



**WEST HOLLYWOOD
PLANNING COMMISSION
Thursday, October 19, 2006 @ 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 attend (e.g. transportation) or to participate in this meeting (e.g., a signer for the hearing impaired), **you must call or submit your request in writing to the Department of Community Development at (323) 848-6495 at least 48 hours prior to the meeting.** The City TDB line for the hearing impaired is (323) 848-6496.

NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Planning Commission Agenda.

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.

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, October 19, 2006.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Approve the minutes of:

A. October 5, 2006

6. PUBLIC COMMENT

This time, to a maximum of twenty (20) minutes, has been set aside for the public to address the Planning Commission on any item on the agenda, except those set for public hearing. Members of the public may also bring non-agenda items to the attention of the Planning Commission at this time. In accordance with the Brown Act, items so presented cannot be acted upon, nor discussed, by the Commission at this time, 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. Please fill out a Speaker's Slip and give it to the Commission Secretary to the Commission prior to speaking.

7. ITEMS FROM COMMISSIONERS

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. Draft Environmental Impact Report (Greenwich Place): Proposed development project would provide 117-market rate townhome and flat units and 35-affordable rental units on a 2.97-acre site. Proposed development would also include subterranean parking, landscaped courtyards, perimeter landscaping, landscaped pedestrian pathways, and indoor and outdoor recreational space and social amenities including swimming pools, fitness centers, multi-purpose rooms, and a club room, located at 365 N. San Vicente Boulevard, West Hollywood, California.

Applicant: Regent Properties, Inc.

Locations: 365 San Vicente Boulevard

Planner: Anne Browning McIntosh

Recommendation: 1) Receive public comment; and 2) provide comments to environmental consultants, for the property located at 365 N. San Vicente Boulevard, West Hollywood, California.

B. Conditional Use Permit 2006-011: Applicant is requesting the creation of a 205 square-foot outdoor smoking area with expanded sales, service, and consumption of alcoholic beverages at an existing, legal, non-conforming bar. The request for the outdoor smoking area is being considered as an after-the-fact permit request as the smoking area was installed without permits, for the property located at 8851 Santa Monica Boulevard, West Hollywood, California. (East West Lounge)

Applicant: East West Consortium, Inc.

Locations: 8851 Santa Monica Boulevard

Planner: Rachel Heiligman

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 06-703 approving Conditional Use Permit 2006-011, for the property located at 8851 Santa Monica Boulevard, West Hollywood, California.

10. NEW BUSINESS.

A. Green Building Study Session.

Study session regarding amendment of the General Plan and Zoning Ordinance to create a Green Building Program for private development, located city-wide, West Hollywood, California.

Applicant: N/A

Locations: City-Wide

Planner: Rachel Heiligman

Recommendation: 1) Hold a study session to discuss proposed Green Building Regulations.

B. Westside Corridor Assessment Study and Opinion Survey.

Presentation regarding the final report of the City of West Hollywood, Westside Corridor Assessment Study and Opinion Survey detailing data research, market comparisons, industry trends and public opinion polling results related to the development of the Westside Plan.

Applicant: N/A

Locations: City-Wide

Planner: Francie Stefan

Recommendation: 1) Receive and file.

C. Appointment to Housing Summit Subcommittee:

The Planning Commission will consider appointments to the Planning Commission's Housing Summit Subcommittee to focus on housing issues.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF

14. PUBLIC COMMENT

This time has been set aside for the public to address the Planning Commission on any item on the agenda, except those set for public hearing. Members of the public may also bring non-agenda items to the attention of the Planning Commission at this time. In accordance with the Brown Act, items so presented cannot be acted upon, nor discussed, by the Commission at this time, but will be referred to staff for report on a future agenda, ordered received and filed, or referred to the proper department for administrative resolution. Please fill out a Speaker's Slip and give it to the Commission Secretary to the Commission prior to speaking.

15. ITEMS FROM COMMISSIONERS

16. ADJOURNMENT. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, November 2, 2006** 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
November 2	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
November 16	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 7	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 21	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
January 4, 2007	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

John D'Amico, Chair
Joseph Guardarrama, Vice-Chair
John Altschul, Commissioner
Kate Bartolo, Commissioner
Donald DeLuccio, Commissioner
Barbara Hamaker, Commissioner
Eric Thompson, Commissioner

STAFF

Susan Healy Keene, AICP, Community Development Director
John Keho, AICP, Planning Manager
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.