



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Teleconference Meeting
June 2, 2022**

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

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

2. **PLEDGE OF ALLEGIANCE:** Commissioner Dutta led the Pledge of Allegiance.

3. **ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Dereck Purificacion, Associate Planner, Laurie Yelton, Associate Planner, John Keho, Director, Planning and Development Services Department, Isaac Rosen, Acting City Attorney, and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission agenda of Thursday, June 2, 2022 as presented. **Moved by Commissioner Gregoire, seconded by Vice-Chair Thomas and unanimously passes.**

5. **APPROVAL OF MINUTES.**

Commissioner Dutta requested the following correction under Item 17.A. Commissioner Comments, page 9 of 10:

“Commissioner Dutta stated he will be recusing himself from the public hearing item at the next Planning Commission meeting on Thursday, June 2, 2022, for the project located at 1201-1207 N. Detroit Street. He stated his employer is engaged as ~~an assistant building~~ a sustainability consultant for this project.”

A. **May 19, 2022**

ACTION: Approve the minutes of Thursday, May 19, 2022 as amended. **Moved by Commissioner Gregoire, seconded by Commissioner Lombardi and unanimously passes.**

6. PUBLIC COMMENT.

GENEVIEVE MORRIILL, WEST HOLLWOOD, President & CEO, West Hollywood Chamber of Commerce, wished everyone a happy West Hollywood Pride. She elaborated on the program “Summer on Sunset”, which will benefit the businesses on Sunset Boulevard. She stated there will be a roller skating rink on the Sunset Strip during June, July, and August, and the West Hollywood State of the City 2022, will be held on Wednesday, June 22, 2022, 8:30 a.m.- 10:30 a.m. at the London West Hollywood.

MICHAEL WOJTKIELEWICZ, WEST HOLLWOOD commented on gun violence, the humanitarian crises, West Hollywood Pride, and housing the homeless.

7. DIRECTOR’S REPORT.

John Keho, Director, Planning and Development Services Department stated City Council on Monday, May 16, 2022 approved the zone text amendment regarding SB9 and approved the work plan for the Housing Element.

The City Council meeting on Monday, June 20, 2022 will be cancelled and moved to Monday, June 27, 2022.

He announced the resignation of Rachel Dimond, Senior Planner, and stated she will be going to the City of Compton as Assistant City Manager. He thanked her for her years of service and wished her the best.

He thanked Commissioner Dutta for his service and wished him the best.

8. ITEMS FROM COMMISSIONERS.

Commissioner Dutta reiterated this will be his last meeting with the Planning Commission, due to his moving out of the City of West Hollywood. He stated it has been an honor and a privilege to serve. He thanked City Council, city staff and his fellow commissioners, including Lynn Hoopingarner.

Commissioner Gregoire wished everyone a happy West Hollywood Pride. He thanked Commissioner Dutta for his time and service and wished him all the best.

Commissioner Lombardi thanked Commissioner Dutta for his time and service and wished him all the best.

Chair Jones thanked Commissioner Dutta for his time and service and wished him all the best.

9. CONSENT CALENDAR.

A. Capital Improvements Plan 2023-2027:

Government Code Section §65401 requires that the City’s Planning Commission examine the Capital Improvements Plan for consistency with the General Plan. The Capital Improvements Plan is a list of the proposed public projects recommended for planning, initiation, or construction during the next five fiscal years.

A finding of consistency is required for the City Council to be able to adopt the Capital Improvements Plan as part of the City Budget.

Commissioner Gregoire moved to: 1) approve the Consent Calendar as presented.

Seconded by Vice-Chair Thomas.

ACTION: 1) Adopt Resolution No. PC 22-1463 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD FINDING, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION §65401, THAT THE CITY'S CAPITAL IMPROVEMENTS PLAN (CIP) FOR FISCAL YEARS 2023-2027 IS CONSISTENT WITH THE GENERAL PLAN." Moved by Commissioner Gregoire, seconded by Vice-Chair Thomas and passes, noting Commissioner Carvalho abstained.

