



PLANNING COMMISSION MINUTES
Regular Meeting
March 6, 2014

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California 90069

1. **CALL TO ORDER:** Chair DeLuccio called the meeting of the Planning Commission to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE:** Susan Pinkus led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Buckner, Shink, Yeber, Vice-Chair Huebner, Chair DeLuccio.

Commissioners Absent: None.

Staff Present: Jennifer Alkire, Senior Planner, Laurie Yelton, Associate Planner, Stephanie Reich, Urban Designer, David DeGrazia, Acting Current and Historic Preservation Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission Agenda of Thursday, March 6, 2014 as presented. **Moved by Commissioner Buckner seconded by Commissioner Altschul and passes.**
5. **APPROVAL OF MINUTES.**

A. **February 6, 2014**

ACTION: Approve the Planning Commission Minutes of Thursday, February 6, 2014 as presented. **Moved by Commissioner Shink, seconded by Vice-Chair Huebner and passes.**
6. **PUBLIC COMMENT.** None.
7. **DIRECTOR'S REPORT.**
Stephanie DeWolfe, Community Development Director presented the Director's Report.

She stated effective Monday, March 10, 2014, there will no longer be parking available behind City Hall, due to the construction of the Automated Parking Garage. Parking for City Hall will be moved to the Kings Road Municipal Parking Structure on the corner of Kings Road and Santa Monica Boulevard. A shuttle will be provided for disabled access.

She provided an update from the City Council meeting on Tuesday, February 18, 2014. She stated the tall wall item at 8730 Sunset Boulevard has been continued to a date uncertain. The City Council discussed the trial use of traffic assist officers at designated high volume intersections during peak hours. There was a concern about moving traffic more quickly during prime, peak hours and concerns about gridlock at certain intersections. Staff brought forward a report that gave options for implementation of the traffic officers, but ultimately the council voted to defer the item and asked staff to schedule a joint meeting with the Transportation Commission to further explore the traffic officer's options as well as other options. The joint meeting with the Transportation Commission has been scheduled for Monday, May 5, 2014.

She provided an update from the City Council meeting on Monday, March 3, 2014. She stated the appeal of the Planning Commission's decision to City Council regarding Paint Lounge was officially withdrawn by the applicant.

There was also a discussion of new home construction in the West Hollywood West neighborhood. Staff recommended the initiation of a 45-day moratorium on the construction of new homes in that neighborhood only. Staff also recommended city council move forward with conservation overlay zone and design guidelines. She specified it is only a 45-day moratorium. Staff anticipates going back before council before the 45 days are up and recommending council extend the moratorium to a full twelve months. It will take twelve months or less to work with the neighborhood on refining the goals and objectives of the conservation plan and finalizing those documents, as well as the design guidelines. All the recommendations will be brought forward to the Planning Commission prior to City Council.

She provided an update of the upcoming City Council agenda on Monday, March 17, 2014. On Consent Calendar, there is a request for a contract extension to do some more work on the Design District Streetscape Plan. Under Public Hearings, there will be the appeal of the Planning Commission's decision of Cooley's.

Commissioner Yeber requested clarification on the compatibility study regarding the West Hollywood West neighborhood.

Stephanie DeWolfe, Community Development Director stated staff has had numerous neighborhood meetings with the West Hollywood West neighbors. She clarified the moratorium only applies to new construction, second story additions or additions larger than 500 square feet. The residents' concerns are new structures are too large, insensitivity to the context and the character of the neighborhood, and in some cases they felt that they don't appear to be residential, they look more commercial in nature. The neighbors have been very clear they are not opposed to two-story structures and they are not opposed to any particular architectural styles.

8. ITEMS FROM COMMISSIONERS. None.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 1148 N. Detroit Avenue:

Jennifer Alkire, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, March 6, 2014.

She stated the applicant is requesting to demolish a single-family residence and to construct a four-story, 8,635 square-foot, seven-unit condominium building with fully subterranean parking. The project includes green building features earning over 90 points and one unit of on-site affordable housing.

She provided a history of the property site, and stated the proposed project is four stories, with six, two-bedroom units, and one, one-bedroom unit, thirteen parking spaces in a full subterranean parking level. The project includes one affordable unit and qualifies for two bonus units; bringing the total to seven units. The project also uses the Parking Standards under the Affordable Housing Section; which eliminates guest parking.

The project would also qualify for two concessions; however, the applicant is not choosing to use any of those concessions and detailed the green building points.

