



**WEST HOLLYWOOD
PLANNING COMMISSION**
Thursday, August 5, 2010 @ 6:30 PM

**Regular Meeting at
West Hollywood Park Auditorium
647 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 attend (e.g. transportation) or to participate in this meeting (e.g., a signer for the hearing impaired), **you must call or submit your request in writing to the Department of Community Development at (323) 848-6475 at least 48 hours prior to the meeting.** The City TDB line for the hearing impaired is (323) 848-6496.

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.

NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Planning Commission Agenda.

This agenda was posted at: City Hall, the Community Development Department Public Counter, the West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

Reminder: please speak clearly into microphones and turn off all cellular phones and pagers. For additional information on any item listed below, please contact John Keho, Planning Manager at (323) 848-6393.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE AGENDA

The Planning Commission is requested to approve the Agenda.

RECOMMENDATION: Approve the Agenda of Thursday, August 5, 2010.

5. APPROVAL OF MINUTES

The Planning Commission is requested to approve the minutes of prior Planning Commission meetings.

RECOMMENDATION: Approve the minutes of:

A. July 15, 2010

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. ITEMS FROM COMMISSIONERS

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. Sunset Strip Medians:

Request to consider a city-initiated application for the placement of off-site district identification signs for Sunset Plaza within three existing landscaped medians, located at the intersection of Sunset Boulevard and Sunset Plaza Drive, West Hollywood, California.

Applicant: City of West Hollywood

Locations: Center medians at intersection of Sunset Boulevard and Sunset Plaza Drive

Planner: Antonio Castillo, Associate Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 10-935, allowing the placement of off-site district identification signs for Sunset Plaza, West Hollywood, California.

B. Demolition Permit, Development Permit, General Plan Amendment, Tentative Tract Map, Zone Map Amendment:

Request to demolish all commercial structures to construct a mixed-use project with 184 residential units (including thirty-seven affordable units), 13,350 square feet of commercial use, 24,380 square feet of open space and ground-level and subterranean parking containing 304 parking spaces, for the properties located at 7113-7125 Santa Monica Boulevard, West Hollywood, California, 1122 N. Detroit Street, West Hollywood, California and 1111 N. La Brea Avenue, West Hollywood, California.

Applicant: Jeffrey Seymour c/o Seymour Consulting Group

Locations: 7113-7125 Santa Monica Boulevard
1122 N. Detroit Street
1111 N. La Brea Avenue

Planner: Francisco Contreras, AICP, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 10-938, recommending that the City Council certify the Final Environmental Impact Report (EIR), adopt a Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; and 3) Adopt Resolution No. PC 939, recommending City Council approval of General Plan Amendment 2009-003, Zone Map Amendment 2009-006, Demolition Permit 2008-023, Development Permit 2008-037 and Tentative Tract Map 2009-001 (Major Land Division No. 71005), for the properties located at 7113-7125 Santa Monica Boulevard, West Hollywood, California, 1122 N. Detroit Street, West Hollywood, California, and 1111 N. La Brea Avenue, West Hollywood, California.

C. Demolition Permit, Development Permit, Tentative Tract Map:

Request to demolish all commercial structures to construct a mixed-use project with 187 dwelling units (including thirty-eight affordable units) and 19,559 square feet of commercial use, 28,515 square feet of open space with ground level and subterranean parking containing 364 parking spaces, for the properties located at 1216-1226 N. La Brea Avenue, West Hollywood, California and 7070 Fountain Avenue, West Hollywood, California.

Applicant: Jeffrey Seymour c/o Seymour Consulting Group

Locations: 1216-1226 N. La Brea Avenue
7070 Fountain Avenue

Planner: Francisco Contreras, AICP, Senior Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 10-940, certifying the Final Environmental Impact Report (EIR), adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations; and 3) Adopt Resolution No. PC 10-941; approving Demolition Permit 2008-002, Development Permit 2008-036 and Tentative Tract Map 2009-002 (Major Land Division No. 71004), for the properties located at 1216-1226 N. La Brea Avenue, West Hollywood, California and 7070 Fountain Avenue, West Hollywood, California.

10. NEW BUSINESS.

A. Planning Commission Subcommittees.

The Planning Commission will review the following standing subcommittees for appointments: 1) Design Review Subcommittee; 2) Business Signage Subcommittee; 3) Long-Range Planning Projects Subcommittee; 4) Plummer Park Steering Subcommittee; 5) Working Group, and 6) General Plan Committee.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF

A. Planning Manager's Update

14. 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.

15. ITEMS FROM COMMISSIONERS

16. ADJOURNMENT. The Planning Commission will adjourn to a regularly scheduled meeting on **Thursday, August 19, 2010** beginning at 6:30 P.M. until completion at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California.

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
August 19	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
September 2	Thursday	6:30 PM	CANCELLED	W.H. Park Aud.
September 16	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
September 23	Thursday	6:30 PM	Special Meeting	W.H. Park Aud.
September 30	Thursday	6:30 PM	Special Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

Marc Yeber, Chair
Joseph Guardarrama, Vice-Chair
John Altschul, Commissioner
Alan Bernstein, Commissioner
Sue Buckner, Commissioner
Donald DeLuccio, Commissioner
Barbara Hamaker, Commissioner

STAFF

Anne McIntosh, Deputy City Manager/Community Development Director
John Keho, AICP, Planning Manager
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; three (3) minutes (in order to facilitate the meeting, the Chair may lengthen or shorten the three (3) minute period for all speakers on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration) 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.

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 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 Clerks 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.