10. PUBLIC HEARINGS.

A. 645-685 ROBERTSON BOULEVARD, 648-654 LA PEER DRIVE AND 8954 SANTA MONICA BOULEVARD. (ROBERTSON LANE HOTEL & TREEHOUSE PROJECT):

Laurie Yelton, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, June 2, 2022.

She stated the purpose of this hearing is to review a major amendment to the approved Robertson Lane Hotel Project. The project was previously approved as a 241-room hotel, associated commercial uses, and included the rehabilitation and on-site relocation of a portion of the Factory Building, a potential cultural resource on the subject site. The proposed change requested by the applicant includes expansion of the Robertson Lane Specific Plan (RLSP) to include the adjacent, two-story commercial project (The Treehouse Project) located at 8954 Santa Monica and 685 Robertson Boulevards, and changes to the Robertson Lane Hotel portion of the project.

The request is to provide a recommendation to the City Council regarding: (1) Amendments to the General Plan Land Use Map to include the modified Robertson Lane Hotel Project and the proposed Treehouse Project in the Robertson Lane Specific Plan; (2) Amendment to the Zoning Map and a Zone Text Amendment to incorporate the Robertson Lane Specific Plan and accommodate design changes; (3) Amendments to the Robertson Lane Hotel Project entitlements and new entitlements for the Treehouse Project; (4) Amended Public Benefits Package; and (5) Addendum to the Final Environmental Impact Report.

She provided a history of the previous entitlements. In 2018, the City Council approved the project, which included a 9-story, multi-use building with 241 hotel rooms as well as restaurant, nightclub, banquet, and retail uses.

The project also consisted of dismantling, rehabilitating, and the reassembly of 55% of the Factory Building, a cultural resource. An environmental impact report was prepared and found to have no unavoidable significant impacts associated with the project.

The City Council approved changes to the Zoning Ordinance and Zoning Map to establish the Robertson Lane Specific Plan and approved a range and value of a public benefit package associated with the project.

In 2019, a Minor Amendment to the approved project was approved, which allowed a reconfiguration of the subterranean portions of the site and a reduction in the depth of the garage and excavation of the site. There were no above-ground changes to the project as approved through this minor amendment.

Later in 2019, a Major Amendment was approved to include additional retention and rehabilitation of additional portions of the Factory Building to 79%, project refinements, an additional 6'-6" in height to the hotel building to accommodate structural components, a reduction of 4 hotel rooms for a total of 237 guestrooms. The 750 parking spaces remained unchanged. An addendum to the environmental impact report was prepared and concluded that no additional mitigation measures were required as part of the project changes.

The current modified project includes changes to the Robertson Lane Specific Plan to include the adjacent Treehouse commercial component, building design and programming changes, and a 200 space parking reduction.

The Specific Plan would need to be modified to:

- Expand the Robertson Lane Specific Plan area to include the Treehouse Project site;
- Amend the Specific Plan language to allow an additional height of 4.5 feet to the Treehouse component, which would allow additional ceiling clearance within the restaurant kitchen area
- allow parking and loading areas for both projects to be shared between sites within a subterranean parking garage below the Robertson Lane Hotel Component

- reduce the parking requirement from 750 spaces to 550 parking spaces and allow parking to be shared between the 2 sites (which includes the additional 100 subsidized parking spaces to be leased as part of the public benefit package); and
- increase the allowed height on the Hotel project site by 6'-6" consistent with the height increase already granted through the 2019 modification approval.

The public benefit package remains unchanged from the originally approved project and includes a Base TOT revenue guarantee on the hotel project, which includes a benefit package commitment guarantee to the City over a 25 year period.

She made an amendment to draft Resolution PC 22-1466, Condition 1.4 – stating there was a typo with the year 2028 and it should say 2018; which was the year the original project was approved.

She made an amendment to draft Resolution No. PC 22-1464, which included Attachment B, which contains the Robertson Lane Specific Plan Amendment language. This should be included in draft Resolution No. PC 22-1465 as Attachment B.

Staff recommends approval of the requested amendments.

The commission questioned if the city's traffic engineer has reviewed this project and how all these amendments will be tracked throughout the process. They requested clarification regarding the sustainability of Leed Gold requirements, and a possible Leed Platinum rating, and the requested reduction of parking spaces.

