



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, December 15, 2005 @ 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 15, 2005.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Approve the minutes of:

A. None.

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 2005-037: Appeal of Administrative Permit, denying the applicant's request for legalization of one illegal residential unit for the property located at 371 N. Huntley Drive, West Hollywood, California.

Applicant: Peter Kares

Appellant: Peter Kares

Locations: 371 N. Huntley Drive

Planner: Jennifer Noel

Recommendation: 1) Deny the appeal; and 2) Adopt Resolution No. PC 05-640, denying the appeal and Administrative Permit 2005-037, for the property located at 371 N. Huntley Drive, West Hollywood, California.

B. Conditional Use Permit 2005-007: Request to partially enclose an existing outdoor space for use as an outdoor bar/smoking area located in an area in back of Guy's Bar at 8713 Beverly Boulevard, West Hollywood, California, and to allow the use of an off-site parking lot at 8733 Beverly Boulevard, West Hollywood, California to provide replacement parking for Guy's Bar and the additional required parking to serve the proposed outdoor bar/smoking area, for the property located at 8713 Beverly Boulevard, West Hollywood, California.

Applicant: Jerry's Famous Deli, dba Guys' Bar

Locations: 8713 Beverly Boulevard

Planner: Debby Linn

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 05-642, approving Conditional Use Permit 2005-007 and Parking Use Permit 2005-011, for the properties located at 8713 and 8733 Beverly Boulevard, West Hollywood, California.

C. Tentative Tract Map 2005-009: Request approval of a Tentative Tract Map for a sixteen-unit condominium development that was previously approved by Planning Commission Resolution No. PC 03-482. The original approval expired on June 19, 2005 and the applicant is re-applying for approval of the same Tentative Tract Map, for the property located at 841-851 Westmount Drive, West Hollywood, California.

Applicant: Mikhail Segal for Abitare 7, Incorporated

Location: 841-851 Westmount Drive

Planner: Justine Hearn

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 05-641 approving Tentative Tract Map 2005-009 (Minor Land Division 53943), for the property located at 841-851 Westmount Drive, West Hollywood, California.

- D. Mitigated Negative Declaration, Certificate of Appropriateness 2005-008, Demolition Permit 2005-010, Development Permit 2005-016:** Request to demolish two single-family residences at 1248-1252 N. Harper Avenue and construct a four-story plus mezzanine, twenty-four unit building. The proposal also includes a request to rehabilitate two structures for affordable units, demolish the carport structure and the rear portion of a two-story apartment building at 1236-1246 N. Harper Avenue and construct a four-story, eight-unit building. The property at 1236-1246 N. Harper Avenue was designated as a Local Cultural Resource by the City of West Hollywood for its courtyard typology with character defining features.

Applicant: Ric Abramson

Locations: 1236-1252 N. Harper Avenue

Planner: Tess Nguyen

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 05-643 adopting a Mitigated Negative Declaration and conditionally approving Certificate of Appropriateness 2005-008, Demolition Permit 2005-010 and Development Permit 2005-016, for the properties located at 1236-1252 N. Harper Avenue, West Hollywood, California.

- E. West Hollywood Library:** Determination of General Plan Consistency for the West Hollywood Library Project, located at 619 N. San Vicente Boulevard, West Hollywood, California.

Applicant: City of West Hollywood

Location: 619 N. San Vicente Boulevard

Planner: David DeGrazia

Recommendation: 1) Finding the proposed library project consistent with the General Plan; and 2) Adopt Resolution No. PC 05-644 determining the West Hollywood Library Project is consistent with the General Plan, for the property located at 619 N. San Vicente Boulevard, West Hollywood, California.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS.

- A. Mixed-Use Overlay Zone:** Amendment to the General Plan, Zoning Ordinance, and Zoning Map regarding the establishment of a Mixed-Use Overlay Zone.

Recommendation: 1) Direct staff to re-notice the item for the January 5, 2006 Planning Commission meeting for additional Commission discussion.

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 5, 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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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