

16. **ITEMS FROM STAFF.**

A. Planning Manager's Update.

Francisco Contreras, Long Rang Planning Manager provided an update of tentative items scheduled for upcoming Planning Commission meetings.

He stated the Planning Commission meeting for Thursday, June 1, 2023 will be officially cancelled. The next regularly scheduled meeting will be Thursday, June 15, 2023.

B. Subcommittee Management.

Francisco Contreras, Long Rang 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.

He stated POPS + PARTS, Exploring the Potential for New Public Oriented Spaces will be a free in-person symposium to be held at the Pacific Design Center Silver Screen Theatre, Saturday, June 10, 2023; 9:00 a.m. – 1:00 p.m.

17. **PUBLIC COMMENT.** None.

18. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Copeland thanked former commissioner Marquita Thomas for her service.

Commissioner Matos thanked former commissioner Marquita Thomas for her service. He is looking forward to working with everyone in the future.

Commissioner Lombardi thanked former commissioner Marquita Thomas for her service.

Commissioner Edwards thanked everyone who is serving and who has served on the commission, the public who participated tonight and staff. He is looking forward to working with everyone in the future.

ADJOURNMENT. Noting the cancellation of the Planning Commission on Thursday, June 1, 2023, the Planning Commission adjourned at 10:35 p.m. to a regularly scheduled meeting on Thursday, June 15, 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 15th day of June, 2023 by the following vote:

AYES: Commissioner: Carvalheiro, Copeland, Edwards, Gregoire, Lombardi, Matos, Chair Jones.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY