



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, March 19, 2015**

**Regular Meeting at 6:30 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 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 participate in this meeting (e.g., a signer for the hearing impaired), you must call, or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Special meeting related accommodations (e.g., transportation) may be provided upon written request to the Office of the City Clerk at least 48 hours prior to the meeting. For information on public transportation, call 1-323-GO-METRO (323/466-3876) or go to www.metro.net

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.

This agenda was posted at: City Hall, the Community Development Department Public Counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Planning Commission Agenda.

Reminder: please speak clearly into microphones and turn off all cellular phones and pagers.

For additional information on any item listed below, please contact David J. DeGrazia, Current and Historic Preservation Planning Manager at (323) 848-6844 or Bianca Siegl, AICP, Long Range and Mobility Planning Manager at (323) 848-6853.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE AGENDA

SUBJECT: The Planning Commission is requested to approve the Agenda.

RECOMMENDATION: Approve the Agenda of Thursday, March 19, 2015.

5. APPROVAL OF MINUTES

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

RECOMMENDATION: Approve the minutes of:

A. February 19, 2015

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. DIRECTOR'S REPORT

8. ITEMS FROM COMMISSIONERS

9. CONSENT CALENDAR.

A. 8650 Melrose Avenue:

SUBJECT: The Planning Commission directed staff to return with a resolution of denial regarding a request to construct a new 18,624 square-foot commercial development, and amend the Zoning Ordinance and Zoning Map to include project site in the Avenues Bonus Overlay Zone, for the property located at 8650 Melrose Avenue, West Hollywood, California.

Recommendation: 1) Adopt Draft Resolution No. PC 15-1118, recommending the City Council deny zoning map amendment, zoning text amendment, amendment of a development permit, modification, variance, and parking use permit to amend previous entitlements for the construction of a new 18,624 square-foot commercial development, located at 8650 Melrose Avenue, West Hollywood, California.

B. 858 N. Doheny Drive:

SUBJECT: The Planning Commission is requested to approve a new tenancy at the Lloyd Wright Studio; from motion picture production office to public relations agency, located at 858 N. Doheny Drive, West Hollywood, California.

Recommendation: 1) Adopt Draft Resolution No. PC 15-1117, approving the tenancy of Karla Otto, Inc. to operate a public relations agency from the Lloyd Wright Studio, located at 858 N. Doheny Drive, West Hollywood, California.

C. Housing Element Annual Progress Report:

SUBJECT: The Planning Commission will receive the Housing Element Annual Progress Report. The Housing Element Annual Progress Report is required to be submitted to the California Department of Housing and Community Development to provide the state with an update on the City's status and progress in implementing its Housing Element of the General Plan.

Recommendation: 1) Receive and file.

10. PUBLIC HEARINGS.

A. 8550-8572 Santa Monica Boulevard:

SUBJECT: Continued from Thursday, March 5, 2015. The Planning Commission will hold a public hearing to consider a request to construct a new 42,317 square-foot commercial development with grocery, retail, restaurant, fitness studio, personal service, and office uses, located at 8550-8572 Santa Monica Boulevard, West Hollywood, California.

Applicant: Truman Elliott, LLP on behalf of 8550 Santa Monica Blvd, LLC

Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt Draft Resolution No. PC 15-1115, certifying the final Environmental Impact Report (EIR), adopting a Mitigation Monitoring Program, and adopting a Statement of Overriding Considerations, for the property located at 8550-8572 Santa Monica Boulevard, West Hollywood, California; and 3) Adopt Draft Resolution No. PC 15-1116, approving a development permit, two conditional use permits, a minor conditional use permit, an administrative permit, and a variance permit, for the property located at 8550-8572 Santa Monica Boulevard, West Hollywood, California.

B. Zone Text Amendments (Miscellaneous Clarifications):

SUBJECT: Continued from Thursday, March 5, 2015. The Planning Commission will hold a public hearing to consider miscellaneous zone text amendments to add clarity and consistency to the zoning code regarding authority of non-elected decision bodies to certify CEQA documents, limits to development permit extensions, construction mitigation standards for zone clearances, and fire safety clearance measures for foliage, located citywide, West Hollywood, California.

Applicant: City of West Hollywood

Planner: Georgia Sheridan, Senior Planner

Recommendation: 1) Adopt Draft Resolution No. PC 15-1119, recommending to the City Council approval of a zone text amendment to clarify certain existing language and make miscellaneous edits to the Zoning Ordinance, located citywide, West Hollywood, California.

11. **NEW BUSINESS.** None.

12. **UNFINISHED BUSINESS.** None.

13. **EXCLUDED CONSENT CALENDAR.**

14. **ITEMS FROM STAFF**

A. Planning Manager's Update.

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, April 2, 2015** beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California.

UPCOMING MEETING SCHEDULE 2015				
Date	Day	Time	Meeting Type	Location
April 2	Thursday	6:30 PM	Regular Meeting	Council Chambers
April 16	Thursday	6:30 PM	Regular Meeting	Council Chambers
May 7	Thursday	6:30 PM	Regular Meeting	Council Chambers
May 21	Thursday	6:30 PM	Regular Meeting	Council Chambers
June 4	Thursday	6:30 PM	Regular Meeting	Council Chambers

PLANNING COMMISSION MEMBERS

Roy Huebner, Chair

David Aghaei, Vice-Chair

John Altschul, Commissioner

Sue Buckner, Commissioner

Donald DeLuccio, Commissioner

Heidi Shink, Commissioner

Marc Yeber, Commissioner

STAFF

Stephanie DeWolfe, AICP, Community Development Director

John Keho, AICP, Assistant Community Development Director

David DeGrazia, Current and Historic Preservation Planning Manager (CHPP)

Bianca Siegl, AICP, Long Range and Mobility Planning Manager (LRMP)

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 five (5) minute presentation by the project applicant or applicant's representative or team, if any; Planning Commission questions of the applicant; two (2) minutes for each member of the public wishing to speak to the item; two (2) minutes for the project applicant to respond to the public or clarify issues raised by the public; Planning Commission deliberations and decisions. In order to facilitate a fair and proper hearing the Chair or Commission may lengthen or shorten the time allotted per speaker on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration.

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 and are tablet supported 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 Clerk's 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.