



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, July 19, 2007 @ 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. SPECIAL ORDER OF BUSINESS:

A. ELECTION OF CHAIR.

The Planning Commission will elect a Chair to the Planning Commission, for a term through June 30, 2008.

B. ELECTION OF VICE-CHAIR.

The Planning Commission will elect a Vice-Chair to the Planning Commission, for a term through June 30, 2008.

4. APPROVAL OF THE AGENDA

The Planning Commission is requested to approve the Agenda.

RECOMMENDATION: Approve the Agenda of Thursday, July 19, 2007.

5. APPROVAL OF MINUTES

The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.

RECOMMENDATION: Approve the minutes of:

A. June 21, 2007

6. PUBLIC COMMENT

This time, limited to a maximum of twenty (20) minutes, has been set aside for the public to address the Planning Commission on any item that is not set for public hearing or any item that is not on tonight's agenda. In accordance with the Brown Act, public comment relating to business not appearing on the agenda cannot be acted upon or discussed by the Commission during the meeting, 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. Staff requests that all persons wishing to address the Commission fill out a Speaker's Slip and give it to the Commission Secretary prior to speaking. The Commission requests that when you begin speaking you state your name and the name of the city where you reside. Individuals may address the Commission for up to three (3) minutes each, unless the Commission determines a different time limit.

7. ITEMS FROM COMMISSIONERS

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. Tentative Tract Map 2007-011:

Applicant is requesting to subdivide a four-unit residential project into a common interest development, for the property located at 925 N. Genesee Street, West Hollywood, California.

Applicant: Julian Bustamante

Locations: 925 Genesee Street

Planner: Terry Blount, Associate Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 07-755, conditionally approving Tentative Tract Map 2007-011 (Minor Land Division 66519), for the property located at 925 Genesee Street, West Hollywood, California.

B. Tentative Tract Map 2007-012:

Applicant is requesting to subdivide a five-unit residential project into a common interest development, for the property located at 912-914 N. San Vicente Boulevard, West Hollywood, California.

Applicant: Jeffrey Talbert

Locations: 912-914 N. San Vicente Boulevard

Planner: Terry Blount, Associate Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 07-754, conditionally approving Tentative Tract Map 2007-012 (Minor Land Division 60860), for the property located at 912-914 N. San Vicente Boulevard, West Hollywood, California.

C. Creative Sign Permit 2005-003:

Applicant is requesting a creative sign, which includes adding an array of varied-length metal elements to the façade of the existing structure, each housing an LED module, for the property located at 8410 Sunset Boulevard, West Hollywood, California.

Applicant: Joe Shooshani

Locations: 8410 Sunset Boulevard

Planner: Jory Phillips, Senior Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 07-759, conditionally approving Creative Sign Permit 2005-003, for the property located at 8410 Sunset Boulevard, West Hollywood, California.

D. Demolition Permit 2006-033, Development Permit 2006-047, Tentative Tract Map 2006-017, Negative Declaration:

Applicant is requesting to demolish four existing structures on site that comprise an eight-unit apartment complex, and construct a new nine-unit condominium structure using the Courtyard Housing Standards, for the property located at 8210 Fountain Avenue, West Hollywood, California.

Applicant: Design X Architecture

Locations: 8210 Fountain Avenue

Planner: Jennifer Noel, Associate Planner

Recommendation: 1) Continue to Thursday, August 2, 2007.

E. Demolition Permit 2006-030, Development Permit 2006-044:

Applicant is requesting to demolish an existing single-family residential structure and construct a new eight-unit condominium structure, for the property located at 1223 N. Larrabee Street, West Hollywood, California.

Applicant: Whitney Sander

Locations: 1223 N. Larrabee Street

Planner: Jennifer Noel, Associate Planner

Recommendation: 1) Continue to Thursday, July 26, 2007.

10. NEW BUSINESS.

A. Appointments to Working Group.

The Planning Commission will consider making two (2) appointments to the Working Group established for the City Hall Community Service Center and Parking Project.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF

A. Director's Report

B. Planning Manager's Update

14. PUBLIC COMMENT

This time has been set aside for members of the public who were unable to address the Commission during the twenty minute public comment period provided in Agenda Item No. 6. The same rules set forth under Agenda Item No. 6 apply.

15. ITEMS FROM COMMISSIONERS

16. ADJOURNMENT. The Planning Commission will adjourn to a specially scheduled meeting on **Thursday, July 26, 2007** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
July 26	Thursday	6:30 PM	Special Meeting	W.H. Park Aud.
August 2	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
August 16	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
September 6	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
September 20	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

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

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Community Development Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069-4314

323.848.6475 (main)
323.848.6569 (fax)

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.

The current Planning Commission Agenda and Staff Reports
are available on-line at

www.weho.org

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within ten (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 a public hearing before the City of West Hollywood's 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 you 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.