Commissioner Lombardi presented the design review subcommittee report. He spoke regarding the La Peer façade, level of detail of the paseo, art requirements and applicability, a possible protective bike lane along Santa Monica Boulevard, the Treehouse should have live plants, and better shading of the upper level of the Treehouse.

Commissioner Carvalheiro added to the design review subcommittee report. He spoke on the queuing of the nightclub along Santa Monica Boulevard, parking inconsistencies, and trying to connect the office building to the park.

Commissioner Carvalheiro disclosed for the record he spoke with the applicant's representative. They discussed matters contained in the staff report.

Commissioner Dutta disclosed for the record he had a Zoom call with the Applicant's representative. They discussed matters contained in the staff report.

Vice-Chair Thomas disclosed for the record she met with applicant. They discussed matters contained in the staff report.

Chair Jones opened the public hearing for Item 10.A.

JAKE STEVENS, LOS ANGELES, Faring, applicant's representative, provided the applicant's report. He provided a history of the entitled projects and spoke and detailed the newly added Treehouse project and the hotel amenities.

MICHAEL STROHMER, LOS ANGELES, project architect, continued the applicant's presentation. He provided an aerial view of the project site.

JAKE STEVENS, LOS ANGELES, Faring, applicant's representative, continued the applicant's report. He reiterated the proposed amendments, and spoke on the La Peer façade, hotel entrance and lobby, office entry and lobby, kiosks, landscaping, gathering spaces, retail spaces, Studio One building, dining, indoor and outdoor spaces, massing amendments, façade along Santa Monica Boulevard, and the proposed Treehouse project with a specimen tree.

KYLE FIDDELKE, LOS ANGELES, landscape architect, continued the applicant's report. He spoke and detailed the specimen tree within The Treehouse and detailed the landscaping and different vegetation which will be used throughout the project.

DJ MOORE, LOS ANGELES, Latham & Watkins, continued the applicant's report. He spoke and detailed parking and circulation, ingress and egress driveways, valet operations, proposed 550 parking stalls, parking garage reconfiguration, shared parking study, public benefit of 100 parking spaces, and the proposed amendment to the Robertson Lane Specific Plan to incorporate The Treehouse. He requested approval of the requested amendments and a recommendation of approval to the City Council.

GENEVIEVE MORRIILL, WEST HOLLYWOOD, President & CEO, West Hollywood Chamber of Commerce, spoke in support of the proposed amendments to the Robertson Lane Hotel Project.

BRYAN, WEST HOLLYWOOD spoke in support of the proposed amendments to the Robertson Lane Hotel Project.

ERIK VAN BREENE, LOS ANGELES, Los Angeles Conservancy, spoke in support of the proposed amendments to the Robertson Lane Hotel Project.

LLOYD COLEMAN, WEST HOLLYWOOD spoke in support of the proposed amendments to the Robertson Lane Hotel Project.

The commission questioned and requested clarification regarding the parking diagram, parking levels, valet operations, vehicle signage, ADA parking spaces, peak parking demand, parking stackers, hotel occupancy reduction, feasibility of the specimen tree within the Treehouse project, landscaping mitigation, landscaping and plantings, planter containers, materiality of the walkway on Robertson Lane, rideshare locations, viewing terraces, commercial operations, and the original parking garage and staging levels.

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

The commission spoke in support of the project, stating it will transform the area. They had concerns and discussed the parking schematics, public benefits, preservation of the Factory building, vegetative roof, storm water management system, mitigating conditions, reduced number of hotel rooms, parking space uses, and planter definitions.

Further discussion was held regarding individual parking levels, schematics, lifts, and valet operations.

Vice-Chair Thomas moved to: 1) approve staff's recommendation of approval to the City Council.

Seconded by Commissioner Gregoire.

Chair Jones made a substitute motion to: 1) approve staff's recommendation of approval to the City Council, with the following changes; a) remove the parking spaces (staging areas), to be replaced with parking that needs to be in that location, and b) improvements and clarification regarding roof vegetation.

The commission stated they would like to see addressed: 1) responses to water restrictions, and how it impacts the landscaping, 2) irrigation, 3) improvement to the storm water management system, 4) better definition to materials including the paseo and public experience areas and questioned the queuing area for the nightclub and valet enforcement.

Chair Jones amended the substitute motion to also include: c) responses to water restrictions, and how it impacts the landscaping, d) improvement to the storm water management system, and e) adjust the queuing area for the nightclub.

Commissioner Lombardi seconded the substitute motion.

The commission further discussed the concerns regarding the parking footprint, changes to the parking structure and subterranean levels, tandem parking, traffic flow, and questioned the guest parking schematics, and the code language prohibiting drive aisles being counted as parking.

Chair Jones withdrew the substitute motion.

Chair Jones requested an amendment to the motion: a) parking spaces to be removed from the staging area and parked as required per the FAR for the project, and b) the public benefit spaces.

JAKE STEVENS, LOS ANGELES, Faring, applicant's representative, offered to condition the removal of the parking stalls behind the ADA parking spaces, as well as the loading dock positions. Therefore, a total of eight (8) parking spaces would be affected.

Laurie Yelton, Associate Planner, clarified for the record: Robertson Lane Project requires 303 parking spaces, the Treehouse project requires 114 parking spaces, public benefits subsidized parking is 100 spaces, for a total of 517 parking spaces. The applicant has provided 550 parking spaces. There is an excess of 33 parking spaces.

The commission had concerns with Condition 7.13) regarding live plantings or artificial plantings. They stated it should be one or the other.

The commission had concerns with Condition 7.14) and requested further language clarifications regarding the definitions of the planter.

The commission requested clarification amongst Conditions 8.4) and 8.8).

Staff confirmed they can combine Conditions 8.4) and 8.8).

The commission requested better definition of the materiality, and stated landscape plans should have a clear plan how they will be adhering to water restrictions due to the ongoing drought.

Staff suggested the landscape plans with water restrictions should be a recommendation, not a condition.

Chair Jones clarified the amendments: a) Condition 7.13) should be live plantings (strike artificial plantings), and b) combine Conditions 8.8) and 8.4).

It was suggested the following are recommendations to City Council: a) consider requiring presentation of material palette for all hardscaping elements at ground level, the paseo as well as architectural materials on the building façade, b) have a plan for water restrictions and drought conditions for the landscape plans, c) amenable to the applicant's suggestion to remove the spaces behind the ADA spaces, and also in the loading area of B2, and d) evaluate the vegetative roof and irrigation concerns to address Condition 7.14).

Isaac Rose, Assistant City Attorney, clarified the amendments to the motion: 1) Change Condition 7.13) to "live plantings" only, 2) the applicant has agreed to change the parking by removal of the parking stalls behind the ADA parking spaces, as well as the loading dock positions. A total of eight (8) parking spaces would be affected, and 3) consolidate Conditions 8.4) and 8.8) within Exhibit C.

Vice-Chair Thomas reiterated the original motion: 1) approve staff's recommendation of approval to the City Council, with the following amendments: a) change Condition 7.13) to "live plantings" only, b) removal of the parking stalls behind the ADA parking spaces, as well as the loading dock positions, a total of eight (8) parking spaces would be affected, and c) consolidate Conditions 8.4) and 8.8) within Exhibit C.

Seconded by Commissioner Gregoire.

ACTION: 1) Approve staff's recommendation of approval to the City Council; 2) **Adopt Resolution No. PC 22-1464 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN LAND USE MAP TO AMEND THE ROBERTSON LANE SPECIFIC PLAN AREA IN CONJUNCTION WITH THE MODIFIED HOTEL DEVELOPMENT, LOCATED AT 645-685 N. ROBERTDON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA, AND NEW, ADJACENT, TWO-STORY, COMMERCIAL DEVELOPMENT LOCATED AT 8954 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA (ROBERTSON LANE HOTEL AND TREEHOUSE PROJECTS);"

3) **Adopt Resolution No. PC 22-1465 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN LAND USE MAP TO AMEND THE ROBERTSON LANE SPECIFIC PLAN AREA IN CONJUNCTION WITH THE MODIFIED HOTEL DEVELOPMENT LOCATED AT 645-685 N. ROBERTDON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA, AND NEW, ADJACENT, TWO-STORY, COMMERCIAL DEVELOPMENT LOCATED AT 8954 SANTA MONICA

BOULEVARD, WEST HOLLYWOOD, CALIFORNIA (ROBERTSON LANE HOTEL AND TREEHOUSE PROJECTS);”

4) Adopt Resolution No. PC 22-1466 as amended: *a) Condition 7.13) The project shall include fully-irrigated live planting throughout the project, including green walls. (artificial planting is prohibited); b) Combine Conditions 8.4) and 8.8) to read as follows as Condition 8.4) Prior to building permit issuance, the applicant shall provide a lighting plan that specifies type, number, placement, orientation and finish of lighting fixtures, and type and intensity of lamps, as well as all features intended to prevent spillover of light into adjacent properties, and to prevent glare of lights for residential neighbors, pedestrians, and motorists. For any projects with any lights that generate more than five foot candles over any area greater than five square feet, the lighting plan shall include a plan showing the amount of foot candles over all areas on the subject property, and for any areas of adjacent property, public or private for which light emitted from the subject property is in excess of one foot candle. Cut sheets of lighting fixtures shall be provided for review and approval by the Planning and Development Services Director, and substitutions may not be made without the review and approval of the Director. c) applicant has agreed to change the parking by removal of the parking stalls behind the ADA parking spaces, as well as the loading dock positions; “RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE APPROVED DEMOLITION PERMIT, DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, MINOR CONDITIONAL USE PERMIT, CERTIFICATE OF APPROPRIATENESS, AND VESTING TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 73699), AND AN EXTENSION OF PERMIT EXPIRATION IN CONJUNCTION WITH THE MODIFIED 123-ROOM HOTEL DEVELOPMENT WITH ASSOCIATED EVENT SPACE, RESTAURANT, OFFICE AND RETAIL USES, AND PARTIAL PRESERVATION AND ADAPTIVE REUSE OF A POTENTIAL CULTURAL RESOURCE ON THE SITE FOR A PROJECT LOCATED AT 645-681 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, AND 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA (ROBERTSON LANE HOTEL PROJECT);”*

5) Adopt Resolution No. PC 22-1467 as presented: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL APPROVE A DEMOLITION PERMIT, DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, MINOR CONDITIONAL USE PERMIT, AND ADMINISTRATIVE PERMIT TO INCLUDE A NEW, TWO-STORY, COMMERCIAL PROJECT AS PART OF THE ROBERTSON LANE SPECIFIC PLAN LOCATED AT 8954 SANTA MONICA BOULEVARD AND 685 NORTH ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA (TREEHOUSE PROJECT);” and forward the following the recommendations to the City Council:

a) consider requiring presentation of a material palette for all hardscaping elements at ground level, the paseo, as well as architectural materials on the building façade, b) have a plan for water restrictions and drought conditions for the landscape plans, c) amenable to the applicant's suggestion to remove the spaces behind the ADA spaces, and also in the loading area of Level B2, and d) evaluate the vegetative roof and irrigation concerns to address Condition 7.14; and 6) Close the Public Hearing for Item 10.A. **Moved by Vice-Chair Thomas, seconded by Commissioner Gregoire and unanimously passes.**

Commissioner Dutta recused himself from this item and left the meeting. He stated his employer is engaged as a sustainability consultant for this project.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:40 P.M. AND RECONVENED AT 9:50 P.M.

B. 1201-1207 N. DETROIT STREET:

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, June 2, 2022.

He stated the request is to merge two contiguous parcels and construct an approximately 31,807-square-foot, five-story, 48-unit, 100% affordable multi-family residential building with supportive housing over one level of subterranean parking garage.

He provided background history of the project site and spoke regarding vehicular access to the 21-car subterranean parking garage, on-site manager's unit, community room, social services office, public accessible common open space, dimensions of units, laundry facilities, and elevations.

He stated under normal density calculations, the site would permit a base density of 12 units, however, pursuant to local and state density bonus rules, there shall be no maximum limit to the number of units allowed for 100% affordable housing developments exclusive of a manager's unit, and within a half-mile of a major transit stop. This project is providing a total of 48 residential units.

Other density bonus incentives include no requirement for parking and eligibility for a height increase of up to three additional stories or 33 feet in additional height.

