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**WEST HOLLYWOOD  
PLANNING COMMISSION AGENDA  
Thursday, November 5, 2015**

**Regular Meeting at 6:30 PM  
West Hollywood Park Public Meeting Room – Council Chambers  
625 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 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](http://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, November 5, 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 15, 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.** None.

10. **PUBLIC HEARINGS.**

**A. 1159 N. Formosa Avenue:**

*SUBJECT: Officially continued from Thursday, October 15, 2015. 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 demolition permit and a development permit, for the property located at 1159 N. Formosa Avenue, West Hollywood, California; and 3) Adopt draft 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.

**B. 8950 Sunset Boulevard:**

*SUBJECT: Officially continued from Thursday, October 15, 2015. 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 19, 2015.

**C. 521-523, 533 and 563 N. Alfred Street, and  
526-532 and 542-548 N. La Cienega Boulevard:**

*SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolition 68,350 square-feet of educational, commercial, and residential buildings, and new construction and renovation of 67,000 square-feet of new educational buildings, located at 521-523, 533 and 563 N. Alfred Street, West Hollywood, California; and 526-532 and 542-548 N. La Cienega Boulevard, West Hollywood, California. (Center for Early Education)*

**Applicant:** TGPM, Inc.

**Planner:** Rachel Dimond, AICP, Senior Planner

**Recommendation:** 1) Approve the applications; 2) Adopt draft Resolution No. PC 15-1157, recommending to the City Council adoption of a Mitigated Negative Declaration and General Plan Amendment for the properties located at 521-523, 533 and 5653 N. Alfred Street, West Hollywood, California, and 526-532 and 542-548 N. La Cienega Boulevard, West Hollywood, California; 3) Adopt draft Resolution No. PC 15-1158, recommending the City Council adopt the Center for Early Education Specific Plan, a zone text amendment, and a zone map amendment, for the properties located at 521-523, 533 and 5653 N. Alfred Street, West Hollywood, California, and 526-532 and 542-548 N. La Cienega Boulevard, West Hollywood, California; 4) Adopt draft Resolution No. PC 15-1159, recommending the City Council approve a demolition permit, development permit, and a conditional use permit amendment, for the properties located at 521-523, 533 and 5653 N. Alfred Street, West Hollywood, California, and 526-532 and 542-548 N. La Cienega Boulevard, West Hollywood, California; and 5) Adopt draft Resolution No. PC 15-1160, recommending that the City Council affirm the proposed alley vacation and dedication are consistent with the General Plan of the City of West Hollywood, for the properties located at 521-523, 533 and 5653 N. Alfred Street, West Hollywood, California, and 526-532 and 542-548 N. La Cienega Boulevard, West Hollywood, California.

**D. Zone Text Amendment**

**Temporary Creative Off-Site Signs:**

*SUBJECT: The Planning Commission will hold a public hearing to consider a recommendation to the City Council to refine regulations for temporary creative off-site signs, including allowing creative tall walls, in the Sunset Specific Plan area, citywide, West Hollywood, California.*

**Applicant:** City of West Hollywood

**Planner:** Steve Gerhardt, AICP, Contract Senior Planner

**Recommendation:** 1) Continue to Thursday, November 19, 2015.

**11. NEW BUSINESS.**

**A. Zone Text Discussion and Direction.**

*SUBJECT: City Attorney will provide a training session for the Planning Commission regarding the process and purpose for amendments to the City's Zoning Ordinance.*

**B. Scheduling a Joint Meeting with City Council.**

*SUBJECT: Schedule a joint meeting between City Council and the Planning Commission to discuss the Appeals process and communication between staff, Planning Commission, developers, and the public.*

**Recommendation:** 1) Confirm at least two (2) dates from the following: a) Monday, December 7, 2015; 5 p.m. to 7:00 p.m.; b) Saturday, December 12, 2015; 10:00 a.m. – 12:00 noon; c) Monday, December 14, 2015; 6:00 p.m. – 8:00 p.m.; d) Monday, December 21, 2015; 5:00 p.m. – 7:00 p.m. or e) Monday, January 4, 2016; 6:00 p.m. – 8:00 p.m.

**C. Planning Commission Upcoming Cancellations.**

*SUBJECT: The Planning Commission will discuss the possibility of officially cancelling the meeting dates of Thursday, December 17, 2015 and Thursday, January 7, 2016.*

- 12. **UNFINISHED BUSINESS.** None.
- 13. **EXCLUDED CONSENT CALENDAR.** None.
- 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 19, 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: 10/29/15  
Signature: Bern Theriac