



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
August 7, 2025**

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

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.”

1. **CALL TO ORDER:** Chair Lombardi called the meeting of the Planning Commission to order at 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE.** Commissioner Jones led the Pledge of Allegiance.
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSION MEMBER JESI C. HARRIS.**

ACTION: Councilmember Erickson officially administered the Oath of Office to Jesi C. Harris as a member of the West Hollywood Planning Commission.

4. **ROLL CALL:**
Commissioners Present: Carvalho, Harris, Hoopingarner, Jones, Solomon, Vice-Chair Gregoire, Chair Lombardi.

Commissioners Absent: None.

Staff Present: Antonio Castillo, Senior Planner, Saima Qureshy, Current and Historic Preservation Planning Manager, Jennifer Alkire, Acting Community Development Director, Isaac Rosen, Deputy Legal Counsel, and David Gillig, Commission Secretary.

5. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission agenda for Thursday, August 7, 2025 as presented. **Moved by Commissioner Jones, seconded by Commissioner Hoopingarner and unanimously passes.**

6. SPECIAL ORDER OF BUSINESS:

A. ELECTION OF CHAIR.

Commissioner Solomon nominated David S. Gregoire as Chair of the Planning Commission.

Seconded by Commissioner Hoopingarner.

There were no other official nominations.

ACTION: Elect David S. Gregoire as Chair of the Planning Commission for a term commencing on August 21, 2025, through June 30, 2026. **Nominated by Commissioner Solomon, seconded by Commissioner Hoopingarner and unanimously passes on a Roll Call vote:**

AYES: Carvalheiro, Harris, Hoopingarner, Jones, Solomon, Vice Chair Gregoire, Chair Lombardi.

NAYES: None.

B. ELECTION OF VICE-CHAIR.

Commissioner Solomon nominated Stacey E. Jones as Vice-Chair of the Planning Commission.

Seconded by Vice Chair Gregoire.

Chair Lombardi nominated Commissioner Hoopingarner as Vice Chair of the Planning Commission.

Seconded by Commissioner Carvalheiro.

There were no other official nominations.

ACTION: Elect Stacey E. Jones as Vice-Chair of the Planning Commission for a term commencing August 21, 2025, through June 30, 2026. **Nominated by Commissioner Solomon, seconded by Vice Chair Gregoire and passes on an individual vote call:**

Carvalheiro:	stated his vote for Hoopingarner
Harris:	stated her vote for Jones
Hoopingarner:	stated her vote for Hoopingarner
Jones:	stated her vote for Jones
Solomon:	stated his vote for Jones
Vice Chair Gregoire:	stated his vote for Jones
Chair Lombardi:	stated his vote for Hoopingarner

7. APPROVAL OF MINUTES.

A. June 5, 2025

ACTION: Approve the Planning Commission minutes for Thursday, June 5, 2025, as presented. **Moved by Commissioner Carvalho, seconded by Vice Chair Gregoire and passes, noting Commissioner Harris abstained.**

8. PUBLIC COMMENT.

DAVID EICHMAN, LOS ANGELES, Transportation and Mobility Commission Chair stated he is available for any transportation related issues. He congratulated Commissioner Harris on her appointment to the Planning Commission and congratulated Vice Chair Gregoire and Commissioner Jones on their elections.

9. DIRECTOR'S REPORT.

Jennifer Alkire, Acting Director, Community Development Department, thanked Chair Lombardi for his service as Chair during the last term. She thanked outgoing commissioner Erick J. Matos for his service on the Planning Commission, and she welcomed Commissioner Harris.

She stated the City Council on June 23, 2025, unanimously adopted a zone text amendment related to electric vehicle charging sites.

On August 4, 2025, the City Council adopted changes to the zone text amendments regarding: 1) streamline the regulations and approval of accessory business uses and incidental business activities, and 2) adopt new policies, regulations, design standards, and definitions for shared housing buildings and shared housing units. They also approved a climate implementation measure aimed at helping to achieve e carbonization.

10. CONSENT CALENDAR. None.

**11. PUBLIC HEARINGS SECTION I:
PROJECTS SUBJECT TO THE HOUSING ACCOUNTABILITY ACT. None.**

**12. PUBLIC HEARINGS, SECTION II:
OTHER ITEMS THAT REQUIRE A PUBLIC HEARING UNDER THE LAW.**

A. 1221 N. DETROIT STREET:

Antonio Castillo, Senior Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 7, 2025.

