



**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION
REGULAR MEETING AGENDA
Thursday, December 4, 2025**

**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.”

STATEMENT OF SHARED RESPONSIBILITY FOR RESPECT:

During public meetings, community gatherings, interactions with the public, and with one another, the City endeavors for all participants and attendees to conduct City business and treat others with respect, a core value of the City. This includes being polite, professional, and thoughtful when interacting with others. Our collective commitment to West Hollywood requires intention, cooperation, courtesy, consideration, tolerance, forgiveness, acceptance, inclusiveness, kindness, compassion, and patience. Our respect is expressed not only in the words we choose, but also in our tone, our demeanor, and our actions toward one another.

NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Planning Commission agenda by consensus of the commission.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF THE AGENDA**
- 5. APPROVAL OF MINUTES:**
SUBJECT: The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.
RECOMMENDATION: Continue to Thursday, January 15, 2026:
 - A. November 20, 2025**
- 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. CONSENT CALENDAR: None.

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

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

A. 8228 SANTA MONICA BOULEVARD:

SUBJECT: Proposed is a request to expand the existing 1,492-square-foot interior bar, known as Or Bar, into the rear exterior surface parking lot, with full alcohol service permitted until 12:00 a.m. daily, located at 8228 Santa Monica Boulevard, West Hollywood, California.

Applicant: Solrac Architects (Carlos Florez) on behalf of Or Bar, LLC

Staff: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the application, and 2) Adopt draft Resolution No. PC 25-1626 of the Planning Commission of the City of West Hollywood, adopting a categorical exemption pursuant to CEQA Guidelines Sections §15301 (Existing Facilities) and §15303 (New Construction Or Conversion Of Small Structures), and approving a conditional use permit and development permit to allow the expansion and intensification of use of an existing bar to include an outdoor area with full alcohol service located at 8228 Santa Monica Boulevard, West Hollywood, California.

**B. ZONE TEXT AMENDMENT
ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY
DWELLING UNITS IN COMPLIANCE WITH STATE LAW:**

SUBJECT: The Planning Commission will hold a public hearing to consider a zone text amendment to Section §19.36.310 of Title 19 (Zoning Code), Chapter 19.36 of the West Hollywood Municipal Code (WHMC) to comply with recent changes to State law that impose new limits on local authority to regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), West Hollywood, California.

Applicant: City of West Hollywood

Staff: Adria Stauber, Long Range Planning, Assistant Planner

Recommendation: 1 Adopt draft Resolution No. PC 25-1630 of the Planning Commission of the City of West Hollywood, recommending to the City Council approval of an ordinance adopting an amendment to Title 19, the zoning ordinance of the West Hollywood Municipal Code, relating to accessory dwelling units and junior accessory dwelling units, and finding the action to be statutorily exempt from CEQA under Public Resources Code § 21080.17, West Hollywood, California.

C. 8222 SUNSET BOULEVARD:

SUBJECT: The Planning Commission will hold a public hearing to hear a proposal to permit a two-sided full-motion animated billboard and public realm enhancements, located at 8222 Sunset Boulevard, West Hollywood, California.

Applicant: Dave Neglio, Interstate Outdoor Advertising

Staff: Jennifer Davis, Contract Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 25-1632 of the Planning Commission of the City of West Hollywood recommending to the City Council approval of a development agreement in conjunction with new off-site advertising billboards and public realm enhancements at 8222 Sunset Boulevard, West Hollywood, California; 3) Adopt draft Resolution No. PC 25-1633 of the Planning Commission of the City of West Hollywood recommending to the City Council approval of a zone map amendment in conjunction with a development agreement for new off-site advertising billboards and public realm enhancements at 8222 Sunset Boulevard, West Hollywood, California, and 4) Adopt draft Resolution No. PC 25-1631 of the Planning Commission of the City of West Hollywood recommending to the City Council approval of a sign permit for new off-site advertising billboards and public realm enhancements at 8222 Sunset Boulevard, West Hollywood, California.

11. NEW BUSINESS: None.

12. UNFINISHED BUSINESS: None.

13. EXCLUDED CONSENT CALENDAR: None.

14. 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.

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:

ADJOURNMENT: Noting the cancellations of the Planning Commission meetings on Thursday, December 18, 2025, and Thursday, January 1, 2026, the Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, January 15, 2026**, 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.

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.

- [Speaker Request Form](#)
- [Citizen Position Slip](#) (in lieu of speaking)

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 Email to pcpubliccomments@weho.org or use the E-Comment form located at: <https://www.weho.org/city-government/wehotv> **no later than 12:00 p.m.** on the Planning Commission meeting day.

