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**WEST HOLLYWOOD  
PLANNING COMMISSION**  
**Thursday, September 18, 2008 @ 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.

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. ROLL CALL**

**4. APPROVAL OF THE AGENDA**

*The Planning Commission is requested to approve the Agenda.*

RECOMMENDATION: Approve the Agenda of Thursday, September 18, 2008.

**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 4, 2008**

**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. Demolition Permit 2006-038, Development Permit 2006-052, Tentative Tract Map 2006-020:**

Continued from Thursday, June 5, 2008, Thursday, July 17, 2008 and Thursday, August 21, 2008. Applicant is requesting to demolish two single-family structures and construct a fourteen-unit courtyard condominium project, for the property located at 1136-1142 N. La Cienega Boulevard, West Hollywood, California.

**Applicant:** Eddie Reay of Amit Apel Design, Inc.

**Locations:** 1136-1142 N. La Cienega Boulevard

**Planner:** Laurie Yelton, Associate Planner

**Recommendation:** 1) Continue to Thursday, October 16, 2008.

**B. Administrative Permit 2007-019:**

Request 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.

**C. Development Permit 2007-007, Minor Conditional Use Permit 2007-002, Minor Parking Use Permit 2007-001:**

Appeal of Community Development Director's denial of a request to convert an existing art gallery space to a new restaurant with full alcohol, for the property located at 9089 Santa Monica Boulevard, West Hollywood, California, with off-site parking located at 8900 Melrose Avenue, West Hollywood, California. (Tri Restaurant)

**Applicant:** Carolyn Baylon

**Appellant:** Carolyn Baylon

**Locations:** 9089 Santa Monica Boulevard

**Planner:** Jennifer Alkire, Associate Planner

**Recommendation:** 1) Deny the appeal; 2) uphold the Director's denial; and 3) Adopt Resolution No. PC 08-831, denying the appeal of Carolyn Baylon and upholding the Director's decision to deny Development Permit 2007-007, Minor Conditional Use Permit 2007-002 and Minor Parking Use Permit 2007-001, for the property located at 9089 Santa Monica Boulevard, West Hollywood, California.

**D. Zone Text Amendment 2008-005:**

Request to update the definitions that apply to the provisions of Chapter 19.58 (Cultural Heritage Preservation) to include the 2008 R2, R3, R4 Multi-Family Survey Report (2008 Survey Update) and to include the identified properties in the Survey as potential cultural resources, located city-wide, West Hollywood, California.

**Applicant:** City of West Hollywood

**Locations:** City-Wide

**Planner:** Francisco Contreras, AICP, Senior Planner

**Recommendation:** 1) Adopt Resolution No. PC 08-830, recommending to the City Council approval of Zone Text Amendment 2008-005, related to definitions that apply to the provisions of Chapter 19.58 (Cultural Heritage Preservation).

**10. NEW BUSINESS.** None.

**11. UNFINISHED BUSINESS.** None.

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

**13. ITEMS FROM STAFF**

**A. General Plan Staff Update**

**B. Director's Report**

**C. Planning Manager's Report**

**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 2, 2008** 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 2	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
October 16	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
November 6	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
November 20	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
December 4	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

## **PLANNING COMMISSION MEMBERS**

John Altschul, Chair  
Donald DeLuccio, Vice-Chair  
Alan Bernstein, Commissioner  
Joseph Guardarrama, Commissioner  
Barbara Hamaker, Commissioner  
Marc Yeber, Commissioner  
Vacant, 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.