He stated the applicant is requesting approval of a tentative tract map for the conversion of rental housing into a common interest development.

The construction for the existing three-story, five-unit residential building was completed in 2023. The Planning entitlements for the construction of the new building were approved by the Planning Commission on June 1, 2017, under Resolution No. PC 17-1200 for a demolition and development permit and Resolution No. PC 17-1201 for a subdivision.

The building received a Certificate of Occupancy on October 20, 2023. The building was constructed, and the tentative map was approved by the city, the final map for the subdivision was not filed by the applicant and expired on June 1, 2019.

The developer is pursuing a new application to complete the subdivision.

Staff recommends approval of the requested subdivision application and requested one condition be added to Resolution No. PC 25-1614: Section 6. Rent Stabilization / Housing, "Condition 6.3) Within 120 days after the final map has been filed with the County and accessor numbers have been created for each residential unit, the developer shall register all units with the City's Rent Stabilization Division."

Staff confirmed this requested added condition has been accepted and agreed to by the applicant.

The commission questioned the year the ordinance took effect that prohibited on street parking for new developments and how many of the units are currently occupied. They further requested clarification regarding the conversion process, first of right refusal, and relocation fees.

The commission questioned and suggested if the subdivision maps act could be incorporated into development permits to make this a seamless process.

Saima Yureshy, Current and Historic Preservation Commission Planning Manager, spoke and clarified the concerns regarding prohibiting on street parking for new development. She confirmed Condition 10.8 in original Resolution No. PC 17-1200 addresses this concern. She confirmed this condition may also be added to the CC&Rs.

Chair Lombardi opened public comments for Item 12.A.

MIKE OBOGEANU, SHERMAN OAKS, applicant, confirmed there are five units total that are currently occupied.

KENDALL JACKSON, WEST HOLLYWOOD, had concerns regarding this item. She preferred to have these units remain on the rental market.

ALLEN FORREST, WEST HOLLYWOOD, had concerns regarding this item. He questioned the eviction process and what kind of protections are offered by the city.

ACTION: Close public comment portion of the public hearing for Item 12.A.
Motion carried by consensus of the Commission.

Discussion and clarification was held regarding the alternatives of the functionality of a subdivision map.

Isaac Rosen, Deputy Legal Counsel stated the following shall be added as a new condition to Resolution No. PC 25-1614: Section 6. Rent Stabilization / Housing, "Condition 6.4) "The CC&Rs for the project will reiterate the requirements associated with off street parking under Condition 10.8 within the original Resolution No. PC 17-1200."

The commission had further discussion and clarification regarding the Rent Stabilization Ordinance regarding market rate units and relocation fees.

Vice Chair Gregoire moved to: 1) approve staff's recommendation of approval as amended.

Seconded by Commissioner Hoopingarner.

ACTION: 1) **Adopt Resolution No. PC 25-1614 as amended:** a) add Condition 6.3) "Within 120 days after the final map has been filed with the County and accessor numbers have been created for each residential unit, the developer shall register all units with the City's Rent Stabilization Division." and b) add Condition 6.4) "The CC&Rs for the project will reiterate the requirements associated with off street parking under Condition 10.8 within the original Resolution No. PC 17-1200." "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION §15301 (EXISTING FACILITIES) AND APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 74381) FOR THE CONVERSION OF RENTAL HOUSING BY SUBDIVIDING A THREE-STORY, FIVE-UNIT RESIDENTIAL BUILDING INTO A COMMON INTEREST DEVELOPMENT LOCATED AT 1221 NORTH DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA;" and 2) Close the Public Hearing for Item 12.A. **Moved by Vice Chair Gregoire, seconded by Commissioner Hoopingarner and unanimously passes.**

Commission Secretary Gillig read into the record: Resolution No. PC 25-1614 approved by the Planning Commission for the property located at **1221 N. Detroit Street, West Hollywood** 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. Deadline to file an Appeal on this decision is **Monday, August 18, 2025, at 5:00 p.m.**

B. 1238-1242 N. FORMOSA AVENUE:

Antonio Castillo, Senior Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 7, 2025.

He stated the applicant is requesting approval of a vesting tentative tract map for the subdivision of a four-story, 18-unit multi-family residential building over one level of subterranean parking into a common interest development. The project does not involve conversion of current rental units as the residential structure is under construction.

