



PLANNING COMMISSION MINUTES
Regular Meeting
March 16, 2006

West Hollywood Park Auditorium
647 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Thompson called the meeting of the Planning Commission to order at 6:33 P.M.

2. PLEDGE OF ALLEGIANCE: Mindy Bradish led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, DeLuccio, Guardarrama*, Hamaker, Vice-Chair D'Amico, Chair Thompson.

Commissioners Absent: Bartolo.

Staff Present: Jennifer Noel, Associate Contract Planner, Debby Linn, Senior Contract Planner, Terry Blount, Associate Planner, Melodie Bounds-Frisby, Associate Planner, Francie Stefan, Senior Planner, John Chase, Urban Designer, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

1) Continue Agenda Item 9.D. (8914-8916 Rangely Avenue) to Thursday, April 6, 2006; and 2) move and hear Agenda Item 10.A. (8823 Beverly Boulevard) prior to Public Hearing Items.

ACTION: Approve the Planning Commission Agenda of Thursday, March 2, 2006 as amended. **Motion by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**

5. APPROVAL OF MINUTES.

A. March 2, 2006

ACTION: Approve the Planning Commission Minutes of Thursday, March 2, 2006 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; noting the abstention of Commissioner Bartolo, Vice-Chair D'Amico and Chair Thompson.**

6. PUBLIC COMMENT.

TOM DEMILLE, WEST HOLLYWOOD, commented on the Mixed-Use Ordinance and quality of life issues.

AIMEE SWANSON, WEST HOLLYWOOD, commented on the proposed Walgreen's project and requested additional public noticing and information.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on residential conversions and development.

CHAD SAUL, WEST HOLLYWOOD, commented on 8914-8916 Rangely Avenue, West Hollywood, California.

LAURA BRILL, WEST HOLLYWOOD, commented on 8914-8916 Rangely Avenue, West Hollywood, California.

7. **ITEMS FROM COMMISSIONERS.** None.

8. **CONSENT CALENDAR.**

A. **1261-1265 N. Fairfax Avenue (Larchmont Charter Elementary School). Conditional Use Permit 2005-003:**

On Thursday, March 2, 2006, the Planning Commission clarified the language of Condition 10.3 of City Council Resolution No. 05-3291 amending Conditional Use Permit 2005-003.

The Planning Commission ruled that Condition 10.3 does not apply to curricular activities and further, that curricular activities are defined as twenty (20) students or fewer and with faculty supervision at all times.

ACTION: 1) Adopt Resolution No. PC 06-661 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, AMENDING CONDITIONAL USE PERMIT 2005-003 APPROVED IN CITY COUNCIL RESOLUTION NO. 05-3291, RELATING TO LARCHMONT CHARTER ELEMENTARY SCHOOL, LOCATED AT 1261-1265 N. FAIRFAX AVENUE, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried, noting the abstention of Commissioner Bartolo.**

The following was heard out of order as part of the amended agenda:

10. **NEW BUSINESS.**

A. **8823 Beverly Boulevard. Creative Sign Permit 2005-010:**

John Chase, Urban Designer presented the staff report. He stated the applicant is requesting approval of a creative sign because it is free-standing and the requested signage exceeds the sign area permitted by the Zoning Ordinance. He detailed the color palette, materials and design of the sign.

Commissioner Guardarrama presented the Design Review Subcommittee report. He spoke on the color palette, materials and design of the sign.

Commissioner Hamaker questioned the lighting of the signage.

Staff recommends approval.

Commissioner Guardarrama disclosed for the record he drove by the site.

Chair Thompson disclosed for the record he met with the applicant and discussed what has already been stated in the staff report.

Chair Thompson opened public testimony for Item 10.A.:

SANDY V. HUTCHENS, JR., LOS ANGELES, representing the applicant, presented the applicant's report. He detailed the history of the surrounding neighborhood and spoke on the color palette, materials, design of the sign and illumination.

Commissioner Hamaker questioned if the foliage from the building will be removed.

SANDY V. HUTHCHENS, JR., LOS ANGELES, representing the applicant, stated the foliage would not be removed.

JOAN HENEHAN, LOS ANGELES, spoke in support of staff's recommendation.

KAREN KWO, LOS ANGELES, spoke in support of staff's recommendation.

RICHARD W. HERB, LOS ANGELES, spoke in support of staff's recommendation.

