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**WEST HOLLYWOOD  
PLANNING COMMISSION AGENDA  
Thursday, October 6, 2005 @ 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, October 6, 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. September 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. Development Permit 2003-032, Modification Permit 2003-011, Tentative Tract Map 2005-011:** A request for a mixed-use building with five condominium units and ground floor retail space; with modification for a reduction of common open space, for the property located at 920 N. Fairfax Avenue, West Hollywood, California.  
**Applicant:** Ron Goldman, Goldman Firth Architects  
**Locations:** 920 N. Fairfax Avenue  
**Planner:** Jennifer Noel  
**Recommendation:** 1) Continue this item to Thursday, October 20, 2005.
- B. Extension Request 2005-003, Sunset Specific Plan Amendment 2005-002, Development Permit 2005-032, Conditional Use Permit 2005-013, Conditional Use Permit 2005-014, Minor Conditional Use Permit 2005-016, Minor Conditional Use Permit 2005-017, Negative Declaration:** To amend City Council Resolution Nos. 99-2183 and 99-2187 to the City Council of the City of West Hollywood, for the construction of a 196-room hotel with two restaurants and four dwelling units on the property located at 8950 Sunset Boulevard, West Hollywood, California. (James Hotel)  
**Applicant:** Steve Afriat, The Afriat Consulting Group, Inc.  
**Location:** 8950 Sunset Boulevard  
**Planner:** Tess Nguyen  
**Recommendation:** 1) Approve the application; 2) Adopt Resolution No. PC 05-625, conditionally approving Extension Request 2005-003; 3) Adopt Resolution No. PC 05-626, recommending to the City Council adoption of Sunset Specific Plan Amendment 2005-002; 4) Adopt Resolution No. PC 05-627, conditionally approving Development Permit 2005-032, Conditional Use Permit 2005-013, Conditional Use Permit 2005-014, Minor Conditional Use Permit 2005-016, Minor Conditional Use Permit 2005-017; and 5) Adopt a Negative Declaration, for the property located at 8950 Sunset Boulevard, West Hollywood, California.
- C. Conditional Use Permit 2005-008:** Request to allow a new pawn shop within an existing retail space, located at 8246 Santa Monica Boulevard, West Hollywood, California.  
**Applicant:** Elie Charisky  
**Locations:** 8246 Santa Monica Boulevard  
**Planner:** Debby Linn  
**Recommendation:** 1) Approve the application; and 2) Adopt Resolution No. PC 05-628, approving Conditional Use Permit 2005-008, for the property located at 8246 Santa Monica Boulevard, West Hollywood, California.

- D. Demolition Permit 2005-003, Development Permit 2005-007, Tentative Tract Map 2005-002, Variance 2005-001, General Plan Consistency:** Request to demolish two dwelling units and construct a four-story, eleven-unit condominium building over a subterranean garage; including a 4,610 square-foot public park, located at 1136-1140 N. Formosa Avenue, West Hollywood, California.
- Applicant:** Formosa Avenue, LLC (Richard Loring)  
**Location:** 1136-1140 N. Formosa Avenue  
**Planner:** Rachel Heiligman  
**Recommendation:** 1) Approve the application; 2) Adopt Resolution No. PC 05-617, conditionally approving Demolition Permit 2005-003, Development Permit 2005-007 and Variance 2005-001; 3) Adopt Resolution No. PC 05-621, conditionally approving Tentative Tract Map 2005-002 (Minor Land Division 62614); and 4) Adopt Resolution No. PC 05-622, determining that a city constructed and operated public park is consistent with the General Plan, for the property located at 1136-1140 Formosa Avenue, West Hollywood, California.

**10. NEW BUSINESS.**

- A. Sunset Specific Plan Interpretation:** Request an interpretation of the Sunset Specific Plan regarding the application of development bonuses for individual lots within a “target site” or a “consolidated development site”.
- Applicant:** Linda Bernhardt  
Weston Benshoof Rochefort Rubalcava MacCuish, LLP  
**Location:** N/A  
**Planner:** Tess Nguyen  
**Recommendation:** 1) Continue this item to Thursday, October 20, 2005.

**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, October 20, 2005** 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, 2<sup>nd</sup> Floor  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-4314

323.848.6475  
323.848.6569 (fax)

[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 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**