



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
August 15, 2019**

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California 90069

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 Jones called the meeting of the Planning Commission to order at 6:37 p.m.
2. **PLEDGE OF ALLEGIANCE:** Sam Borelli led the Pledge of Allegiance.
3. **SPECIAL ORDER OF BUSINESS:**
 - A. **ELECTION OF CHAIR.**

The Planning Commission will elect a Chair to the Planning Commission, for a term through June 30, 2020.

ACTION: Tabled to Thursday, September 5, 2019. **Moved by Commissioner Erickson, seconded by Commissioner Altschul and unanimously passes.**
 - B. **ELECTION OF VICE-CHAIR.**

The Planning Commission will elect a Vice-Chair to the Planning Commission, for a term through June 30, 2020.

ACTION: Tabled to Thursday, September 5, 2019. **Moved by Commissioner Erickson, seconded by Commissioner Altschul and unanimously passes.**
4. **ROLL CALL:**

Commissioners Present: Altschul, Bass, Buckner, Erickson, Hoopingarner, Vice-Chair Carvalheiro, Chair Jones.

Commissioners Absent: None.

Staff Present: Dereck Purificacion, Associate Planner, Antonio Castillo, Associate Planner, Bryan Eck, Senior Planner, Jennifer Alkire, Acting Current & Historic Preservation Manager, Bianca Siegl, Long Range Planning Manager, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.

5. APPROVAL OF AGENDA.

Move Unfinished Business Item 13.A. – 948-954 N. San Vicente Boulevard after Public Hearing Item 11.B. – 1138-1144 N. Detroit Street. Public Hearing Item 11.C. – Sunset Specific Plan Amendment Billboard Clean-Up Items, will be moved after Item 13.A. – 948-954 N. San Vicente Boulevard.

ACTION: Approve the Planning Commission Agenda of Thursday, August 15, 2019 as amended. **Moved by Commissioner Erickson, seconded by Commissioner Hoopingarner and unanimously passes.**

6. APPROVAL OF MINUTES.

A. August 1, 2019

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, August 1, 2019 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Bass and passes, noting Commissioner Erickson abstained.**

7. PUBLIC COMMENT. None.

8. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department, stated the following item will be on the August 19, 2019 City Council agenda: 1) zone text amendment regarding dwelling units. On Monday September 16, 2019, the City Council agenda will have zone text amendments regarding 1) miscellaneous updates, and 2) projects spanning commercial and residential zones.

He announced Jennifer Alkire, will be acting Planning Manager for Current and Historic Preservation Planning, and Long Range Planning will have a rotation acting Planning Manager starting with Rachel Dimond.

9. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Hoopingarner announced CicLAvia will be held on Sunday, August 18, 2019 on Santa Monica Boulevard. She encouraged participation.

Commissioner Erickson wished former West Hollywood resident Ivy Bottini a Happy "93rd" Birthday. He congratulated acting planning manager Jennifer Alkire.

Vice-Chair Carvalheiro thanked Bianca Siegl, Long Range Planning Manager for her service, and congratulated acting planning manager Jennifer Alkire.

Commissioner Altschul congratulated acting planning manager Jennifer Alkire. He wished Jeanne Dobrin a Happy “99th” Birthday.

Commissioner Bass congratulated and thanked Commissioner Erickson and everyone that participated in the Mueller Report reading.

Commissioner Buckner thanked Bianca Siegl, Long Range Planning Manager for her service, and congratulated acting planning manager Jennifer Alkire.

Chair Jones thanked Bianca Siegl, Long Range Planning Manager for her service, and congratulated acting planning manager Jennifer Alkire.

10. CONSENT CALENDAR. None.

11. PUBLIC HEARINGS.

**A. 645-681 N. Robertson Boulevard
648-654 N. La Peer Drive (Robertson Lane Hotel Project):**

Jennifer Alkire, Acting Current & Historic Preservation Planning Manager provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 15, 2019.

She stated the applicant is requesting to amend the previously approved project which included a 241-room hotel, associated commercial uses, and rehabilitation and on-site relocation of a portion of the Factory building. The approved project also included a pedestrian paseo or “Lane” through the project.

The requested changes include four fewer guestrooms, a slight reduction in overall square footage, reconfiguration of some of the uses on the site, a substantial increase in the area of the Factory building that will be retained and relocated, revisions to the materials and methods of construction, and changes to the LA Peer frontage and hotel entry areas.

She stated many of the requested changes stem from the removal of two buildings that were previously to be retained. This led to opportunities for subterranean configuration; efficiency, and less excavation. It allowed for the Factory building to be substantially increased; and it also shows that the driveway will be relocated on Robertson, eliminating the need for it to cut through the relocated Factory building.

The 2018 approved design included a basket weave configuration on the main hotel façade using glass at canted angles, with bronze anodized aluminum frames and limestone veneer.

In the initial design requests, the area of the limestone was significantly expanded to account for additional structural and programmatic components within the building. The result was a significantly flatter look and the basket weave concept was much harder to read.

In July 2019, staff recommended a continuance, so that this portion of the design could be further revised to more closely resemble what was originally approved in 2018.

On the La Peer Side of the project, the applicant has eliminated the auto court, and has enhanced the pedestrian connectivity to La Peer Drive.

She substantiated as the project was being engineered for building plan check, it became apparent that the soaring height of the La Peer Drive entry to the Lane was problematic. Numerous structural columns would be required, significantly altering the open expanse of the Lane entry or a significant structural girder would be required, effectively lowering the height of the Lane entry and eliminating one of the major design features of the project.

A compromise was reached in that the hotel portion of the building would be raised by approximately 6 feet 6 inches in height to accommodate the structural girder supporting the span over the lane. This additional height can be allowed through a 6% height modification.

The hotel lobby area includes a “floating” bar area to recapture the feel of the cantilevered portions of the approved design. The revision is elegant, more pedestrian friendly, and brings back the openness that was so important to the original design.

She reiterated the following are not changing to the original approval: 1) the Lane, 2) overall uses on the site, 3) Robertson Lane Specific Plan, 4) number of parking spaces built, 4) overall design concepts and massing, 5) overall environmental conclusions, and 6) public benefits.

The commission requested clarification regarding the parking, open space, and the logistics regarding the pick-up point for valet and bike racks on Robertson Boulevard. They also questioned the commemoration of the camera production company.

Staff confirmed there will be no changes to the parking being provided and built on the site. The logistics of the valet parking will be looked at during the plan check phase, and the history of the buildings will be included in the mitigation measures pertaining to the commemorations. However, this will be finalized at a later date.

Commissioner Buckner disclosed for the record she met with the applicant and applicant's representative. They discussed matters contained in the staff report.

Commissioner Bass disclosed for the record he met with the applicant and applicant's representative. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he met with city staff, and the applicant's representatives. They discussed matters regarding "The Lane" only.

Chair Jones disclosed for the record she had a conference call with the applicant. They discussed matters contained in the staff report.

Vice-Chair Carvalheiro disclosed for the record he met with the applicant and applicant's representative. They discussed matters contained in the staff report and design changes.

Commissioner's Erickson and Hoopingarner had no official disclosures.

Chair Jones opened the public hearing for Item 11.A.

Eric Wilson, Environmental Consultant, Dudek, clarified the mitigation measures regarding the commemoration of the Mitchel Camera Factory.

JAKE STEVENS, Faring, applicant's representative, presented the applicant's report. He provided a history of the approved project and spoke regarding the revised driveway location, consolidated parking, ballroom, and square-footage.

SCOTT HUNTER, Faring, applicant's representative, continued the applicant's report. He spoke and detailed the before and after imagery, the lengthened Factory building, expansive green roof, 10,000 square-foot ballroom with dedicated entry, improvements to the Lane, bulking and mass, commemoration space and plaza, traffic circulation and valet operations, removal of the motor court and pedestrian movements along La Peer Drive, bicycle parking, separation of uses, enhanced hotel lobby, façade materials, modulations, massing and green wall along Santa Monica Boulevard.

JIM ARNONE, Latham & Watkins, applicant's representative, continued the applicant's report. He stated no hotel operator has been selected at this time for the hotel operations. He clarified and detailed the parking operations plan and valet operations. He requested approval.

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

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

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

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

RON HAMMILL, STUDIO CITY spoke in support of staff's recommendation of approval.

LLOYD COLEMAN, LOS ANGELES spoke in support of staff's recommendation of approval.

GARY STEINBERG, LOS ANGELES spoke in support of staff's recommendation of approval.

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

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

CLIFFORD BELL, LOS ANGELES spoke in support of staff's recommendation of approval.

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

GENEVIEVE MORRILL, President, CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

JENNIFER GREGG, LOS ANGELES spoke in support of staff's recommendation of approval.

DAVID REID, LOS ANGELES spoke in support of staff's recommendation of approval.

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

The following chose not to publicly speak, but support staff's recommendation of approval: VICTOR OMELCZENKO, WEST HOLLYWOOD.

JAMES ARNONE, Latham & Watkins, applicant's representative, had no official applicant's rebuttal.

The commission questioned the size of the proposed gym and if it will be opened to the public. They requested clarification regarding the size of the mechanicals, and questioned why the open space along the paseo was changed.