MARK UKRA, BEVERLY HILLS, spoke in support of staff's recommendation.

JAMIE ADLER, BEVERLY HILLS, spoke in support of staff's recommendation.

BRENDAN WITTLINGER, LOS ANGELES, spoke in support of staff's recommendation.

ALI BLOCHINGER, LOS ANGELES, spoke in support of staff's recommendation.

GEORGE WALLACH, BEVERLY HILLS, spoke in support of staff's recommendation.

TOD CARSON, LOS ANGELES, spoke in support of staff's recommendation.

ALEXANDER STETTINSKI, WEST HOLLYWOOD, Executive Director, Avenues of Art and Design Business Improvement District, spoke in support of staff's recommendation.

MINDY BRADISH, BURBANK, Executive Director of the West Hollywood Chamber of Commerce, spoke in support of staff's recommendation.

TOM DEMILLE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

SANDY V. HUTCHENS, JR., LOS ANGELES, representing the applicant, presented the applicant's rebuttal. He thanked staff and the community for their support. He encouraged approval of the illumination of the sign.

Vice-Chair D'Amico questioned the illumination aspects of the sign.

ACTION: Close public testimony for Item 10.A. **Motion carried by consensus of the Commission.**

Commissioner Guardarrama confirmed the Urban Designer informed the applicant it was preferred the signage be opaque with translucent letters, and the Design Review Subcommittee agreed.

Commissioner Hamaker questioned the materials of the signage.

Discussion and questioning was held regarding illumination and dimming.

Commissioner Altschul motioned: 1) approve the staff report, 2) approve as a creative sign; and 3) approval of the lighting of the white disks' (with ambient lighting).

Seconded by Commissioner DeLuccio.

Commissioner DeLuccio amended the motion to add: 1) a ninety day (90) review period, by the Director of Community Development.

Vice-Chair D'Amico suggested the applicant provide a mock-up of the sign for illumination purposes.

Chair Thompson added to the motion: 1) the Director of Community Development shall have the right of approval of illumination.

Commissioner Altschul clarified the motion to include: 1) a demonstration of the entire pink surface lit-up, shall be satisfactory to the Director of Community Development, with the ability to control the luminous brightness.

John Keho, Planning Manager, clarified the illumination motion on the floor: **1) Internal illumination of the pink shade may be permitted after review by the Director of Community Development.**

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 06-658 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING CREATIVE SIGN PERMIT 2005-010 FOR THE STELLA MC CARTNEY STORE, LOCATED AT 8823 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close New Business Item 10.A. **Motion by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, DeLuccio, Hamaker, Guardarrama, Vice-Chair D'Amico, Chair Thompson.
NOES: None.
ABSENT: Bartolo.

**Commissioner Guardarrama left the meeting at 7:35 P.M.*

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:35 P.M. AND RECONVENED AT 7:40 P.M.

9. PUBLIC HEARINGS.

A. 923, 927, and 933 Palm Avenue. Demolition Permit 2005-004, Development Permit 2005-009, Tentative Tract Map 2005-003:

Continued from Thursday, November 17, 2005. Melodie Bounds-Frisby, Associate Planner, presented the staff report. She stated the applicant is requesting to demolish eight existing dwelling units on three (3) parcels and construct a four-story, twenty-unit condominium building with a subterranean garage. She gave a detailed history of the property and update regarding compliance with the Rent Stabilization Department and project design.

John Chase, Urban Designer, detailed the project design and stated two conditions have been added regarding: 1) landscaping on the exterior of the fence (on the western edge of the property); shall be limited to the Betty Way section, and the landscaping and fence shall return with final details; and 2) no construction access shall be granted from Betty Way.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 7:45 P.M. AND RECONVENED AT 7:50 P.M.

Chair Thompson opened public testimony for Item 9.A.:

MILAN LOJDL, BEVERLY HILLS, architect, presented the applicant's report. He gave a history of the project design and detailed the mezzanine floor, Betty Way separation, street units, setbacks, landscaping, color palette, and streetscape.

Commissioner DeLuccio questioned if any of the upper stories have further setbacks.

TOM DEMILLE, WEST HOLLYWOOD, has concerns regarding this item. He commented on property insurance, landscaping, road grade and project design.

ANYA BERGER, WEST HOLLYWOOD, has concerns regarding this item. She commented on the neighborhood, project design, landscaping, privacy, the proposed bench, traffic mitigation and construction.

JOSH GELLER, WEST HOLLYWOOD, has concerns regarding this item. He commented on the proposed bench, the stucco fence, balconies, privacy, and security.

JAMES CONNOLY, WEST HOLLYWOOD, opposes staff's recommendation.

DAVID HILL, WEST HOLLYWOOD, spoke in support of staff's recommendation.

KIM SCHNEIDER, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MARY PRANG, WEST HOLLYWOOD, has concerns regarding this item. She commented on the proposed bench, project design and massing.

GLENN GULLBRANSEN, WEST HOLLYWOOD, has concerns regarding this item. He commented on traffic congestion and mitigation, project design, massing, the proposed bench, streetscape, and construction.

GARY LE GAULT, WEST HOLLYWOOD, has concerns regarding this item. He commented on the neighborhood, the proposed bench, landscaping and massing.

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns regarding this item. He commented on the neighborhood, project design and massing.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on rent control issues, setbacks and massing.

MILAN LOJDL, BEVERLY HILLS, architect, presented the applicant's rebuttal. He detailed the areas that were re-worked and spoke regarding the massing of the project, neighborhood zoning and the proposed bench.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO RE-VIEW THE MASSING MODEL AT 8:35 P.M. AND RECONVENED AT 8:40 P.M.

ACTION: Close public testimony for Item 9.A. **Motion carried by consensus of the Commission.**

Commissioner Altschul commented on the setbacks regarding the upper stories and massing of the project.

Commissioner Altschul motioned to: 1) Deny the application.

Seconded by Commissioner DeLuccio.

Discussion was held regarding various setbacks of the project.

Commissioner DeLuccio stated his concerns regarding the setbacks of the upper stories.

Commissioner Hamaker commented on the proposed bench and the massing of the project.

Chair Thompson stated his concerns with the massing of the project and spoke regarding the setbacks.

Commissioner DeLuccio questioned the fulfillment of the 1% Art Fund.

Melodie Bounds-Frisby, Associate Planner, stated they would be paying an in-lieu fee.

Commissioner Altschul stated this project is not of a superior architectural design.

ACTION: 1) Deny the application, for the properties located at 923, 927, and 933 Palm Avenue, West Hollywood, California"; and 3) Close Public Hearing Item 9.A. **Motion by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, DeLuccio, Hamaker, Vice-Chair D'Amico, Chair Thompson.

NOES: None.

ABSENT: Bartolo, Guardarrama.

John Keho, Planning Manager, stated the Appeal procedure: 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.

B. 1257 N. Detroit Street.

Development Permit 2005-018, Tentative Tract Map 2006-005:

Continued from Thursday, March 2, 2006. Jennifer Noel, Associate Contract Planner, presented the staff report. She stated the applicant is requesting to construct an approximately 7,100 square-foot, five-unit condominium structure. The subject site is located on a currently vacant lot.

She stated the five-unit condominium building is designed to meet the intent and requirements of the City's Zoning Ordinance. Though it is not landmark quality architecture, staff finds that the proposed project does meet the Residential Design Standards set forth in the Zoning Ordinance.

Staff recommends approval.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 8:50 P.M. AND RECONVENED AT 8:55 P.M.

Chair Thompson opened public testimony for Item 9.B.:

JACQUES MASHIHI, WESTWOOD, architect, presented the applicant's report. He spoke and detailed the square-footage, height, massing, setbacks, common open space, lighting, finishing materials, windows and exterior doors and landscaping.

JAMES LASPESA, WEST HOLLYWOOD, has concerns regarding this item. He commented on parking, environmental issues and construction noise.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on lack of parking and the project design.

JACQUES MASHIHI, WESTWOOD, architect, presented the applicant's rebuttal. He detailed the parking and circulation issues, and design of the building.

ACTION: Close public testimony for Item 9.B. **Motion carried by consensus of the Commission.**

Commissioner Hamaker stated her approval for this new housing on the Eastside of West Hollywood. She cautioned regarding the size of the sidewalk, and voiced her acceptance of this project.

Commissioner DeLuccio motioned: 1) to approve staff's recommendation.

Seconded by Commissioner Hamaker.

Vice-Chair D'Amico commented on the project site, but indicated the building is not appealing enough to sit at the gateway to the Eastside of West Hollywood. He cannot support this item.

