



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Teleconference Meeting  
October 7, 2021**

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](http://www.weho.org/weho-tv/other-city-meetings)

1. **CALL TO ORDER:** Chair Hoopingarner called the meeting of the Planning Commission to order at 6:31 p.m.

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

3. **ROLL CALL:**

Commissioners Present: Carvalheiro, Dutta, Lombardi, Thomas, Vice-Chair Jones, Chair Hoopingarner.

Commissioners Absent: Vinson.

Staff Present: Adrian Gallo, Associate Planner, Jennifer Alkire, Current and Historic Preservation Planning Manager, Robyn Eason, Long Range Planning Manager, Ric Abramson, Urban Design and Architecture Studio Manager, Lauren Langer, City Attorney, Amanda E. Daams, Counsel, and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Chair Hoopingarner announced staff has requested Item 10.B. – 9165-9169 Sunset Boulevard officially continued to Thursday, November 4, 2021.

Approve the Planning Commission agenda of Thursday, October 7, 2021, as amended. **Moved by Commissioner Thomas, seconded by Vice Chair Jones and passes, noting Commissioner Vinson absent.**

5. **APPROVAL OF MINUTES.**

A. **September 2, 2021 (court transcription)**

David Gillig, Commission Secretary made the following amendments:

Page 127, Line 2: “.. I don't know if ~~at the~~ it's a gate or if it's an actual ..”

Page 130, Line 24: “..different ~~people~~ lawyers chime in on ..”

Page 132, Line 21: “..so I will be recusing myself.”

Chair Hoopingarner made the following amendments:

Page 23, Line 18: “..If they called it multi living, what would be we do?”

Page 24, Lines 1-4: Correct quotes in paragraph to be grammatically correct.

Page 55, Line 12: “..On Page 80.63A,..”

**ACTION:** Approve the minutes of Thursday, September 2, 2021 as amended. **Moved by Commissioner Dutta, seconded by Commissioner Carvalho and passes, noting Commissioner Lombardi and Vice-Chair Jones abstaining, and Commissioner Vinson absent.**

6. **PUBLIC COMMENT.** None.

7. **DIRECTOR’S REPORT.**

John Keho, Director, Planning and Development Services Department stated a regularly scheduled City Council meeting on Monday, November 1, 2021 will hear the following items: 1) 8760 Shoreham Drive appeal, 2) 9001 Santa Monica Boulevard development agreement amendment, and 3) an update to the Public Benefits Program.

8. **ITEMS FROM COMMISSIONERS.**

Vice-Chair Jones stated she would like to see a brief memo prepared in the agenda packets on any training items that will be forthcoming. She respectfully requested updates to the definitions of “dwelling units,” to be in-line with the building codes.

9. **CONSENT CALENDAR.** None.

10. **PUBLIC HEARINGS.**

**A. 8901 Sunset Boulevard:**

Request to permit the conversion of a static on-site advertising billboard to a new digital and internally lit off-site advertising billboard.

The applicant’s team has taken onboard design comments from both the Sunset Arts & Advertising Subcommittee and the Historic Preservation Commission, and therefore will be redesigning the proposal. To give time for this redesign, the applicant has requested a continuance.

**ACTION:** 1) Continue to a date uncertain. **Moved by Commissioner Thomas, seconded by Vice Chair Jones and passes, noting Commissioner Vinson absent, as part of the amended agenda.**

**B. 9165-9168 Sunset Boulevard:**

Request to construct a new billboard above the cultural resource.

Staff is finalizing the details of the development agreement and therefore, recommending the item be continued. Staff originally requested a continuance to Thursday, October 21, 2021 and was amended to a continuance to Thursday, November 4, 2021.

**ACTION:** 1) Continue to Thursday, November 4, 2021. **Moved by Commissioner Thomas, seconded by Vice Chair Jones and passes, noting Commissioner Vinson absent, as part of the amended agenda.**

**C. 1300 N. Crescents Heights Boulevard:**

Adrian Gallo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 7, 2021.

He provided a history of the property and stated the applicant is proposing to remove the existing surface parking lot and construct an approximately 44,000-square-foot, five-story, 37-unit rental apartment building with six affordable housing units. A total of 73 single parking stalls are contained within a subterranean garage of two levels accessed from a two-way driveway on the north side of the property.

The project is providing five on-street parking spaces in addition to a drop-off or loading space on the Fountain Avenue side of the new building. There is currently a no-parking zone.

On the Crescent Heights frontage of the site, two additional on-street parking spaces are provided, the sidewalk and parkway area will be widened to approximately 15 feet, and the parkway will be moved to the curb side of the sidewalk, allowing for greater pedestrian safety.

The project is eligible for a 35% density bonuses by providing six affordable dwelling units and qualifies for two concessions. The applicant is requesting one concession; an additional 5 feet of height and one additional story to bring the allowed building height to 50 feet and five stories.

