



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
July 18, 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

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 6:32 p.m.
2. **PLEDGE OF ALLEGIANCE.** Commissioner Carvalho led the Pledge of Allegiance.
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSION MEMBER ANDREW SOLOMON.**

ACTION: Vice Mayor Byers officially administered the Oath of Office to Andrew Solomon as a member of the West Hollywood Planning Commission.

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

Commissioners Absent: None.

Staff Present: Antonio Castillo, Senior Planner, Michelle Montenegro, Associate Planner, Jennifer Alkire, Current and Historic Preservation Planning Manager, Francisco Contreras, Long Range Planning Manager, Kellan Martz, Legal Counsel, and David Gillig, Commission Secretary.

5. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission agenda of Thursday, July 18, 2024, as presented. **Moved by Commissioner Jones, seconded by Commissioner Matos and unanimously passes.**

ITEM 5.A.

6. APPROVAL OF MINUTES.

Commissioner Hoopingarner stated there are several spacing errors amongst names. She questioned the [closed brackets] and requested staff re-proof the document before finalizing.

Secretary Gillig stated brackets shall be added to the word “deliberate” on page 11/155 fifteenth paragraph:

“COMMISSIONER HOOPINGARNER: I [deliberate] that we ought to make a motion to approve staff’s report.”

A. April 18, 2024

ACTION: Approve the draft certified transcript meeting minutes of Thursday, April 18, 2024, as amended. **Moved by Commissioner Hoopingarner, seconded by Vice Chair Gregoire and passes, noting Commissioner Jones and Commissioner Solomon abstained.**

Secretary Gillig made the following corrections:

page 4/8 second paragraph:

“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~~ Inn. 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.”

Page 4/8 seventh paragraph:

“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...”

B. June 20, 2024

ACTION: Approve the draft action summary meeting minutes of Thursday, June 20, 2024, as amended. **Moved by Vice Chair Gregoire, seconded by Commissioner Hoopingarner and passes, noting Commissioner Solomon abstained.**

7. PUBLIC COMMENT.

DAVID EICHMAN, LOS ANGELES, West Hollywood business owner and commissioner on the Transportation and Mobility Commission. He stated the Transportation and Mobility Commission meets every 3rd Wednesday of the month at 6:30 p.m. at City Hall. He encouraged Planning Commissioners to be proactive regarding transportation issues and concerns they may see in the community and encouraged them to pass those concerns along to the Transportation and Mobility Commission.

8. DIRECTOR'S REPORT.

Nick Maricich, Community Development Director thanked Commissioner Carvalho for his leadership over the last year as Chair, and congratulated Commissioner Solomon.

He stated the City of West Hollywood is hosting a community meeting to gather feedback as part of the WeHo 40 Strategic Plan on Saturday, July 20 from 11 a.m. to 2 p.m. at the West Hollywood Aquatic and Recreation Center. There will also be an additional virtual community meeting on Monday, July 29 at 6 p.m. via Zoom.

For more information, please visit engage.weho.org/wehostrategicplan

At their June 24, 2024, City Council meeting, the City Council approved increasing the stipend amount paid to Advisory Board and Commission Members to \$100 per meeting, not to exceed \$200 per month. This will take effect January 1, 2025.

He informed the commission he will be absent from the next meeting on Thursday, August 1, 2024.

9. CONSENT CALENDAR. None.

**10. PUBLIC HEARINGS SECTION I:
PROJECTS SUBJECT TO THE HOUSING ACCOUNTABILITY ACT.**

A. 1006-1010 N. EDINBURGH AVENUE
Chair Lombardi requested disclosures.

Commissioner Solomon disclosed for the record he met with the applicant, and they discussed matters contained in the staff report. He further clarified and disclosed that he was a member of the Public Facilities, Recreation, and Infrastructure Commission and has officially resigned from that commission. He was the Chapter Lead of the West Hollywood Chapter of Abundant Housing Los Angeles and a member of Building WeHo. He confirmed he has officially resigned from both organizations.

