



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, March 1, 2018**

**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, March 1, 2018.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Approve the draft minutes of:

A. February 15, 2018

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. ZONE TEXT AMENDMENT

AFFORDABLE HOUSING REQUIREMENTS:

SUBJECT: Officially continued from Thursday, February 15, 2018. The Planning Commission will hold a public hearing to consider a request to amend the West Hollywood Zoning Ordinance to revise the Affordable Housing Requirements and Incentives Regulations to conform to State law, located in all zones, citywide, West Hollywood, California.

Applicant: City of West Hollywood
Planner: Jerry Hittleman, Contract Planner

Recommendation: 1) Adopt draft Resolution No. PC 18-1242, recommending that the City Council approve a zone text amendment to amend the Affordable Housing Requirements and Incentives regulating affordable housing in accordance with State law, within the City of West Hollywood, California.

B. 1011 N. OGDEN DRIVE:

SUBJECT: Officially continued from Thursday, February 15, 2018. The Planning Commission will hold a public hearing to consider a request to demolish an existing single-family residence and detached garage, and construct a new three-story, five-unit condominium building over subterranean parking, for the property located at 1011 N. Ogden Drive, West Hollywood, California.

Applicant: Margaret Taylor, Alex LA
Planner: Dereck Purificacion, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 18-1239, conditionally approving a demolition permit and development permit, for the property located at 1011 N. Ogden Drive, West Hollywood, California; and 3) Adopt draft Resolution No. PC 18-1240, approving a tentative tract map (Major Land Division No. 73911), for the property located at 1011 N. Ogden Drive, West Hollywood, California.

- C. 645-681 N. ROBERTSON BOULEVARD; AND 648-654 N. LA PEER DRIVE (ROBERTSON LANE HOTEL PROJECT):**
SUBJECT: The Planning Commission will hold a public hearing to consider a request to establish the Robertson Lane Specific Plan, redevelop a commercial site to include a 262,123 square-foot 241 room hotel with associated restaurant, retail, and nightclub uses and subterranean parking; partial demolition, rehabilitation and relocation of the Factory Building, for the properties located at 661-665 N. Robertson Boulevard, West Hollywood, California; and 648-654 N. La Peer Drive, West Hollywood, California.

Applicant: Faring

Planner: Jennifer Alkire, AICP, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 18-1243, recommending that the City Council certify the final environmental impact report, and adopt a mitigation monitoring and reporting program for the properties located at 645-681 N. Robertson Boulevard, West Hollywood, California; and 648-654 N. La Peer Drive, West Hollywood, California; 3) Adopt draft Resolution No. PC 18-1244, recommending that the City Council amend the General Plan Land Use Map to establish the Robertson Lane Specific Plan Area, for the properties located at 645-681 N. Robertson Boulevard, West Hollywood, California; and 648-654 N. La Peer Drive, West Hollywood, California; 4) Adopt draft Resolution No. PC 18-1245, recommending that the City Council adopt the Robertson Lane Specific Plan, and amend the West Hollywood Municipal Code to establish the Robertson Lane Specific Plan, for the properties located at 645-681 N. Robertson Boulevard, West Hollywood, California; and 648-654 N. La Peer Drive, West Hollywood, California; and 5) Adopt draft Resolution No. PC 18-1246, recommending that the City Council approve a demolition permit, development permit, conditional use permit, administrative permit, certificate of appropriateness, and a vesting tentative tract map (Major Land Division No. 73669), for the properties located at 645-681 N. Robertson Boulevard, West Hollywood, California; and 648-654 N. La Peer Drive, West Hollywood, California.

- 11. **NEW BUSINESS.** None.
- 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, March 15, 2018** 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: February 23, 2018

Signature: Alyson Newton

UPCOMING MEETING SCHEDULE 2018				
Date	Day	Time	Meeting Type	Location
March 15	Thursday	6:30 PM	Regular Meeting	Council Chambers
April 5	Thursday	6:30 PM	Regular Meeting	Council Chambers
April 19	Thursday	6:30 PM	Regular Meeting	Council Chambers
May 3	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 Carvalheiro, 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

www.weho.org