Note: E-Comments received by 12:00 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:

(Please note: This option is to provide public comment via phone ONLY)

1. **You are required to register to speak** via Zoom by emailing your name, the phone number from which you will be calling, and which item(s) you would like to speak on to pcpubliccomments@weho.org **no later than 12:00 p.m.** on the day of the Planning Commission meeting to be added to the Zoom Public Speaker List. You may also utilize the [Speaker Request Form](#).
2. Dial-in 10 minutes prior to the start of the meeting (the meeting begins at 6:30 p.m.)
Dial in Code: *6 = unmute.
Dial in Code: *9 = lets the host know you want to speak on the current item

Meeting I.D. You must register in advance via:

pcpubliccomments@weho.org- or use the [Speaker Request Form](#)

*Zoom credentials will be forwarded to the email address you provide the afternoon of the meeting.

Planning Commission staff cannot respond to emails during the meeting. This means that email and text message requests made to speak by phone on additional agenda items during the meeting cannot be accommodated during the meeting.

PUBLIC COMMENT AND RULES OF DECORUM:

The Planning Commission values your comments and acknowledges the right of the public to address issues that are within the City's jurisdiction and invites the public to do so during the Planning Commission meeting. However, this public participation must be balanced with the need of the Planning Commission to conduct the public's business in a fair and efficient manner, free from disruption or disturbance.

The City offers multiples ways for the public to participate during the meeting. During the first Public Comment section of the agenda, any member of the public may address the Planning Commission on items not appearing on the agenda. Comments concerning other items on the agenda will be heard at the time the item is considered during the course of the meeting; however, they may be offered at this time if a member of the public cannot be in attendance later in the evening. Members of the public may also comment upon any other item of interest that is within the subject matter jurisdiction of the Planning Commission at this time, or later in the meeting under the second Public Comment period.

The City expects that everyone who participates in the meeting will do so with respect and dignity. Please refrain from using abusive, derogatory, and slanderous language, or behaving in a way that disrupts the meeting.

Speakers should not bring to the podium any items other than a prepared written statement and/or writing materials.

Speakers and any other members of the public may not approach the dais at any time during the meeting without prior consent from the Chair. Speakers may only speak once on any agenda item. Donating public comment time to others is prohibited.

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language, whistling, stamping of feet or other acts which disturb, disrupt, impede, or otherwise render the orderly conduct of the Planning Commission meeting unfeasible. Persons in the audience should refrain from creating, provoking, or participating in any type of unwelcome physical contact.

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, West Hollywood Library on San Vicente Boulevard, Plummer Park Community Center, and the West Hollywood Sheriff's Station.

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 Planning Commission Secretary at (323) 848-6331 or via email at pcpubliccomments@weho.org at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

For additional information regarding any item on the posted agenda, please contact:

Saima Qureshy, AICP, Planning Manager, Current and Historic Preservation Planning, squreshy@weho.org | (323) 848-3130; or

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

For all other information, regarding this agenda, meeting protocols, participation options and contacting commission members, please contact David Gillig, Commission Secretary dgillig@weho.org | (323) 848-6331.

UPCOMING MEETING SCHEDULE 2025 26 APPROVED BY CONSENSUS OF THE PLANNING COMMISSION				
Date	Day	Time	Meeting Type	Location
December 18	Thursday	6:30 PM	Regular Meeting	Cancelled
January 1, 2026	Thursday	6:30 PM	Regular Meeting	Cancelled
January 15, 2026	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*

David S. Gregoire, Chair
Stacey E. Jones, Vice Chair

Rogério Carvalheiro, Commissioner
Mark R. Edwards, Commissioner
Jesi C. Harris, Commissioner
Lynn M. Hoopingarner, Commissioner
Andrew Solomon, Commissioner

STAFF

Nicholas P. Maricich, Director, Community Development Department
Jennifer Alkire, AICP, Assistant Director, Community Development Department
Francisco Contreras, AICP, Long Range Planning Manager (LRP)
Saima Qureshy, AICP, Planning Manager (CHPP)

Lauren Langer, City Attorney | Isaac Rosen, Deputy Legal Counsel
David Gillig, Commission Secretary

CONTACT | PUBLIC COMMENTS

City of West Hollywood, Community Development Department
8300 Santa Monica Boulevard, West Hollywood, CA 90069-4314
323.848.6475 (main) | 323.848.6569 (fax)

ccpubliccomments@weho.org

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

