



**CITY OF WEST HOLLYWOOD
PLANNING COMMISSION AGENDA
Thursday, March 5, 2020**

**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 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 Jennifer Alkire, AICP, Current and Historic Preservation Planning Manager (jal aire@weho.org) (323) 848-6487 or Robyn Eason, AICP, Acting Long Range Planning Manager (reason@weho.org) (323) 848-6558.

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, March 5, 2020.

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. February 20, 2020

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. 8950 SUNSET BOULEVARD:

SUBJECT: Officially continued from Thursday, February 20, 2020. The Planning Commission will hold a public hearing to consider a request to extend existing entitlements for a new mixed-use hotel development, formerly known as the James Hotel, located at 8950 Sunset Boulevard, West Hollywood, California.

Applicant: Tina Vartanian, Afriat Consulting Group, Inc.

Planner: Doug Vu, Senior Planner

Recommendation: 1) Deny the application; 2) Adopt draft Resolution No. PC 20-1360 denying the request to extend the existing entitlements for the construction of a new mixed-use hotel development, for the property located at 8950 Sunset Boulevard, West Hollywood, California.

B. ZONE TEXT AMENDMENT, DENSITY BONUS LAWS:

SUBJECT: Officially continued from Thursday, February 20, 2020. The Planning Commission will hold a public hearing to consider density bonus and incentives in 100% affordable housing projects in accordance with State law, citywide, West Hollywood, California.

Applicant: City of West Hollywood

Planner: Peter Noonan, Rent Stabilization and Housing Manager
Rachel Dimond, AICP, Senior Planner

Recommendation: 1) Adopt draft Resolution No. PC 20-1356 recommending to the City Council approval of amendments to Title 19, West Hollywood Zoning Ordinance, to modify requirements for affordable housing and incentives, and off-street parking requirements for 100% affordable housing projects in accordance with State law, citywide, West Hollywood, California.

C. 1150 N. ORANGE GROVE AVENUE:

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish two existing single-story, single-family residences, and construct a new four-story, nine-unit apartment building over subterranean parking, located at 1150 N. Orange Grove Avenue, West Hollywood, California.

Applicant: Fred Houriani

Planner: Antonio Castillo, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 20-1354 conditionally approving a demolition permit and a development permit, for the property located at 1150 N. Orange Grove Avenue, West Hollywood, California.

D. 1107 N. LA CIENEGA BOULEVARD (CHEVRON SERVICE STATION):

SUBJECT: The Planning Commission will hold a public hearing to consider a request to demolish an existing service station building and construct a new multi-tenant commercial building with a 24-hour convenience store and an attached automated car wash for the existing Chevron Service Station, located at 1107 N. La Cienega Boulevard, West Hollywood, California.

Applicant: Patrick Fiedler, Fiedler Group

Planner: Antonio Castillo, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt draft Resolution No. PC 20-1355 conditionally approving a demolition permit, development permit and a conditional use permit, for the property located at 1107 N. La Cienega Boulevard, West Hollywood, California.

- 11. **NEW BUSINESS.** None.
- 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

A. Commissioner Comments.

B. Subcommittee Management.

SUBJECT: This time has been set aside for commissioners serving on standing subcommittees to report any scheduled absences or conflicts of interest that would prevent them from being present at an upcoming subcommittee meeting. If more than two subcommittee members cannot be present at a meeting, the Chair may reschedule the time or date of the meeting or change the composition of the subcommittee to ensure a quorum can be present.

17. **ADJOURNMENT.** The Planning Commission will adjourn to a **special** meeting on **Thursday, March 19, 2020** beginning at 6:30 P.M. until completion at West Hollywood Community Center at **Plummer Park, Rooms 5 and 6**, 7377 Santa Monica 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: February 26, 2020

Signature: Alycia P. Pohlman