



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, October 1, 2009 @ 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) 848-6475 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, October 1, 2009.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Approve the minutes of:

A. September 17, 2009

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. Administrative Permit 2006-006, Conditional Use Permit 2006-007, Demolition Permit 2006-008, Development Agreement 2006-001, Development Permit 2006-010, General Plan Amendment 2006-001, Minor Conditional Use Permit 2009-005, Specific Plan Amendment 2006-001, Vesting Tentative Tract Map 2006-004, Zone Map Amendment 2009-005, Zone Map Amendment 2009-008, Final Environmental Impact Report:

Continued from Thursday, May 21, 2009 and Thursday, August 6, 2009. A request to construct a 268,805 square foot mixed-use hotel project including amendments to the General Plan, Sunset Specific Plan and Zoning Map to permit increased height and density in a new expanded target site, for the property located at 9040-9056 Sunset Boulevard, West Hollywood, California.

Applicant: WN Sunset, LLC

Locations: 9040-9056 Sunset Boulevard

Planner: David DeGrazia, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 09-891, certifying the Final Environmental Impact Report, adopt a Mitigation Monitoring Program and adopt a Statement of Overriding Consideration; 3) Adopt Resolution No. PC 09-889, recommending to City Council adoption of General Plan Amendment 2006-001 and Zoning Map Amendment 2009-008; 4) Adopt Resolution No. PC 09-890, recommending to City Council, approval of Specific Plan Amendment 2006-001; 5) Adopt Resolution No. PC 09-893, recommending to City Council, adoption of Zone Map Amendment 2009-005; 6) Adopt Resolution No. PC 09-892, recommending to City Council, approval of Development Agreement 2006-001; and 7) Adopt Resolution No. PC 09-880, recommending to City Council, approving Demolition Permit 2006-008, Development Permit 2006-010, Conditional Use Permit 2006-007, Minor Conditional Use Permit 2009-005, Administrative Permit 2006-006 and Vesting Tentative Tract Map 2006-004 (Major Parcel No. 064782), for the properties located at 9040-9056 Sunset Boulevard, 1018-1022 N. Doheny Drive and 9031-9041 Harratt Street, West Hollywood, California.

B. Appeal of Administrative Permit 2008-041:

Appeal of the Director's denial of an application to legalize one illegal dwelling unit, for the property located at 1019 N. Vista Street, West Hollywood, California.

Applicant: Michael Silva, AIA

Appellant: Michael Silva, AIA

Locations: 1019 N. Vista Street

Planner: Michael Barney, Assistant Planner

Recommendation: 1) Deny the appeal; and 2) Adopt Resolution No. PC 09-885, denying the appeal by Michael Silva, AIA, and upholding the Director's decision to deny Administrative Permit 2008-041, for the property located at 1019 N. Vista Street, West Hollywood, California.

C. Demolition Permit 2009-003, Development Permit 2009-004, Minor Parking Use Permit 2009-006:

Appeal of the Director's decision to approve a major remodel, which exceeded 50% demolition, for the property located at 8457 Melrose Avenue, West Hollywood, California. (Sunset Plaza)

Applicant: Carlos Rocha

Appellant: Jack Simantob

Locations: 8457 Melrose Avenue

Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Deny the appeal; 2) Approve the project; and 3) Adopt Resolution No. PC 09-887, denying the appeal of Jack Simantob, and conditionally approving Demolition Permit 2009-003, Development Permit 2009-004 and Minor Parking Use Permit 2009-006, for the property located at 8457 Melrose Avenue, West Hollywood, California.

D. Zone Text Amendment 2009-007 (Economic Hardship):

Consideration of several amendments to the City of West Hollywood's Zoning Ordinance. The proposed amendments will revise Chapter 19.34 – Sign Standards. Located city-wide, West Hollywood, California.

Applicant: City of West Hollywood

Locations: City-wide

Planner: David DeGrazia, Senior Planner

Recommendation: 1) Adopt Resolution No. PC 09-886, recommending City Council approval of Zone Text Amendment 2009-007, located at city-wide, West Hollywood, California.

10. NEW BUSINESS.

A. General Plan Update. None.

B. General Plan Advisory Committee Update. None.

C. Planning Commission Retreat.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF

A. Planning Manager's Report

B. Director'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, October 15, 2009** 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
October 15	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
November 5	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
November 19	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 3	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 17	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

Donald DeLuccio, Chair
Marc Yeber, Vice-Chair
John Altschul, Commissioner
Alan Bernstein, Commissioner
Sue Buckner, Commissioner
Joseph Guardarrama, Commissioner
Barbara Hamaker, Commissioner

STAFF

Anne McIntosh, Deputy City Manager/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.