



PLANNING COMMISSION MINUTES
Regular Meeting
November 17, 2005

West Hollywood Park Auditorium
647 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Thompson called the meeting of the Planning Commission to order at 6:32 P.M.

2. PLEDGE OF ALLEGIANCE: Marc Brett Levy led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul**, Bartolo, DeLuccio, Guardarrama, Hamaker*, Vice-Chair D'Amico, Chair Thompson.

Commissioners Absent: None.

Staff Present: Melodie Bounds-Frisby, Associate Planner, Rachel Heiligman, Associate Planner, Jennifer Noel, Associate Contract Planner, Debby Linn, Senior Contract Planner, David DeGrazia, Senior Planner, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney and David Gillig, Commission Secretary.

**Commissioner Hamaker arrived after official Roll Call at 6:37 P.M.*

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, November 17, 2005 as presented. **Motion by Commissioner DeLuccio and unanimously carried.**

5. APPROVAL OF MINUTES.

A. November 3, 2005

ACTION: Approve the Planning Commission Minutes of Thursday, November 3, 2005 as presented. **Motion by Commissioner DeLuccio and unanimously carried.**

6. PUBLIC COMMENT.

TOM DEMILLE, WEST HOLLYWOOD, commented on City Councilmembers' direct appointments and at-large appointments to the Planning Commission.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR. None.

***Commissioner Altschul left the meeting and dais at 6:45 P.M.*

9. PUBLIC HEARINGS.

A. 923, 927, and 933 Palm Avenue.

Demolition Permit 2005-004, Development Permit 2005-009, Tentative Tract Map 2005-003.

Continued from Thursday, October 20, 2005. Melodie Bounds-Frisby, Associate Planner, presented the staff report. She stated the proposal is a request to demolish eight dwelling units on three parcels and construct a four-story, twenty-unit condominium building with a subterranean garage.

At the meeting of Thursday, October 20, 2005, the Commission continued the item and requested the applicant to:

1) Legalize all of the existing units with the City of West Hollywood's Rent Stabilization Department; 2) redesign the project to be less massive by removing the mezzanine level and consider additional setbacks to the upper floors of the proposed building; and 3) provide an additional landscape buffer along Betty Way.

She detailed the requested additional information regarding traffic and sewer system concerns, CEQA timelines, existing units, compliance with the Rent Stabilization Ordinance, project design, and landscaping along Betty Way.

Staff recommends the following conditions added to the Resolution:

- 1) Design and construction of the project shall not interfere with the storm water drainage easement and facilities located on the adjacent property, at the north property line of 909 N. Palm Avenue and any damage during construction shall be replaced to the satisfaction of the City Engineer;
- 2) The residences of adjacent properties shall be notified no less than forty-eight (48) hours prior to and evacuation activities related to construction at 923-933 N. Palm Avenue;
- 3) A dust and sound curtain shall be erected no less than sixteen (16) feet in height on the north, south, and west property lines of the project; and
- 4) A perimeter wall on the west property line to be set back a distance of two (2') feet to accommodate a planter.

She confirmed the CEQA Guidelines for this project and indicated the Negative Declaration must be either approved or denied prior to December 3, 2005.

A request for extension has been received from the applicant. Thereby allowing the continuation of all relevant development permits to a future uncertain date, but no later than April, 2006.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 6:55 P.M. AND RECONVENED AT 7:00 P.M.

Chair Thompson opened public testimony for Item 9.A.:

MILAN LOJDL, BEVERLY HILLS, architect, presented the applicant's report. He spoke on the redesign of the project, traffic flow, color scheme and landscaping. He requested approval of this project.

MARY PRANG, WEST HOLLYWOOD, has concerns regarding this item. She commented on the aesthetics of the surrounding neighborhood, massing and landscaping.

GLENN GULBRANDSEN, WEST HOLLYWOOD, has concerns regarding this item. He commented on the current sewer system and landscaping.

RUTH MURPHY, LOS ANGELES, opposes staff recommendation.