Stephanie Reich, Urban Designer, presented the design review report. She stated the project has been revised in response to some of the design review subcommittee comments. The front gave a kind of walled-off appearance, and some of those walls have been lowered. There was also some concern on the original design about the fireplace element; which was very heavy. That element has now been broken up into more elements, so it does not have such a heavy appearance. There was also some concern about the south wall; it did not have enough articulation.

Staff still has some concerns about the design. There is the use of timber bamboo, which may limit the amount of light that comes into this project and the adjacent project. Staff has requested that be modified.

There are a lot of planters in the open space; which causes concern that it may not be a very useful open space; that it will be too much circulation, rather than really useable open space.

Staff remains concerned that the south side of the building is not sufficiently articulated; and in the front there are a lot of architectural elements that makes the building visually noisy.

The overall massing of the project is appropriate for this site. The very strong element at the penthouse; the strong horizontal is very useful in responding to the building that is adjacent to the north. Staff believes the design could benefit by additional refinements.

Vice-Chair Huebner provided the Design Review Subcommittee report. He stated all subcommittee members had concerns with the fireplace and chimney element down the front, there were a lot more materials used the first time, it was a lot heavier on the front with stacked stone and the way it landed on the sidewalk, the palette was a little busy. There was also a concern about the articulation on that wall.

He stated he met with the architect following the Design Review Subcommittee meeting and thought they had adequately addressed mostly the architectural concerns by reducing the fireplace, reducing the number of materials, and lightening the building. They did have some limitations regarding lowering the ground floor of the building, due to the slope of the parking ramp.

With the change of materials, reducing the mass, lowering the front, scaling it down, and providing more articulation on the side, the architect responded to all of the subcommittee concerns. With respect to further refinement in the back with the planters, and perhaps a little more refinement of the palette, they can work with the urban designer and come to an agreement. He would still like to see the lightening of the colors as they go up the building, to visually appear smaller as it rises. The timber bamboo was also a concern.

Jennifer Alkire, Senior Planner stated the project meets the aspects of the R3C zoning district and staff supports the project; noting the comments made by the urban designer.

Chair DeLuccio opened the public hearing for Item 10.A.:

JAY VANOS, LOS ANGELES, architect, presented the applicant's report. He commented and detailed the design review process and spoke regarding the neighborhood meeting. He stated the timber bamboo has been scaled back to a smaller bamboo and they are happy to make that change, as well as re-working the rear area into more open space. He spoke and detailed the lowering of the building, increasing the landscaping in the front, articulation, roof line, massing, pedestrian activity, and unit sizes.

Commissioner Yeber questioned why the concessions were not taken and requested clarification regarding the fountain along the north edge of the project.

JAY VANOS, LOS ANGELES, architect, stated it would not have been a successful proposal using all the available concessions. It simply would not work in relationship to the community.

Commissioner Buckner questioned the applicant on his thoughts regarding working with the urban designer on the bamboo plantings and the rear open space.

JAY VANOS, LOS ANGELES, architect, stated for the record he is happy to reconsider the common open space in the rear, and is agreeable to reduce the timber bamboo or an alternative. He has concerns regarding the articulation on the south elevation of the building. He stated he is satisfied with this side of the building. He stated it is unreasonable to articulate the building any more, due to the small size of the units.

MARIA ANDERSON, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

FRANCISCO ESTRADA, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding his loss of views, height and massing, and noise from the common open space in the rear.

AMY BOJANOUSKI, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the lack of public noticing.

Commissioner Buckner questioned the square-footage for the one-bedroom affordable unit.

JAY VANOS, LOS ANGELES, architect, stated they have not officially decided which unit will be the affordable housing unit. However, all one-bedroom units are all approximately the same size.

ACTION: Close public hearing for Item 10.A.: **Motion carried by consensus of the Commission.**

Commissioner Yeber stated this project might have been over articulated. He appreciated the comment about the coloration that alludes to the height. He had concerns regarding the south façade, stating it has an interesting design strategy employed, but it's totally opposite of the north façade. He stated he is okay with staff's request to ask for another pass at the design. He could support the project with that condition.

Vice-Chair Huebner moved to approve staff's recommendation of approval with the following conditions: a) rear open space needs to be looked at; and b) plantings on the side.

Seconded by Commissioner Buckner.

