



**WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, October 15, 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, October 15, 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. October 1, 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. **826 N. Kings Road:**

SUBJECT: The Planning Commission directed staff to return with a revised resolution approving the project to demolish a single-family dwelling and construct a 37,335 square-foot, four-story, twenty-five unit apartment building over one level of subterranean parking with fifty-two parking spaces, for the property located at 826 N. Kings Road, West Hollywood, California.

Recommendation: 1) Adopt Draft Resolution No. PC 15-1146, conditionally approving a demolition permit, development permit, and a modification request, for the property located at 826 N. Kings Road, West Hollywood, California.

10. **PUBLIC HEARINGS.**

A. **Zone Text Amendment**

Major Changes to Approved Development Projects:

SUBJECT: Continued from Thursday, August 6, 2015 and Thursday September 17, 2015. The Planning Commission will hold a public hearing to consider a recommendation to the City Council regarding conditions for major change(s) to an approved project, citywide, West Hollywood, California.

Applicant: City of West Hollywood

Planner: Georgia Sheridan, AICP, Senior Planner

Recommendation: 1) Adopt Draft Resolution No. PC 15-1152, recommending to the City Council approval of a zone text amendment to clarify the conditions for major change(s) to an approved development project, citywide, West Hollywood, California.

B. **Zone Text Amendment**

Non-Residential Parking Facilities in Residential Zones:

SUBJECT: Continued from Thursday, October 1, 2015. The Planning Commission will hold a public hearing to consider a recommendation to the City Council regarding non-residential parking facilities in residential zones, citywide, West Hollywood, California.

Applicant: City of West Hollywood

Planner: Garen Srapyan, Assistant Planner

Recommendation: 1) Adopt Draft Resolution No. PC 15-1130, recommending to the City Council approval of a zone text amendment to update the conditions for non-residential parking facilities in residential zones, citywide, West Hollywood, California.

C. 1159 N. Formosa Avenue:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish a duplex and construct a two-story (with mezzanine), five-unit townhouse building with semi-subterranean parking, for the property located at 1159 N. Formosa Avenue, West Hollywood, California.

Applicant: Apex LA
Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the applications; 2) Adopt Draft Resolution No. PC 15-1150, conditionally approving a a demolition permit and a development permit, for the property located at 1159 N. Formosa Avenue, West Hollywood, California; and 3) Adopt Resolution No. PC 15-1151, conditionally approving a tentative tract map (Major Land Division No. 73415), for the property located at 1159 N. Formosa Avenue, West Hollywood, California.

D. 9001-9017 Santa Monica Boulevard:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to amend a development agreement to extend the term and period to commence phases of construction by six (6) months, for the properties located at 9001-9017 Santa Monica Boulevard, West Hollywood, California.

Applicant: 9001 Santa Monica Blvd., LLC, SM Ramage, LLC
Planner: Jennifer Alkire, AICP, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt Draft Resolution No. PC 15-1148, recommending that the City Council approve the request to amend a development agreement, for the properties located at 9001-9017 Santa Monica Boulevard, West Hollywood, California.

E. 8950 Sunset Boulevard:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to extend and amend existing entitlements to construct a mixed-use hotel development with four residential units, 165 hotel guestrooms, retail, restaurant, bar, conference and personal service uses, for the property located at 8950 Sunset Boulevard, West Hollywood, California.

Applicant: 8950 Sunset, LLC
Planner: Jennifer Alkire, AICP, Senior Planner

Recommendation: 1) Continue to Thursday, November 5, 2015.

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, November 5, 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.

AFFIDAVIT OF POSTING

State of California)

County of Los Angeles)

City of West Hollywood)

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I posted this agenda on:

Date: Oct. 8, 2015

Signature *Charles Ran*