Commissioner Hoopingarner disclosed for the record she made a site visit and reviewed the project there.

Commissioner Jones disclosed for the record she met with the applicant's representative, and they discussed matters contained in the staff report.

Commissioner Matos disclosed for the record he spoke to members of the public, and they discussed matters contained in the staff report.

Antonio Castillo, Senior Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, July 18, 2024.

He stated this is a request to demolish two dwelling units and all accessory structures on two contiguous parcels, merger of both parcels, and construction of a four-story, 17-unit residential building with two very low-income units and one moderate-income unit over a single level subterranean parking garage. The request also includes a density bonus and three density bonus waivers including 1) for an additional story, 2) reduction of the front yard setback, and 3) waiver of the additional six-foot front yard setback for the second and upper stories.

He confirmed the site is currently developed with a 1,572-square-foot, one-story, single-family dwelling with a rear detached garage. The northernmost parcel at 1010 Edinburgh Avenue is currently developed with a 1,260-square-foot, one-story, single-family dwelling with a rear detached garage. Both units are currently occupied by tenants and the units will be required to be removed from the rental market prior to issuance of any permits by the Building Division.

The existing land uses surrounding the project site are mostly multi-family residential uses, except for the single-family residence next door in Los Angeles and the Laurel Cinematic Arts Creative Tech Magnet school across Romaine Street to the south in Los Angeles

The construction of the residential building with 17 dwelling units within 4-stories includes a single level subterranean parking garage. The project requests to utilize a density bonus for providing the three affordable units.

The building includes: 1 one-bedroom unit and 16 two-bedroom units. The first floor contains common rooms in the form of a gym, business center, and community room. The community room opens to the outdoor common open space in the front of the building.

A total of 1,960 square feet of common open space will be provided within a rooftop patio, including 629 square-feet on the ground floor and 1,331 square-feet on the rooftop.

The parking garage will be accessed from a single driveway in the southernmost portion of the site and will provide 24 parking spaces, in addition to storage areas, mechanical room, trash enclosure, and other utilities.

By providing three affordable units, the project qualifies for the maximum 50% density bonus and three concessions and an unlimited number of waivers necessary to ensure physical construction of the project.

The density bonus translates to a bonus of six units, or 17 total units as proposed for this project. The applicant is requesting a density bonus and three waivers to achieve the project as proposed.

Waiver 1. Increase in Story and Building Height. To increase from the three stories and 35 feet height maximum for a property in the R3B zone to allow one additional story and an additional 12' in building height, for a total of four stories and 47 feet in height.

Waiver 2. Front Yard Setback. Waiver to reduce the front yard setback from 22'-2" to 15'-0". The adjacent multi-family building to the north has a front yard setback of roughly 15 feet, and the single-family dwelling building to the south has a front yard setback of 30 feet. The required front setback is the average of the two adjacent setbacks, or 22'-2".

Waiver 3. Front, Upper Stories Setback. Waiver from the required six-foot additional front yard setback for second and upper stories. The intent of the additional upper story six-foot setback is to provide modulation for a project's street frontage. He stated the project achieves this intent in that the building's massing is modulated by breaking up the façade into multiple planes, which breaks the scale of the building.

He specified it is staff's assessment that the requested waivers of development standards are appropriate and consistent with what is contemplated by State Density Bonus Law and the City's ministerial requirements with respect to those requests.

It is the staff's assessment that the requested waivers of development standards are appropriate and consistent with what is contemplated by State Density Bonus Law and the City's ministerial requirements with respect to those requests.

The project is consistent with State law limits on discretion for qualifying affordable housing development projects, and staff recommends that the Planning Commission approve the project request.

He read into the record the following amendments staff made to draft Resolution No. PC 24-1545:

Condition 3.12) "Affordable units shall be provided with the same number of parking ~~spaces~~ ratio provided to market rate units of the same unit type based on bedroom count, including no fewer than ~~one~~ 0.5 parking spaces each for the three affordable units.

