



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, March 3, 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 the Acting Planning Manager: John Keho at (323) 848-6475.

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, March 3, 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. January 20, 2005

B. February 17, 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.

A. **Sunset Millennium Project:**

Continued from a regular Planning Commission meeting on Thursday, February 17, 2005. The Commission directed staff to modify the draft resolution with the amended corrections, in regards to the development of two hotels with ground floor retail and restaurant space, on Sunset Specific Plan Site 4-C, and two residential towers with ground floor retail and restaurant space, at Sunset Specific Plan Site 4-D.

Applicant: Sunset Millennium Partners, LLC

Locations: 8474, 8480 and 8490 Sunset Boulevard, and 1234 La Cienega Boulevard, West Hollywood, California (SSP Site 4-C);
8500, 8516, 8524 and 8544 Sunset Boulevard, and 1235 La Cienega Boulevard, West Hollywood, California (SSP Site 4-D);
and
8560, 8570, 8580 and 8590 Sunset Boulevard (SSP Site 5-C)

Planner: C.J. Amstrup

Recommendation: Adopt Resolution No. PC 05-579 recommending the City Council:

- 1) Certify the final Environmental Impact Report;
- 2) Adopt a Mitigation Monitoring Plan;
- 3) Adopt a Statement of Overriding Consideration;
- 4) Approve Development Agreement 003-004 (an amended and restated Development Agreement), Zoning Map Amendment 004-001, Demolition Permit 003-030, Development Permit 003-023, Conditional Use Permits 004-016 and 004-017, Conditional Use Permits (Tall Wall) 002-006, 002-007, 002-008 and 002-009, Comprehensive Sign Program 004-003 for Sunset Specific Plan Area 4-C; and
- 5) Approve Development Agreement 003-004 (an amended and restated Development Agreement), Zoning Map Amendment 004-001, Demolition Permit 003-029, Development Permit 003-022, Tentative Tract Map 004-024, Conditional Use Permit (Tall Wall) 002-005, Comprehensive Sign Permit 004-004, Billboard Permits 003-003, 003-004, 004-004 and 004-005 for Sunset Specific Plan Area 4-D.

B. **Green Building Program:** Staff has begun research on the potential for a Green Building program for the City of West Hollywood. This staff report provides an update to the Planning Commission on the ongoing research and consideration, including the complete history of research provided to the City Council.

Applicant: N/A

Locations: City-Wide

Planner: Rachel Heiligman

Recommendation: 1) Receive and file.

9. PUBLIC HEARINGS.

- A. Sunset/Olive Mixed Use Project:** Environmental Impact Report.
Applicant: Gold Mountain Enterprises
Locations: 8430 Sunset Boulevard, 1326 Olive Drive, 8477 Delongpre Avenue
Planner: C.J. Amstrup
Recommendation: 1) Deny the request; 2) Adopt Resolution No. PC 04-559 denying Demolition Permit 2001-001, Conditional Use Permit 2001-001, General Plan Amendment 2001-003 and Zoning Map Amendment 2001-001; and 3) Adopt Resolution No. PC 04-560 denying Development Permit 2001-001, Demolition Permit 2001-001, Conditional Use Permit 2001-001, General Plan Amendment 2001-003, Zoning Map Amendment 2001-001 and Tentative Tract Map 2004-019, for the properties located at 8430 Sunset Boulevard, 1326 Olive Drive and 8477/8481 De Longpre Avenue, West Hollywood, California.
- B. Specific Plan Amendment 2004-001, Demolition Permit 2003-028, Development Permit 2003-021, Conditional Use Permit (Tall Wall) 2004-002, Administrative Permit 2004-049:** Continued from Thursday, January 6, 2004. Request to approve an application to construct a five-story, 113,320 square-foot medical office/retail building with 578 parking spaces, a tall wall and outdoor dining. The project requires an amendment to the Sunset Specific Plan to allow for a maximum height of 88 feet with a Floor Area Ratio (FAR) of 2.63. The allowed height is 35 feet and the allowed Floor Area Ratio (FAR) is 1.5., for the property located at 9016-9034 Sunset Boulevard, West Hollywood, California.
Applicant: Milan Garrison
Locations: 9016-9034 Sunset Boulevard
Planner: John Keho
Recommendation: 1) Adopt Resolution No. PC 04-572 denying the Specific Plan Amendment 2004-001, Demolition Permit 2003-028, Development Permit 2003-028, Development Permit 2003-021, Conditional Use Permit (Tall Wall) 2004-002 and Administrative Permit 2004-049, for the property located at 9016-9034 Sunset Boulevard, West Hollywood, California.

- C. Demolition Permit 2004-016, Development Permit 2004-018, Modification Permit 2004-005, Variance 2004-009, Tentative Tract Map 2004-015:** Continued from Thursday, February 17, 2005. Request to demolish two single-family homes and construct an 11-unit, 19,011 square foot condominium building using the courtyard incentives and design standards, with twenty-five subterranean parking spaces. Five incentives related to front yard and rear yard projections, semi-subterranean parking, increased driveway slope and compact parking stalls. A variance to reduce the front yard setback from twenty-one feet to nine feet on the 2nd – 4th stories of the building, a modification to increase the overall height of the project by ten percent, for the property located at 612-616 N. Croft Avenue, West Hollywood, California.
Applicant: Lehrer Architects (Michael Lehrer)
Locations: 612-616 Croft Avenue
Planner: John Keho
Recommendation: 1) Approve the request; 2) Adopt Resolution No. PC 05-583 conditionally approving Demolition Permit 2004-016, Development Permit 2004-018, Modification Permit 2004-005 and Variance 2004-009; and 3) conditionally approving Tentative Tract Map 2004-015 (Minor Land Division 061984), for the property located at 612-616 Croft Avenue, West Hollywood, California.
- D. Zone Text Amendment 2005-001, Zone Text Amendment 2005-002.** Amendment to the Zoning Ordinance to allow non-commercial copy to be substituted for commercial copy on any permitted sign and to modify requirements for mandatory neighborhood meetings.
Applicant: City of West Hollywood
Locations: City-Wide
Planner: Francie Stefan
Recommendation: 1) Adopt Resolution No. PC 05-588 recommending to the City Council approval of Zone Text Amendment 2005-001 relating to substitution on non-commercial copy on permitted signs; and 2) Adopt Resolution No. PC 05-590 recommending to the City Council approval of Zone Text Amendment 2005-002 relating to mandatory neighborhood meetings.
- E. Creative Billboard 2004-004.** Requesting approval to allow continued use of a Creative Billboard for Yahoo!, for the property located at 8720 Sunset Boulevard, West Hollywood, California.
Applicant: Regency Outdoor Advertising
Locations: 8720 Sunset Boulevard
Planner: John Chase
Recommendation: 1) Adopt Resolution No. PC 05-589 to allow the continued use of the Creative Billboard (East elevation), for the property located at 8720 Sunset Boulevard, West Hollywood, California.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Sunset Marquis Hotel Update.
Recommendation: 1) Receive and file.

B. Tower Records Update.

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, March 17, 2005** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

PLANNING COMMISSION

John Altschul, Chair
Eric Thompson, Vice-Chair
Kate Bartolo, Commissioner
John D'Amico, Commissioner
Donald DeLuccio, Commissioner
Joseph Guardarrama, Commissioner
Barbara Hamaker, Commissioner

STAFF

Susan Healy Keene, AICP, Community Development Director
C.J. Amstrup, AICP, Acting Planning Manager
Christi Hogin, Assistant City Attorney
David Gillig, Commission Secretary

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