



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, November 20, 2008 @ 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.

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department at 8300 Santa Monica Boulevard, West Hollywood, California, during normal business hours. They will also be available for inspection during the Planning Commission meeting at the staff liaison's table.

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. ADMINISTER THE OATH OF OFFICE

The Oath of Office will be administered to: 1) Roberta Sue Buckner (at-large appointee) to the Planning Commission.

4. ROLL CALL

5. APPROVAL OF THE AGENDA

The Planning Commission is requested to approve the Agenda.

RECOMMENDATION: Approve the Agenda of Thursday, November 20, 2008.

6. APPROVAL OF MINUTES

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

RECOMMENDATION: Approve the minutes of:

A. None.

7. 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.

8. ITEMS FROM COMMISSIONERS

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. Demolition Permit 2007-032, Development Permit 2007-051, Tentative Tract Map 2008-002, Negative Declaration:

Applicant is requesting to demolish two existing single-family dwellings on separate adjacent parcels to construct a four-story, nine-unit condominium building over one level of subterranean parking, for the property located at 507-509 N. Orlando Avenue, West Hollywood, California.

Applicant: Demitri Samaha

Locations: 507-509 N. Orlando Avenue

Planner: Michael Barney, Assistant Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 07-786, adopting a Negative Declaration and conditionally approving Demolition Permit 2007-032 and Development Permit 2007-051; and 3) Adopt Resolution No. PC 08-812, conditionally approving Tentative Tract Map 2008-002 (Major Land Division No. 70124), for the property located at 507-509 N. Orlando Avenue, West Hollywood, California.

B. Tentative Tract Map 2008-005:

Applicant is requesting to the conversion of a three-unit apartment building into three condominium units, for the property located at 8135 Norton Avenue, West Hollywood, California.

Applicant: Truman Elliot, LLC

Locations: 8135 Norton Avenue

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 08-839, approving Tentative Tract Map 2008-005 (Minor Land Division No. 70825), for the property located at 8135 Norton Avenue, West Hollywood, California.

C. Demolition Permit 2008-001, Development Permit 2008-004:

Applicant is requesting to demolish an existing single-family residence and construct a new four-story, 3,925 square-foot single-family residence with a 1,357 square-foot garage, for the property located at 732 N. Doheny Drive, West Hollywood, California.

Applicant: Jay Vanos Architects

Locations: 732 N. Doheny Drive

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) Continue to Thursday, December 4, 2008.

D. Draft Environmental Impact Report:

Public comment on the Draft Environmental Impact Report only, for development of an approximately 268,805 square-foot mixed-use project including a hotel, fractional ownership market units, condominium units, and commercial uses; and related Sunset Specific Plan Amendments, for the property located at 9040-9056 Sunset Boulevard, West Hollywood, California.

Applicant: N. David O'Malley / James Arnone, Esq.

Locations: 9040-9056 Sunset Boulevard

Planner: Heather Waldstein, Senior Contract Planner

Recommendation: 1) Receive comments from the Planning Commission and the public on the Draft Environmental Impact Report (DEIR) and provide to the environmental consultants.

E. Administrative Permit 2007-019:

Continued from Thursday, September 18, 2008 and Thursday, November 13, 2008. Consideration to legalize one of two illegal units, and convert the second illegal unit into an addition, for the property located at 538-540 N. Huntley Drive, West Hollywood, California.

Applicant: Truman & Elliott, LLP; representing owner Mara Suchy

Locations: 538-540 N. Huntley Drive

Planner: Francie Stefan, Senior Planner

Recommendation: 1) Deny the application; and 2) Adopt Resolution No. PC 08-832, denying Administrative Permit 2007-019, for the property located at 538-540 N. Huntley Drive, West Hollywood, California.

11. NEW BUSINESS.

A. 2009 Planning Commission Meeting Dates.

The Planning Commission will consider making date revisions and amendments to the Planning Commission meetings for calendar year 2009.

Recommendation: 1) Officially adopt the Planning Commission meetings for calendar year 2009.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF

A. General Plan Staff Update

B. Director's Report

C. Planning Manager's Report

15. 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.

16. ITEMS FROM COMMISSIONERS

17. ADJOURNMENT. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, December 4, 2008** 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 |
| December 4 | Thursday | 6:30 PM | Regular Meeting | W.H. Park Aud. |
| December 18 | Thursday | 6:30 PM | CANCELLED | N/A |
| January 1, 2009 | Thursday | 6:30 PM | CANCELLED | N/A |
| January 15 | Thursday | 6:30 PM | Regular Meeting | W.H. Park Aud. |
| February 5 | Thursday | 6:30 PM | Regular Meeting | W.H. Park Aud. |

PLANNING COMMISSION MEMBERS

John Altschul, Chair
Donald DeLuccio, Vice-Chair
Alan Bernstein, Commissioner
Sue Buckner, Commissioner
Joseph Guardarrama, 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
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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.