



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, August 18, 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, August 18, 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. July 21, 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. Demolition Permit 2004-009, Development Permit 2004-008, Tentative Tract Map 2004-006:** 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: 8760 Shoreham Drive
Planner: Debby Linn
Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 05-611 approving Demolition Permit 2004-009 and Development Permit 2004-008; and 3) Adopt Resolution No. PC 05-613 conditionally approving Tentative Tract Map 2004-006 (Minor Land Division 061268), for the property located at 8760 Shoreham Drive, West Hollywood, California.
- B. Conditional Use Permit 2005-001, Development Permit 2005-005, Administrative Permit 2005-041, Modification 2005-020, Rehabilitation Incentive 2005-003:** Request to adaptively reuse the culturally designated structure (formerly Larrabee Sound Studios), for a new nightclub and restaurant with outdoor lounge area and a third floor dwelling unit addition. A modification of standards to allow a ten percent increase in Floor Area Ratio (FAR) is requested to accommodate the proposed third floor residential addition. Applicant has applied for Rehabilitation Incentives to allow for a reduction in the City's parking standards to decrease the required off-street-parking. For the property located at 8811 Santa Monica Boulevard, West Hollywood, California.
Applicant: Todd Elliott and Donald Randall
Locations: 8811 Santa Monica Boulevard
Planner: Melodie Bounds-Frisby
Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 05-610 conditionally approving Conditional Use Permit 2004-010, Development Permit 2005-005, Administrative Permit 2005-011, Modification 2005-020 and Rehabilitation Incentive 2005-003, for the property located at 8811 Santa Monica Boulevard, West Hollywood, California.

- C. Tentative Tract Map 2005-006:** Request to convert two detached single-family residences on one lot into condominiums, located at 708-710 Westbourne Drive, Fairfax Avenue, West Hollywood, California.

Applicant: Judith Powers

Locations: 708-710 Westbourne Drive

Planner: David J. DeGrazia

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 05-608 conditionally approving Tentative Tract Map 2005-006 (Minor Land Division 62199), for the property located at 708-710 Westbourne Drive, West Hollywood, California.

10. NEW BUSINESS.

- A. Creative Billboard 2005-004:** Applicant requests approval of a creative sign permit for an existing sign originally approved for the Hollywood Stock Exchange, located at 8445 Santa Monica Boulevard, West Hollywood, California.

Applicant: Afriat Consulting Group, Inc.

Locations: 8445 Santa Monica Boulevard

Planner: John Chase

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 05-609 denying Creative Sign Permit 2005-004, for the property located at 8445 Santa Monica Boulevard, West Hollywood, California.

- B. Appointment to Design Review Subcommittee:**

The Planning Commission will elect one (1) member to the Planning Commission's Design Review Subcommittee; replacing Eric Thompson.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF. None.

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, September 1, 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
323.848.6569 (fax)

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