



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, September 1, 2011 @ 6:30 PM

**Regular Meeting at
West Hollywood Park Auditorium
647 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 1-800-COMMUTE or go to www.mta.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, the 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 John Keho, Planning Manager at (323) 848-6393.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE AGENDA

The Planning Commission is requested to approve the Agenda.

RECOMMENDATION: Approve the Agenda of Thursday, September 1, 2011.

5. APPROVAL OF MINUTES.

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

RECOMMENDATION: Approve the minutes of:

A. August 4, 2011

B. August 18, 2011

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. ITEMS FROM COMMISSIONERS

8. CONSENT CALENDAR.

A. 8801 Sunset Boulevard (Centrum Sunset, LLC)

Planning Commission directed staff to return with a resolution making recommendation to the City Council on the proposed project, located at 8801 Sunset Boulevard, West Hollywood, California.

Recommendation: 1) Adopt Resolution No. PC 11-990, recommending to the City Council the Commission's support of the redevelopment of the site, however, the Commission did not support the project as currently designed, due to parking, traffic circulation issues and the amount of off-site signage fronting Horn Avenue, for the property located at 8801 Sunset Boulevard, West Hollywood, California.

9. PUBLIC HEARINGS.

A. 9001 Santa Monica Boulevard (Palm Restaurant Mixed-Use Project):

Continued from Thursday, August 18, 2011. Applicant is requesting an amendment to the development agreement to extend the time period to commence phases of construction by two (2) years, for the property located at 9001 Santa Monica Boulevard, West Hollywood, California.

Applicant: 9001 Santa Monica Boulevard, LLC

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) Deny the application; and 2) Adopt Resolution No. PC 11-986, recommending that the City Council deny the applicant's request to amend the term of the development agreement; extend time period to commence construction by two (2) years; and amend conditions of approval of City Council Resolution No. 07-3625, for the property located at 9001 Santa Monica Boulevard, West Hollywood, California.

B. 1223 N. Larrabee Street:

Applicant is requesting to amend the development permit to reduce the number of units in the development and to change the number of bedrooms in three units, for the property located at 1223 N. Larrabee Street, West Hollywood, California.

Applicant: Whitney Sander, Architect

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) No action required, revert back to staff; due to a portion of the application requiring Planning Commission approval being withdrawn by applicant, for the property located at 1223 N. Larrabee Street, West Hollywood, California.

C. 1040 N. Spaulding Avenue:

Applicant is requesting to amend the development permit and tentative tract map to add one inclusionary unit to a previously approved five-unit condominium building and request for related modifications and concessions, for the property located at 1040 N. Spaulding Avenue, West Hollywood, California.

Applicant: DesignARC

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 11-987, conditionally approving an amendment to a development permit, for the property located at 1040 N. Spaulding Avenue, West Hollywood, California; and 3) Adopt Resolution No. PC 11-991, conditionally approving an amendment to Tentative Tract Map 2007-003 (Major Land Division No. 68815), for the property located at 1040 N. Spaulding Avenue, West Hollywood, California.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR.

13. ITEMS FROM STAFF

A. Planning Manager's Update.

14. 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.

15. ITEMS FROM COMMISSIONERS

16. ADJOURNMENT. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, September 15, 2011** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
September 15	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
October 6	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
October 20	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
November 3	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

Alan Bernstein, Chair
Sue Buckner, Vice-Chair
David Aghaei, Commissioner
Donald DeLuccio, Commissioner
Roy Huebner, Commissioner
Lauren Meister, Commissioner
Marc Yeber, Commissioner

STAFF

Anne McIntosh, Deputy City Manager/Community Development Director
John Keho, AICP, Planning Manager (CHPP)
Melissa Antol, 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 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 (in order to facilitate the meeting, the Chair may lengthen or shorten the three (3) minute period for all speakers on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration) 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.

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 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.