



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
October 16, 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 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.”

1. **CALL TO ORDER:** Chair Gregoire called the meeting of the Planning Commission to order at 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE.** Chair Gregoire led the Pledge of Allegiance.
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSION MEMBER MARK R. EDWARDS.**

ACTION: Melissa Crowder, City Clerk administered the Oath of Office to Mark R. Edwards as an official member of the West Hollywood Planning Commission.

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

Commissioners Absent: None.

Staff Present: Alicen Bartle, Project Development Administrator
Planner, Michelle Montenegro, Associate Planner,
Saima Qureshy, Current and Historic Preservation
Planning Manager, Francisco Contreas, Long Range
Planning Manager, Jennifer Alkire, Assistant Director,
Isaac Rosen, Deputy Legal Counsel, and David Gillig,
Commission Secretary.

5. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission agenda for Thursday, October 16, 2025, as presented. **Moved by Vice Chair Jones, seconded by Commissioner Carvalho and unanimously passes. (7/0)**

6. APPROVAL OF MINUTES.

Chair Gregoire noted the template for the Land Acknowledgment should be amended as follows:

Land Acknowledgment: “The West Hollywood ~~Planning Commission~~ City Council acknowledges...”

A. September 4, 2025

ACTION: Approve the Planning Commission minutes for Thursday, September 4, 2025, as amended. **Moved by Commissioner Carvalho, seconded by Vice Chair Jones and passes, noting Commissioner Edwards abstained. (6/1)**

Chair Gregoire noted the template for the Land Acknowledgment should be amended as follows:

Land Acknowledgment: “The West Hollywood ~~Planning Commission~~ City Council acknowledges...”

B. September 18, 2025

ACTION: Approve the Planning Commission minutes for Thursday, September 18, 2025, as amended. **Moved by Commissioner Carvalho, seconded by Vice Chair Jones and passes, noting Commissioner Edwards and Commissioner Solomon abstained. (5/2)**

7. PUBLIC COMMENT.

CHAD KROEGER, CULVER CITY provided public comment on items not appearing on the agenda.

JT PARR, BURBANK provided public comments on items not appearing on the agenda, and thanked California for passing Assembly Bill 621.

EDD HOLMAN, WEST HOLLYWOOD stated his support of the arts playhouse, but has concerns regarding the relocation, increased traffic, loading and access elements.

8. DIRECTOR’S REPORT.

Nicholas Maricich, Community Development Director, congratulated and welcomed Commissioner Edwards. He provided an update regarding the recently passed housing related bills and detailed SB79. He stated staff will be investigating how this will impact West Hollywood, and he thanked community members for participating in the Zoning Improvement Program workshops.

He stated the City Council at their meeting on October 6, 2025, approved a zone text amendment regarding accessory dwelling units, and continued their discussion of noticing requirements for projects requesting development agreements. They voted to maintain the current noticing requirements to 500 feet.

He encouraged participation in the upcoming Metro's Sunset Boulevard Bus Priority Lanes Project. The project focuses on a 4.3-mile stretch of Sunset Boulevard in the City of Los Angeles, from Havenhurst Drive (just east of West Hollywood's eastern city boundary) to Vermont Avenue. This virtual meeting will take place on Wednesday, November 12, 2025, at 6:00 p.m. For further information visit www.weho.org calendar page.

Commissioner Solomon questioned the timeline regarding the zoning improvement program.

9. CONSENT CALENDAR. None.

**10. PUBLIC HEARINGS SECTION I:
PROJECTS SUBJECT TO THE HOUSING ACCOUNTABILTY ACT.** None.

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

A. 7710 SANTA MONICA BOULEVARD:

Alicen Bartle, Project Development Administrator, provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 16, 2025.

She stated the City of West Hollywood seeks to purchase real property located at 7710 Santa Monica Boulevard. Pursuant to Government Code Section §65402, a finding must be made by the City's Planning Commission that such acquisition of land by the city is consistent with and conforms to the General Plan.

She provided background information, and spoke regarding site specifics, purchase agreement, general plan consistency and goals and CEQA exemptions. She confirmed there has been no decision for a long term use of this property at this time; however, the acquisition creates an opportunity to consolidate the site as part of a potentially larger development area.

Chair Gregoire opened public comments for Item 11.A.

DALILA DEHBASHI, NORTHRIDGE, has concerns regarding this item. She spoke regarding the treatment and harassment of the current property owner adjacent to 7710 Santa Monica Boulevard, by city staff and the real estate agent representing the city.

ACTION: Close public comment portion of the public hearing for Item 11.A.
Motion carried by consensus of the Commission.

The commission suggested the public speaker take her concerns directly to the City Council, City Attorney and the City Manager.

Commissioner Edwards moved to: 1) approve staff's recommendation making general plan conformance findings.

Seconded by Commissioner Harris.

ACTION: 1) Adopt Resolution No. PC 25-1623 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION §65402 FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 7710 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.;" and 2) Close the Public Hearing for Item 11.A. Moved by Commissioner Edwards, seconded by Commissioner Harris and unanimously passes. (7/0)

B. 8327 SANTA MONICA BOULEVARD:

Alicen Bartle, Project Development Administrator, provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 16, 2025.

She stated the City of West Hollywood seeks to acquire real properties by lease located at 8327-8329 Santa Monica Boulevard pursuant to Government Code Section §65402, a finding must be made by the City's Planning Commission that such acquisition of land by the city is consistent with and conforms to the city's General Plan (General Plan Consistency).

She provided background information, and spoke regarding site specifics, ground lease and option to purchase, general plan consistency and goals and CEQA exemptions. She confirmed there has been no decision for a long term use of this property at this time; however, there will be discussion at the next City Council meeting on Monday, October 20, 2025, to discuss the possible relocation of the City Playhouse from its existing location to this potential site.

Chair Gregoire opened public comments for Item 11.B.

EDD HOLMAN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the lack of notice, traffic impacts and how this will affect residents living on Flores Street.

ACTION: Close public comment portion of the public hearing for Item 11.B. Motion carried by consensus of the Commission.

The commission questioned the legal procedures regarding noticing to the public.

Saima Qureshy, Current and Historic Preservation Planning Manager stated for the record staff followed routine procedures and this public hearing was fully noticed as required by law.

The commission stated this acquisition aligns with the general plan.

Commissioner Carvalho moved to: 1) approve staff's recommendation making general plan conformance findings.

Seconded by Commissioner Edwards.

ACTION: 1) Adopt Resolution No. PC 25-1623 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION §65402 FOR THE ACQUISITION BY LEASE, OF REAL PROPERTIES LOCATED AT 8327-8329 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.;" and 2) Close the Public Hearing for Item 11.B. Moved by Commissioner Carvalho, seconded by Commissioner Edwards and unanimously passes. (7/0)

C. ZONE TEXT AMENDMENT

STATE PARKING BILL IMPLEMENTATION:

The Planning Commission will hold a public hearing to comply with the requirements of Assembly Bills 1317 (Unbundled Parking) and 894 (Shared Parking), and remove minimum parking requirements citywide, West Hollywood, California.

ACTION: Continue to Thursday, November 20, 2025. Motion carried by consensus of the Commission as part of the approved agenda.

12. NEW BUSINESS.

Commissioner Edwards disclosed for the record he is involved with Abundant Housing LA, who submitted written correspondence to the commission regarding this item. However, he stated his role with Abundant Housing LA is regarding endorsements and campaigns outside the City of West Hollywood. He has no official or active role with the C4 or C3.

Commissioner Solomon disclosed for the record he is involved with Abundant Housing LA who submitted written correspondence to the commission regarding this item. However, he stated his role with Abundant Housing LA is regarding endorsements and campaigns outside the City of West Hollywood. He has no official or active role with the C4 or C3.

A. INCLUSIONARY HOUSING ORDINANCE UPDATE:

Michelle Montenegro, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 16, 2025.

She reiterated staff is looking for feedback and comments. There will be no official motion or vote for this item.

She provided background information and stated the city's 6th Cycle Housing Element (2021-2029) was adopted by the City Council in February 2023 and subsequently certified by the California Department of Housing and Community Development (HCD) in April 2023. The Housing Element is one of eight state-required components of every City's General Plan.