Commissioner Altschul stated nothing recently has been built on this street. This is the first project that has come to Detroit Avenue, which will make it new and fresh. It is a substantial improvement, adding vibrancy to the street. He spoke regarding the articulation on the south side; and stated any further articulations should not take away square-footage from the living space.

Chair DeLuccio encouraged the applicant to move forward with this development.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1074 as amended: *a) applicant shall work with staff regarding the rear common open space; and b) the timber bamboo shall be replaced with another variety of plant on the side;* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND DEVELOPMENT PERMIT FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A FOUR-STORY, SEVEN-UNIT CONDOMINIUM BUILDING OVER ONE LEVEL OF SUBTERRANEAN PARKING, FOR THE PROPERTY LOCATED AT 1148 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA; 3) Adopt Resolution No. PC 14-1075 as presented: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 72481), FOR THE PROPERTY LOCATED AT 1148 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA; and 4) Close Public Hearing Item 10.A. **Moved by Vice-Chair Huebner, seconded by Commissioner Buckner and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1148 N. Detroit Street, West Hollywood, California:

The Resolution the Planning Commission just approved memorializes the Commission’s final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk’s office. Appeals must be in writing and accompanied by the required fees. The City Clerk’s office can provide appeal forms and information about waiver of fees.

Commissioner Altschul recused himself from the dais at this time due to property ownership within the 500’ radius of the proposed project.

B. 8328 Willoughby Avenue:

Laurie Yelton, Associate Planner, provided an oral and visual presentation and background information as presented in the staff report dated Thursday, March 6, 2014.

She stated the applicant is requesting an extension for the demolition of a single-family residence and the construction of two condominium buildings; one building at three stories and the other building is four stories, with a total of seventeen units.

She provided a history of the property; stating the project was originally approved on May 31, 2007 by the Planning Commission. The original approvals were valid through May 31, 2009. The applicant requested a two-year extension; which was approved by the Director of Community Development.

The second extension request was granted by way of AB 333, which automatically extended the expiration date an additional twenty-four months for approvals set to expire before January 1, 2012. The extension for the demolition and development permits coincided with the extension approved by the Legislature for the tentative tract map (SB 1185); consequently, the permits became valid through May 31, 2013.

Last year with AB 116, the Legislature extended the expiration on tract maps approved on or after January 1, 2000 for an additional 24 months, so this tract map will expire on May 31, 2015.

The applicant's request for another extension is based on financial hardship due to the current state of the economy. With the uncertainty of the market, an extension is appropriate because it allows the developer additional time to find a lender that can finance the project.

Staff supports the third extension because the project fulfills the goals and objectives of the General Plan designations, in which the site is located, and does not appear the character of the neighborhood has changed significantly since the project was approved.

Commissioner Aghaei disclosed for the record he had e-mail communication with the applicant's representative. All e-mail exchanges were limited to information contained in the staff report.

Commissioner Yeber disclosed for the record he spoke to the applicant's representative. They discussed matters contained in the staff report.

Commissioner Buckner disclosed for the record she had e-mail communication with the applicant's representative. All e-mail exchanges were limited to information contained in the staff report.

Commissioner Shink disclosed for the record she had e-mail communication with the applicant's representative. All e-mail exchanges were limited to information contained in the staff report.

Vice-Chair Huebner disclosed for the record he had e-mail communication with the applicant representative and architect. All e-mail exchanges were limited to information contained in the staff report.

Chair DeLuccio disclosed for the record he spoke to the applicant's representative. They discussed matters contained in the staff report.

Chair DeLuccio opened the public hearing for Item 10.B.:

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative, presented the applicant's report. He provided a history of the property and stated the family who owns this property are not professional developers. He spoke regarding the past financial crisis and how this affected the applicant. He reiterated this is strictly an extension request and urged support.

RIC ABRAMSON, WEST HOLLYWOOD, applicant's representative, continued the applicant's report. He provided an overview of the development and spoke on the scale and massing, open space, setbacks, rooflines, height limits, affordable housing density bonuses, and parking.

SUSAN PINKUS, WEST HOLLYWOOD, opposes staff's recommendation to approve the extension request.

TERRI RICH, WEST HOLLYWOOD, opposes staff's recommendation to approve the extension request.

BRUCE SMITH, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding height, massing, location, and the future of development on Kings Road.

LARRY COSAND, WEST HOLLYWOOD, opposes staff's recommendation to approve the extension request.

ROBERT STARR, WEST HOLLYWOOD, representing the homeowner's of 851 N. Kings Road, opposes staff's recommendation to approve the extension request.