Ric Abramson, Urban Design and Architecture Studio Manager, presented the design analyses. He spoke regarding the neighborhood compatibility, massing, setbacks, pedestrian accessibility and safety, traffic integrations and accessibility, subterranean parking, pockets for native soil and landscaping implementation, materials, and open spaces.

Staff recommends approval.

The commission requested clarification regarding the parking overlay in the R4B zone, drop zones, and questioned how many parking spots are in the current parking lot, current usage of the parking lot, and the amount of permeable surfaces on the site.

There were no official disclosures.

Chair Hoopingarner opened the public hearing for Item 10.C.

PATRICK TIGHE, LOS ANGELES, architect, presented the applicant's report. He provided a history of the property and presented a video presentation of the proposed project; which detailed the massing, courtyard layout, pick-up and drop-off zones, setbacks, landscaping, integrated artwork, subterranean parking, vehicular ingress and egress, green space, unit sizes and layouts, material palette, north and south elevations, and amenities.

The commission questioned the relationship and usage of this project with the Iranian American Jewish Center, located across the street.

Chair Hoopingarner provided the design review subcommittee report. She stated the subcommittee commended the applicant on the massing, setbacks, common open space, unit-mix, the parklet and commented how the project has no tandem parking.

LYNN RUSSELL, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding contemporary design, height and massing, color palette, landscaping, and traffic concerns.

CATHY BLAIVIS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

STEPHANIE HARKER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

PATRICK TIGHE, LOS ANGELES, architect, presented the applicant's rebuttal. He spoke and detailed the color palette.

The commission spoke in support of the project, commenting on the amount of housing it will provide, additional street parking, urban art component, the parklet, environmental sustainability, and the exemplary design.

They had concerns regarding the drop zones, the pedestrian experience on the west elevation, traffic circulation, and the color palette on the upper levels. They asked for further clarification regarding the landscaping. They suggested more diversity in the landscaping for the environment.

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

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

**Seconded by Chair Hoopingarner.**

**Chair Hoopingarner requested an amendment to address the right turn exit onto Crescent Heights Boulevard.**

**Commissioner Carvalho agreed to this amendment.**

Jennifer Alire, Current and Historic Preservation Planning Manager read into the record the added condition:

Add Condition 12.7: "Prior to certificate of occupancy, applicant shall install signage indicating the right turn only from the project driveway onto Crescent Heights Boulevard."

**ACTION:** 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1427 as amended:** a) add Condition 12.7) "Prior to Certificate of Occupancy, applicant shall install signage indicating the right turn only from the project driveway onto Crescent Heights Boulevard." "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A DEVELOPMENT PERMIT TO REMOVE AN EXISTING SURFACE PARKING LOT AND CONSTRUCT A FIVE-STORY, 37-UNIT APARTMENT BUILDING WITH SIX AFFORDABLE HOUSING UNITS OVER TWO LEVELS OF SUBTERRANEAN PARKING, LOCATED AT 1300 N. CRESCENT HEIGHTS BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.C. **Moved by Commissioner Carvalho, seconded by Chair Hoopingarner and passes, noting Commissioner Vinson absent.**

The Resolution the Planning Commission just approved for the property located at **1300 N. Crescent Heights Boulevard, West Hollywood, California** 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.

## **11. NEW BUSINESS.**

### **A. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TRAINING:**

Amanda Daams, Counsel, provided basic introduction to the fundamentals of the California Environmental Quality Act (CEQA): overview of the CEQA process, types of CEQA documents, areas of study, and standards of review.

The commission questioned what the thresholds are to redo an environmental impact report if the project changes.

**12. UNFINISHED BUSINESS.** None.

**13. EXCLUDED CONSENT CALENDAR.** None.

**14. ITEMS FROM STAFF.**

**A. Planning Manager's Update.**

Robyn Eason, Long Range Planning Manger provided an update of tentative items scheduled for upcoming Planning Commission meetings.

**15. PUBLIC COMMENT.** None.

**16. ITEMS FROM COMMISSIONERS.**

**A. Commissioner Comments.** None.

**B. Subcommittee Management.**

Robyn Eason, Long Range Planning Manger stated the Long Range Planning Projects subcommittee meeting for Thursday, October 21, 2021 has been cancelled.

The Sunset Arts and Advertising subcommittee meeting for Thursday, November 11, 2021 has been cancelled. The next meeting is scheduled for Thursday, December 9, 2021.

**17. ADJOURNMENT.** The Planning Commission adjourned at 8:40 p.m. to a regularly scheduled meeting on Thursday, October 21, 2021, beginning at 6:30 p.m. This meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda). **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 21<sup>st</sup> day of October, 2021 by the following vote:

AYES: Commissioner: Carvalheiro, Dutta, Lombardi, Thomas, Vice-Chair Jones, Chair Hoopingarner.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Vinson.

  
LYNN M. HOOPINGARNER, CHAIRPERSON

ATTEST:

  
DAVID K. GILLIG, COMMISSION SECRETARY