However, he stated if the commission is amenable, they may choose to adopt the following changes recommended by staff:

~~Strike Condition 3.12) "Affordable units shall be provided with the same number of parking spaces provided to market rate units of the same unit type based on bedroom count, including no fewer than one parking space each;" and~~

Revise Condition 3.7) “Parking for the affordable/inclusionary housing component including parking for tenants, guests, and supporting staff shall be provided free of charge in perpetuity and shall be provided with the same parking space ratio provided to market rate units of the same unit type based on bedroom count, including no fewer than 0.5 parking spaces each for the three affordable units.”

The commission questioned why this development project is on the agenda, specifically requesting clarification why it is a discretionary review to either approve or deny this project. They questioned the zoning jurisdictions to the south of the property, which falls into the City of Los Angeles zoning jurisdiction, and they requested clarification regarding parking, unit size, and identification of the inclusionary units.

Chair Lombardi opened public comments for Item 10.A.

JORGE NARIÑO, LOS ANGELES, of Levin-Nariño Architects, presented the applicants report. He provided a history of the project and detailed general neighborhood compatibility, setbacks, massing, site slope, density bonus waivers, garden area on the ground floor, natural shading and ventilation, internal corridor, ground floor and roof top open spaces, landscaping, parkway trees, parking layout, tandem parking spaces, loading and ride-share drop-offs, unit sizes, community lounge, building storage, transformer location, mechanical equipment, floor plans, building materials, projecting balconies, parapet setbacks and lighting. He stated there are three affordable units; one each located on the first, second and third floors, and detailed the square footage of each unit.

LORRAINE POPIELARSKI, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding massing, density, construction noise, traffic concerns, and neighborhood vacancies.

CARRIE, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding massing, construction noise, pollution, and neighborhood vacancies.

JAMES FRANCIS WENDELL, WEST HOLLYWOOD spoke in support of staff's recommendation of approval. He stated affordable housing is desperately needed in West Hollywood.

STEPHEN ALLEN JAMIESON, LOS ANGELES, attorney for the applicant, presented the applicants rebuttal. He referenced a letter received from the California Housing Defense Fund and spoke about the current statewide crisis level housing shortage. New housing such as this project is a public benefit. He requested approval.

The commission requested clarification about parking and the assignment of parking spaces, and questioned why the development was designed with only one- and two-bedroom units.

JORGE NARIÑO, LOS ANGELES, of Levin-Nariño Architects, stated they thought it was a good fit for the neighborhood. The design of the two-bedrooms is suitable for roommates or a small family, and the one-bedroom space was designed with a different price point with planning around the amenities.

The commission questioned the landscaping; specifically, regarding canopy trees, and requested clarification regarding the calculations for the permeability for the common open space, architectural elevations, lack of a habitable unit (space) along the front façade, private entry, common open space, and unit layouts on the first floor.

ACTION: Close public comment portion of the public hearing for Item 10.A.
Motion carried by consensus of the Commission.

Commissioner Jones presented the design review subcommittee report. She stated the subcommittee met on January 11, 2024. She stated they spoke and commented on moving the outdoor rooftop area to the front façade, best use of space for the business center, recessing the at-grade transformer, open up the landscape space, opening up the community room and gym space to the outdoor areas, integrating work spaces within the units, façade and building materials, rooftop shading, tandem parking, shadow study, and the rationale of the two-bedrooms units.

The commission is generally in support of the project. They discussed the Housing Accountability Act (HAA), discretionary review, design review subcommittee's requested changes, parking maneuverability and tandem parking, greenspace and landscaping, affordable units, and lack of three-bedroom units.

The commission had concerns and spoke about the general and objective standards, applicable provisions of Article 19 W.H.M.C. They conferred regarding the compatibility of the architectural elevations, design, airflow, shade and shadow findings, questioned the parking setup, rain gutters, and lighting.

Discussion was held regarding parking space calculations, in relation to the affordable housing units, and private open space.

Commissioner Carvalho moved to: 1) approve staff's recommendation of approval with the two amendments presented by staff.

Seconded by Commissioner Matos.

ACTION: 1) Approve staff's recommendation of approval, 2) **Adopt Resolution No. PC 24-1545 as amended:** a) Revise Condition 3.7) *"Parking for the affordable/inclusionary housing component including parking for tenants, guests, and supporting staff shall be provided free of charge in perpetuity and shall be provided with the same parking space ratio provided to market rate units of the same unit type based on bedroom count, including no fewer than 0.5 parking spaces each for the three affordable units.";* and b) Strike Condition 3.12) *"Affordable units shall be provided with the same number of parking spaces provided to market rate units of the same unit type based on bedroom count, including no fewer than one parking space each."* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A LOT MERGER, DEMOLITION PERMIT, AND DEVELOPMENT PERMIT TO DEMOLISH TWO DWELLING UNITS AND ALL ACCESSORY STRUCTURES, MERGE TWO CONTIGUOUS PARCELS, AND CONSTRUCT A 17-UNIT RESIDENTIAL BUILDING, LOCATED AT 1006-1010 NORTH EDINBURGH AVENUE, WEST HOLLYWOOD, CALIFORNIA, INCLUDING A FINDING THAT THE PROJECT IS EXEMPT FROM CEQA UNDER CLASS 32 CATEGORICAL EXEMPTION FOR IN-FILL DEVELOPMENT PROJECTS (14 CCR §15332)." and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Carvalheiro, seconded by Commissioner Matos and passes, noting Commissioner Hoopingarner voting NO.**

Commission Secretary Gillig read into the record: Resolution No. PC 24-1545 the Planning Commission just approved for the property located at **1006-1010 N. Edinburgh Avenue** 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 29, 2024, at 5:00 p.m.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:20 P.M. AND RECONVENED AT 8:30 P.M.

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

A. ZONE TEXT AMENDMENT

REPLACEMENT FOR ABOVE LOWER INCOME PROTECTED UNITS:

Michelle Montenegro, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, July 18, 2024.

She provided background history of the proposed request. She spoke and detailed the Housing Crisis Act of 2019 – Demolition of Housing Units. She stated existing state law prohibits a jurisdiction from approving a housing development project requiring the demolition of occupied or vacant protected units unless replacement units are provided pursuant to this state law. AB 1218 expands these provisions to apply to any development project requiring the demolition of occupied or vacant protected units or any protected units located on the site and demolished in the last five (5) years. The bill clarifies that the demolition protections apply to existing protected units and protected units demolished on or after January 1, 2020, consistent with the enactment of the Housing Crisis Act.

Additionally, noticing requirements are amended to require written notice at least six months before the date that existing occupants must vacate, and the notice must include the date they must vacate and their rights under this section of the law. To implement this legislation, the proposed code amendment is written to ensure that replacement provisions apply to all development projects, not just housing development projects.

With the passage of Assembly Bill (AB) 2556, jurisdictions can make an election on how existing rent-stabilized units (protected units) that are or were formerly occupied by households or individuals of above lower income (80% or higher Area Median Income) would be replaced in a new housing project if demolished as part of the project. This election only applies to demolished units the owners know were occupied by above lower-income tenants. In the case where the owner has information that units were lower-income (another form of protected units) or if they do not know the income of the tenants, the election is not applicable, and those units must be replaced one-for-one as deed-restricted affordable or a percentage of affordable must be replaced based on the HUD Comprehensive Housing Strategy formula.

She provided a timeline, stating on October 17, 2022, the City Council directed staff to prepare an initial zone text amendment codifying their election by adopting Resolution No. 22-5564.

