



**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
Thursday, May 18, 2023**

**Regular Meeting at 6:30 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California**

Land Acknowledgement:

“The West Hollywood City Council 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.”

TO PARTICIPATE IN-PERSON:

The Planning Commission public meeting, commission members, city staff, and members of the public will participate in Council Chambers located at 625 N. San Vicente Boulevard, West Hollywood, California 90069. Members of the public have the option to participate via teleconference using the Zoom platform. The meeting may also be viewed on various platforms. Please visit www.weho.org/wehotv for all the viewing options.

TO PARTICIPATE BY PROVIDING WRITTEN CORRESPONDENCE OR AN E-COMMENT:

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> or the commission secretary via email at dgillig@weho.org 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. Your comments and information will become part of the official public record. If you do not want your personal information included in the official record, please do not include your address and/or phone number.

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.: 861 1078 0844**

- 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 Francisco Contreras, Long Range Planning Manager (fcontreras@weho.org) 323-848-6874.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSION MEMBER MARK R. EDWARDS.**
4. **ADMINISTER THE OATH OF OFFICE TO RE-APPOINTED PLANNING COMMISSION MEMBERS ROGERIO CARVALHEIRO, DAVID S. GREGOIRE AND STACEY E. JONES.**
5. **ROLL CALL**
6. **APPROVAL OF THE AGENDA:**
SUBJECT: The Planning Commission is requested to approve the Agenda.
RECOMMENDATION: 1) Approve the Agenda of Thursday, May 18, 2023.
7. **APPROVAL OF MINUTES:**
SUBJECT: The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.
RECOMMENDATION: Approve the draft minutes of:

A. April 20, 2023

8. **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.

9. DIRECTOR'S REPORT

10. ITEMS FROM COMMISSIONERS

11. CONSENT CALENDAR: None

12. PUBLIC HEARINGS:

A. ZONE TEXT AMENDMENT

PARKING AND DRIVEWAY STANDARDS:

SUBJECT: Officially continued from Thursday, April 20, 2023 and legally re-noticed with amended language. The Planning Commission will hold 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, West Hollywood, California.

Applicant: City of West Hollywood

Staff: Ric Abramson, Urban Design + Architecture Studio Manager
Michael Barker, Project Architect

Recommendation: 1) Adopt draft Resolution No. PC 23-1515 recommending the City Council approve an Ordinance amending the Parking Standards of Title 19, West Hollywood Municipal Code, Zoning Ordinance, and finding the action statutorily exempt from CEQA, West Hollywood California.

B. ZONE TEXT AMENDMENT

REGULATE UNLAWFUL VACATION RENTALS:

SUBJECT: The Planning Commission will hold a public hearing to consider a recommendation to the City Council proposing a zone text amendment to adopt new regulations for vacation rentals, West Hollywood, California.

Applicant: City of West Hollywood

Staff: Danny Rivas, Director, Community Safety Department

Recommendation: 1) Adopt draft Resolution No. PC 23-1517 recommending the City Council approve a proposed 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.

C. ZONE TEXT AMENDMENT

ABOVE LOWER-INCOME PROTECTED UNITS:

SUBJECT: The Planning Commission will hold 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, West Hollywood, California.

Applicant: City of West Hollywood
Staff: Tahirah Farris, AICP, Senior Planner
Michelle Montenegro, Associate Planner

Recommendation: 1) Adopt draft Resolution No. PC 23-1516 recommending the City Council approve proposed amendments to Title 19, West Hollywood Municipal Code, Zoning Ordinance, 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.

13. NEW BUSINESS: None

14. UNFINISHED BUSINESS: None

15. EXCLUDED CONSENT CALENDAR: None

16. ITEMS FROM STAFF:

A. Planning Manager's Update.

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.

17. 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.

18. ITEMS FROM COMMISSIONERS:

A. Commissioner Comments.

ADJOURNMENT: Noting the cancellation of the Planning Commission meeting on Thursday, June 1, 2023, the Planning Commission will adjourn 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.

UPCOMING MEETING SCHEDULE 2023 APPROVED BY CONSENSUS OF THE PLANNING COMMISSION				
Date	Day	Time	Meeting Type	Location
June 1	Thursday	6:30 PM	Regular Meeting	Meeting Cancelled
June 15	Thursday	6:30 PM	Regular Meeting	Council Chambers
July 6	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
Vacant, Vice-Chair

Rogério Carvalheiro, Commissioner
Kimberly Copeland, Commissioner
Mark R. Edwards, Commissioner
David S. Gregoire, Commissioner
Michael A. Lombardi, Commissioner
Erick J. Matos, Commissioner

STAFF

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

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 11, 2023
Signature: \\Alyssa T. Poblador\
Office of the City Clerk

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