GARY LE GAULT, WEST HOLLYWOOD, has concerns regarding this item. He commented on gentrification and massing.

ANYA BERGER, WEST HOLLYWOOD, has concerns regarding this item. She commented on the massing, landscaping, redesign and setbacks.

TOM DEMILLE, WEST HOLLYWOOD, WEST HOLLYWOOD, has concerns regarding this item. He commented on trip generation and requested a postponement.

ACTION: Close public testimony for Item 9.A. **Motion carried by consensus of the Commission.**

Commissioner DeLuccio motioned to: 1) Adopt the Negative Declaration; 2) continue to a date uncertain; 3) forward to the Planning Commission Design Review Subcommittee; 4) remove the mezzanine level; 5) [look at] additional setbacks; and 6) additional landscaping along Betty Way.

Seconded by Commissioner Bartolo.

Commissioner Guardarrama requested: 1) increasing the green screen between Betty Way and the property in question (possibly with giant bamboo); and 2) (possibly) increasing the rear yard setback.

Commissioner Hamaker recommended eucalyptus trees in conjunction with timber bamboo. She commented on the massing and size of the individual units.

Chair Thompson commented on the massing of the project. He reiterated the motion for the record: 1) Adopt the Negative Declaration; 2) continue Demolition Permit 2005-004, Development Permit 2005-009, Tentative Tract Map 2005-003 to a date uncertain; 3) shall be forwarded to the Planning Commission Design Review Subcommittee; 4) remove the mezzanine level; 5) additional landscaping along Betty Way (green screen); and 6) all issue's with the City of West Hollywood's Rent Stabilization Department must be resolved regarding all units.

Commissioner Bartolo suggested the developer receive a transcript of the proceedings for future reference. She commented on rental units, the mezzanine level, and landscaping.

Christi Hogin, Assistant City Attorney, clarified the legal actions for the record: 1) Adopt the Negative Declaration; 2) continue the Public Hearing on the development to a later date. All public noticing shall be re-noticed and all current public signage shall be removed.

ACTION: 1) Approve the Negative Declaration; 2) continue the Public Hearing to a date uncertain; 3) forward to the Planning Commission Design Review Subcommittee (before it is returned to the Planning Commission); 4) remove the mezzanine level; 5) additional landscaping along Betty Way (green screen); and 6) all issues shall be resolved with the City of West Hollywood's Rent Stabilization Department (before returning to the Planning Commission); and 7) close Public Hearing Item 9.A. **Motion by Commissioner DeLuccio, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

AYES: Commissioners Bartolo, DeLuccio, Guardarrama, Hamaker, Vice Chair D'Amico, Chair Thompson.

NOES: None.

ABSENT: Altschul.

***Commissioner Altschul returned to the meeting and dais at 7:25 P.M.*

**B. Zone Text Amendment 2005-009.
Alternative Fuel Vehicles.**

Continued from Thursday, November 3, 2005. Rachel Heiligman, Associate Planner, presented the staff report. She detailed the Zone Text Amendment, stating this amendment is to replace requirements for electric vehicle charging stations with a requirement for preferential parking spaces for alternative fuel vehicles.

Commissioner Hamaker questioned the identification of hybrid vehicles.

Chair Thompson opened public testimony for Item 9.B.:

MINDY BRADISH, BURBANK, Executive Director of the West Hollywood Chamber of Commerce, spoke in support of staff's recommendation.

ACTION: Close public testimony for Item 9.B. **Motion carried by consensus of the Commission.**

ACTION: 1) Adopt Resolution No. PC 05-630 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2005-009 REGARDING ALTERNATIVE FUEL VEHICLE PARKING REQUIREMENTS WITHIN THE CITY OF WEST HOLLYWOOD, CALIFORNIA"; and 2) close Public Hearing Item 9.B. **Motion by Chair Thompson, seconded by Commissioner Hamaker and unanimously carried.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:30 P.M. AND RECONVENED AT 7:40 P.M.

