



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
June 20, 2024**

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

A.A. TELECONFERENCE MEETING ATTENDANCE REQUEST PURSUANT TO AB 2449: The Planning Commission will consider a request under AB 2449 to allow attendance via teleconference for Planning Commissioner Stacey E. Jones.

ACTION: 1) Officially allow Commissioner Jones* to participate in the Planning Commission meeting of Thursday, June 20, 2024, via teleconference, per the guidelines as outlined in AB 2449 and read into the record by Isaac Rosen, Legal Counsel. **Motion carried by consensus of the Commission.**

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 Carvalheiro called the meeting of the Planning Commission to order at 6:33 p.m.

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

3. **ROLL CALL:**

Commissioners Present: Gregoire, Hoopingarner, Jones* (AB2449), Matos, Vice-Chair Lombardi, Chair Carvalheiro.

Commissioners Absent: None.

Staff Present: Kasey Conley, Associate Planner, Jennifer Alkire, Current and Historic Preservation Planning Manager, Isaac Rosen, Legal Counsel, and David Gillig, Commission Secretary.

4. **SPECIAL ORDER OF BUSINESS:**

A. **ELECTION OF CHAIR.**

Commissioner Hoopingarner nominated Michael A. Lombardi as Chair of the Planning Commission.

ITEM 6.B.

Seconded by Commissioner Matos.

There were no other official nominations.

ACTION: Elect Michael A. Lombardi as Chair of the Planning Commission for a full-term commencing on July 1, 2024, through June 30, 2025. **Nominated by Commissioner Hoopingarner, seconded by Commissioner Matos and unanimously passes on a Roll Call vote:**

AYES: Gregoire, Hoopingarner, Jones, Matos, Vice Chair Lombardi, Chair Carvalheiro.

NAYES: None.

- B. ELECTION OF VICE-CHAIR.**
Vice Chair Lombardi nominated David S. Gregoire as Vice-Chair of the Planning Commission.

Seconded by Commissioner Hoopingarner.

There were no other official nominations.

ACTION: Elect David S. Gregoire as Vice-Chair of the Planning Commission for a full-term commencing July 1, 2024, through June 30, 2025. **Nominated by Vice Chair Lombardi, seconded by Commissioner Hoopingarner and unanimously passes on a Roll Call vote:**

AYES: Gregoire, Hoopingarner, Jones, Matos, Vice Chair Lombardi, Chair Carvalheiro.

NAYES: None.

5. APPROVAL OF AGENDA.

ACTION: Approve the Planning Commission agenda of Thursday, June 20, 2024, as presented. **Moved by Commissioner Hoopingarner, seconded by Commissioner Gregoire and unanimously passes.**

6. APPROVAL OF MINUTES.

Vice Chair Lombardi requested clarification understanding the first paragraph on page 9 of 11 regarding the language used: “approved” or “reviewed” by the Urban Design and Architecture Studio (UDAS).

Secretary Gillig stated staff will review the archived video and make the corrections as appropriate to the final document.

A. June 6, 2024

ACTION: Approve the summary action draft meeting minutes of Thursday, June 6, 2024, as amended. **Moved by Commissioner Hoopingarner, seconded by Vice Chair Lombardi and passes, noting Commissioner Jones abstained.**

7. PUBLIC COMMENT. None.

8. DIRECTOR'S REPORT.

Nick Maricich, Community Development Director congratulated the newly nominated and elected Chair and Vice Chair, and thanked Commissioner Edwards for his service to this commission and the community.

He stated the City Council gave direction to staff to draft and bring forth a zone text amendment pertaining to future projects with development agreements. This would encompass: 1) noticing within a 1,000' radius; 2) require a neighborhood meeting with residents within a 1,000' radius; and 3) would also include standalone billboards before any city meetings are held. They also directed staff to investigate new ways to inform the community of upcoming design review subcommittee meetings.

The City Council further directed staff regarding pending development applications requesting to invoke the Builder's Remedy under state law. This would encompass: 1) providing City Council with regular updates on the status of these applications; 2) work with the City's lobbyist to develop and implement a lobbying campaign in Sacramento to exempt the city from the current Builder Remedy's proposals; 3) research and provide the council all available options to address specific builder remedy projects; and 4) staff shall meet with each entity proposing Builder Remedy projects to determine potential opportunities to negotiate alternative compromised paths to provide housing that is in-line with city goals.

On June 10, 2024, the City Council approved a full motion digital billboard located at 8497-8499 Sunset Boulevard, with an amendment to the development agreement, specifically addressing public safety concerns.

9. CONSENT CALENDAR. None.

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

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

A. 8300 SUNSET BOULEVARD:

There were no official disclosures. Kasey Conley, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, June 20, 2024.

She provided background history of the property and stated the applicant is requesting approval of an amendment to the conditional use permits and minor conditional use permit to allow for the increase and reconfiguration of interior square footage where the sales, service, and consumption of alcohol are permitted as an accessory to the hotel use. The hours of operation for alcohol sales, service, and consumption within the hotel's interior will remain between 6:00 a.m.– 2:00 a.m. daily as originally conditioned.

She detailed the site location and surrounding zoning in the direct area. She stated the existing three-story building was constructed in 1962 as the Thunderbird Hotel. It is a 138,000-square-foot U-shaped building with a lobby, guest rooms, restaurant, nightclub, and pool/lobby lounge, with pool and pool deck on the south facade.

The property was converted to a senior living facility in the 1970s and in 1996, a conditional use permit re-established the hotel use on the site doing business as The Standard Hotel, which closed in 2021.

In August 2022, the property was designated a West Hollywood Cultural Resource. The operational change will not have an impact on the property as a Cultural Resource, and the new owner will operate the hotel under a new name upon completion of the proposed work.

She confirmed the proposal is to expand and reconfigure the interior area of the hotel that is permitted for the sales, service, and consumption of alcohol from 5,372 square feet to 8,022.

The applicant has proposed to eliminate existing offices and three of the guest rooms on the ground floor of the property adjacent to the pool area and reconfigure the space into a new pool/lounge area. The change would involve replacing the wall facing the pool area with operable glass doors that can be opened fully to the exterior facing west. These glass doors remain closed after 10 p.m.

She clarified there is no increase to the areas where alcohol is served on the property's exterior or to the operations of the exterior areas (which includes the outdoor poolside area) is proposed. The existing hotel site would continue the sales, service, and consumption of alcoholic beverages on the interior of the building between the hours of 6:00 a.m. – 2:00 a.m. daily, which was approved by the Community Development Director in 1996.

Staff recommends approval.

The commission requested clarification of two sections of the draft resolution which were removed and questioned the hours for the south facing glass doors.

Staff stated it was moved into Section 2.1)

Chair Carvalho opened public comments for Item 11.A.

MICHAEL OVERINGTON, NEW YORK, Ian Schrager Company, presented the applicant's report. He provided a history of the company and hotel industry, and detailed the planned renovations, including mechanical, electrical, structural upgrades and landscaping. He stated this will not be the old Standard Hotel and spoke about their hotel business model, stating this will be adult centric, mature and unique. He requested support of the proposal.

ANDREW BRADY, LOS ANGELES, Land Use Counsel, continued the applicant's report. He thanked staff and stated they support staff's recommendation of approval.

The commission questioned the height of the south facing glass wall, pool deck hours and allowed occupancy, management of the flow of people from one area to another, requirements regarding the number of water closets, reception and lobby reconfiguration, back-of-house square-footage, and the hours of consumption of alcohol on the pool deck.

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

The commission supports the proposal and applauds the applicant for working with the community, staff and being a good neighbor. They spoke in favor of activating this property. They had concerns about noise in the neighborhood, and operational enforcement.

Commissioner Matos moved to: 1) approve staff's recommendation of approval of the conditional use permit.

Seconded by Commissioner Jones.

ACTION: 1) Approve staff's recommendation of approval, 2) **Adopt Resolution No. PC 24-1561 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION §15301 FOR EXISTING FACILITIES, AND CONDITIONALLY APPROVING AN AMENDMENT TO CONDITIONAL USE PERMITS CUP 95-21 AND MCP 00-09 TO INCREASE AND RECONFIGURE THE INTERIOR SQUARE FOOTAGE WHERE THE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL IS PERMITTED AS AN ACCESSORY TO THE HOTEL USE, LOCATED AT 8300 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." and 3) Close the Public Hearing for Item 11.A. **Moved by Commissioner Matos, seconded by Commissioner Jones and unanimously passes.**

Commission Secretary Gillig read into the record: Resolution No. PC 24-1561 the Planning Commission just approved for the property located at **8300 Sunset Boulevard** 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, July 1, 2024, at 5:00 p.m.**

12. NEW BUSINESS. None.

13. UNFINISHED BUSINESS. None.

14. EXCLUDED CONSENT CALENDAR. None.

15. 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 stated the next regularly scheduled Planning Commission will be officially cancelled on Thursday, July 4, 2024.

B. Subcommittee Management.

Jennifer Alkire, 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.

16. PUBLIC COMMENT. None.

17. ITEMS FROM COMMISSIONERS.

Commissioner Gregoire thanked outgoing Chair Carvalho for his service and leadership. He congratulated incoming Chair Lombardi.

Commissioner Matos thanked outgoing Chair Carvalho for his service and leadership.

Commissioner Hoopingarner thanked outgoing Chair Carvalho for his service and leadership. She congratulated incoming Chair Lombardi and Vice Chair Gregoire and welcomed back Commissioner Jones.

Vice Chair Lombardi thanked outgoing Chair Carvalho for his service and leadership and congratulated incoming Vice Chair Gregoire.

Commissioner Jones thanked outgoing Chair Carvalho for his service and leadership. She congratulated incoming Chair Lombardi and Vice Chair Gregoire and thanked Commissioner Edwards for his service. She provided a brief update on past commissioner Kimberly Copeland.

Chair Carvalho congratulated incoming Chair Lombardi and Vice Chair Gregoire.

ADJOURNMENT. Noting the cancellation of the Planning Commission meeting on Thursday, July 4, 2024, the Planning Commission adjourned at 7:25 p.m. to a regularly scheduled meeting on Thursday, July 18, 2024, 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 this 18th day of July 2024 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

MICHAEL A. LOMBARDI, MIES LC LEED AP BD+C
CHAIRPERSON

ATTEST:

DAVID K. GILLIG, COMMISSION SECRETARY