



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, November 1, 2007 @ 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, November 1, 2007.

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 4, 2007 (Verbatim Transcription)

B. October 18, 2007

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. None.

9. PUBLIC HEARINGS.

A. Administrative Permit 2006-021, Demolition Permit 2006-011, Development Permit 2006-015, Minor Conditional Use Permit 2006-004, General Plan Amendment 2006-004, Zoning Text Amendment 2006-003, Development Agreement 2006-003, Tentative Tract Map 2006-008, Negative Declaration:

Applicant is requesting to demolish all buildings on-site, and construct a new 83,200 square-foot, five-story mixed-use project, over two levels of subterranean parking, for the property located at 9001 Santa Monica Boulevard, West Hollywood, California. (Palm Project)

Applicant: WEHO Partners, LLC

Locations: 9001 Santa Monica Boulevard

Planner: Jennifer Noel, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 07-783 recommending City Council adopt a Negative Declaration, and adopt an Ordinance approving General Plan Amendment 2006-004 and Zoning Text Amendment 2006-003, 3) Adopt Resolution No. PC 07-784 recommending City Council adopt an Ordinance approving Development Agreement 2006-003, 4) Adopt Resolution No. PC 07-785 conditionally approving Administrative Permit 2006-021, Demolition Permit 2006-011, Development Permit 2006-015 and Minor Conditional Use Permit 2006-004, and 5) Adopt Resolution No. PC 07-788 recommending City Council approve Tentative Tract Map 2006-008 (Minor Land Division 65130), for the property located at 9001 Santa Monica Boulevard, West Hollywood, California.

B. Demolition Permit 2007-012, Development Permit 2007-016, Tentative Parcel Map 2007-008, Negative Declaration:

Applicant is requesting to demolish a single-family residence to construct a four-unit condominium development with subterranean parking, for the property located at 533 N. Sweetzer Avenue, West Hollywood, California.

Applicant: Clive Wilkinson Architects

Locations: 533 N. Sweetzer Avenue

Planner: Francisco Contreras, AICP, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 07-781 adopting a Negative Declaration, and conditionally approving Demolition Permit 2007-012 and Development Permit 2007-016; and 3) Adopt Resolution No. PC 07-782 conditionally approving Tentative Parcel Map 2007-008 (Minor Land Division 69158), for the property located at 533 N. Sweetzer Avenue, West Hollywood, California.

C. Minor Conditional Use Permit 2005-016, Minor Conditional Use Permit 2005-017:

Applicant is requesting to amend a previously approved minor conditional use permit to modify the location of the restaurants, lounges and outdoor dining areas, for the property located at 8950 Sunset Boulevard, West Hollywood, California. (James Hotel)

Applicant: Jim Arnone

Locations: 8950 Sunset Boulevard

Planner: Jory Phillips, Senior Planner

Recommendation: 1) Continue to Thursday, November 15, 2007.

D. Conditional Use Permit 2004-010:

Applicant is requesting to 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 Group, Inc.

Locations: 8300 Sunset Boulevard

Planner: David DeGrazia, Senior Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 07-789 conditionally amending Conditional Use Permit 2004-010, for the property located at 8300 Sunset Boulevard, West Hollywood, California.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF

A. Director's Report

B. 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, November 15, 2007** 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 15	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 6	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 20	Thursday	6:30 PM	CANCELLED	W.H. Park Aud.
January 3, 2008	Thursday	6:30 PM	CANCELLED	W.H. Park Aud.
January 17, 2008	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

Joseph Guardarrama, Chair
Kate Bartolo, Vice-Chair
John Altschul, Commissioner
John D'Amico, Commissioner
Donald DeLuccio, Commissioner
Barbara Hamaker, Commissioner
Marc Yeber, 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.