



**WEST HOLLYWOOD
PLANNING COMMISSION
SPECIAL MEETING AGENDA
Thursday, November 30, 2017**

**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

I pledge Allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.

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 30, 2017.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Continue to Thursday, December 7, 2017:

A. November 16, 2017

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.

A. ZONE TEXT AMENDMENT

MULTI-FAMILY R3 AND R4 ZONES:

SUBJECT: The Planning Commission directed staff to return with a resolution recommending the City Council amend density requirements for R3 and R4 Districts; to amend the density bonus concession menu; and to amend the applicable reviewing bodies in the development review process, West Hollywood, California.

Recommendation: 1) Adopt draft Resolution No. PC 17-1235, recommending to the City Council approval of a zone text amendment amending portions of Title 19, Zoning Ordinance, West Hollywood, California.

10. PUBLIC HEARINGS.

A. 8711-8713 BEVERLY BOULEVARD; 321-327 SHERBOURNE DRIVE:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish an existing nightclub/restaurant on a lot adjacent to a surface parking lot and construct a new, five-story, mixed-use building with two levels of subterranean parking, for the properties located at 8711-8713 Beverly Boulevard, West Hollywood, California, and 321-327 Sherbourne Drive, West Hollywood, California.

Applicant: 8711 Beverly Properties, LLC (c/o Truman and Elliott, LLP)
Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 17-1193, adopting the Mitigated Negative Declaration, and conditionally approving a demolition permit, development permit, and a subdivision permit (Major Land Division No. 73519), for the properties located at 8711-8713 Beverly Boulevard, West Hollywood, California, and 321-327 Sherbourne Drive, West Hollywood, California.

B. 1150 N. ORANGE GROVE AVENUE:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish two existing single-story, single-family residences and construct a new four-story, seven-unit apartment building over subterranean parking, for the property located at 1150 N. Orange Grove Avenue, West Hollywood, California.

Applicant: Amit Apél Design, Inc. (Omar Santillan)

Planner: Antonio Castillo, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 17-1191, conditionally approving a demolition permit and a development permit, for the property located at 1150 N. Orange Grove Avenue, West Hollywood, California.

C. 7326 SANTA MONICA BOULEVARD:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to operate a new pet daycare kennel with overnight boarding services, for the property located at 7326 Santa Monica Boulevard, West Hollywood, California.

Applicant: Avalon West Hollywood, LP

Planner: John Mayer, AICP, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 17-1236, conditionally approving a conditional use permit, for the property located at 7326 Santa Monica Boulevard, West Hollywood, California.

11. NEW BUSINESS.

A. PUBLIC BENEFITS POLICY.

SUBJECT: The Planning Commission will provide input on the Public Benefits Policy; which includes clarification of the public benefit process, community input, standardized pro-forma valuation tool, and menu of public benefit categories.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR.

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 7, 2017** 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: 11-22-17
Signature: *Yvonne D. Allen*

UPCOMING MEETING SCHEDULE 2017/2018				
Date	Day	Time	Meeting Type	Location
December 7	Thursday	6:30 PM	Regular Meeting	Council Chambers
December 21	Thursday	6:30 PM	Cancelled	Council Chambers
January 4, 2018	Thursday	6:30 PM	Cancelled	Council Chambers
January 18, 2018	Thursday	6:30 PM	Regular Meeting	Council Chambers

PLANNING COMMISSION MEMBERS

*To contact Planning Commissioners, please forward your request to:
David Gillig, Planning Commission Secretary at dgillig@weho.org*

Sue Buckner, Chair
Stacey Jones, Vice-Chair

David Aghaei, Commissioner
John Altschul, Commissioner
Adam G. Bass, Commissioner
Rogerio Carvalho, Commissioner
Lynn Hoopingarner, Commissioner

STAFF

John Keho, AICP, Interim Community Development Director
David DeGrazia, Current and Historic Preservation Planning Manager (CHPP)
Bianca Siegl, Long Range and Mobility Planning Manager (LRMP)
Lauren Langer, Acting Assistant City Attorney
David Gillig, Commission Secretary

City of West Hollywood, Community Development Department
8300 Santa Monica Boulevard, West Hollywood, CA 90069-4314
323.848.6475 (main) Δ 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 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. 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.

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 Clerk's 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.

**The current Planning Commission Agenda and Staff Reports
are available on-line and are tablet supported**

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