



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, January 5, 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, January 5, 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. December 1, 2005 (verbatim transcript)

B. December 15, 2005

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. Administrative Permit 2005-046:** Amendment to previously approved landscaping plan for Administrative Permit 2003-045 for the removal and replacement of eight (8) mature trees at Mediterranean Village Apartment Complex, located at 840 N. Larrabee Street, West Hollywood, California.
Applicant: Michelle Bowser
Locations: 840 N. Larrabee Street
Planner: Melodie Bounds-Frisby
Recommendation: 1) Adopt Resolution No. PC 06-645 denying the request to amend the landscape plan of Administrative Permit 2003-045 at Mediterranean Village Apartments, located at 840 N. Larrabee Street, West Hollywood, California.
- B. 8900 and 8920 Beverly Boulevard, 152 N. La Peer Drive and 145 N. Swall Drive:** Request to demolish all of the structures on four lots and construct a 51,416 square-foot, mixed-use project (retail, restaurant, medical office, and six apartments), for the properties located at 8900 and 8920 Beverly Boulevard, 152 N. La Peer Drive and 145 N. Swall Drive, West Hollywood, California.
Applicant: Jack Hollander
Locations: 8900 and 8920 Beverly Boulevard,
152 N. La Peer Drive, and 145 N. Swall Drive
Planner: Terry Blount
Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 05-614 adopting a Mitigated Negative Declaration and conditionally approving Demolition Permit 2004-026 and Development Permit 2004-035, for the properties located at 8900 and 8920 Beverly Boulevard, 152 N. La Peer Drive and 145 N. Swall Drive, West Hollywood, California.
- C. Mixed-Use Overlay Zone Ordinance:** Adoption of the Mixed-Use Overlay Zone Ordinance. The project will amend the General Plan, Zoning Ordinance, and Zoning Map to enhance the City's commercial streets, increase housing stock, and spur economic development. The proposed Zone Text Amendment is a package of mixed-use standards and incentives, which includes but is not limited to height and floor area ratio bonuses, reduced parking and loading area requirements, areas where stand-alone residential projects are permitted, reduced residential open-space requirements, flexibility with affordable housing requirements, reduced residential storage requirements, and requirements for percentage of pedestrian and residential uses, located city-wide within the City of West Hollywood, California.
Applicant: City of West Hollywood
Location: City-Wide
Planner: David DeGrazia

Recommendation: 1) Adopt Resolution No. PC 05-636 recommending to the City Council adoption of a Mitigated Negative Declaration and mitigation measures for General Plan Amendment 2005-002, Zoning Ordinance Amendment 2005-006, and Zoning Map Amendment 2005-002; 2) Adopt Resolution No. PC 05-637 recommending approval of General Plan Amendment 2005-002; 3) Adopt Resolution No. PC 05-638 recommending approval of Zoning Ordinance Amendment 2005-006; and 4) Adopt Resolution No. PC 05-639 recommending approval of Zoning Map Amendment 2005-002, regarding the establishment of a Mixed-Use Overlay Zone in West Hollywood, California.

10. NEW BUSINESS. None.

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, January 19, 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

City of West Hollywood
Community Development Department
Planning Division, 2nd Floor
8300 Santa Monica Boulevard
West Hollywood, CA 90069-4314

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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 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 public hearing before the 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 your 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