On March 4, 2021, the Planning Commission adopted Resolution No. PC 21-1385 approving the construction. The building was approved with each of the 18 units to include two bedrooms that range in size from 865 square feet to 1,736 square feet with an average unit size of 1,351. Two of the three required affordable units will be reserved for very low-income households and one for a moderate-income household. Parking for the three affordable units shall be provided and maintained to the same standards as parking for the market rate units in the building, except provided free of charge. The site is currently under construction.

Staff recommends approval as currently conditioned.

There were no official disclosures.

The commission requested clarification regarding prohibiting street parking for new developments and questioned if the affordable units have been identified by staff and if they will be notated on the tract map.

Staff confirmed the affordable housings units are not identified on the tract map, but instead are registered with the Rent Stabilization Department.

Chair Lombardi opened public comments for Item 12.B.

There were no official public comments.

ACTION: Close public comment portion of the public hearing for Item 12.B.
Motion carried by consensus of the Commission.

Isaac Rosen, Deputy Legal Counsel stated the following could be added as a new condition to Resolution No. PC 25-1613: Condition #.#) "The CC&Rs will reiterate the requirements associated with off street parking under Condition 12.9 within the original Resolution No. PC 21-1385 for the property site."

Commissioner Hoopingarner moved to: 1) approve staff's recommendation of approval including an amendment regarding the on street parking.

Seconded by Commissioner Jones.

ACTION: 1) **Adopt Resolution No. PC 25-1613 as amended:** a) add Condition #.#) “The CC&Rs will reiterate the requirements associated with off street parking under Condition 10.8 within the original Resolution No. PC 21-1385 for the property site.” “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION §15332 (IN-FILL DEVELOPMENT PROJECTS) AND APPROVING A VESTING TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 84840) FOR THE SUBDIVISION OF A FOUR-STORY, 18-UNIT RESIDENTIAL BUILDING OVER ONE LEVEL OF SUBTERRENEAN PARKING INTO A COMMON INTEREST DEVELOPMENT LOCATED AT 1238-1242 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA;” and 2) Close the Public Hearing for Item 12.B. **Moved by Commissioner Hoopingarner, seconded by Commissioner Jones and unanimously passes.**

Commission Secretary Gillig read into the record: Resolution No. PC 25-1613 approved by the Planning Commission for the property located at **1238-1242 N. Formosa Avenue, West Hollywood** 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. Deadline to file an Appeal on this decision is **Monday, August 18, 2025, at 5:00 p.m.**

13. NEW BUSINESS. None.

14. UNFINISHED BUSINESS. None.

15. EXCLUDED CONSENT CALENDAR. None.

16. ITEMS FROM STAFF.

A. Planning Manager’s Update.

Saima Qureshy, Current and Historic Preservation Planning Manager provided an update of tentative items scheduled for upcoming Planning Commission meetings.

Subcommittee Management.

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

Staff reminded the commission to reach out to the new Chair if they are interested in an appointment to a particular subcommittee, which will take place at the next meeting.

The Design Review Subcommittee meeting on Thursday, August 28, 2025, will be officially cancelled.

17. PUBLIC COMMENT. None.

18. ITEMS FROM COMMISSIONERS.

Commissioner Hoopingarner thanked outgoing Chair Lombardi, for his service as Chair. She congratulated the new Chair and Vice Chair and incoming Commissioner Harris.

Commissioner Jones thanked outgoing Chair Lombardi for his service as Chair. She thanked outgoing commissioner Erick Matos for his service and welcomed Commissioner Harris and congratulated incoming Chair Gregoire.

Commissioner Solomon thanked outgoing Chair Lombardi for his service as Chair. He thanked outgoing commissioner Erick Matos for his service and welcomed Commissioner Harris

Vice Chair Gregoire welcomed Commissioner Harris and thanked Chair Lombardi for his service as Chair. He thanked outgoing commissioner Erick Matos for his service. He stated he will reach out individually to all commissioners regarding subcommittee appointment interests.

Commissioner Carvalheiro thanked outgoing Chair Lombardi, for his service as Chair. She congratulated the new Chair and Vice Chair and incoming Commissioner Harris.

Chair Lombardi congratulated incoming Commissioner Harris and incoming Chair Gregoire. He thanked outgoing commissioner Erick Matos for his service. He expressed his gratitude for the opportunity to serve as Chair for the last term.

Chair Lombardi stated for the record he will be absent from the next meeting on Thursday, August 21, 2025.

Commissioner Solomon stated for the record he will be absent on Thursday, September 18, 2025.

ADJOURNMENT. The Planning Commission adjourned at 7:43 p.m. to a regularly scheduled meeting on Thursday, August 20, 2025, 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.**

