



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, November 6, 2008 @ 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.

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department at 8300 Santa Monica Boulevard, West Hollywood, California, during normal business hours. They will also be available for inspection during the Planning Commission meeting at the staff liaison's table.

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, November 6, 2008.

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 16, 2008

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. Demolition Permit 2006-038, Development Permit 2006-052, Tentative Tract Map 2006-020:

Continued from Thursday, June 5, 2008, Thursday, July 17, 2008, Thursday, August 21, 2008, Thursday, September 18, 2008 and Thursday, October 18, 2008. Applicant is requesting to demolish two single-family structures and construct a four-story, fourteen-unit condominium building with subterranean parking, for the property located at 1136-1142 N. La Cienega Boulevard, West Hollywood, California.

Applicant: Eddie Reay (Amit Apel Design, Inc.)

Locations: 1136-1142 N. La Cienega Boulevard

Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 08-821 adopting a Negative Declaration, and conditionally approving Demolition Permit 2006-038 and Development Permit 2006-052; and 3) Adopt Resolution No. PC 08-822 conditionally approving Tentative Tract Map 2006-020 (Major Land Division No. 62353), for the property located at 1136-1142 N. La Cienega Boulevard, West Hollywood, California.

B. Administrative Permit 2008-014, Development Permit 2008-010, Minor Conditional Use Permit 2008-004, Parking Use Permit 2008-004:

Continued from Thursday, August 21, 2008. Applicant is proposing the intensification of penthouse office space into a private membership restaurant with full alcohol service, outdoor dining, accessory disc-jockey background music, and the provision of off-site parking, for the property located at 9200 Sunset Boulevard, West Hollywood, California. (SoHo House [Cowshed])

Applicant: SoHo House West Hollywood, LLC

Locations: 9200 Sunset Boulevard

Planner: Francisco Contreras, AICP, Associate Planner

Recommendation: 1) Continue to a date uncertain, to allow for an Environmental Impact Report (EIR).

C. Administrative Permit 2007-019:

Continued from Thursday, September 18, 2008. Consideration to legalize one of two illegal units, and convert the second illegal unit into an addition, for the property located at 538-540 N. Huntley Drive, West Hollywood, California.

Applicant: Truman & Elliott, LLP; representing owner Mara Suchy

Locations: 538-540 N. Huntley Drive

Planner: Francie Stefan, Senior Planner

Recommendation: 1) Deny the application; and 2) Adopt Resolution No. PC 08-832, denying Administrative Permit 2007-019, for the property located at 538-540 N. Huntley Drive, West Hollywood, California.

D. Variance 2008-002:

Continued from Thursday, October 18, 2008. Applicant is requesting an after-the-fact variance to allow garage encroachments into the side-yard and rear-yard setbacks, and minor architectural changes to the front façade of a newly constructed ten-unit residential building, for the property located at 1146 N. Hacienda Place, West Hollywood, California.

Applicant: Yahuda Benezra

Locations: 1146 N. Hacienda Place

Planner: Michael Barney, Assistant Planner

Recommendation: 1) Planning Commission direction to staff.

E. Creative Sign Permit 2008-009:

Request for two temporary creative signs totaling 18,992.5 square-feet on the front of the building, for the property located at 8401 Sunset Boulevard, West Hollywood, California. (Andaz West Hollywood, *formerly Hyatt West Hollywood*)

Applicant: Graphix Gearwerks, LLC

Locations: 8401 Sunset Boulevard

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 08-837, conditionally approving Creative Sign Permit 2008-009, for the property located at 8401 Sunset Boulevard, West Hollywood, California.

F. General Plan Amendment 2006-004, Zone Map Amendment 2007-003, Zone Text Amendment 2006-003:

Consideration to Repeal Ordinance No. 07-780 to disallow altered development standards with the approval of a development agreement for properties in the Community Commercial District located along Santa Monica Boulevard, West Hollywood, California.

Applicant: City of West Hollywood

Locations: City-Wide

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) Adopt Resolution No. PC 08-838, recommending City Council repeal General Plan Amendment 2006-004, Zone Map Amendment 2007-003 and Zone Text Amendment 2006-003, located in the Community Commercial District along Santa Monica Boulevard, West Hollywood, California.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF

- A. General Plan Staff Update**
- B. Director's Report**
- C. Planning Manager's Report**

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 regularly scheduled meeting on **Thursday, November 20, 2008** 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
November 20	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 4	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 18	Thursday	6:30 PM	CANCELLED	N/A
January 1, 2009	Thursday	6:30 PM	CANCELLED	N/A
January 15	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

John Altschul, Chair
Donald DeLuccio, Vice-Chair
Alan Bernstein, Commissioner
Sue Buckner, Commissioner
Joseph Guardarrama, 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

City of West Hollywood
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.