The direction from the City Council stated the following: “where protected units to be demolished are or were occupied by persons or families above lower income, [the City Council] has elected to apply the replacement requirements for such units to require replacement units to be deed-restricted lower income affordable units in the new project if the deed-restricted units would result in not more than 35% of the total units in the project being deed-restricted affordable. Any other replacement units would be subject to rent stabilization requirements.” In conjunction with adopting Resolution No. 22-5564, the City Council directed staff to hire a consultant to perform a Replacement Unit Housing Development Analysis and return to the City Council with the results and recommended adjustments to the policy if needed.

In August 2023, the zone text amendment to implement a 35% replacement requirement for above lower income protected units was processed and ultimately adopted as Ordinance No. 23-23.

Staff presented the completed Feasibility Study for the Replacement of Above Lower Income Protected Units to the City Council on May 6, 2024. Based on the findings of the Feasibility Study, the City Council revised the policy and directed staff to update the replacement requirement through an updated zone text amendment.

She elaborated City Council new direction to staff: a) to modify the replacement requirement of all protected units to solely RSO; and b) apply applicability to any development project demolishing residential units and reference the standalone Article for the Demolition of Housing Units.

Based on the results of the Replacement Feasibility Study and new policy direction provided by the City Council, the proposed zone text amendment will modify subparagraphs G and H of W.H.M.C. Section §19.22.030 (Affordable Units Required) to remove the 35% replacement requirement of above lower income protected units and instead solely require the replacement of these units as subject to rent stabilization under Title 17 of the Code. Additionally, this Section will be amended to reference the new stand-alone article for demolition protections under the Housing Crisis Act due to AB 1218 and the applicability of these protections to all development projects.

“G. Notwithstanding the affordable units required by this Section 19.22.030, the following provisions also apply. A housing development project shall not be approved if it requires demolition of one or more residential dwelling units unless the project creates at least as many units as will be demolished. A development project shall not be approved that will require the demolition of occupied or vacant protected units unless the project complies with the applicable replacement provisions of California Government Code Section §66300.6. The terms used herein are defined in Government Code Section §66300.5, if not otherwise defined in the Zoning Ordinance.

1. If any dwelling units are subject to Title 17 (Rent Stabilization) of this Code and are occupied on the date of application by persons and families of an above lower income category, the project shall provide at least the same number of units of equivalent size and those units shall be subject to Title 17 (Rent Stabilization) of this Code (notwithstanding anything to the contrary in W.H.M.C. Section §17.24.010.a.4).

“H. In the event of any inconsistency between any applicable state law replacement requirements and this Chapter, Government Code Section §66300.6 controls.

Subparagraph B.4 of the W.H.M.C. Section §19.22.050 (Affordable Housing Incentives) is amended to include a reference to Government Code Section §66300.5-§66300.6 (Demolition of Housing Units) as the new stand-alone article for demolition protections under the Housing Crisis Act.

“Used in conjunction with a project unless it complies with applicable replacement requirements in Government Code Section 65915(c)(3), Government Code Section 66300.6, and Section 19.22.030 (G) above.”

The commission questioned the number of buildings that are currently RSO in West Hollywood. They requested clarification about the amount of rent which can be charged after units have been demolished and rebuilt, and if the rent can be increased when a tenant moves out.

Staff stated around 45% of all residential buildings located in West Hollywood are RSO. Costa-Hawkins Housing Act prohibits vacancy control and once the unit is vacated, that unit can be offered at market rate.

The commission requested clarification regarding Title 17 of the Rent Stabilization Ordinance, the Ellis Act, single-family dwellings, and accessory dwelling units.

Chair Lombardi opened public comments for Item 11.A.

JAMES FRANCIS WENDELL, WEST HOLLYWOOD spoke in support of staff's recommendation to the City Council. He commented on the current housing crisis and encouraged implementation.

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

Vice Chair Gregoire moved to: 1) approve staff's recommendation to the City Council.

MOTION FAILS due to no second.

The commission commented on and discussed housing affordability, rent stabilization housing stock, replacement housing, protecting housing units and renters, current vacant housing units, 100% affordable housing developments, rent control, the feasibility study, income aligned deed restricted affordable units, affordable options, and localized bonus density.

Commissioner Matos suggested a recommendation to the city council; that they consider achieving feasibility of a project to allow for additional supplemental local density that would allow the replacement units to be income aligned deed restricted affordable housing, in-line with the original council directive.

It was suggested the Urban Design and Architecture Studio, and the Community Development Department could potentially explore creative ways to look at density that may have less of an impact on buildings becoming cost prohibitive and additional community involvement.

Commissioner Matos moved to: 1) approve staff's recommendation of the council directive, and a) include in a formal way a recommendation to the City Council the Planning Commission recommends exploring opportunities for additional local density bonus to accommodate the replacement of units with deed restricted income aligned affordable housing.

Seconded by Commissioner Solomon.

Staff clarified for the record the recommendation: a) the recommendation to City Council to consider study allowing additional local density bonus to accommodate the replacement of above level income units to be deed restricted income aligned affordable units in perpetuity.

ACTION: 1) Adopt Resolution No. PC 24-1562 as presented: "A RESOLUTION 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, TO UPDATE REPLACEMENT REQUIREMENTS OF ABOVE LOWER-INCOME PROTECTED UNITS IN NEW HOUSING PROJECTS AND UPDATE PROVISIONS RELATED TO UNIT DEMOLITION IN ALIGNMENT WITH STATE LAW." 2) forward the following recommendation to City Council for their consideration: *"Consider study allowing additional local density bonus to accommodate the replacement of above level income units to be deed restricted income aligned affordable units in perpetuity"* and 3) Close the Public Hearing for Item 11.A. **Moved by Commissioner Matos, seconded by Commissioner Solomon and passes, noting Commissioner Hoopingarner voting NO.**

12. NEW BUSINESS.

A. Planning Commission Subcommittee Appointments.

Chair Lombardi officially made the following appointments:

DESIGN REVIEW SUBCOMMITTEE.

APPOINT: 1) Lynn Hoopingarner, Chair, 2) Rogerio Carvalheiro, and 3) Michael A. Lombardi for a term through June 30, 2025.

LONG RANGE PLANNING PROJECTS SUBCOMMITTEE.

APPOINT: 1) Erick J. Matos, Chair, 2) David Gregoire, and 3) Andrew Solomon for a term through June 30, 2025.

SUNSET ARTS AND ADVERTISING SUBCOMMITTEE.

APPOINT: 1) Erick J. Matos, Chair, 2) Stacey E. Jones, and 3) Michael A. Lombardi for a term through June 30, 2025.

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.

B. 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.

He stated the next regularly scheduled Design Review Subcommittee will be officially cancelled on Thursday, July 25, 2024.

16. PUBLIC COMMENT.

JAMES FRANCIS WENDELL, WEST HOLLYWOOD commented on affordable housing options.

17. ITEMS FROM COMMISSIONERS.

Commissioner Hoopingarner welcomed Commissioner Solomon. She stated there was a neighborhood meeting scheduled opposite a Planning Commission meeting and encouraged staff to accommodate different meeting schedules, so the public does not have to choose amongst which meeting to attend.

Commissioner Solomon thanked the commission and staff for welcoming him and reaching out to offer guidance. He's looking forward to working with everyone.

Commissioner Jones welcomed Commissioner Solomon.

Commissioner Matos welcomed Commissioner Solomon and welcomed Commissioner Jones back to the dais. He thanked Chair Lombardi for his leadership tonight.

Chair Lombardi welcomed Commissioner Solomon and welcomed Commissioner Jones back to the dais.

ADJOURNMENT. The Planning Commission adjourned at 9:30 p.m. to a regularly scheduled meeting on Thursday, August 1, 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 1st day of August 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