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**CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION AGENDA  
Thursday, July 18, 2019**

**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 Planning and Development Services 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 Planning and Development Services 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.

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

*I pledge Allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.*

**3. ROLL CALL**

**4. APPROVAL OF THE AGENDA**

*SUBJECT: The Planning Commission is requested to approve the Agenda.*  
*RECOMMENDATION: 1) Approve the Agenda of Thursday, July 18, 2019.*

**5. APPROVAL OF MINUTES**

*SUBJECT: The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.*  
*RECOMMENDATION: Approve the draft minutes of:*

**A. June 20, 2019**

**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. 8900 SANTA MONICA BOULEVARD:**

*SUBJECT: The Planning Commission will receive a 30-day operational review of Rocco's Tavern.*

**Recommendation:** 1) Receive and file.

**10. PUBLIC HEARINGS.**

**A. 645-681 N. ROBERTSON BOULEVARD**

**648-654 N. LA PEER DRIVE (ROBERTSON LANE HOTEL PROJECT):**

*SUBJECT: The Planning Commission will hold a public hearing to consider a request to amend the previously approved project including demolition of two additional buildings; retention of additional portions of the Factory Building, refinements to the project design, and reconfiguration of approved uses within the project, for the properties located at 645-681 N. Robertson Boulevard, West Hollywood, California, and 648-654 N. La Peer Drive, West Hollywood, California.*

**Applicant:** Faring

**Planner:** Jennifer Alkire, AICP, Senior Planner

**Recommendation:** 1) Receive all pertinent testimony, 2) provide feedback on the proposed design changes, and 3) continue the item to Thursday, August 15, 2019.

**B. 8440 SUNSET BOULEVARD:**

*SUBJECT: The Planning Commission will hold a public hearing to consider a request to continue the use of a tall wall sign on the west side of The Mondrian Hotel, and approval of a development agreement, for the property located at 8440 Sunset Boulevard, West Hollywood, California.*

**Applicant:** Truman & Elliott, LLP

**Planner:** Adrian Gallo, Associate Planner

**Recommendation:** 1) Approve the application; 2) Adopt draft Resolution No. PC 19-1327, recommending to the City Council adoption of a zoning map amendment in conjunction with the proposed development

agreement; 3) Adopt draft Resolution No. PC 19-1328, recommending to the City Council approval of a development agreement; and 4) Adopt draft Resolution No. PC 19-1329, recommending to the City Council approval of a conditional use permit amendment, for the property located at 8440 Sunset Boulevard, West Hollywood, California.

**C. 637-641 N. LA PEER DRIVE:**

*SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish two existing one-story commercial buildings and construct a new three-story commercial building over three basement levels, for the properties located at 637-641 N. La Peer Drive, West Hollywood, California.*

**Applicant:** 639 La Peer, LLC

**Planner:** Doug Vu, ASLA, Senior Planner

**Recommendation:** 1) Approve the application; 2) Adopt draft Resolution No. PC 19-1332, conditionally approving an administrative permit, demolition permit, and development permit, for the properties located at 637-641 N. La Peer Drive, West Hollywood, California.

**D. ZONE TEXT AMENDMENT**

**PROPERTY MAINTENANCE STANDARDS:**

*SUBJECT: The Planning Commission will hold a public hearing to consider a request to remove the property maintenance language from the West Hollywood Zoning Ordinance and reference a new chapter; Neighborhood Preservation, found in Title 9 of the West Hollywood Municipal Code, citywide, West Hollywood, California.*

**Applicant:** City of West Hollywood

**Planner:** Danny Rivas, Code Compliance Manager  
Dan Mick, Code Compliance Supervisor  
Rachel Dimond, AICP, Senior Planner

**Recommendation:** 1) Continue to Thursday, August 15, 2019.

**E. ZONE TEXT AMENDMENT**

**MISCELLANEOUS CODE AMENDMENTS:**

*SUBJECT: The Planning Commission will hold a public hearing to consider a request to: 1) allow unlimited dwelling units in 100% affordable housing projects, 2) allow Director review of mixed-use projects less than 30,000 square-feet and cleanup of the Development Review Authority, and 3) allow a deviation from setback requirements under limited circumstances, citywide, West Hollywood, California.*

**Applicant:** City of West Hollywood

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

**Recommendation:** 1) Approve the application; 2) Adopt draft Resolution No. PC 19-1334, recommending to City Council approval of amendments

to Title 19, West Hollywood Zoning Ordinance, citywide, West Hollywood, California.

11. **NEW BUSINESS.** None.

12. **UNFINISHED BUSINESS.**

A. **Update on Composition of Planning Commission Subcommittees.**

*SUBJECT: Staff will report back to the Planning Commission following its discussion of the composition of standing subcommittees on February 7, 2019.*

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, August 1, 2019** 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: July 12, 2019

Signature: Alyson I. Puleo

UPCOMING MEETING SCHEDULE 2019				
Date	Day	Time	Meeting Type	Location
August 1	Thursday	6:30 PM	Regular Meeting	Council Chambers
August 15	Thursday	6:30 PM	Regular Meeting	Council Chambers
September 5	Thursday	6:30 PM	Regular Meeting	Council Chambers
September 19	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](mailto:dgillig@weho.org)*

**Stacey Jones, Chair**  
**Rogério Carvalheiro, Vice-Chair**

John Altschul, Commissioner  
Adam G. Bass, Commissioner  
Sue Buckner, Commissioner  
John Erickson, Commissioner  
Lynn Hoopingarner, Commissioner

### STAFF

John Keho, AICP, Director, Planning & Development Services Department  
David DeGrazia, Current and Historic Preservation Planning Manager (CHPP)  
Bianca Siegl, Long Range Planning Manager (LRP)  
Lauren Langer, Assistant City Attorney  
David Gillig, Commission Secretary

City of West Hollywood, Planning & Development Services Department  
8300 Santa Monica Boulevard, West Hollywood, CA 90069-4314  
323.848.6475 (main) Δ 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; three (3) 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.

### 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.

The current Planning Commission Agenda and Staff Reports  
are available on-line and are tablet supported

[www.weho.org](http://www.weho.org)