**C. 7316 Santa Monica Boulevard.
Minor Conditional Use Permit 2004-002.**

Jennifer Noel, Associate Contract Planner, presented the staff report. She stated the Planning Commission will consider revocation of Minor Conditional Use Permit 2004-002, which permits the sales, service, and consumption of a full range of alcoholic beverages, dancing, and live entertainment at a restaurant known as Little New York.

She detailed the history of the business, the project history, citations, hours of operation, temporary uses and special events, and Sheriff's Department statistics.

Staff has determined three (3) of the five (5) findings for possible revocation of Minor Conditional Use Permit 2004-002 can be made, however only one (1) finding is required. In the event the Planning Commission revokes Minor Conditional Use Permit 2004-002, Little New York would no longer be permitted to sell, serve, or allow consumption of alcohol on the premises, provide live entertainment, or allow patrons to dance. Since a restaurant is allowed to operate in the space without a discretionary permit, the restaurant could remain open.

Staff recommends revoking Minor Conditional Use Permit 2004-002.

Commissioner Altschul questioned the number of citations issued, and how many have been resolved.

Tom Benedetti, Code Compliance Manager, stated no citations have been resolved.

Commissioner Bartolo questioned the timelines for implementing revocation proceedings.

Commissioner DeLuccio questioned the current licensing for the establishment.

Commissioner Guardarrama disclosed for the record he had a conversation with Yola Dore regarding this issue.

Christi Hogin, Assistant City Attorney disclosed for the record, due to the nature of this issue, she has given no advice to staff in this matter, or participated in any input on the preparation of the staff report. She is here only to advise the Planning Commission in this matter.

Commissioner Altschul asked if suspension was an option.

Christi Hogin, Assistant City Attorney stated suspension is not an option.

Chair Thompson opened public testimony for Item 9.C.:

DAVID CARLAT, LOS ANGELES, representing the owners of Little New York, presented the respondent's report. He commented on business licensing, owner compliance and citations. He confirmed there have been no letters of complaint from the community and/or the Sheriff's Department. There have been no citations issued from the Department of Alcoholic Beverage Control (ABC) at this location. He handed out letters of support from neighboring businesses, residents and patrons of the restaurant.

He stated, for Little New York to come into compliance, the owners are willing to amend the Conditional Use Permit by adding: 1) a six (6) month probation period; 2) hire a private security company (who will enforce all conditions of the Conditional Use Permit); and 3) maintain a daily log (to be provided to the City of West Hollywood to show proof of compliance at the end of the six (6) month period).

Commissioner Altschul questioned the legalities of the security firm hired regarding [proposed] enforcement of the Conditional Use Permit.

PETER BERLIN, ENCINO, opposes staff's recommendation.

TOM DEMILLE, WEST HOLLYWOOD, opposes staff's recommendation.

BORIS GORBIS, SANTA MONICA, has concerns regarding this item. He commented on the lack of proper licensing regarding restaurants and banquet halls.

IROD SHAPIRO, LOS ANGELES, opposes staff's recommendation.

INNIS BRUNER, WEST HOLLYWOOD, representing the West Hollywood Business Alliance, opposes staff's recommendation.

YOLA DORÉ, WEST HOLLYWOOD, opposes staff's recommendation.

ALEX IDELMAN, SHERMAN OAKS, opposes staff's recommendation.

ALEX KAPRI, LOS ANGELES, opposes staff's recommendation.

DEREK FABIAN, NORTH HOLLYWOOD, representing the Centurian Security Group, opposes staff's recommendation. He detailed the contractual obligation his company would perform for the restaurant known as Little New York.

S. LADYZHENSKY, WEST HOLLYWOOD, opposes staff's recommendation.

VICTORIA KANEVSKY, LOS ANGELES, opposes staff's recommendation.

WARREN WILSON, PALMDALE, opposes staff's recommendation.

KARA KAVOUKSIAM, LOS ANGELES, opposes staff's recommendation.

MARINA ZADOYEN, STUDIO CITY, opposes staff's recommendation.

IGOR YUSIM, STUDIO CITY, owner of Little New York, opposes staff's recommendation.

Chair Thompson questioned the volume of citations issued.

Commissioner Altschul questioned the missed opportunities to rectify the citations.

Commissioner Bartolo questioned the numerous meetings with city staff and the lack of response in regards to the numerous citations.

Commissioner DeLuccio questioned the extended hours.

Vice-Chair D'Amico questioned the after-hours use of the facilities.

Commissioner Altschul questioned if the Conditional Use Permit was amended to a closing time of 1:00 A.M., if Little New York would then be able to comply and close by the 2:00 A.M. deadline.

IGOR YUSIM, STUDIO CITY, owner of Little New York stated that would not be possible, since everyone comes to Little New York late.

Discussion and questioning was held regarding closing times and alcohol service.

JERALD LENETT, LOS ANGELES, opposes staff's recommendation.

DIMITRY TAKER, LOS ANGELES, opposes staff's recommendation.

DAVID CARLAT, LOS ANGELES, representing the owners of Little New York, presented the respondent's rebuttal. He commented on the numerous citations issued on the same day, and requested an additional six (6) months to correct and remedy the issues.

Discussion and questioning was held regarding the various citations, language barriers, [implied] discrimination, in-house mitigation meetings, appeal process, similar service establishments, responsibilities' of client representations, cultural differences and the possibility of probation.

Christi Hogin, Assistant City Attorney reiterated this item is strictly a land use issue and needs to be acted upon as such.

ACTION: Close public testimony for Item 9.C. **Motion carried by consensus of the Commission.**

Commissioner Altschul questioned if the owner's currently have an up-to-date business license, dance license and entertainment license.

Tom Benedetti, Code Compliance Manager, stated for the record all licenses are current and up-to-date.

Commissioner Hamaker questioned what other businesses currently have after-hour's licenses.

Commissioner Bartolo commented on discrimination, client representation and the lack of complaints from other governmental jurisdictions. She stated that there does not appear to be sufficient land use impacts invoked.

Commissioner Altschul commented on compliance issues, commercial location and hours of operations. **He motioned to: 1) continue the item for ninety (90) days; and modify the current Conditional Use Permit to include: a) no customer shall be allowed to bring onto the premises any alcohol or spirits; and b) sales, service and consumption of alcohol shall cease at 1:30 A.M.**

Seconded by Commissioner Bartolo.

Commissioner Guardarrama requested an amendment to include: 1) require the owners to engage in a "resolution process", or to resolve outstanding citations.

Commissioner Altschul agreed to this amendment.

Commissioner DeLuccio asked for clarification of the business hours.

Commissioner Altschul clarified: a) Sunday through Thursday; 6:00 P.M. to 12:00 A.M. (midnight); and b) all other days shall be 6:00 P.M. to 1:30 A.M.

Commissioner Altschul added the condition recommended by the owner's representative for the record: 1) hire a private security company (who will implement a security plan).

Chair Thompson commented on the proceedings of the evening and stated education would be a key element in the future. He reiterated the motion on the floor: 1) continue the item for ninety (90) days; and modify the current Conditional Use Permit to include: a) no customer shall be allowed to bring onto the premises any alcohol or spirits; b) sales, service and consumption of alcohol shall cease at 1:30 A.M. on Friday and Saturday; c) all outdated citations will be resolved; and d) implement a security plan (as volunteered by the owner's representative at the beginning of the meeting).

ACTION: 1) Continue the public hearing for ninety (90) days on the condition that owner implement the following: a) no customer shall be allowed to bring onto the premises any alcohol or spirits; b) sales, service and consumption of alcohol shall cease at 1:30 A.M. on Friday and Saturday; c) all outdated citations will be resolved; and d) hire a private security company (who will enforce all conditions of the Conditional Use Permit) and maintain a daily log (which will be provided to the City of West Hollywood to show proof of compliance at the end of the ninety (90) day period); and 2) Close Public Hearing Item 9.C. **Motion by Commissioner Altschul, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, Bartolo, DeLuccio, Guardarrama, Hamaker, Vice-Chair D'Amico, Chair Thompson.

NOES: None.

ABSENT: None.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:35 P.M. AND RECONVENED AT 9:45 P.M.

D. 533 N. Sweezer Avenue.

Demolition Permit 2004-023, Development Permit 2004-031, Tentative Tract Map 2004-016.

Debby Linn, Senior Contract Planner, presented the staff report. She provided a history of the project and stated the request is to allow demolition of an existing single-family dwelling and the development of a new four-unit condominium building with subterranean parking.

She commented on the Design Review Subcommittee meeting, neighborhood meetings, open space, landscaping, parking, affordable housing requirements, urban design analysis and residents concerns.

She stated two of the four private open space areas are not up to the code requirement; therefore Section 8.4 of PC Draft Resolution 05-634 has been conditioned requiring private open space areas for all units.

Another condition was added requiring "tiling" of the stair risers as requested by the Planning Commission Design Review Subcommittee.

She stated the proposed project conforms to the City's Zoning Code requirements, and there are no variances requested for the project. Staff recommends approval.

Vice-Chair D'Amico presented the Design Review Subcommittee report. He commented on the incorporated changes requested by the subcommittee and implemented by the applicant.

Chair Thompson opened public testimony for Item 9.D.:

MARC BRETT LEVY, WEST HOLLYWOOD, owner, presented the applicant's report. He commented on the various changes made to the project, taking into account all the resident's concerns.

Commissioner Bartolo questioned the total square footage.

Commissioner Altschul questioned the alignment of the guest parking spaces.

DAVID COLLINS, WEST HOLLYWOOD, has concerns regarding this item. He commented on financial implications to the neighborhood and massing of the project.

PENNY COLLINS, WEST HOLLYWOOD, has concerns regarding this item. She commented on location, massing, landscaping and parking garage.

IRENE FORREST, WEST HOLLYWOOD, has concerns regarding this item. She commented on increased traffic, construction debris and trash. She also questioned side yard setbacks.

MANNY AFTERGUT, NORTH HOLLYWOOD, spoke in support of staff's recommendation.

MARC BRETT LEVY, WEST HOLLYWOOD, owner, presented the applicant's rebuttal. He commented on the side yard setbacks, massing, and landscaping.

Commissioner Bartolo questioned the landscaping plan.

ACTION: Close public testimony for Item 9.D. **Motion carried by consensus of the Commission.**

Vice-Chair D'Amico motioned approval with an additional condition: 1) applicant shall meet with the City of West Hollywood's Urban Designer to present a more specific landscape plan (which addresses the property line between the single-family home and to provide adequate screening for the neighbor next door); and 2) neighbor(s) shall be invited to that meeting.

Seconded by Commissioner Altschul.

Commissioner Guardarrama questioned if the motion includes the changes brought forward by staff in regards to the required open space and "tiling" of the stair risers.

It was confirmed this would be part of the approved motion.

John Keho, Planning Manager, recommended a condition be added: 1) requiring the parking garage height conform to the maximum of thirty (30") inches above grade within the setback area. (as referenced in Table 3-2).

Commissioner Altschul commented on urban growth.

Commissioner Bartolo suggested the developer sit down with (Public Speaker) David Collins, West Hollywood to address his concerns.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 05-634 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEMOLITION PERMIT 2004-023 AND DEVELOPMENT PERMIT 2004-031 TO PERMIT THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND DEVELOPMENT OF A NEW FOUR-UNIT CONDOMINIUM BUILDING AND SUBTERRANEAN PARKING FOR THE PROPERTY LOCATED AT 533 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 05-635 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2004-016 (MINOR LAND DIVISION 061723) FOR DEVELOPMENT OF A NEW FOUR-UNIT CONDOMINIUM BUILDING AND SUBTERRANEAN PARKING, FOR THE PROPERTY LOCATED AT 533 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.D. **Motion by Vice-Chair D'Amico, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, Bartolo, DeLuccio, Guardarrama, Hamaker, Vice-Chair D'Amico, Chair Thompson.

NOES: None.

ABSENT: None.

10. NEW BUSINESS.

A. Planning Commission Meeting Schedule for Calendar Year 2006.

ACTION: 1) Cancel the Planning Commission meeting of: Thursday, December 21, 2006. **Motion carried by consensus of the Commission.**

11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.**

**A. 8301 Sunset Boulevard.
Staff Update: Cabo Cantina.**

David DeGrazia, Senior Planner, presented a history and update on disturbances created by the operation of Cabo Cantina restaurant and its impact on adjacent residential property.

As identified in earlier reports, the majority of noise continues to be generated by the cheering and screaming of patrons while watching sporting events on the televisions located throughout the restaurant and outdoor patio, and not by the actual sound emitted from the televisions. Neighbors complain this noise is greatest during the afternoon and early evening hours.

If the Planning Commission wants to eliminate all potential noise issues generated by the use of televisions in outdoor dining area at Cabo Cantina, it may wish to consider modifying the Minor Conditional Use Permit to include the standard condition of approval prohibiting amplified music or televisions in outdoor dining areas.

Staff recommends the Planning Commission hold a Public Hearing to consider the removal of all televisions from Cabo Cantina.

Chair Thompson disclosed for the record he made a site visit to the surrounding area and stated he did not hear anything extraordinarily loud or out of the ordinary.

Commissioner Altschul disclosed for the record he made numerous site visits to the surrounding area and stated he did not hear anything out of the ordinary.

Commissioner Bartolo disclosed for the record she spoke to one of the complainants (over a year ago) regarding this issue, but has had no verbal contact since that time.

Commissioner DeLuccio disclosed for the record he heard "sounds" from the establishment while driving.

Chair Thompson opened public comment for Item 13.A.:

DAN SILVER, WEST HOLLYWOOD, spoke in favor of staff's recommendation to hold a Public Hearing.

MILTON ZAMPELLI, LOS ANGELES, owner of Cabo Cantina, has concerns regarding this item. He commented on staff's recommendation and recounted all precautions that have been taken to date regarding sound mitigation. He stated for the record not one noise citation has been issued against Cabo Cantina by the City of West Hollywood. He requested the City of West Hollywood look into future mediation protocol established regarding noise issues.

JEFFREY BORNMAN, WEST HOLLYWOOD, spoke in support of staff's recommendation to hold a Public Hearing.

ACTION: Close public comment for Item 13.A. **Motion carried by consensus of the Commission.**

Chair Thompson stated he does not believe this item needs to be agendaized as a Public Hearing item, noting there was no unusual sound from the establishment.

Commissioner Altschul stated he does not believe this item needs to be agendaized as a Public Hearing item, noting there was no unusual sound from the establishment.

Commissioner Hamaker questioned the events held at the restaurant. She commented on the noise issue happening during the afternoon and early evening hours, therefore not violating the Noise Ordinance (after 10:00 P.M.).

Commissioner DeLuccio would like to see a Public Hearing held. He commented on the current use of the establishment.

Commissioner Bartolo questioned the [possible] removal of the television sets. She would like to see a Director's Hearing held to address the issue.

Commissioner Bartolo motioned: 1) hold a Directors' Hearing.

Seconded by Commissioner DeLuccio.

ACTION: 1) Schedule a Director's Hearing. **Motion by Commissioner Bartolo, seconded by Commissioner DeLuccio and fails on a Roll Call Vote:**

AYES: Commissioners Bartolo, DeLuccio, Guardarrama.
NOES: Commissioners Altschul, Hamaker, Vice-Chair D'Amico, Chair Thompson.
ABSENT: None.

MOTION FAILS.

ACTION: 1) Receive and file staff report with no action taken. **Motion carried by consensus of the Commission.**

14. **PUBLIC COMMENT.** None.

15. **ITEMS FROM COMMISSIONERS.**

Commissioner Hamaker questioned the likelihood of a future Planning Commission retreat.

16. **ADJOURNMENT:** The Planning Commission adjourned at 10:50 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, December 1, 2005 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 1ST DAY OF DECEMBER, 2005.



CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR