



**WEST HOLLYWOOD
PLANNING COMMISSION
Thursday, June 16, 2011 @ 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, June 16, 2011.

5. APPROVAL OF MINUTES.

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

RECOMMENDATION: Approve the minutes of:

A. June 2, 2011

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.

A. 8301 Sunset Boulevard.

Cabo Cantina Restaurant:

Required six month operational review of the establishment as required by Resolution No. PC 10-949; Condition 3.12, adopted on Thursday, December 2, 2010.

Locations: 8301 Sunset Boulevard

Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Receive and file.

B. Capital Improvements Plan 2011-2016:

Government Code Section §65401 requires that the City's Planning Commission examine the Capital Improvements Plan (CIP) for consistency with the General Plan. The CIP is a list of the proposed public projects recommended for planning, initiation or construction during the next five fiscal years. A finding of consistency is required for the City Council to be able to adopt the Capital Improvements Plan.

Locations: West Hollywood, California

Planner: Michael Barney, Assistant Planner

Recommendation: 1) Adopt Resolution No. PC 11-975, finding pursuant to California Government Code Section §65401, that the City's Capital Improvements Plan for fiscal years 2011-2016 is consistent with the General Plan.

9. PUBLIC HEARINGS.

A. 692 N. Robertson Boulevard (The Abbey):

Continued from Thursday, May 5, 2011. Applicant is requesting an intensification of use from restaurant to bar/nightclub with dancing, for the property located at 692 N. Robertson Boulevard, West Hollywood, California.

Applicant: David Cooley

Planner: Jennifer Alkire, Associate Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 11-968, conditionally approving a Development Permit and Conditional Use Permit and amending a Parking Use Permit, for the property located at 692 N. Robertson Boulevard, West Hollywood, California.

B. 8948 Santa Monica Boulevard (Bar Varsity):

Continued from Thursday, May 5, 2011. Applicant is requesting to demolish an existing structure and construct a two-story, 5,212 square-foot bar/nightclub with full alcohol service, 1,604 square-foot outdoor dining and off-site parking, for the property located at 8948 Santa Monica Boulevard, West Hollywood, California.

Applicant: Samaha Associates

Planner: Michael Barney, Assistant Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. PC 11-961, conditionally approving Conditional Use Permit, Demolition Permit, Development Permit and Parking Use Permit, for the property located at 8948 Santa Monica Boulevard, West Hollywood, California.

C. 1350 N. Hayworth Avenue:

Applicant is requesting to demolish a sixteen unit apartment building to construct a four-story, seventeen unit condominium building, for the property located at 1350 N. Hayworth Avenue, West Hollywood, California.

Applicant: Jay Vanos, Architect

Planner: Laurie Yelton, Associate Planner

Recommendation: 1) Approve the application; 2) Adopt Resolution No. PC 11-972, recommending City Council approve a Development Agreement and Zone Map Amendment; 3) Adopt Resolution No. PC 11-973, recommending City Council approve a Tentative Tract Map (Major Land Division No. 66227), and 4) Adopt Resolution No. PC 11-974, recommending City Council adopt a Negative Declaration and approve a Demolition Permit and Development Permit, for the property located at 1350 N. Hayworth Avenue, West Hollywood, California.

10. NEW BUSINESS. None.

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, July 7, 2011** 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
July 7	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
July 21	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
August 4	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.
August 18	Thursday	6:30 PM	Regular Meeting	W.H. Park Aud.

PLANNING COMMISSION MEMBERS

Marc Yeber, Chair
Alan Bernstein, Vice-Chair
John Altschul, Commissioner
Sue Buckner, Commissioner
Donald DeLuccio, Commissioner
Roy Huebner, Commissioner
Lauren Meister, 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.