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**WEST HOLLYWOOD  
PLANNING COMMISSION  
Thursday, October 4, 2007 @ 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 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 4, 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. September 20, 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.**

**A. 8410 Sunset Boulevard.**

Continued from Thursday, September 20, 2007. At its July 19, 2007 Planning Commission meeting, the Planning Commission directed staff to work with the applicant to revise the proposal and associated resolution to permit the project in two phases, for the property located at 8410 Sunset Boulevard, West Hollywood, California. (Jumbotron)

**Locations:** 8410 Sunset Boulevard

**Planner:** Jory Phillips, Senior Planner

**Recommendation:** 1) Continue to Thursday, October 18, 2007

**B. 1236-1252 N. Harper Avenue.**

Staff update regarding a proposal to remove a mature ficus tree from the front yard, which is in danger of falling over and replace it with a pittosporum, for the property located at 1236-1252 N. Harper Avenue, West Hollywood, California. (The Ramona)

**Locations:** 1236-1252 N. Harper Avenue

**Planner:** Jory Phillips, Senior Planner

**Recommendation:** 1) Receive and file.

**9. PUBLIC HEARINGS.**

**A. Conditional Use Permit 2006-015:**

Continued from Thursday, June 21, 2007 and Thursday, September 20, 2007. Applicant is requesting to expand an existing Large Day Care Home which currently accommodates twelve children during the daytime and up to fourteen children after school, into a Child Day Care Center with the ability to accommodate up to thirty children at all times, for the property located at 1211 N. Vista Street, West Hollywood, California. (Vista Child Day Care Center)

**Applicant:** Shawn Bayliss

**Locations:** 1211 Vista Street

**Planner:** Robert Dostalek, Associate Contract Planner

**Recommendation:** 1) Approve the application; and 2) Adopt Resolution No. PC 07-747, approving Conditional Use Permit 2006-015, for the property located at 1211 N. Vista Street, West Hollywood, California.

**B. Demolition Permit 2006-018, Development Permit 2006-023:**

Continued from Thursday, September 20, 2007. Applicant is requesting to demolish an existing single-family residence with two-rental units; and construct a three-story, five-unit condominium with semi-subterranean parking, utilizing Courtyard Design Standards and Incentives, for the property located at 1026 N. Ogden Drive, West Hollywood, California.

**Applicant:** Haya Morgenstern

**Locations:** 1026 N. Ogden Drive

**Planner:** Michael Barney, Assistant Planner

**Recommendation:** 1) Approve the application; and 2) Adopt Resolution No. PC 07-766, adopting a Negative Declaration and conditionally approving Demolition Permit 2006-018 and Development Permit 2006-023, for the property located at 1026 N. Ogden Drive, West Hollywood, California.

**C. Demolition Permit 2004-013, Development Permit 2004-012, Tentative Tract Map 2007-007, Environmental Impact Report:**

Applicant is requesting to demolish a six-unit apartment complex and construct a four-story, sixteen-unit condominium building with one level of subterranean parking, for the property located at 1342-1346 N. Hayworth Avenue, West Hollywood, California.

**Applicant:** Truman Elliot, LLC

**Locations:** 1342-1346 N. Hayworth Avenue

**Planner:** Jennifer Noel, Associate Planner

**Recommendation:** 1) Approve the application; 2) Adopt Resolution No. PC 07-774, Certify the Environmental Impact Report; conditionally approving Demolition Permit 2004-013 and Development Permit 2004-012; and 3) Adopt Resolution No. PC 07-775, conditionally approving Tentative Tract Map 2007-007, for the property located at 1342-1346 N. Hayworth Avenue, West Hollywood, California.

**D. Minor Conditional Use Permit 2007-004:**

Applicant is requesting to modify the approved hours, interior layout, seating plan, and occupancy restriction of an existing restaurant, for the property located at 8240 Sunset Boulevard, West Hollywood, California. (The Beach on Sunset; formerly Sunset Beach)

**Applicant:** Steve Marlton

**Locations:** 8240 Sunset Boulevard

**Planner:** Francisco Contreras, AICP, Associate Planner

**Recommendation:** 1) Continue to Thursday, October 18, 2007.

**E. Extension Request 2007-006:**

Applicant is requesting an extension request to extend the approvals previously granted for the construction of the hotel, for the property located at 8950 Sunset Boulevard, West Hollywood, California. (James Hotel)

**Applicant:** James Arnone

**Locations:** 8950 Sunset Boulevard

**Planner:** Jory Phillips, Senior Planner

**Recommendation:** 1) Approve the application; and 2) Adopt Resolution No. PC 07-775, conditionally approving Extension Request Permit 2007-006, for the property located at 8950 Sunset Boulevard, West Hollywood, California.

**10. NEW BUSINESS.**

**A. Re-Appointment to Design Review Subcommittee:**

*The Planning Commission will consider one (1) re-appointment to the Planning Commission's Design Review Subcommittee to replace Kate Bartolo. Current members consist of: 1) John Altschul; 2) Kate Bartolo; and 3) John D'Amico. Originally appointed on Thursday, August 2, 2007.*

**11. UNFINISHED BUSINESS.** None.

**12. EXCLUDED CONSENT CALENDAR.**

**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, October 18, 2007** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

<b>UPCOMING MEETING SCHEDULE</b>				
<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Meeting Type</b>	<b>Location</b>
October 18	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
November 1	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
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.

## **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](http://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.