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**WEST HOLLYWOOD  
PLANNING COMMISSION AGENDA  
Thursday, March 16, 2006 @ 6:30 PM**

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

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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, March 16, 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. March 2, 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.

- A. Conditional Use Permit 2005-003:** On Thursday, March 2, 2006 the Planning Commission clarified the language of Condition 10.3 of City Council Resolution No. 05-3291 amending Conditional Use Permit 2005-003 for Larchmont Charter Elementary School. The Planning Commission ruled that Condition 10.3 does not apply to curricular activities and further, that curricular activities are defined as twenty (20) students or fewer and with faculty supervision at all times, for the property located at 1261-1265 N. Fairfax Avenue, West Hollywood, California.  
**Planner:** Jennifer Noel  
**Recommendation:** 1) Adopt Resolution No. PC 06-661 amending Conditional Use Permit 2005-003 approved in City Council Resolution No. 05-3291, relating to Larchmont Charter Elementary School, located at 1261-1265 N. Fairfax Avenue, West Hollywood, California.

### 9. PUBLIC HEARINGS.

- A. Demolition Permit 2005-004, Development Permit 2005-009, Tentative Tract Map 2005-003:** Continued from Thursday, November 17, 2005. Applicant is requesting to demolish eight existing dwelling units on three parcels and construct a four-story, twenty-unit condominium building with subterranean garage, located at 923, 927, and 933 Palms Avenue, West Hollywood, California.  
**Applicant:** Milan Lodjl  
**Locations:** 923, 927, and 933 Palm Avenue  
**Planner:** Melodie Bounds-Frisby  
**Recommendation:** 1) Approve the application; 2) Adopt Resolution No. PC 05-629 conditionally approving Demolition Permit 2005-004 and Development Permit 2005-009; and 3) Adopt Resolution No. PC 05-631 conditionally approving Tentative Tract Map 2005-003 (Minor Land Division 61537), for the property located at 923, 927, and 933 Palm Avenue, West Hollywood, California.
- B. Development Permit 2005-018, Tentative Tract Map 2006-005:** Continued from Thursday, March 2, 2006. Applicant is requesting permits to construct an approximately 7,100 square-foot, five-unit condominium structure. The subject site is located on a currently vacant lot, located at 1257 N. Detroit Street, West Hollywood, California.  
**Applicant:** Jacques Mashihhi, Architects, AIA  
**Locations:** 1257 Detroit Street  
**Planner:** Jennifer Noel  
**Recommendation:** 1) Approve the application; 2) Adopt Resolution No. PC 06-656 conditionally approving Development Permit 2005-018; and 3) Adopt Resolution No. PC 06-657 conditionally approving Tentative Tract Map 2006-005 (Tentative Tract 64535), for the property located at 1257 N. Detroit Street, West Hollywood, California.

- C. General Plan Amendment 2006-003, Zone Text Amendment 2006-004:** Amendments to the General Plan and the Zoning Ordinance relating to Green Building requirements, throughout the City of West Hollywood, California.  
**Applicant:** City of West Hollywood  
**Locations:** City-Wide  
**Planner:** Francie Stefan  
**Recommendation:** 1) Adopt Resolution No. PC 06-659 recommending to the City Council approval of General Plan Amendment 2006-003; and 2) Adopt Resolution No. PC 06-660 recommending to the City Council approval of Zone Text Amendment 2006-004, within the City of West Hollywood, California.
- D. Demolition Permit 2005-021, Development Permit 2005-029:** Appeal by Laura Brill and Ellen Evans on the approval of Demolition Permit 2005-021 and Development Permit 2005-029, allowing the demolition of an existing duplex and the construction of a new duplex located at 8914-8916 Rangely Avenue, West Hollywood, California.  
**Applicant:** Laura Brill and Ellen Evans  
**Appellant:** Laura Brill and Ellen Evans  
**Locations:** 8914-8916 Rangely Drive  
**Planner:** Debby Linn  
**Recommendation:** 1) Deny the Appeal; and 2) Adopt Resolution No. PC 06-662 denying the appeal and affirming the approval of Demolition Permit 2005-021 and Development Permit 2005-029, for the property located at 8914-8916 Rangely Avenue, West Hollywood, California.
- E. Demolition Permit 2005-026, Development Permit 2005-039, Modification 2005-022, Tentative Tract Map 2005-013, Negative Declaration:** Applicant is requesting to allow for the demolition of an eight-unit apartment building and the construction of an eight-unit condominium building. A modification has been requested regarding the Zoning Ordinance standard pertaining to the common open space minimum dimension, for the property located at 7917 Willoughby Avenue, West Hollywood, California.  
**Applicant:** Barry Segal  
**Locations:** 7917 Willoughby Avenue  
**Planner:** Terry Blount  
**Recommendation:** 1) Approve the application; 2) Adopt Resolution No. PC 06-654 approving a Negative Declaration and conditionally approving Demolition Permit 2005-026, Development Permit 2005-039 and Modification 2005-022; and 3) Adopt Resolution No. PC 06-655 Negative Declaration and conditionally approving Tentative Tract Map 2005-013 (Minor Land Division 64359), for the property located at 7917 Willoughby Avenue, West Hollywood, California.

**10. NEW BUSINESS.**

- A. Creative Sign Permit 2005-010:** Applicant is requesting a approval of a creative sign because it is free-standing and because the requested signage exceeds the sign area permitted by the Zoning Ordinance, for the property located at 8823 Beverly Boulevard, West Hollywood, California.

**Applicant:** Sandy V. Hutchens, Jr.

**Locations:** 8823 Beverly Boulevard

**Planner:** John Chase

**Recommendation:** 1) Approve the application; and 2) Adopt Resolution No. PC 06-658 approving Creative Sign Permit 2005-010 for the Stella McCartney Store, located at 8823 Beverly Boulevard, West Hollywood, California.

- 11. UNFINISHED BUSINESS.** None.

- 12. EXCLUDED CONSENT CALENDAR.** None.

**13. ITEMS FROM STAFF**

**14. PUBLIC COMMENT**

This time 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 will 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.

**15. ITEMS FROM COMMISSIONERS**

- 16. ADJOURNMENT.** The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, April 6, 2006** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

## PLANNING COMMISSION

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

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[www.weho.org](http://www.weho.org)

## **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.

**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.

AFFIDAVIT OF POSTING  
State of California )  
County of Los Angeles )  
City of West Hollywood )

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Administrative Services Department in the Office of the City Clerk and that I posted this agenda on:

Date:

Signature: \_\_\_\_\_  
**Office of the City Clerk**