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**WEST HOLLYWOOD  
PLANNING COMMISSION AGENDA  
Thursday, April 21, 2005 @ 6:30 PM**

**Regular Meeting at  
West Hollywood Park Auditorium  
647 N. San Vicente Boulevard, West Hollywood, California**

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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 the Acting Planning Manager: C.J. Amstrup at (323) 848-6479.

**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, April 21, 2005.

**5. APPROVAL OF MINUTES**

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

RECOMMENDATION: Approve the minutes of:

**A. April 7, 2005**

**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.

### A. Administrative Permit 2005-011, Conditional Use Permit 2004-010.

On Thursday, April 7, 2005, the Planning Commission voted to approve the project with additional conditions, and directed staff to bring back a resolution approving a request to convert a portion of the existing restaurant area into a nightclub with outdoor smoking area, legalize the accessory live DJ music in the lobby, and extend the hours of alcohol service for the outdoor poolside area, for the property located at 8300 Sunset Boulevard, West Hollywood, California. (The Standard Hotel)

**Applicant:** Elizabeth Peterson

**Location:** 8300 Sunset Boulevard

**Planner:** David DeGrazia

**Recommendation:** 1) Adopt Resolution No. PC 05-592 conditionally approving Conditional Use Permit 2004-010 and Administrative Permit 2005-011, for the property located at 8300 Sunset Boulevard, West Hollywood, California.

## 9. PUBLIC HEARINGS.

### A. Minor Conditional Use Permit 2004-010: Continued from Thursday, April 7, 2005. Applicant is requesting approval of sales, service and consumption of alcohol accessory to food service, with two outdoor dining areas, for the property located at 8240 Sunset Boulevard, West Hollywood, California. (Sunset Beach)

**Applicant:** Sunset Restaurant, LP

**Locations:** 8240 Sunset Boulevard

**Planner:** C.J. Amstrup

**Recommendation:** 1) Adopt Resolution No. PC 05-600 approving Minor Conditional Use Permit 2004-010 and Administrative Permit 2005-021, for the property located at 8240 Sunset Boulevard, West Hollywood, California.

### B. Demolition Permit 2004-030, Development Permit 2004-041, Modification Permit 2005-008, Tentative Tract Map 2004-020: Applicant is requesting permits to allow for the demolition of an existing duplex and the construction of a 5,202 square foot, two-unit condominium building. It includes modifications for the front yard setback, the driveway width, the percentage of habitable space on the front façade and front façade width, for the property located at 709-711 Westbourne Drive, West Hollywood, California.

**Applicant:** Bruno Bondanelli

**Locations:** 709-711 Westbourne Drive

**Planner:** Jennifer Noel

**Recommendation:** 1) Approve the request; 2) Adopt Resolution No. PC 05-594 approving Demolition Permit 2004-030, Development Permit 2004-041, and Modification Permit 2005-008; and 3) Adopt Resolution No. PC 05-595 approving Tentative Tract Map 2004-020, for the property located at 709-711 Westbourne Drive, West Hollywood, California.

- C. Temporary Use Permit 2003-005:** Applicant is requesting a new temporary use permit for the continued use of the existing temporary surface parking lot located at 9056 Sunset Boulevard to be used in part, as a temporary parking lot with a mix of self-parking and valet, and in part as a vehicle storage area for vehicles from a neighboring car dealership (Hornburg Jaguar, located at 9176 Sunset Boulevard), for the property located at 9056 Sunset Boulevard, West Hollywood, California.  
**Applicant:** Mark Issari  
**Locations:** 9056 Sunset Boulevard  
**Planner:** Rachel Heiligman  
**Recommendation:** 1) Approve the request; 2) Adopt Resolution No. PC 05-596 conditionally approving Temporary Use Permit 2003-005, for the property located at 9056 Sunset Boulevard, West Hollywood, California.
- D. Creative Sign Permit 2003-003:** Consideration of revocation or modification of Creative Sign Permit 2003-003, relating to an illuminated sign at Tower Records, for the property located at 8801 Sunset Boulevard, West Hollywood, California.  
**Applicant:** MTS, Incorporated  
**Locations:** 8801 Sunset Boulevard  
**Planner:** C.J. Amstrup and J. Stephen Lewis  
**Recommendation:** 1) Revoke or modify Creative Sign Permit 2003-003, for the property located at 8801 Sunset Boulevard, West Hollywood, California.
- E. Demolition Permit 2004-014, Development Permit 2004-013, Tentative Tract Map 2004-008:** Applicant is requesting to demolish four dwelling units and construct a four-story, six-unit condominium building, for the property located at 1014 N. Larrabee Street, West Hollywood, California.  
**Applicant:** Plus Architects  
**Locations:** 1014 N. Larrabee Street  
**Planner:** David DeGrazia  
**Recommendation:** 1) Approve the application; 2) Adopt Resolution No. PC 05-598 conditionally approving Demolition Permit 2004-014 and Development Permit 2004-013; and 3) Adopt Resolution No. PC 05-599 conditionally approving Tentative Tract Map 2004-008 (Minor Land Division 060454), for the property located at 1014 N. Larrabee Street, West Hollywood, California.
- F. Zone Text Amendment 2005-003:** Consider amendment of the City of West Hollywood Zoning Ordinance regarding inclusionary housing requirements and minimum property maintenance standards pertaining to evidence of water leakage, elevator maintenance, and vegetation. The proposed inclusionary housing amendment would allow the minimum inclusionary housing requirement to be justified by provision of either a minimum number of units or by a minimum percentage of a project's gross floor area.  
**Applicant:** City of West Hollywood  
**Locations:** City-Wide  
**Planner:** Francie Stefan and Jeff Skorneck  
**Recommendation:** 1) Adopt Resolution No. PC 05-597 recommending to the City Council approval of Zone Text Amendment 2005-003.

**10. NEW BUSINESS.** None.

**11. UNFINISHED BUSINESS.** None.

**12. EXCLUDED CONSENT CALENDAR.** None.

**13. ITEMS FROM STAFF.** None.

**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, May 5, 2005** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

## PLANNING COMMISSION

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

### STAFF

Susan Healy Keene, AICP, Community Development Director  
C.J. Amstrup, AICP, Acting Planning Manager  
Christi Hogin, Assistant City Attorney  
David Gillig, Commission Secretary

### MAILING ADDRESS

City of West Hollywood  
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Planning Division, 2<sup>nd</sup> Floor  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-4314

323.848.6475  
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[www.weho.org](http://www.weho.org)

## **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.

Appeal procedures

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 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 public hearing before the 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 your 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.

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 Administrative Services Department in the Office of the City Clerk and that I posted this agenda on:

Date:

Signature: \_\_\_\_\_

**Office of the City Clerk**