Concerns were raised regarding the green wall along Santa Monica Boulevard, and questioned if there are any back-up plans if the original green wall does not work.

SCOTT HUNTER, Faring, applicant's representative stated the proposed gym will not be open to the public, explained why the mechanicals often change throughout the process, and clarified the rooftop dining, open spaces, and the green wall.

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

The commission questioned the Uber and Lyft drop-off locations, and had concerns regarding the maintenance of the proposed green wall, parking circulation, activation of the public space, massing and façade materials and elements, structural concerns, and deactivation of the public space.

They would like to see more ground floor restaurants, and spoke against the solid glass wall on Robertson Boulevard. The commission suggested perhaps an art component or a back-up plan to replace the green wall if it goes out of style or cannot be maintained.

The commission spoke regarding their support of the amended project; and discussed the incorporation and preservation of the Factory building, the expanded ballroom space, open space, façade corners and window wraps along Santa Monica Boulevard, valet parking, gym space, and hotel operators. They stated this project has dramatically improved from the original approval.

Vice-Chair Carvalho moved to: 1) approve staff's recommendation of approval, and 2) adopt the draft resolution as presented.

Seconded by Commissioner Erickson.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1333 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A MAJOR AMENDMENT TO THE ROBERTSON LANE HOTEL PROJECT, INCLUDING DEMOLITION OF TWO ADDITIONAL BUILDINGS (645 AND 653-659 N. ROBERTSON BOULEVARD); RETENTION OF ADDITIONAL PORTIONS OF THE FACTORY BUILDING; REFINEMENTS TO THE PROJECT DESIGN INCLUDING A MODIFICATION TO ALLOW FOR 6’-6” ADDITIONAL FEET IN HEIGHT, AND RECONFIGURATION OF APPROVED USES WITHIN THE PROJECT LOCATED AT 645-681 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, AND 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA,” and 3) Close the Public Hearing for Item 11.A. **Moved by Vice-Chair Carvalho, seconded by Commissioner Erickson and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 645-681 N. Robertson Boulevard, West Hollywood, California, and 648-654 N. La Peer Drive, West Hollywood, California.

The Resolution the Planning Commission just approved 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.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 8:20 P.M. AND RECONVENED AT 8:25 P.M.

B. 1138-1144 N. Detroit Street:

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 15, 2019.

He stated the applicant is requesting to demolish six dwelling units on two adjacent parcels, and construct a new, four-story, ten-unit market rate, multi-family condominium development over at-grade parking on one merged parcel.

He spoke and detailed the history of the property, stating the requested buildings to be demolished have been determined not to be historically significant. He spoke regarding neighborhood compatibility, and stated there will be twenty parking spaces, with three guest spots. This is a high achieving green building; with 500 square-feet of common open space. He detailed the front, side and rear setbacks, massing and materials, parking garages, ground floor amenities, landscaping and permeability, front yard paving, and bike parking.

Staff recommends approval.

The commission requested clarification regarding the requested merging of the lots, transients in the area, and questioned if the tenants were legally Ellised.

The Commission questioned if Parking Permit District No. 10 should in fact be District No 8.

Staff confirmed this was an error, and will be corrected in the draft Resolution to read as Paring District No. 8.

Commissioner Erickson disclosed for the record he made a site visit.

Commissioners Altschul, Bass, Buckner, Hoopingarner, Vice-Chair Carvalheiro and Chair Jones had no official disclosures.

Chair Jones opened the public hearing for Item 11.B.

AARON BRUMPAR, ENCINO, architect, applicant's representative, presented the applicant's report. He stated the developer is not available. He spoke and detailed the design of the project, and spoke regarding massing, modulation, roof plane, entry gate element, and materials.

VICTOR OMELCZENKO, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding historic assessments, and the loss of six rental units.

AARON BRUMPAR, ENCINO, architect, applicant's representative, had no official applicant's rebuttal.

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

The commission requested clarification regarding the lot tie. They questioned and stated their concerns why the developer was not present.

The commission had concerns this project is proposing more market rate condominiums, instead of affordable housing in the area. The commission requested legal counsel to clarify state code in relation to housing replacement. There was concern regarding entryways and setting a precedent; regarding habitable space.

Discussion was held regarding historical assessments, neighborhood compatibility, apartments versus condominiums, subdivisions, habitable space, design, and square-footage.

Commissioner Altschul moved to: 1) adopt staff's recommendation of approval, noting the correction of Parking District No. 8.

Seconded by Commissioner Buckner.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1335 as amended:** a) *(Condition 10.6) ~~Parking District No. 10 shall be changed to Parking District No. 8~~*; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT AND LOT MERGER FOR THE DEMOLITION OF SIX UNITS, AND CONSTRUCTION OF A NEW, FOUR-STORY, TEN-UNIT CONDOMINIUM DEVELOPMENT OVER AT-GRADE PARKING, LOCATED AT 1138-1144 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA;" 3) **Adopt Resolution No. PC 19-1338 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 8229), FOR THE PROPERTY LOCATED AT 1138-1144 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close the Public Hearing for Item 11.B. **Moved by Commissioner Altschul, seconded by Commissioner Buckner and passes, noting Commissioner Bass and Commissioner Erickson voting NO.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1138-1144 N. Detroit Street, West Hollywood, California.

The Resolution the Planning Commission just approved 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.

The following item was heard out of order as part of the amended agenda.

13. UNFINISHED BUSINESS.

A. 948-954 N. San Vicente Boulevard.

Antonio Castillo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 15, 2019.

He stated the applicant is requesting a second extension of project entitlements to demolish thirteen rental units on the project site and construct a four-story, 18-unit apartment building with a subterranean parking garage.

He provided a history of the project, stating the original approval granted by the Planning Commission in September 2015 was valid for 36 months, through September 2018. The plans were then submitted to the Building & Safety Division for plan check in June 2016. One month prior to the Planning expiration date (August 2018), a one-year extension of the entitlements was approved by the Planning and Development Services Director. At that time, the applicant requested an extension in order to address corrections from the Building & Safety Division during the plan check process. Among those corrections was a requirement that the applicant obtain the required clearances from Los Angeles County Fire Department.

According to the applicant, they were not aware that the Fire Department would be requiring a fire hydrant to be installed prior to fire clearance. As the water agency serving the property, the City of Beverly Hills applied and obtained approval from the City of West Hollywood for the fire hydrant in February 2019. The fire hydrant was installed sometime between March 29 and April 5, 2019.

The Fire Department has since cleared the project for Building approvals and the Building & Safety Division is in the process of reviewing the applicant's resubmittal addressing all their previous corrections provided to them.

The applicant's request for the 2nd one-year extension is based primarily to delays in obtaining clearances from Los Angeles County Fire Department. The project entitlements will expire next month on September 17, 2019.

The project will continue to comply with all the applicable provisions of the West Hollywood Municipal Code and will be subject to all conditions of approval in the adopted Resolution No. PC 15-1145.

He stated if the extension request is denied, the applicant will be required to reapply, pay all applicable fees, and work through the approval process, including new public hearings, for new project entitlements.

Staff recommends approval.

The commission requested clarification regarding the Ellis process, and if the property was legally Ellised and all rental units notified.

There were no official disclosures.

Chair Jones opened the public hearing for Item 13.A.

DAVID MANHEIM, LOS ANGELES, applicant, presented the applicant's report. He provided a history of the property and spoke regarding last minute design changes, parking, Ellis procedures, and obtaining permits for the required fire hydrant from Los Angeles County Fire Department. He provided timelines dealing with the City of Beverly Hills Water Department, City of West Hollywood, and Los Angeles County Fire Department. This has been the primary delay and the request for the second extension.

VICTOR OMELCZENKO, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding affordable housing units, Ellis procedures, and spoke regarding neighborhood compatibility.

DAVID MANHEIM, LOS ANGELES, applicant, presented the applicant's rebuttal. He spoke and confirmed the Ellis process for this property.

ACTION: Close public comment for Item 13.A. **Motion carried by consensus of the Commission.**

The commission commented on the delays caused by government agencies, and the good faith effort by the applicant.

Commissioner Bass moved to: 1) approved staff's recommendation of approval.

Seconded by Commissioner Buckner.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1331 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING AN EXTENSION REQUEST, EXTENDING THE APPROVAL OF A DEMOLITION PERMIT AND A DEVELOPMENT PERMIT FOR THE DEMOLITION OF ALL RESIDENTIAL STRUCTURES ON TWO ABUTTING PARCELS AND CONSTRUCTION OF AN EIGHTEEN-UNIT APARTMENT BUILDING CONSISTING OF FOUR RESIDENTIAL STORIES OVER TWO LEVELS OF SUBTERRANEAN PARKING, LOCATED AT 948-954 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close the Public Comment for Item 13.A. **Moved by Commissioner Bass, seconded by Commissioner Buckner and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 948-954 N. San Vicente Boulevard, West Hollywood, California.

The Resolution the Planning Commission just approved 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.

12. NEW BUSINESS. None.

Vice-Chair Carvalho recused himself from the dais and left the meeting at this time, stating a client of his firm is interested in the results of this item.

Commissioner Altschul and Commissioner Buckner recused themselves from the dais and left the meeting at this time, stating they are within a 500' radius of the Sunset Specific Plan.

The following item was heard out of order as part of the amended agenda.

11. PUBLIC HEARINGS.

C. Sunset Specific Plan Amendment - Billboard Clean-Up Items:

Bryan Eck, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 15, 2019.

He stated the proposed zone text amendment is to clarify certain provisions related to modification of existing signs, to remove inconsistencies in the review authority of certain types of signs in the Sunset Specific Plan area.

The purpose of the proposed amendment to the Sunset Specific Plan is to add clarity to the newly adopted section that regulates the modification of existing billboards. Section 4.c.v.3 allows for the modification of an existing billboard by increasing the size of the sign. The intention of the provision was to replicate disparate provisions found in state law under the California Code of Regulations (4 Cal. Code Regs. § 2242, § 2270, & § 5408) to allow sign area increases up to 33%, to a maximum area of 1,200 square feet.

The adopted language includes a maximum allowance for size up to 1,200 square feet, but does not provide the provision that allows increases in size by up to 33%. The proposed amendment would clarify that (1) increases in the size of billboards would be limited to 33% of the existing sign area, (2) that such approvals may only be granted by the City once every three years, add clarity to (3) the administrative procedures related to reallocation of sign area, and (4) certain terms in the definition section.

The purpose of the proposed amendment to the Zoning Ordinance is to remove inconsistent administrative procedures for certain sign types. As prescribed within the updated Sunset Specific Plan, the addition of a second billboard face to an existing billboard is subject to an Administrative Approval process. Section 19.34.100 has an outdated reference to the Planning Commission as the review authority. The amendment would remove that sign type from the code section and rectify any inconsistencies in the adopted review authority.

The intent of the item is to provide clarity for West Hollywood staff, sign project applicants, and the public on provisions related to the allowable size increases for existing billboard signs.

Commissioner Erickson moved to: 1) move staff's recommendation to City Council for approval.

Seconded by Commissioner Hoopingarner.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1337 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE SUNSET SPECIFIC PLAN TO CLARIFY CERTAIN PROVISIONS RELATED TO MODIFICATION OF EXISTING OFF-SITE ADVERTISING SIGNS, TO REMOVE INCONSISTENCIES IN THE REVIEW AUTHORITY OF CERTAIN TYPES OF SIGNS IN THE SUNSET SPECIFIC PLAN AREA, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close the Public Hearing for Item 11.C. **Moved by Commissioner Erickson, seconded by Commissioner Hoopingarner and passes, noting Commissioner's Altschul, Buckner, and Vice-Chair Carvalheiro RECUSED.**

13. UNFINISHED BUSINESS.

A. 948-954 N. San Vicente Boulevard.

Request for a second extension request of project entitlements, to an approved four-story, 18-unit apartment building with subterranean parking garage.

ACTION: 1) Move item after Public Hearing Item 11.B. – 1138-1144 N. Detroit Street as part of the amended agenda. **Moved by Commissioner Erickson, seconded by Commissioner Hoopingarner and unanimously passes.**

14. EXCLUDED CONSENT CALENDAR. None.

15. ITEMS FROM STAFF.

A. Planning Manager's Update.

Bianca Siegl, Long Range Planning Manager encouraged participation in West Hollywood Guided Transit Tours on Saturday, August 17, 2019, Friday, August 23, 2019 and Saturday, September 21, 2019. Email: dfenn@weho.org to r.s.v.p.

She provided detailed information on CicLAvia, on Sunday, August 18, 2019.

16. PUBLIC COMMENT.

VICTOR OMELCZENKO, WEST HOLLYWOOD thanked Bianca Siegl for her service and wished her the best in her new position with Los Angeles County Regional Planning. He further detailed CicLAvia and encouraged participation.

17. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Bass thanked Bianca Siegl for her service and wished her the best in her new position with Los Angeles County Regional Planning.

Commissioner Erickson thanked public safety staff regrading National Night Out festivities.

Chair Jones thanked Bianca Siegl for her service and wished her the best in her new position with Los Angeles County Regional Planning.

B. Subcommittee Management. None.

18. ADJOURNMENT: The Planning Commission adjourned at 9:45 p.m. to a regularly scheduled meeting on Thursday, September 5, 2019 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 5th day of September, 2019 by the following vote:

AYES: Commissioner: Altschul, Buckner, Erickson, Hoopingarner, Jones, Vice-Chair Bass, Chair Carvalho.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



ROGERIO CARVALHEIRO, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY