



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, April 6, 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, April 6, 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 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.

- A. Demolition Permit 2005-004, Development Permit 2005-009, Tentative Tract Map 2005-003:** On Thursday, March 16, 2006, the Planning Commission denied the project proposal to demolish all structures and construct a twenty-unit condominium building, 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) Adopt Resolution No. PC 05-629 confirming the denial of Demolition Permit 2005-004 and Development Permit 2005-009; and 2) Adopt Resolution No. PC 05-631 confirming the denial of 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:** On Thursday, March 16, 2006, the Planning Commission denied the project proposal for a five-unit condominium structure, located at 1257 N. Detroit Street, West Hollywood, California.

Applicant: Jacques Mashih, Architects, AIA

Locations: 1257 Detroit Street

Planner: Jennifer Noel

Recommendation: 1) Adopt Resolution No. PC 06-656 confirming the denial of Development Permit 2005-018; and 2) Adopt Resolution No. PC 06-657 confirming the denial of Tentative Tract Map 2006-005 (Minor Land Division 64535), for the property located at 1257 N. Detroit Street, West Hollywood, California.

9. PUBLIC HEARINGS.

- A. Demolition Permit 2005-021, Development Permit 2005-029:** Continued from Thursday, March 16, 2006. 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.

- B. Demolition Permit 2005-033, Development Permit 2005-041, Tentative Tract Map 2005-015, Negative Declaration:** Request to allow the demolition of an existing single-family dwelling and the development of a new twelve-unit condominium building with subterranean parking, located at 8760 Shoreham Drive, West Hollywood, California.
Applicant: Milan Lodjl for Ben Soroudi
Locations: 8790 Shoreham Drive
Planner: Debby Linn
Recommendation: 1) Continue to Thursday, May 4, 2006.
- C. Tentative Tract Map 2006-003:** Request for approval of a tentative tract map for a forty-unit condominium development, for the property located at 1236-1252 N. Harper Avenue, West Hollywood, California. The development of the residential project was approved on Thursday, December 15, 2005. (The Ramona)
Applicant: GTO Harper, LLC
Locations: 1236-1252 N. Harper Avenue
Planner: Tess Nguyen
Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 06-663 approving Tentative Tract Map 2006-003 (Minor Land Division 61859), for the property located at 1236-1252 N. Harper Avenue, West Hollywood, California.

10. NEW BUSINESS.

- A. Appointment to Business Signage Subcommittee:**
The Planning Commission will elect up to three (3) members to the Business Signage Subcommittee, as directed by the City Council.

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 20, 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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Planning Division, 2nd Floor
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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