THE FOLLOWING DID NOT PUBLICLY SPEAK, BUT WISHED TO CONVEY THEIR POSITION ON THE MATTER:

CHARLES ANTEBY, WEST HOLLYWOOD, opposes staff's recommendation to approve the extension request.

TREVOR KEZAN, WEST HOLLYWOOD, opposes staff's recommendation to approve the extension request.

RALPH JARMON, WEST HOLLYWOOD, opposes staff's recommendation to approve the extension request.

RIC ABRAMSON, WEST HOLLYWOOD, applicant's representative, presented the applicant's rebuttal. He spoke regarding parking, guest parking, the driveway, density, and density bonuses, zoning and the postal address. He reiterated they did as much as they could to mitigate all the concerns.

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative, continued the applicant's rebuttal. He spoke on the design and neighborhood compatibility.

ACTION: Close public hearing for Item 10.B.: **Motion carried by consensus of the Commission.**

Chair DeLuccio requested clarification regarding the expiration dates stated in the staff report. He stated he was absent from the original meeting date when this project was approved. Since this project was approved, a number of changes have been made to the zoning ordinance. Also added to the zoning code has been neighborhood compatibility. He stated his opposition to staff's recommendation of an extension request.

Commissioner Yeber questioned when the compatibility study regarding R2 through R4 zones was completed; [where a hold was put on multi-family dwellings].

David DeGrazia, Acting Current and Historic Preservation Planning Manager, stated he believes the study was completed [approved] in 2008. He confirmed it was after this project was originally approved.

Commissioner Yeber reminded everyone this is simply an extension request. It is not on the design merits of the project or anything else regarding development.

Chair DeLuccio stated the zoning ordinance has since changed. He questioned if the findings could be made based on substantial changes in the zoning ordinance that would not merit this extension request. He stated his belief is based on the compatibility; which was added to the zoning ordinance and is a major factor regarding his decision.

Commissioner Shink expressed her concerns for the residents, in terms of how we want West Hollywood to be moving forward. It's a conversation that we should be having. She stated her possible opposition to the extension request.

Commissioner Aghaei reiterated we are not looking at this project on its merits again. Realistically, if we were to deny the extension, they could come back with a bigger project.

Chair DeLuccio reiterated things have been changed in the zoning ordinance. If there are substantial changes to the zoning ordinance, that is grounds for denying an extension. Compatibility according to the staff report came in after the project was approved.

Discussion was held regarding past extension requests that have been approved.

Commissioner Yeber moved to: 1) approve staff's recommendation to approve the extension request.

Seconded by Commissioner Aghaei.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1069 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING AN EXTENSION REQUEST EXTENDING A PREVIOUSLY APPROVED DEMOLITION PERMIT, DEVELOPMENT PERMIT, AND A TENTATIVE TRACT MAP, UNTIL MAY 31, 2016, AT THE REQUEST OF RIC ABRAMSON ON BEHALF OF PROPERTY OWNERS JERRY DAVID AND JANE COLLETTI, FOR THE PROPERTY LOCATED AT 8328 WILLOUGHBY AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 10.B. **Moved by Commissioner Yeber, seconded by Commissioner Aghaei and passes; noting Commissioner Altschul as recused, and Commissioner Shink and Chair DeLuccio voting NO.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8328 Willoughby Avenue, West Hollywood, California:

The Resolution the Planning Commission just approved memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 8:00 P.M. AND RECONVENED AT 8:05 P.M.

Commissioner Buckner recused herself from the meeting at this time; noting her residence is within the 500 foot radius of the project site.

Commissioner Altschul returned to the dais at this time.

C. 8720 Sunset Boulevard (Rouge):

Laurie Yelton, Associate Planner, provided an oral and visual presentation and background information as presented in the staff report dated Thursday, March 6, 2014.

She stated the proposal is for a new bar/lounge in an existing restaurant space in the lower level of the structure. The scope of work for the project includes the conversion of 2,137 square-feet of restaurant area storage space to a bar/lounge with a disc jockey and food service. The project would require thirteen additional parking spaces to be provided on-site at Sunset Plaza.

The requested hours of operation are from 5:00 p.m. to 2:00 a.m. daily. The bar lounge on the lower level was approved by the city in March, 2008; however, it never opened and the entitlements expired.

The request is the same request that was previously approved.

Staff recommends approval.