She detailed the current Regional Housing Needs Assessment (RHNA) numbers for West Hollywood, stating that the city is not currently on track to meet 2029 unit production goals in the RHNA in any income category (including above moderate-income), the city is experiencing the greatest need for deed-restricted moderate- and lower-income units.

She provided an overview of the Inclusionary Housing Ordinance (IHO) and State Density Bonus Law (SDBL), and stated the local IHO affordable income/rents do not align with SDBL and (HCD).

She spoke regarding policy options for 11+ unit rental projects. Based on the presented findings, staff recommends moving forward with Option D for 11+ unit projects. For rental projects, Option D maintains the existing 20% inclusionary requirement but spreads the affordable units across three income categories: Extremely Low-Income, Very Low-Income, and Low-Income, retaining the "must build" requirement currently in the IHO for 11+ unit projects (with no option or requirement for an in-lieu fee), and creates a local bonus structure.

She detailed policy options for small projects (2-10 units) and other policy options; including specialized housing types and IHO in mixed-use projects, implications to the IHO update, and timelines.

Chair Gregoire opened public comments for Item 12.A.

There were no public speakers.

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

Commissioners requested greater clarity and transparency in financial assumptions and mixed-use calculations.

Key discussion points included:

Concerns about feasibility and real-world applicability of the proforma model.

Discussion on inclusionary percentage options (15–25%) and income tiers, especially inclusion of Extremely Low Income (ELI) units.

Discussion on potential administrative burdens of floor area-based affordability requirements and coordination with the Zoning Improvement Program (ZIP).

Requests for more granularity in comparing market-rate feasibility and in-lieu fee calculations.

ACTION: Discussion only; no motion or vote. Staff to forward Commission feedback to City Council.

13. UNFINISHED BUSINESS. None.

14. EXCLUDED CONSENT CALENDAR. None.

15. ITEMS FROM STAFF.

A. Planning Manager's Update.

Francisco Contreras, Long Range Planning Manager provided an update of tentative items scheduled for upcoming Planning Commission meetings.

Subcommittee Management.

Francisco Contreras, Long Range 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.

16. PUBLIC COMMENT.

ANITA GOSWAMI, WEST HOLLYWOOD, commented on the need for more affordable housing, micro units, the inclusionary housing program and stated more transparency is needed on policy issues.

17. ITEMS FROM COMMISSIONERS.

Commissioner Jones stated she will be absent from the next Design Review Subcommittee meeting on Thursday, October 26, 2025.

Commissioner Harris welcomed Commissioner Edwards.

Commissioner Hoopingarner stated the City of West Hollywood along with its Women's Advisory Board is hosting a screening of the groundbreaking PBS documentary Below the Belt from Director Shannon Cohn and Executive Producers Hillary Rodham Clinton, Rosario Dawson, Corinne Fox and Mae Whitman. The screening and panel discussion will take place on Thursday, October 30, 2025, 6:30 p.m. – 9:00 p.m. West Hollywood Council Chambers. Additional information and reservations can be found at www.weho.org/calender

Commissioner Solomon congratulated Commissioner Lombardi on his future endeavor and thanked him for his service to the community and his time on the commission. He welcomed Commissioner Edwards.

Commissioner Carvalheiro welcomed Commissioner Edwards. He stated STORIES: The AIDS Monument will officially unveil to the public on Sunday, November 16, 2025. The Grand Opening ceremony will take place in the outdoor courtyard of the Pacific Design Center from 4:00 p.m. -5:15 p.m. The after-party will be held at The Abbey, 692 N. Robertson Boulevard, West Hollywood. Additional information and reservations can be found at www.weho.org/calender

Commissioner Jones welcomed Commissioner Edwards.

Chair Gregoire welcomed Commissioner Edwards.

ADJOURNMENT. The Planning Commission adjourned at 9:10 p.m. to a regularly scheduled meeting on Thursday, November 6, 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.**

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held on this 6th day of November 2025 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



DAVID S. GREGOIRE, CHAIRPERSON
PLANNING COMMISSION

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY