



**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, June 2, 2022**

TELECONFERENCE MEETING AT 6:30 P.M.

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."

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS), AB 361 HAS AUTHORIZED PUBLIC MEETINGS TO TAKE PLACE VIA TELECONFERENCE BECAUSE STATE AND LOCAL OFFICIALS ARE RECOMMENDING MEASURES TO PROMOTE SOCIAL DISTANCING.

TO VIEW THE PLANNING COMMISSION MEETING:

Please note that the Zoom platform (Dial In (669) 900-6833/ Meeting ID: 860 6863 4454) is the official viewing platform for the City of West Hollywood's public meetings. To afford the public with another viewing option, digital streaming platform viewers can easily find programming by searching for "WeHoTV" within the search function on YouTube. You can also view on YouTube at www.youtube.com/wehotv. Other viewing options and platforms are made available as a courtesy to viewers and their reliability cannot be assured by the city. If you experience technical difficulties while viewing the meeting on one of these platforms, please access WeHoTV at the City's website www.weho.org/wehotv, and visit <https://www.weho.org/city-government/boards-commissions/commissions/planning-commission> for updated information and assistance on meeting access.

TO PARTICIPATE BY PROVIDING AN E-COMMENT:

To better facilitate the remote meeting, 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.

TO PARTICIPATE BY PROVIDING PUBLIC COMMENT BY TELEPHONE:

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 Email dgillig@weho.org in advance of the Planning Commission meeting, to be added to the 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.: 860 6863 4454 #

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 Anne McIntosh, Interim Long Range Planning Manager (amcintosh@weho.org) 323-848-6558.

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, June 2, 2022.

5. APPROVAL OF MINUTES

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

A. May 19, 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

A. CAPITAL IMPROVEMENTS PROGRAM FY 2023-2027:

SUBJECT: The Planning Commission will examine the Capital Improvements Plan (CIP) for consistency with the General Plan, for fiscal years 2023-2027.

Recommendation: 1) Adopt draft Resolution No. PC 22-1463, the City of West Hollywood finds, pursuant to California Government Code Section §65401, that the City's Capital Improvement Plan (CIP) for fiscal years 2023-2027 is consistent with the General Plan, West Hollywood, California.

10. PUBLIC HEARINGS

A. 645-654 N. ROBERTSON BOULEVARD, 648-654 N. LA PEER DRIVE, AND 8954 SANTA MONICA BOULEVARD. ROBERTSON LANE HOTEL PROJECT:

SUBJECT: The Planning Commission will hold a public hearing to consider proposed changes to the Robertson Lane Hotel Project, which includes expansion of the Robertson Lane Specific Plan to include the adjacent, two-story commercial project (The Treehouse Project), and changes to the Robertson Lane Hotel portion of the project, for the properties located at 645-654 N. Robertson Boulevard, West Hollywood, California, 648-654 N. La Peer Drive, West Hollywood, California, and 8954 Santa Monica Boulevard, West Hollywood, California.

Applicant: Jason Illouljian, Faring

Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 22-1464 recommending that the City Council amend the General Plan area in conjunction with the Robertson Lane Specific Plan area, and adopt an Addendum to the Certified Robertson Lane Hotel Project EIR, in conjunction with the modified hotel development, for the properties located at 645-654 N. Robertson Boulevard, West Hollywood, California, 648-654 N. La Peer Drive, West Hollywood, California, and 8954 Santa Monica Boulevard, West Hollywood, California; 3) Adopt draft Resolution No. PC 22-1465 recommending that the City Council amend Chapter 19.16.040 of Title 19 of the West Hollywood Municipal Code in conjunction with the modified hotel development, for the properties located at 645-654 N. Robertson Boulevard, West Hollywood, California, 648-654 N. La Peer Drive, West Hollywood, California, and 8954 Santa Monica Boulevard, West Hollywood, California; 4) Adopt draft Resolution No. PC 22-1466 recommending that the City Council approve amendments to the demolition permit, development permit, conditional use permit, minor conditional use

permit, certificate of appropriateness, vesting tentative tract map (Major Land Division No. 73699), an extension of permit expiration in conjunction with the modified hotel development, and partial preservation and adaptive reuse of a potential cultural resource, for the properties located at 645-654 N. Robertson Boulevard, West Hollywood, California, 648-654 N. La Peer Drive, West Hollywood, California, and 8954 Santa Monica Boulevard, West Hollywood, California; 5) Adopt draft Resolution No. PC 22-1467 recommending that the City Council approve a demolition permit, development permit, conditional use permit, minor conditional use permit, administrative permit, and zoning text amendment to include a new, two-story commercial project, for the properties located at 8954 Santa Monica Boulevard, West Hollywood, California, and 685 N. Robertson Boulevard, West Hollywood, California.

B. 1201-1207 N. DETROIT STREET:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to construct a new a five-story, 48-unit, 100% affordable multi-family residential building over a one level subterranean parking garage, for the property located at 1201-1207 N. Detroit Street, West Hollywood, California.

Applicant: Steven Spielberg, EAH Inc.

Planner: Dereck Purificacion, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 22-1468 conditionally approving a lot merger and development permit and finding that the project is exempt from CEQA under Section §15332 (In-fill Exemption), for the property located at 1201-1207 N. Detroit Street, West Hollywood, California.

- 11. **NEW BUSINESS** - None.
- 12. **UNFINISHED BUSINESS** - None.
- 13. **EXCLUDED CONSENT CALENDAR**
- 14. **ITEMS FROM STAFF**

A. Planning Manager's Update.

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

A. Commissioner Comments.

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.

ADJOURNMENT. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, June 16, 2022**, beginning at 6:30 P.M. until completion via teleconference. (with detailed instructions for participation included on the posted agenda).

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: May 26, 2022
Signature:\\Kimberle English\
Office of the City Clerk

UPCOMING MEETING SCHEDULE 2022 APPROVED BY CONSENSUS OF THE PLANNING COMMISSION				
Date	Day	Time	Meeting Type	Location
June 16	Thursday	6:30 PM	Regular Meeting	Via Teleconference
July 7	Thursday	6:30 PM	Regular Meeting	Council Chambers
July 21	Thursday	6:30 PM	Regular Meeting	Council Chambers

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 Carvalheiro, Commissioner
Tushar R. Dutta, Commissioner
David Gregoire, Commissioner
Michael A. Lombardi, Commissioner
Vacant (1)

STAFF

John Keho, AICP, Director, Planning & Development Services Department
Jennifer Alkire, AICP, Current and Historic Preservation Planning Manager (CHPP)
Anne McIntosh, Interim 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)

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