Commissioner Aghaei disclosed for the record he had e-mail communication with the applicant's representative. All e-mail exchanges were limited to information contained in the staff report.

Commissioner Altschul disclosed for the record he had e-mail communication with the applicant's representative. All e-mail exchanges were limited to information contained in the staff report.

Vice-Chair Huebner disclosed for the record he had e-mail communication with the applicant's representative. All e-mail exchanges were limited to information contained in the staff report.

Commissioner Yeber had no disclosures.

Commissioner Shink had no disclosures.

Chair DeLuccio disclosed for the record he spoke to the applicant's representative. They discussed matters contained in the staff report.

Chair DeLuccio opened the public hearing for Item 10.C.:

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative, presented the applicant's report. He spoke and clarified the new restaurant has been renamed to "Rare." He provided background history of the site location. He stated Rare is designed to feel like you're walking into a great American dinner party. It is still a steak house, but with French inspired flair. This is the same application that was brought before the commission in 2008. It seeks a conversion of a small section of

existing downstairs restaurant space, into an intimate bar/lounge that will complement the restaurant upstairs. He spoke and detailed the décor and ambiance. He stated there will be no dancing or live entertainment. However, there will be a deejay to create the appropriate ambiance and mood. He clarified the conditional use permit is to operate this as a bar. He detailed the on-site parking, noise, current management and concerns raised at the neighborhood meeting.

MICHAEL GRUBER, LOS ANGELES, owner, continued the applicant's report. He spoke and detailed the type of establishment that has been created.

Vice-Chair Huebner requested clarification regarding the bar location, exit locations and parking.

Commissioner Aghaei questioned if they are applying for a new Type 48 license.

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative, stated it is the same license from the previous establishment.

ROBIN SHATZ, WEST HOLLYWOOD, has concerns regarding this item. She stated she is not opposed to the project. However, she spoke regarding noise. She questioned whom to call to voice any noise complaints.

Chair DeLuccio stated for the record to contact the Code Compliance Division in the City of West Hollywood. It will be logged and documented.

GENEVIEVE MORRILL, MARINA DEL REY, President/CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

DARIO DELL'ANO, LOS ANGELES, spoke in support of staff's recommendation of approval.

Commissioner Shink moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Yeber.

Commissioner Altschul would like a condition added: a) a phone number shall be available to members of the community, answered by a human being until 2:30 a.m. 7-days a week.

Commissioner Shink agreed to this amendment.

Commissioner Yeber agreed to this amendment.

Christi Hogin, Assistant City Attorney clarified for the record the “human being” will be a representative of the restaurant.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1068 as amended: *a) a phone number shall be made available to the public to reach a restaurant management representative daily until 2:30 a.m.*; “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR THE CONVERSION OF 2,137 SQUARE-FEET OF EXISTING RESTAURANT TO A BAR/LOUNGE WITH DISC JOCKY, LOCATED AT 8720 SUSNET BOULEVARD (ROUGE), WEST HOLLYWOOD, CALIFORNIA”; and 3) Close Public Hearing Item 10.C. **Moved by Commissioner Shink, seconded by Commissioner Yeber and passes; noting Commissioner Buckner as recused.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8720 Sunset Boulevard (Rouge), West Hollywood, California:

The Resolution the Planning Commission just approved memorializes the Commission’s final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk’s office. Appeals must be in writing and accompanied by the required fees. The City Clerk’s office can provide appeal forms and information about waiver of fees.

11. **NEW BUSINESS.** None.
12. **UNFINISHED BUSINESS.** None.
13. **EXCLUDED CONSENT CALENDAR.** None.
14. **ITEMS FROM STAFF.**
 - A. **Planning Manager’s Update.**

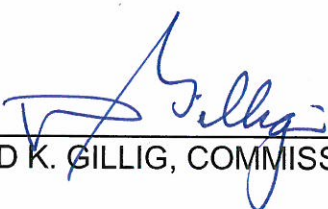
David DeGrazia, Acting Current and Historic Preservation Planning Manager, described the projects coming forward at the next commission meeting on Thursday, March 20, 2014.
15. **PUBLIC COMMENT.** None.
16. **ITEMS FROM COMMISSIONERS.** None.
17. **ADJOURNMENT:** The Planning Commission adjourned at 8:25 P.M. to the next regularly scheduled meeting which will be on Thursday, March 20, 2014 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. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ON THIS 20TH DAY OF MARCH, 2014.



DONALD DELUCCIO, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY