



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, February 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: C.J. Amstrup 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, February 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 19, 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. Demolition Permit 2004-024, Development Permit 2004-032, Modification Permits 2004-012 and 2005-001, Tentative Tract Map 2004-017, Variance Permit 2004-012:** This item was reviewed by the Planning Commission on Thursday, January 20, 2005. The Commission directed staff to modify the draft resolution to include positive findings for the requested variance based on the site topography and the fact that adjacent properties to the north and south have portions of the building located on the property line, for the property located at 1137 Hacienda Place, West Hollywood, California.
Applicant: Workplays Studio*Architecture (Ric Abramson)
Location: 1137 Hacienda Place
Planner: Francie Stefan
Recommendation: 1) Approve the request; 2) Adopt Resolution No. PC 05-573 conditionally approving Development Permit 2004-032, Modification Permit 2004-012, Modification Permit 2005-001, Variance 2004-012 and Demolition Permit 2004-024; and 3) Adopt Resolution No. PC 05-574 conditionally approving Tentative Tract Map 2004-017 (Minor Land Division 062040), for the property located at 1137 Hacienda Place, West Hollywood, California.

9. PUBLIC HEARINGS.

- A. Demolition Permit 2004-003, Development Permit 2004-003, Tentative Tract Map 2004-001:** Continued from Thursday, January 6, 2005. Applicant is requesting the demolition of two single-family residences, each on a separate lot, and the construction of a three-story, six-unit condominium building using the courtyard housing standards. Four incentives related to parking requirement, driveway slope, and front and rear setbacks have been requested, for the property located at 632-636 N. Kings Road, West Hollywood, California.
Applicant: Asik Menachekanian
Location: 632-636 N. Kings Road
Planner: Terry Blount
Recommendation: 1) Approve the request; 2) Adopt Resolution No. PC 05-569 conditionally approving Development Permit 2004-003 and Demolition Permit 2004-003; and 3) Approve Resolution No. PC 05-570 conditionally approving Tentative Tract Map 2004-001 (Minor Land Division 61071), for the property located at 632-636 N. Kings Road, West Hollywood, California.

- B. Administrative Permit 2004-030:** Appeal of the Director of Community Development's approval of an outdoor dining area at a restaurant, known as Z Pizza, located at 8869 Santa Monica Boulevard, West Hollywood, California.

Applicant: David Fancrof

Appellant: David Fancrof

Location: 8869 Santa Monica Boulevard

Planner: Terry Blount

Recommendation: 1) Deny the appeal; and 2) Adopt Resolution No. PC 05-581 conditionally approving Administrative Permit 2004-030, for the property located at 8869 Santa Monica Boulevard, West Hollywood, California.

- C. Conditional Use Permit 2004-013:** Applicant is requesting approval to allow beer and wine sales for off-site consumption at Target, located at 7100 Santa Monica Boulevard, West Hollywood, California.

Applicant: Target Corporation

Location: 7100 Santa Monica Boulevard

Planner: David DeGrazia

Recommendation: 1) Adopt Resolution No. PC 05-580 approving Conditional Use Permit 2004-013, for the property located at 7100 Santa Monica Boulevard, West Hollywood, California.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

- A. West Hollywood Library Project Update.**
RECOMMENDATION: 1) Receive and file.

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, February 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