City of West Hollywood
California 1984

PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
September 3, 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:** Chair Jones called the meeting of the Planning Commission to order at 6:32 p.m.

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

3. **ROLL CALL:**

Commissioners Present:	Edwards, Gregoire, Harris, Hoopingarner, Solomon, Chair Jones.
Commissioners Absent:	Vice Chair Carvalheiro.
Staff Present:	Paul Caporaso, Senior Planner, Emily Rotman, Assistant Planner, Francisco Contreras, Long Range Planning Manager, Jennifer Alkire, Assistant 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, September 3, 2026 as presented. **Moved by Commissioner Solomon, seconded by Commissioner Edwards and passes. (6/0)**

5. **APPROVAL OF MINUTES.**
Commission Secretary Gillig read into the record the following staff amendment:

[Page 1 of 7]
Approve the Planning Commission action summary minutes for Thursday, June 18, 2026, as presented. Moved by Commissioner ~~Edwards~~ Gregoire, seconded by Commissioner Edwards and passes, noting Chair Jones absent. (6/0)

ITEM 5.A.

A. July 16, 2026

ACTION: Approve the Planning Commission minutes for Thursday, July 16, 2026, as amended. **Moved by Commissioner Gregoire, seconded by Commissioner Solomon, noting Vice Chair Carvalheiro absent, Chair Jones abstained and passes. (5/1/1)**

6. PUBLIC COMMENT. None.

7. DIRECTOR'S REPORT.

Nicholas Maricich, Community Development Director, spoke on a project update that will be coming up. He highlighted the upcoming quarterly update on major development projects scheduled for September 22nd and noted that the final environmental impact report for item 10.C is now available online at Environmental Documents | City of West Hollywood.

He also addressed the ministerial housing permit (MHP) process, established to align with the city's general plan and comply with state law. The process involves site postings and mailed notifications within 30 days after application filing, followed by a ministerial review by the Director. The decision can be appealed to the City Council only on specific grounds related to compliance with zoning provisions.

Director clarified questions regarding the updates given.

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:

A. 8401 SUNSET BOULEVARD:

There were no public disclosures.

Paul Caporaso, Senior Planner, presented a verbal presentation and background information as presented in the staff report dated Thursday, September 3, 2026.

He stated the proposal for the Andaz West Hollywood project at 8401 Sunset Boulevard, which seeks modifications to existing tall wall signs.

He provided background to the project which involves a 10-foot extension of the west sign's face, without increasing the building's floor area, and adjustments to height for both signs. The modifications are within existing conditional use permit limits for sign area and will necessitate the removal of current on-site signage, addressed in a separate permit.

The changes respond to nearby off-site signage projects and aim to minimize obstruction impacts. Previous CEQA analysis deemed the existing signs exempt. Staff reported five public comments, with two in support, and they confirmed no outstanding code violations for the site. Staff recommend approval of the requested development agreement and zone map amendment.

Commissioners deliberated on the qualification of the west sign's steel armature as a creative tall wall, processing the application under the Sunset Boulevard Off-Site Signage Policy. Commissioners requested clearer documentation of existing and proposed dimensions, including an 8¼-foot height increase. Discussions revealed non-applicable development agreement language, which staff will remove. The absence of revenue-sharing benefit was noted, as well as impacts from adjacent billboards. Staff clarified that modifications aim to address these obstructions without granting additional sign area.

Concerns over rooftop noise from the hotel led to discussions on incorporating operational conditions into the signage development agreement, but staff confirmed no active violations exist. The addition of objective noise standards and sound mitigation measures was ultimately not included in the agreement.

Chair Jones opened public comments for Item 10.A.

SHERI BONSTELLE, LOS ANGELES, representative for the Andaz, presented the applicant's report. She provided background information and spoke of previous signage parameters, and clarified they are not requesting any additional signage area, and confirmed the conditional use permit will not be modified. She further spoke and stated additional support by billboard owners, and commented on past noise complaints and remedies.

BEN ANDERSON, LOS ANGELES, Office Entitled, continued the applicant’s report. He spoke and detailed the signage areas, view blockage, extension to the west face, and impacting setbacks.

JAMES DENALL, WEST HOLLYWOOD, General Manager, The Andaz, continued the applicant t’s report. He spoke and detailed noise issues and violations.

AARON KAMIN, LOS ANGELES expressed frustration over unresolved noise issues from the rooftop facility, highlighting a lack of response from management despite numerous attempts to communicate. He requested enforceable rooftop noise protections, citing several years of complaints, permit conditions, and concerns regarding compliance monitoring.

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

The commission questioned the accuracy of the renderings, requested clarification regarding the extension, and spoke extensively about past and current noise violations.

Staff and legal reiterated the focus of the development agreement is for the tall wall modifications only, and not for the operations of the original conditional use permit for the hotel. Staff also confirmed there are no outstanding code violations.

Commissioners discussed whether the west sign's steel armature and extension should qualify as a creative tall wall. Staff stated the application is being processed as a modification of existing tall wall signs under the Sunset Boulevard Off-Site Signage Policy.

They requested clearer documentation of existing and proposed dimensions, including the 8¼-foot height increase. Staff agrees to add the specific height increase to the project documents.

Commissioners discussed the absence of a revenue-sharing or other financial public benefit, the 30-year Development Agreement term, obstruction impacts from nearby billboards, and the agreement's minor-change provisions.

They also extensively discussed longstanding rooftop noise complaints involving the hotel and whether operational conditions from the hotel's separate Conditional Use Permit should be incorporated into the signage Development Agreement.

Staff and legal counsel state that there are no active code enforcement violations and that hotel operations are governed by separate approvals.

Commissioners discussed establishing objective noise standards and possible physical sound mitigation. No rooftop operational condition or sound wall requirement is added to the Development Agreement.

Commissioner Gregoire moved to: 1) approve staff's recommendation, including subject to the minor changes to the resolutions, and recommend those draft resolutions to City Council; and 2) make a side recommendation the Council direct the City Manager to have staff take a look at the history of complaints and violations and proactively with the Andaz to come up with a permanent solution that will provide relief to the neighbors.

Staff reiterated the corrections to made to Sections 2.3 Statements of Benefits and Considerations with regard to the language that discusses artwork and design elements; Section 4.2 Permitted Sign Maintenance and Upkeep, the removal of and public realm improvements from the paragraph; and in Exhibit B in the project description, the height increase is discussed but not specified, so that language will be added.

Seconded by Commissioner Edwards.

Deputy Legal Counsel Shapses stated for the record the motion is, to move staff's recommendation, subject to the minor changes as stated my staff, and make an additional recommendation to have staff look into the complaints of the Andaz and potentially working within the city's administration to address that.

ACTION: 1) **Adopt Resolution No. PC 25-1653 as amended:** *a) corrections to made to Sections 2.3 Statements of Benefits and Considerations with regard to the language that discusses artwork and design elements; b) Section 4.2 Permitted Sign Maintenance and Upkeep, the removal of and public realm improvements from the paragraph; c) and in Exhibit B in the project description, the height increase is discussed but not specified, so that language will be added;* A RESOLUTION OF THE PLANNINGCOMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THECITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT TO MODIFYEXISTING TALL WALL SIGNS AT 8401 SUNSET BOULEVARD, WESTHOLLYWOOD, CALIFORNIA AND DETERMINING THAT THE PROJECT ISCATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTALQUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15301 ANDSECTION 15311;" 2) **Adopt Resolution No. PC 25-1655 as amended:** "A RESOLUTION OF THE PLANNINGCOMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THECITY COUNCIL APPROVAL OF A ZONE MAP AMENDMENT IN CONJUNCTIONWITH A DEVELOPMENT AGREEMENT TO MODIFY EXISTING TALL WALLSIGNS AT 8401 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIADETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THECALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQAGUIDELINES SECTION 15301 AND SECTION 15311." 3) The Commission also recommended that the City Manager have staff review the history of complaints and violations and work proactively toward a permanent resolution, providing neighborhood relief.
and 4) Close the Public Hearing for Item 10.A. **Moved by Commissioner Gregoire, seconded by Commissioner Edwards and passes, noting Commissioner Hoopingarner voting NO, Vice Chair Carvalheiro absent and passes. (5/1/1)**

B. OPEN SPACE ELEMENT UPDATE:

Emily Rotman, Assistant Planner, presented a recommendation to the City Council for amending the Parks and Recreation element into an Open Space Element.

This update reflects evolving community needs, recent major park investments, and changes in state law requiring local plans to address equitable access and climate resilience. The open space concept now includes parks, plazas, walking routes, and greenery. Despite 93% of residents living within a 10-minute walk of a park, challenges remain in increasing space and improving the quality of the open space network. Community engagement involved surveys and discussions, revealing strong support for prioritizing accessibility, new open space opportunities, safety, and increased greenery.

The commission's approval could lead to City Council review on October 19, 2026. The proposed policies and actions reflect community feedback and encompass universal access, wayfinding, public space strategies, park safety, and tree canopy priorities.

Organized around three themes: 1) better parks and programs for all, 2) more public places and connections, 3) enhanced shade and climate-ready design.

These aim to maintain and improve existing parks, create new public spaces, and address climate resilience.

Seven overarching goals supported by 100 policies guide the framework, along with 27 implementation actions specifying responsible departments and timelines. Actions target various themes, including open space improvements and urban forest management, with progress monitored via the General Plan annual report.

An initial environmental study found no significant impacts, prompting staff to recommend the Planning Commission adopt a resolution endorsing the general plan amendment.

Commissioners asked whether references to planned projects, including the San Vicente Sky Sanctuaries project, commit the City to completing or funding those projects. Staff clarify that the Element is a policy-level document and does not approve or fund individual projects.

Commissioners discussed clearer distinctions between maintaining and expanding open space, more precise and action-oriented policy language, measurable implementation goals, review of park-related development fees, and enforceable open-space standards where legally permissible.

Commissioners encouraged stronger emphasis on soil health, street-tree planting, bioswales and stormwater capture, open streets, small-scale public spaces, and creative use of streets, sidewalks, parkways, and other City-controlled space.

Commissioners also discussed balancing open-space objectives with State housing requirements and development mandates. Staff notes that implementation will occur through future work programs, capital planning, development standards, partnerships, and funding decisions.

Chair Jones opened public comments for Item 9.B.

There were no official public comments.

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

Commissioner Solomon moved to: 1) approve staff's recommendation to City Council.

Seconded by Commissioner Harris.

ACTION: Adopt Resolution No. PC 25-1650 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN AMENDMENT TO THE GENERAL PLAN TO UPDATE THE PARKS AND RECREATION ELEMENT, RENAMING IT THE OPEN SPACE ELEMENT, AND ADOPT A NEGATIVE DECLARATION PURSUANT TO STATE CEQA GUIDELINES; and 2) Close the Public Hearing for Item 10.B. **Moved by Commissioner Solomon, seconded by Commissioner Harris and passes, noting Vice-Chair Carvalheiro absent. (6-0)**

C. 1000 N. LA BREA AVENUE:

The proposed 1000 North La Brea Avenue Project includes the demolition of all structures on a 43,316-square-foot project site consisting of three contiguous parcels to be tied as a single project site, and construction of a 34-story mixed-use residential and commercial building with two levels of subterranean parking and four levels of parking above the second floor.

The mixed-use development includes 514 residential units with 25 percent or 128 affordable units, approximately 30,000 square feet of commercial/retail use on the ground floor and integrates six billboards with varied dimensions throughout all facades of the building. The project site is located at 1000 North La Brea Avenue within the CR (Commercial, Regional Center) zoning district. To allow for increased density, increased height, and billboards, the applicant is requesting a development agreement.

Due to pending exhibit items necessary for the project, the public hearing for this item will be rescheduled.

ACTION: Continued to Thursday, October 1, 2026.

11. NEW BUSINESS.
Chair Jones appointed the following subcommittee members for terms ending June 30, 2027.

A. Planning Commission Subcommittee Appointments:

Design Review Subcommittee: Vice Chair Carvalheiro (Chair); Commissioner Hoopingarner and Commissioner Edwards.

Long Range Planning Projects Subcommittee: Commissioner Harris (Chair); Commissioner Solomon and Commissioner Edwards.

Sunset Arts and Advertising Committee: Commissioner Gregoire (Chair); Commissioner Hoopingarner and Chair Jones.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.
Francisco Contreras, Long Range Planning Manager, provided an update of five proposed tentative items scheduled for upcoming meetings.

B. Subcommittee Management.
Francisco Contreras, Long Range Planning Manager, provided an update of two proposed tentative items scheduled for upcoming subcommittee meetings.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.
Commissioner Harris stated she will be absent from the meeting on November 19th, 2026.

ADJOURNMENT. The Planning Commission adjourned in honor of Gloria Steinem at 9:45 p.m. to a regularly scheduled meeting on Thursday, September 17, 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 17th day of September 2026 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

STACEY JONES, CHAIRPERSON
PLANNING COMMISSION

ATTEST:

DAVID K. GILLIG, COMMISSION SECRETARY