



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, May 17, 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, May 17, 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. May 3, 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. Conditional Use Permit 2006-013:

Continued from Thursday, September 7, 2006, Thursday, November 11, 2006 and Thursday, February 15, 2007. Applicant is requesting to convert an existing 3,333 square-foot media production facility to a public service facility which will provide ambulance service for the City of West Hollywood, twenty-four hours a day, seven days a week, for the property located at 7237 Santa Monica Boulevard, West Hollywood, California. (Westmed Ambulance Services)

Applicant: Amit Thakkar

Locations: 7237 Santa Monica Boulevard

Planner: David DeGrazia

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 06-695, conditionally approving Conditional Use Permit 2006-013, for the property located at 7237 Santa Monica Boulevard, West Hollywood, California. Avenue, West Hollywood, California.

B. General Plan Amendment 2007-003, Zone Text Amendment 2007-006:

Continued from Thursday, April 19, 2007. Consider recommending approval to the City Council the proposal to modify the City's Inclusionary Housing Program to expand the size of projects required to provide on-site affordable housing, to provide additional options to meet on-site affordable housing requirements by allowing smaller inclusionary units, and to revise incentives for affordable housing to be consistent with Government Code Section §65915 and SB 1818, located city-wide, West Hollywood, California.

Applicant: City of West Hollywood

Locations: City-Wide

Planner: Francie Stefan, Senior Planner; and
Jory Phillips, Senior Planner

Recommendation: 1) Adopt Resolution No. PC 07-741 adopting a Negative Declaration, and recommending to City Council approval of Zone Text Amendment 2007-006 to amend the Zoning Ordinance; and 2) Adopt Resolution No. PC 07-742 adopting a Negative Declaration, and recommending to the City Council approval of General Plan Amendment 2007-003 regarding affordable housing.

- C. Demolition Permit 2006-029, Development Permit 2006-042, Tentative Tract Map 2006-030, Negative Declaration:**
Applicant is requesting to demolish three dwelling units and construct a three-story plus mezzanine level, six-unit condominium building, for the property located at 523 N. Alfred Street, West Hollywood, California.
Applicant: Anthony Zubcik / Philippe Chriki
Locations: 523 Alfred Street
Planner: Adrian Gallo, Assistant Planner
Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 07-732, adopting a Negative Declaration and conditionally approving Demolition Permit 2006-029 and Development Permit 2006-042; and 3) Adopt Resolution No. PC 07-733, conditionally approving Tentative Tract Map 2006-030, for the property located at 523 N. Alfred Street, West Hollywood, California.
- D. Conditional Use Permit 2006-004:**
Applicant is requesting to allow alcohol sales for off-site consumption at an existing grocery store and delicatessen, for the property located at 7868 ¾ Santa Monica Boulevard, West Hollywood, California. (Arbat Deli)
Applicant: Arbat Deli; Evelina Vartapetova / Patrick Panzarello
Locations: 7868 ¾ Santa Monica Boulevard
Planner: Jory Phillips, Senior Planner
Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 07-714 adopting conditionally approving Conditional Use Permit 2006-004, for the property located at 8969 ¾ Santa Monica Boulevard, West Hollywood, California.
- E. Demolition Permit 2006-041, Development Permit 2006-056, Tentative Tract Map 2006-025, Negative Declaration:**
Applicant is requesting to demolish fourteen dwelling units and construct a three- and four-story, twenty-unit condominium building, for the property located at 1236-1244 N. Fairfax Avenue, West Hollywood, California.
Applicant: Idleman Design Associates / Icon Fairfax, LLC
Locations: 1236-1244 N. Fairfax Avenue
Planner: Rachel Heiligman, Associate, Associate Planner
Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 07-735 adopting a Negative Declaration, and conditionally approving Demolition Permit 2006-041 and Development Permit 2006-056; and 3) Adopt Resolution No. PC 07-736, conditionally approving Tentative Tract Map 2006-025, for the property located at 1236-1244 N. Fairfax Avenue, West Hollywood, California.

F. Conditional Use Permit 2006-012, Development Permit 2006-031:

Applicant is requesting the addition of twenty-three hotel rooms to an existing hotel to include a 6,813 square-foot restaurant, a 2,953 square-foot nightclub, creation of a 6,361 square-foot spa in an unoccupied area on the tenth floor, and existing landscape improvements, for the property located at 1020 N. San Vicente Boulevard, West Hollywood, California. (The Bel Age Hotel)

Applicant: Byron Blount, Blackstone Real Estate Advisors

Locations: 1020 N. San Vicente Boulevard

Planner: Rachel Heiligman, Associate, Associate Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 07-734 approving Conditional Use Permit 2006-012 and Development Permit 2006-031, for the property located at 1020 N. San Vicente 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 specially scheduled meeting on **Thursday, May 31, 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
May 31	Thursday	6:30 PM	Special Meeting	W.H. Park Aud.
June 7	Thursday	6:30 PM	Regular Meeting	Plummer Park
July 21	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
July 5	Thursday	6:30 PM	CANCELLED	W.H. Park Aud.
July 19	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
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.