The applicant is proposing one additional story for a total of five stories and 21 parking spaces. A project of this size would normally require 59 spaces (49 tenant and 12 guest).

Pursuant to WHMC Section §19.22.050.E, projects that contain 100% affordable housing units are eligible for four (4) concessions. These are generally defined as reductions in site development standards or modifications to the zoning code requirements. The applicant has requested three (3) concessions:

1) Waiver of all private open space requirements; 2) Reduction in the portion of common open space required to be located at grade or the level of the first habitable floor; and 3) Reduction in lockable storage areas

Pursuant to California Government Code Section §65915(e) an applicant may request a waiver or reduction of any development standard that would have the effect of physically precluding the construction of the project at the density or with the incentives permitted under the statute. The applicant has requested four waivers for this project:

1. Reduction in the front yard setback from 16'-6" to 5'-3"; 2) Waiver from the required six-foot additional front yard setback for second and upper stories; 3) Reduction in the rear yard setback from 15'-0" to 14'-1"; and 4) Waiver from providing a private entry of a unit into the façade.

Staff has analyzed the proposed project and determined that it is categorically exempt from the provisions of CEQA, pursuant to Section §15332 for an In-Fill Development Project. The project qualifies for a density bonus, incentives, concessions, and waivers for providing a 100% affordable housing development and is a qualifying Housing Accountability Act project.

Staff supports the project and recommends that the Planning Commission approve the project request.

Commissioner Lombardi presented the design review subcommittee report. He stated the subcommittee pleased with the project. He spoke regarding the façade, stacked boxed idea, size and scale, materials, landscaping, trellising, maximizing native soil, location of the address number, public art component, window size, lighting in the interior spaces, storage units, laundry facilities, computer lab, and the community room.

There were no official disclosures.

Chair Jones opened the public hearing for Item 10.B.

STEVE SPIELBERG, EAH Housing, presented the applicant's report. He provided a history of the project.

DON EMPAKERIS, DE Architects, continued the applicant's report. He spoke and detailed the affordable housing units, façade, design, massing, height, open space, pocket park, parking garage, landscaping, cross ventilation, windows, step backs, neighborhood compatibility, and the pergola.

MICHAEL WOJKIELEWICZ, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding water resources, rent stabilized housing units, low income housing units, community garden, common open space, and proposed average unit size.

DAN MORIN, WEST HOLLYWOOD entered a letter of support for this item.

DON EMPAKERIS, DE Architects, presented the applicant's rebuttal. He commented on the quality housing they are proposing, neighborhood compatibility, and requested commission approval.

The commission questioned what demographic will be for the supportive housing units, how many units are specifically for unhoused residents, and what social programming will be on-site.

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

The commission stated this project will benefit the neighborhood and spoke in support of the project. They had concerns regarding the location of the common open spaces, size of the housing units, and lack of family oriented family housing units,

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

Seconded by Commissioner Gregoire.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 22-1468 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A LOT MERGER AND DEVELOPMENT PERMIT TO COMBINE TWO CONTIGUOUS PARCELS, AND CONSTRUCT A 48-UNIT, 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL BUILDING WITH SUPPORTIVE HOUSING, LOCATED AT 1201-1207 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Carvalho, seconded by Commissioner Gregoire and passes, noting Commissioner Dutta recused.**

The Resolution the Planning Commission just approved for the property located at **1201-1207 N. Detroit Street** 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. None.

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 wished Commissioner Dutta all the best.

15. PUBLIC COMMENT.

MR. BELADOU, WEST HOLLYWOOD spoke regarding the homeless population in the Detroit Street neighborhood and ongoing crime.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD spoke regarding public speaking protocols, and the homeless population.

16. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Carvalheiro commented on the loss of Rachel Dimond to the City of Compton, and stated he was sad to see her go.

Vice-Chair Thomas thanked the residents for coming forward to speak and wished everyone a Happy Pride month.

Chair Jones wished everyone a Happy Pride month and wished Rachel Dimond all the best.

B. Subcommittee Management.

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

ADJOURNMENT. The Planning Commission adjourned at 10:50 p.m. to a regularly scheduled meeting on Thursday, June 16, 2022, 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 21st day of July, 2022 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY