



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, October 20, 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, October 20, 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. October 6, 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:** Continued from Thursday, October 6, 2005. 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) Receive and file request for withdrawal of application.
- B. Conditional Use Permit (Tall Wall) 2005-001:** Continued from Thursday, September 1, 2005. Request to allow the use of the east facing wall of the building, for the property located at 8730 Sunset Boulevard, West Hollywood, California.
Applicant: Clear Channel Outdoor; Layne Lawson
Location: 8730 Sunset Boulevard
Planner: Rachel Heiligman
Recommendation: 1) Deny the application; and 2) Adopt Resolution No. PC 05-612 denying Conditional Use Permit (Tall Wall) 2005-001, for the property located at 8730 Sunset Boulevard, West Hollywood, California.
- C. Demolition Permit 2005-004, Development Permit 2005-009, Tentative Trace Map 2005-003:** Request to demolish eight existing dwelling units on three parcels and construct a four-story, twenty-unit condominium building with subterranean garage, for the properties located at 923, 927, and 933 Palm Avenue, West Hollywood, California.
Applicant: Milan Lojdl, Architect
Locations: 923, 927, and 933 Palm Avenue
Planner: Melodie Bounds-Frisby
Recommendation: 1) Approve the application; and 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 62397), for the properties located at 923, 927, and 933 Palm Avenue, West Hollywood, California.

10. NEW BUSINESS.

- A. Sunset Specific Plan Interpretation:** Continued from Thursday, October 6, 2005. 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 to a date uncertain.

- B. Mixed-Use Overlay Zone Draft Mitigated Negative Declaration:** To receive public comments on the Draft Mitigated Negative Declaration only. Located City-Wide, West Hollywood, California.

Applicant: N/A

Location: City-Wide

Planner: David DeGrazia

Recommendation: 1) Receive public comments and file.

- 11. UNFINISHED BUSINESS.** None.

- 12. EXCLUDED CONSENT CALENDAR.** None.

13. ITEMS FROM STAFF

14. PUBLIC COMMENT

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15. ITEMS FROM COMMISSIONERS

- 16. ADJOURNMENT.** The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, November 3, 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, 2nd Floor
8300 Santa Monica Boulevard
West Hollywood, CA 90069-4314

323.848.6475
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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