



**WEST HOLLYWOOD
PLANNING COMMISSION
Thursday, December 7, 2006 @ 6:30 PM**

**Regular Meeting at
West Hollywood Park Auditorium
647 N. San Vicente Boulevard, West Hollywood, California**

To comply with the American with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for checkout at the meeting. If you require special assistance to attend (e.g. transportation) or to participate in this meeting (e.g., a signer for the hearing impaired), **you must call or submit your request in writing to the Department of Community Development at (323) 848-6495 at least 48 hours prior to the meeting.** The City TDB line for the hearing impaired is (323) 848-6496.

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

This agenda was posted at: City Hall, the Community Development Department Public Counter, the West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

Reminder: please speak clearly into microphones and turn off all cellular phones and pagers. For additional information on any item listed below, please contact John Keho, Planning Manager at (323) 848-6393.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE AGENDA

The Planning Commission is requested to approve the Agenda.

RECOMMENDATION: Approve the Agenda of Thursday, December 7, 2006.

5. APPROVAL OF MINUTES

The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.

RECOMMENDATION: Approve the minutes of:

A. November 16, 2006

6. PUBLIC COMMENT

This time, to a maximum of twenty (20) minutes, has been set aside for the public to address the Planning Commission on any item on the agenda, except those set for public hearing. Members of the public may also bring non-agenda items to the attention of the Planning Commission at this time. In accordance with the Brown Act, items so presented cannot be acted upon, nor discussed, by the Commission at this time, 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. Please fill out a Speaker's Slip and give it to the Commission Secretary to the Commission prior to speaking.

7. ITEMS FROM COMMISSIONERS

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. Extension Request 2006-001: Applicant is requesting to extend the approvals previously granted for the construction of a seven-unit, four-story residential condominium building, for the property located at 8703 West Knoll Drive, West Hollywood, California.

Applicant: Derek Heeb

Locations: 8703 West Knoll Drive

Planner: Adrian Gallo

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 06-707, conditionally approving Extension Request 2006-001, extending the approval of Development Permit 2002-003, Modification 2003-007 and Tentative Tract Map 2003-010, for the property located at 8703 West Knoll Drive, West Hollywood, California.

B. Tentative Tract Map 2006-023: Applicant is requesting to subdivide a two-unit residential project into a common interest development, for the property located at 846 N. Huntley Drive, West Hollywood, California.

Applicant: GM Engineering

Locations: 846 N. Huntley Drive

Planner: Rachel Heiligman

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 06-705, conditionally approving Tentative Tract Map 2006-023 (Parcel Map No. 67808), for the property located at 846 N. Huntley Drive, West Hollywood, California.

C. Zone Clearance 2006-169: The applicant is requesting a continuance of an appeal of the Director of Community Development's approval of a zone clearance to reduce the number of dwelling units in a multi-family structure from six units to three units, for the property located at 8135 Norton Avenue, West Hollywood, California.

Applicant: 8135 Norton Avenue, Inc.

Appellant: Gerald A. Vukas

Locations: 8135 Norton Avenue

Planner: Rachel Heiligman

Recommendation: 1) Continue to Thursday, February 1, 2007.

- D. Zone Text Amendment 2006-010:** Amendment to the Zoning Ordinance to develop a new land use category and location criteria for medical marijuana dispensaries, and to consolidate other existing standards into the Zoning Ordinance, located City-Wide, West Hollywood, California.

Applicant: City of West Hollywood

Locations: City-Wide

Planner: Francie Stefan

Recommendation: 1) Adopt Resolution No. PC 06-708, recommending to the City Council approval of Zone Text Amendment 2006-010, located City-Wide, West Hollywood, California.

- 10. NEW BUSINESS.** None.
- 11. UNFINISHED BUSINESS.** None.
- 12. EXCLUDED CONSENT CALENDAR.** None.
- 13. ITEMS FROM STAFF**

A. Director's Report

14. PUBLIC COMMENT

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15. ITEMS FROM COMMISSIONERS

- 16. ADJOURNMENT.** The regularly scheduled meeting for Thursday, December 21, 2006 has been cancelled. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, January 4, 2007** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
December 21	Thursday	- - -	- CANCELLED -	-CANCELLED -
January 4, 2007	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
January 18	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
February 1	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
February 15	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

John D'Amico, Chair
Joseph Guardarrama, Vice-Chair
John Altschul, Commissioner
Kate Bartolo, Commissioner
Donald DeLuccio, Commissioner
Barbara Hamaker, Commissioner
Eric Thompson, Commissioner

STAFF

Susan Healy Keene, AICP, Community Development Director
John Keho, AICP, Planning Manager
Christi Hogin, Assistant City Attorney
David Gillig, Commission Secretary

MAILING ADDRESS

City of West Hollywood
Community Development Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069-4314

323.848.6475 (main)
323.848.6569 (fax)

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 (in order to facilitate the meeting, the Chair may lengthen or shorten the three (3) minute period for all speakers on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration) 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.

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.

The current Planning Commission Agenda and Staff Reports
are available on-line at

www.weho.org

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 Clerks 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.