



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, March 20, 2014**

**Regular Meeting at 6:30 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 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 participate in this meeting (e.g., a signer for the hearing impaired), you must call, or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Special meeting related accommodations (e.g., transportation) may be provided upon written request to the Office of the City Clerk at least 48 hours prior to the meeting. For information on public transportation, call 1-323-GO-METRO (323/466-3876) or go to www.metro.net

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.

This agenda was posted at: City Hall, the Community Development Department Public Counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Planning Commission Agenda.

Reminder: please speak clearly into microphones and turn off all cellular phones and pagers.

For additional information on any item listed below, please contact David J. DeGrazia, Acting Current and Historic Preservation Planning Manager at (323) 848-6844 or Melissa Antol, Long Range and Mobility Planning Manager at (213) 848-6486.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE AGENDA

SUBJECT: The Planning Commission is requested to approve the Agenda.

RECOMMENDATION: Approve the Agenda of Thursday, March 20, 2014.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Approve the minutes of:

A. March 6, 2014

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. DIRECTOR'S REPORT

8. ITEMS FROM COMMISSIONERS

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 8497-8499 Sunset Boulevard (Karma Mixed-Use Project):

SUBJECT: Continued from January 16, 2014 and February 20, 2014. The Planning Commission will hold a public hearing to consider a request to subdivide a previously approved 28,139 square-foot mixed-use project into thirteen separate air-space parcels, for the property located at 8497-8499 Sunset Boulevard, West Hollywood, California.

Applicant: Karma Development, LLC

Planners: Emily Stadnicki, Senior Planner

Recommendation: 1) Continue to Thursday, April 3, 2014.

B. 1302 N. Sweetzer Avenue:

SUBJECT: The Planning Commission will hold a public hearing to consider determination of consistency with the General Plan for a temporary parking facility for city vehicles at a residentially zoned property, located at 1302 N. Sweetzer Avenue, West Hollywood, California.

Applicant: City of West Hollywood

Planners: Adrian Gallo, Associate Planner

Recommendation: 1) Find consistency with the General Plan; and 2) Adopt Draft Resolution No. PC 14-1077, determining that the temporary use of a parking facility for city vehicles on a residentially zoned property is consistent with the General Plan, for the property located at 1302 N. Sweetzer Avenue, West Hollywood, California.

C. 1250 N. Fairfax Avenue:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish all structures on three residential parcels, combine parcels, and construct a new five-story, fifty-three unit courtyard apartment building with twelve units of affordable housing, for the property located at 1250 N. Fairfax Avenue, West Hollywood, California.

Applicant: Jeffrey A. Seymour, Seymour Consulting Group

Planners: Jennifer Alkire, Senior Planner

Recommendation: 1) Approve the application; and 2) Adopt Draft Resolution No. PC 14-1078, conditionally approving a demolition permit, development permit, and a lot line adjustment, for the property located at 1250 N. Fairfax Avenue, West Hollywood, California.

D. Zone Text Amendment (Miscellaneous):

SUBJECT: The Planning Commission will hold a public hearing to consider a recommendation to the City Council to amend the West Hollywood Municipal Code to make minor corrections and clarifications to certain existing language and definitions, and to allow for Cottage Food Operations in residential zones, located citywide, West Hollywood, California.

Applicant: City of West Hollywood

Planners: Bianca Siegl, Senior Planner

Recommendation: 1) Adopt Draft Resolution No. PC 14-1074 recommending to the City Council approval of a zone text amendment to fix typographical errors, clarify certain existing language and to allow for Cottage Food Operations in residential zones, located citywide, West Hollywood, California.

11. NEW BUSINESS.

A. Sunset Boulevard Off-Site Signage Study:

SUBJECT: The Planning Commission will receive a project status update regarding the Sunset Boulevard Off-Site Signage Study.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF

A. Planning Manager's Update.

15. 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.

16. ITEMS FROM COMMISSIONERS

17. ADJOURNMENT. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, April 3, 2014** beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California.

UPCOMING MEETING SCHEDULE 2014				
Date	Day	Time	Meeting Type	Location
April 3	Thursday	6:30 PM	Regular Meeting	Council Chambers
April 17	Thursday	6:30 PM	Regular Meeting	Council Chambers
May 1	Thursday	6:30 PM	Regular Meeting	Council Chambers
May 15	Thursday	6:30 PM	Regular Meeting	Council Chambers
June 5	Thursday	6:30 PM	Regular Meeting	Council Chambers

PLANNING COMMISSION MEMBERS

Donald DeLuccio, Chair

Roy Huebner, Vice-Chair

David Aghaei, Commissioner

John Altschul, Commissioner

Sue Buckner, Commissioner

Heidi Shink, Commissioner

Marc Yeber, Commissioner

STAFF

Stephanie DeWolfe, AICP, Community Development Director

John Keho, AICP, Assistant Community Development Director

David DeGrazia, Acting Current and Historic Preservation Planning Manager (CHPP)

Melissa Antol, Long Range and Mobility Planning Manager (LRMP)

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 five (5) minute presentation by the project applicant or applicant's representative or team, if any; Planning Commission questions of the applicant; two (2) minutes for each member of the public wishing to speak to the item; two (2) minutes for the project applicant to respond to the public or clarify issues raised by the public; Planning Commission deliberations and decisions. In order to facilitate a fair and proper hearing the Chair or Commission may lengthen or shorten the time allotted per speaker on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration.

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 and are tablet supported 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.