



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, November 17, 2016**

**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, Current and Historic Preservation Planning Manager at (323) 848-6844 or Bianca Siegl, Long Range and Mobility Planning Manager at (323) 848-6853.

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, November 17, 2016.

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. November 3, 2016

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. 829-835 N. LARRABEE STREET:

SUBJECT: Officially continued from Thursday, November 3, 2016. The Planning Commission will hold a public hearing to consider a request to demolish an existing four-unit multi-family building and one single-family residence, and construct a new four-story, thirteen-unit apartment building over subterranean parking, for the properties located at 829-835 N. Larrabee Street, West Hollywood, California.

Applicant: Truman & Elliott, LLP
Planner: Dereck Purificacion, Assistant Planner

Recommendation: 1) Approve the application; and 2) Adopt draft Resolution No. PC 16-1180, conditionally approving a demolition permit, development permit, and a lot merger, for the properties located at 829-835 N. Larrabee Street, West Hollywood, California.

B. 511-515 N. FLORES STREET:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish two existing single-family residences, and construct a new four-story, ten-unit apartment building over subterranean parking, for the properties located at 511-515 N. Flores Street, West Hollywood, California.

Applicant: SPF Architects
Planner: Dereck Purificacion, Assistant Planner

Recommendation: 1) Approve the application; and 2) Adopt draft Resolution No. PC 16-1184, conditionally approving a demolition permit and development permit, for the properties located at 511-515 N. Flores Street, West Hollywood, California.

C. 1280 N. SWEETZER AVENUE:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish all structures on site and construct a new three-story, seven-unit condominium building with a request for a variance for reduction of the required front yard setback, for the property located at 1280 N. Sweetzer Avenue, West Hollywood, California.

Applicant: Armen Kazanchyan
Planner: Jennifer Alkire, AICP, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 16-1174, conditionally approving a demolition permit, development permit and a variance, for the property located at 1280 N. Sweetzer Avenue, West Hollywood, California; and 3) Adopt draft Resolution No. PC 16-1175, conditionally approving a condominium subdivision, for the property located at 1280 N. Sweetzer Avenue, West Hollywood, California;

11. NEW BUSINESS.

A. DISCUSSION OF PLANNING COMMISSION AND DESIGN REVIEW SUBCOMMITTEE MEETING SCHEDULE FOR CALENDAR YEAR 2017.

SUBJECT: The Planning Commission will discuss the meeting schedule for Calendar Year 2017.

Recommendation: 1) Consider cancelling the Planning Commission meeting of January 5, 2017; 2) consider cancelling the Planning Commission meeting of December 21, 2017; 3) consider cancelling the Design Review Subcommittee meeting of September 21, 2017; 4) consider cancelling the Design Review Subcommittee meeting of November 23, 2017; 5) consider cancelling the Design Review Subcommittee meeting of December 14, 2017; and 6) consider cancelling the Design Review Subcommittee meeting of December 28, 2017.

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, December 1, 2016** 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.

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 Office of the City Clerk and that I posted this agenda on:

Date: November 9, 2016
Signature: Alycia T. Potlador