



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
July 16, 2026**

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:** Acting Chair Carvalho called the meeting of the Planning Commission to order at 6:35 p.m.

2. **PLEDGE OF ALLEGIANCE.** Acting Chair Carvalho led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Edwards, Gregoire, Harris, Hoopingarner, Solomon, Acting Chair Carvalho.

Commissioners Absent: Chair Jones.

Staff Present: Francisco Contreras, Long Range Planning Manager, Nick Maricich, Community Development Director, Scott Shapses, Deputy Legal Counsel, and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission agenda for Thursday, July 16, 2026 as presented. **Moved by Commissioner Gregoire, seconded by Commissioner Edwards and passes, noting Chair Jones absent. (6/0)**

5. **APPROVAL OF MINUTES.**

A. **June 18 , 2026**

ACTION: Approve the Planning Commission action summary minutes for Thursday, June 18, 2026, as presented. **Moved by Commissioner Edwards, seconded by Commissioner Edwards and passes, noting Chair Jones absent. (6/0)**

ITEM 5.A.

6. PUBLIC COMMENT.

VICTOR OMELCHENKO, WEST HOLLYWOOD voiced his concern regarding conflicts of interest involving councilmembers and called for greater transparency and integrity in governance.

ALI SHAHIDI, WEST HOLLYWOOD stated that the current ZIP proposal overlooks priorities and urges for the assessment of potential resident displacement.

ANITA GOSWAMI, WEST HOLLYWOOD urges the commission to publicly analyze state legislation affecting local issues and to inform residents about legislative changes in advance.

ADAM GREEN, WEST HOLLYWOOD stated his concern about a forthcoming Senate Bill, effective July 2026 and the lack of awareness of these upcoming changes. He urged the commission to delay the process.

7. DIRECTOR'S REPORT.

Nicholas Maricich, Community Development Director, addressed a significant water main break affecting the community, urging residents to visit the city's website and LADWP's for updates.

He provided an update on SB 79, effective July 1st which introduces minimum housing standards near transit stops. West Hollywood was initially omitted from the draft map by SCAG, but subsequent directives have now included its planned transit-oriented developments, such as the Metro K Line Northern Extension project. Consequently, West Hollywood is now subject to SB 79, with various local implementation options available.

Additionally, SB 35 and SB 423, under which West Hollywood is now required to adopt and streamline ministerial review process for multifamily housing projects due to underperformance in meeting housing goals as assessed in the first half of the sixth cycle of the regional housing needs assessment (RHNA). The city has permitted less than 50% of its housing allocation, thus being categorized for projects with a minimum of 10% affordable housing. Local governments retain the ability to impose their own inclusionary requirements.

He the city is working to facilitate this new application process under state law for eligible projects.

8. CONSENT CALENDAR. None

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

**10. PUBLIC HEARINGS, SECTION II:
OTHER ITEMS THAT REQUIRE A PUBLIC HEARING UNDER THE LAW:**
None.

11. NEW BUSINESS. None.

12. UNFINISHED BUSINESS.

A. ZONING IMPROVEMENTS PROGRAM FOR HOUSING (ZIP):

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

She presented an overview of the Zoning Improvement Program, including technical analyses and preliminary policy options for Planning Commission feedback. She emphasized that the item was advisory only and did not propose any zoning map amendments, zone text amendments, General Plan amendments, project approvals, SB 79 implementation, or CEQA determinations.

She explained that ZIP consolidates several Housing Element-related work programs and responds to the City's housing production obligations, recent changes in State housing law, and City Council directives. The program focuses on four areas: 1) growth geographies and capacity calibration; 2) anti-displacement strategies; 3) housing-unit diversity; and 4) alignment of local zoning with State housing laws, including density bonus law and potentially SB 79.

She described the technical tools used to evaluate potential zoning changes, including development "test fits," financial feasibility analyses, and capacity analyses that account for site-specific development constraints.

Regarding growth geographies, she presented three potential areas for additional housing capacity:

- Commercial areas, which account for approximately 66% of the proposed ZIP capacity and emphasize mixed-use development along commercial corridors and near transit and community services.
- R3 and R4 residential areas, accounting for approximately 29% of proposed capacity, where staff is primarily considering increased density while generally maintaining existing building envelopes and protecting existing rent-stabilized and naturally occurring affordable housing.
- R1 and R2 areas, accounting for approximately 6% of proposed capacity, where alternatives range from maintaining existing zoning to targeted increases based on lot size or proximity to transit.

She also presented the possibility of excluding sensitive areas, including very-high fire hazard severity zones, from additional growth.

For anti-displacement, she noted that approximately 56% of residential parcels have a known Rent Stabilization Ordinance (RSO) unit. Potential strategies discussed included enhanced replacement requirements for protected units, an anti-displacement fund supported through development value capture, expanded monitoring of naturally occurring affordable housing, and lottery preferences for recently displaced tenants.

For housing-unit diversity, she discussed tools such as maximum average unit sizes and minimum density requirements to encourage a broader range of housing sizes and types.

She also reviewed the interaction between State Density Bonus Law, existing local incentives, a potential local density bonus, and SB 79. A potential local bonus of up to 100% additional density could generate community benefits, including funding for anti-displacement programs. She noted that SB 79 could substantially affect future zoning capacity, particularly around transit, and that a potential Transit-Oriented Development alternative plan would require additional analysis and recalibration of the ZIP test fits.

Planning Commission feedback was requested regarding preferred growth geographies; appropriate transitions in development scale; whether sensitive areas should be excluded; which anti-displacement strategies warrant further study; whether to pursue a local density bonus overlay; whether to prepare an SB 79 TOD alternative plan; and which community benefits should be prioritized if a local bonus is pursued.

Acting Chair Carvalho opened public comments for Item 12A.

RUTH CISLOWSKI, WEST HOLLYWOOD advocated for a TODAP overlay for improved local development input as the K line expands and transparent communication to all community members.

VICTOR OMELCHENKO, WEST HOLLYWOOD calls for the Planning Commission to advise on two critical issues: the need for a tenant protection study for duplexes affected by SB 79, and the establishment of local height limits and authority over zoning changes to prevent displacement and protect low-rise neighborhoods.

ANITA GOSWAMI, WEST HOLLYWOOD emphasized need for an effective TODAP with explicit height limits and objective standards in planning, advocating for better collaboration to support both current and future residents.

ALI SHAHIDI, WEST HOLLYWOOD expressed the need for a strong, locally controlled TODAP to set clear standards around transit before finalizing ZIP.

MIKE HOLZMAN, WEST HOLLYWOOD recommends directing future housing growth along commercial corridors to enhance accessibility and community support.

KYLE BRAZEL, WEST HOLLYWOOD expresses concern about SB 79 potentially overriding local initiatives and urges the city council to adopt a transit-oriented development alternative plan that allows local officials to manage growth.

KIMBERLY WINICK, WEST HOLLYWOOD advocated for a TODAP and addressed concerns about proposed developments in single-family neighborhoods.

CODY CHRISTIANSEN, WEST HOLLYWOOD implored the commissioners to heed community voices and promptly recommend a TODAP.

The following constituents sent written correspondence, which was received after the official deadline. Their correspondence will be forwarded to staff to include in the final staff report that will go before the City Council.

WILLIAM GILLIAND, WEST HOLLYWOOD, JUSTIN TINDALL, WEST HOLLYWOOD, ELISE EISENBERG, WEST HOLLYWOOD and ROXANNE HOLLOWAY, WEST HOLLYWOOD.

Commissioners questioned how ZIP standards would interact with SB 79, which projects could use SB 79, and when state standards would supersede more restrictive local zoning. Commissioners requested an explanation of the development permitted under existing zoning, ZIP, State Density Bonus Law, local bonuses, and SB 79. Commissioners discussed focusing most new capacity on commercial corridors and allowing residential uses in commercial areas where they are currently prohibited. They also considered calibrated growth in R3 and R4 neighborhoods.

Commissioners expressed differing views on additional capacity in R1 and R2 areas. Discussion addressed neighborhood scale, small-lot and townhouse ownership opportunities, rent-stabilized duplexes, older homeowners, privacy, sunlight, parking, traffic, and displacement.

Commissioners asked staff to evaluate infrastructure needs alongside each growth option, including water, sewer, transportation, emergency access, parks, utilities, and responsibility for improvement costs.

Commissioners discussed strengthening objective design and development standards, so they remain enforceable and provide predictable outcomes under state housing laws. Commissioners supported further consideration of smaller units, minimum density standards, maximum average unit sizes,

townhouses, condominiums, and other ownership opportunities. Commissioners discussed enhanced replacement requirements, tracking naturally occurring affordable housing, tenant preferences, an anti-displacement fund, and additional analysis of vulnerable rent-stabilized duplexes.

Commissioners generally supported preparing a Transit-Oriented Development Alternative Plan (TODAP) for consideration along with ZIP. Discussion emphasized preserving local planning authority and coordinating housing capacity with infrastructure, neighborhood context, and state requirements. Commissioners discussed a possible local bonus overlay and potential community benefits, including affordable housing, tenant protections, anti-displacement programs, publicly accessible open space, and infrastructure improvements.

ACTION: The Planning Commission provided advisory comments to the City Council; no formal vote was required. **Motion carried by consensus of the Commission.**

13. EXCLUDED CONSENT CALENDAR. None.

14. 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 upcoming subcommittee meetings.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS. None.

ADJOURMENT. The Planning Commission adjourned at 10:45 p.m. to a regularly scheduled meeting on Thursday, August 6, 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. **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 3rd day of September 2026 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

STACEY E. JONES, CHAIRPERSON
PLANNING COMMISSION

ATTEST:

DAVID K. GILLIG, COMMISSION SECRETARY