Commissioner Altschul stated he cannot support this project. He indicated the applicant was not prepared to work with the Design Review Subcommittee and believes it can be done better. He questioned if there is any time left to the Permit Streamlining Act.

Jennifer Noel, Associate Contract Planner, stated the Permit Streamlining Act final deadline was March 20, 2006. The one-time 90-day extension has been used.

Chair Thompson stated his concerns finding the facts regarding the typical architectural articulation in the surrounding neighborhood; which it does not meet. More could have been done from a design perspective.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 06-656 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2005-018, FOR THE CONSTRUCTION OF A NEW 7,100 SQUARE-FOOT, FIVE-UNIT CONDOMINIUM STRUCTURE, LOCATED AT 1257 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 06-657 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACE MAP 2006-005 (TENTATIVE TRACT 64595), FOR THE PROPERTY LOCATED AT 1257 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.B. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and fails on a Roll Call Vote:**

AYES: Commissioners DeLuccio, Hamaker.
NOES: Commissioner Altschul, Vice-Chair D'Amico, Chair Thompson.
ABSENT: Bartolo, Guardarrama.

MOTION FAILS.

Commissioner Altschul motioned to: 1) Deny the application.

Seconded by Vice-Chair D'Amico.

ACTION: 1) Deny the application, for the property located at 1257 N. Detroit Street, West Hollywood, California; and 2) Close Public Hearing Item 9.B. **Motion by Commissioner Altschul, seconded by Vice-Chair D'Amico and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, Vice-Chair D'Amico, Chair Thompson.
NOES: DeLuccio, Hamaker.
ABSENT: Bartolo, Guardarrama.

John Keho, Planning Manager, stated the Appeal procedure: 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.

C. Green Building Requirements.

General Plan Amendment 2006-003, Zone Text Amendment 2006-004:

Rachel Heiligman, Associate Planner presented the staff report. She stated the Planning Commission is to give recommendation to the City Council regarding green buildings that includes:

- 1) Amending the General Plan to require green building standards for public buildings; and
- 2) Amending the Zoning Ordinance to create a new Green Building Section in the General Property Development Standards Chapter, and to consolidate existing requirements into that Section.

The Planning Commission will also provide comments on an associated amendment to Title 15 (Environmental Protection, Pollution, and Solid Waste) of the Municipal Code that codifies the green building requirements for the public buildings by specially requiring that they achieve LEED Certified rating at a minimum.

She provided a detailed background history of the green building requirements, which included the Green Ribbon Committee, Green Building requirements for public buildings, and the LEED rating system.

Chair Thompson opened public testimony for Item 9.C.:

EDWARD LEVIN, WEST HOLLYWOOD, has concerns regarding this item. He commented on the LEEDS Certification Rating System and suggested the City of West Hollywood should at least attempt a Silver Rating.

RIC ABRAMSON, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on preserving the quality of life.

ACTION: Close public testimony for Item 9.C. **Motion carried by consensus of the Commission.**

Commissioner Altschul asked staff to comment on the suggestion of attempting to establish a minimum LEEDS standard of a Silver Rating and questioned the costs involved.

Walker Wells, of Global Green USA, detailed the pricing structure and costs involved to obtain LEEDS Certification.

Chair Thompson questioned the threshold of square footage and recommended additional education in the forms of flyers, training for City Council, Commission's and staff, and community meetings.

Commissioner Altschul recommended West Hollywood businesses need to be retained and engaged to provide services necessary for these certifications. He also cautioned, using the incentives that are proposed, do not put us (the City), in a situation where we are worse off than we would be if we didn't have this Ordinance.

Chair Thompson motioned: 1) approve staff's recommendation; 2) additional education shall be promoted; 3) 10,000 is an acceptable threshold for commercial buildings; and 4) forward recommendation's to the City Council.

Commissioner Altschul amended the motioned to: 1) receive and file; and 2) forward to the City Council with additional comments that have been provided by the Commission.

Commissioner Altschul suggested the Green Ribbon Committee carefully scrutinize the incentives that they are proposing and consider the unique situation in this region.

Seconded by Commissioner Vice-Chair D'Amico.

ACTION: 1) Adopt Resolution No. PC 06-659 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2006-003 REGARDING GREEN BUILDING REQUIREMENTS FOR PUBLIC BUILDINGS, LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA"; 2) Adopt Resolution No. PC 06-660 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2006-004, TO CREATE A GREEN BUILDING SECTION AND CONSOLIDATE EXISTING REQUIREMENTS, LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.C. **Motion by Chair Thompson, seconded by Vice-Chair D'Amico and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, DeLuccio, Hamaker, Vice-Chair D'Amico, Chair Thompson.

NOES: None.

ABSENT: Bartolo, Guardarrama.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:40 P.M. AND RECONVENED AT 9:50 P.M.

D. 8914-8916 Rangely Drive.

Demolition Permit 2005-021, Development Permit 2005-029:

Appeal by Laura Brill and Ellen Evans on the approval of staff's recommendation to allow the demolition of an existing duplex and the construction of a new duplex.

ACTION: 1) Continue to Thursday, April 6, 2006. **Approved as part of the amended agenda.**

E. 7917 Willoughby.

Demolition Permit 2005-026, Development Permit 2005-039, Modification 2005-022, Tentative Tract Map 2005-013, Negative Declaration:

Terry Blount, Associate Planner presented the staff report. He stated the applicant is requesting the demolition of an eight-unit apartment building and the construction of an eight-unit condominium building. A modification has been requested regarding the Zoning Ordinance standard pertaining to the common open space minimum dimension.

He provided a detailed history of the property and location. He reiterated the property is not listed as a Designated Cultural Resource, has not been formally considered for a designation and is currently not listed on the City of West Hollywood's potential list of resources.

Overall, the proposed condominium building is well suited to this site, as well as the surrounding neighborhood. Both the Planning Commission's Design Review Subcommittee and the City's Urban Designer have reviewed the condominium project design and are satisfied with the final version. Staff recommends approval.

Chair Thompson disclosed for the record he had a brief conversation with the applicant's representative.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 9:55 P.M. AND RECONVENED AT 10:00 P.M.

Chair Thompson opened public testimony for Item 9.E.:

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicant's report. He commented on the surrounding neighborhood, parking, common open space, and landscaping.

LORCAN OHERLIHY, CULVER CITY, architect, presented the applicant's report. He detailed the project design, dwelling unit layouts and massing.

JOSH WEINBERG, BEVERLY HILLS, has concerns regarding this item. He commented on the height of the project and construction issues.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on the material used for the project and noise in the common open space.

TODD ELLIOT, applicant's representative, presented the applicant's report. He stated the owner will be willing to work with the neighbors regarding construction issues and made a correction to Section 10.1 of Resolution No. PC 06-654; stating only a 100' (one-hundred foot) radius will be needed (instead of 1,000' feet). The material for the outside of the project is stainless steel mesh.

ACTION: Close public testimony for Item 9.E. **Motion carried by consensus of the Commission.**

Vice-Chair D'Amico motioned to: 1) approve staff's recommendation (with the amendment to Section 10.1 of Resolution No. PC 06-654).

Seconded by Commissioner Altschul.

Commissioner Altschul commented on the superior architecture of this project.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 06-654 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2005-026, DEVELOPMENT PERMIT 2005-039, AND MODIFICATION 2005-022, ON AN APPLICATION OF BERRY SEGAL FOR 7917 WILLOUGHBY AVENUE, LLC, FOR THE DEMOLITION OF AN EIGHT-UNIT APARTMENT BUILDING AND THE CONSTRUCTION OF AN EIGHT-UNIT CONDOMINIUM BUILDING LOCATED AT 7917 WILLOUGHBY AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 06-655 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2005-013 (MINOR LAND DIVISION 64359), ON AN APPLICATION OF BARRY SEGAL FOR 7917 WILLOUGHBY AVENUE, LLC, FOR THE PROPERTY LOCATED AT 7917 WILLOUGHBY AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.E. **Motion by Vice-Chair D'Amico, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, DeLuccio, Hamaker, Vice-Chair D'Amico, Chair Thompson.
NOES: None.
ABSENT: Bartolo, Guardarrama.

10. NEW BUSINESS.

A. 8823 Beverly Boulevard.
Creative Sign Permit 2005-010:

ACTION: This item was moved and heard before Public Hearings.
Approved as part of the amended agenda.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF. None.

14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS. None.
Commissioner Hamaker commented on development on the Eastside of West Hollywood.

16. ADJOURNMENT: The Planning Commission adjourned at 10:10 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, April 6, 2006 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 6TH DAY OF APRIL, 2006.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR