



WEST HOLLYWOOD
PLANNING COMMISSION REVISED AGENDA
Thursday, May 4, 2017

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, Long Range and Mobility Planning Manager at (323) 848-6853.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. SPECIAL ORDER OF BUSINESS:**
 - A. OATH OF OFFICE.**
The Oath of Office will be administered to newly appointed Commissioners.
- 4. ROLL CALL**
- 5. APPROVAL OF THE AGENDA**
SUBJECT: The Planning Commission is requested to approve the Agenda.
RECOMMENDATION: Approve the Agenda of Thursday, May 4, 2017.
- 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. April 6, 2017**

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.

A. 8711-8713 BEVERLY BOULEVARD AND 321-327 SHERBOURNE DRIVE:

SUBJECT: The Planning Commission directed staff to return with a resolution to deny a request to demolish an existing 3,000 square-foot commercial building and to construct a new five-story, 41,200 square-foot mixed-use building with 9,700 square-feet of commercial space, 30 apartment units with five affordable units, and two levels of subterranean parking, for the properties located at 8711-8713 Beverly Boulevard, West Hollywood, California; and 321-327 Sherbourne Drive, West Hollywood, California.

Planner: Laurie Yelton, Associate Planner

The Commissions' options are:

- 1) Take no action on the draft resolution to allow the applicant time to re-design the project and come back at a future date; or
- 2) Adopt Draft Resolution No. PC 17-1193: "A Resolution of the Planning Commission of the City of West Hollywood, denying without prejudice, a demolition permit, development permit and subdivision (Major Land Division No. 73519), for the property located at 8711-8713 Beverly Boulevard & 321-327 Sherbourne Drive, West Hollywood, California.

11. PUBLIC HEARINGS.

A. ZONE TEXT AMENDMENT

OUTDOOR COMMERCIAL USES ABOVE THE FIRST FLOOR:

SUBJECT: The Planning Commission will hold a public hearing to consider an amendment to the West Hollywood Zoning Ordinance to introduce new standards requiring development permit approval with review and decision by the Planning Commission for all new or expanded outdoor dining areas and other similar outdoor commercial uses above the first floor, located citywide, West Hollywood, California.

Applicant: City of West Hollywood
Planner: Jennifer Alkire, AICP, Senior Planner

Recommendation: 1) Adopt draft Resolution No. PC 17-1198 recommending to the City Council approval of a zone text amendment to require development permit approval by the Planning Commission for all new or expanded outdoor dining areas or similar commercial outdoor uses above the ground floor, located citywide, West Hollywood, California.

**B. ZONE TEXT AMENDMENT
IMPLEMENTATION OF R3C-C AND R4B-C ZONES:**

SUBJECT: *The Planning Commission will hold a public hearing to consider an amendment to the West Hollywood Zoning Ordinance implementing R3C-C and R4B-C zoning districts identified in the West Hollywood General Plan 2035, located in selected zones, West Hollywood, California.*

Applicant: City of West Hollywood
Planner: Garen Srapyan, Associate Planner

Recommendation: 1) Adopt draft Resolution No. PC 17-1197 recommending to the City Council approval of a zone text amendment related to standards for R3C-C and R4B-C zoning districts, and a zone map amendment, to comport with the West Hollywood General Plan 2035, located in selected zones, West Hollywood, California.

- 12. **NEW BUSINESS.** None.
- 13. **UNFINISHED BUSINESS.** None.
- 14. **EXCLUDED CONSENT CALENDAR.**
- 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.** The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, May 18, 2017** 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: APRIL 27, 2017
Signature: [Handwritten Signature]

UPCOMING MEETING SCHEDULE 2017				
Date	Day	Time	Meeting Type	Location
May 18	Thursday	6:30 PM	Regular Meeting	Council Chambers
June 1	Thursday	6:30 PM	Regular Meeting	Council Chambers
June 15	Thursday	6:30 PM	Regular Meeting	Council Chambers
July 6	Thursday	6:30 PM	Regular Meeting	Council Chambers

PLANNING COMMISSION MEMBERS

*To contact Planning Commissioners, please forward your request to:
David Gillig, Planning Commission Secretary at dgillig@weho.org*

David Aghaei, Chair

Sue Buckner, Vice-Chair

John Altschul, Commissioner

Rogério Cavalheiro, Commissioner

Donald DeLuccio, Commissioner

Stacey Jones, Commissioner

Vacant, 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, 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 ten (10) 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; five (5) 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.