



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, April 16, 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. SPECIAL ORDER OF BUSINESS:**
 - A. OATH OF OFFICE.**
The Oath of Office will be administered to Sheila Lightfoot, appointed by Councilmember Meister for a term ending May 31, 2017.
 - B. ELECTION OF VICE-CHAIR.**
The Planning Commission will elect a Vice-Chair to the Planning Commission, for a term through June 30, 2015.
- 5. APPROVAL OF THE AGENDA**
SUBJECT: The Planning Commission is requested to approve the Agenda.
RECOMMENDATION: Approve the Agenda of Thursday, April 16, 2015.
- 6. APPROVAL OF MINUTES**
SUBJECT: The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.
RECOMMENDATION: Approve the minutes of:
 - A. March 19, 2015**

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. DIRECTOR'S REPORT

9. ITEMS FROM COMMISSIONERS

10. CONSENT CALENDAR. None.

11. PUBLIC HEARINGS.

A. 1216 N. Flores Street:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to construct a fourteen-unit, five-story condominium building and subterranean parking, for the property located at 1216 N. Flores Street, West Hollywood, California.

Applicant: Ground Up Development, LLC
Planner: Jennifer Alkire, AICP, Senior Planner

Recommendation: 1) Continue to a date uncertain.

B. Zone Text Amendments (Miscellaneous Clarifications):

SUBJECT: The Planning Commission will hold a public hearing to consider minor corrections and clarifications to the Zoning Ordinance, including language related to development agreement signature and map requirements, and determination of appropriate frontage of corner lots, located citywide, West Hollywood, California.

Applicant: City of West Hollywood
Planner: Christopher Corrao, Associate Planner

Recommendation: 1) Adopt Draft Resolution No. PC 15-1122, recommending to the City Council approval of zone text amendments to edit and clarify development agreement signature and map requirements, and determination of frontage for corner lots, located citywide, West Hollywood, California.

C. Zone Text Amendments (Entitlement Limits):

SUBJECT: The Planning Commission will hold a public hearing to consider text changes to the Zoning Ordinance related to entitlement permit time limits, extensions, and amendments to approved projects, located citywide, West Hollywood, California.

Applicant: City of West Hollywood

Planner: Georgia Sheridan, AICP, Senior Planner

Recommendation: 1) Adopt Draft Resolution No. PC 15-1123, recommending to the City Council approval of a zone text amendment to modify entitlement permit time limits and extensions, located citywide, West Hollywood, California.

12. NEW BUSINESS.

A. Creation of a Community Benefits Framework.

SUBJECT: The Planning Commission will provide input on a proposed Community Benefits Framework intended to provide a defined, transparent process for considering community benefits as part of future development that requests height, density and/or intensity beyond that which is currently allowed in the Zoning Code and/or General Plan.

Recommendation: 1) Receive and comment on the proposed Community Benefits Framework.

B. Planning Commission Subcommittee Appointment:

SUBJECT: The Planning Commission will re-appoint one member to the Design Review Subcommittee to replace outgoing Commissioner David Aghaei.

Recommendation: 1) Appoint one member to the Design Review Subcommittee for a term through June 30, 2015.

13. UNFINISHED BUSINESS. None.

14. EXCLUDED CONSENT CALENDAR. None.

15. ITEMS FROM STAFF

A. Planning Manager's Update.

16. 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.

17. ITEMS FROM COMMISSIONERS

18. **ADJOURNMENT.** Noting the cancellation of the Planning Commission on Thursday, May 7, 2015, the Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, May 21, 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
May 7	Thursday	6:30 PM	CANCELLED	Council Chambers
May 21	Thursday	6:30 PM	Regular Meeting	Council Chambers
June 4	Thursday	6:30 PM	Regular Meeting	Council Chambers
June 18	Thursday	6:30 PM	Regular Meeting	Council Chambers
July 2	Thursday	6:30 PM	Regular Meeting	Council Chambers

PLANNING COMMISSION MEMBERS

Roy Huebner, Chair

Vacant, Vice-Chair

John Altschul, Commissioner

Sue Buckner, Commissioner

Donald DeLuccio, Commissioner

Sheila Lightfoot, 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.