



PLANNING COMMISSION MINUTES
Regular Meeting
March 19, 2015

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

1. **CALL TO ORDER:** Chair Huebner called the meeting of the Planning Commission to order at 6:40 P.M.
2. **PLEDGE OF ALLEGIANCE:** Genevieve Morrill led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Altschul, Buckner*, DeLuccio, Shink, Yeber, Vice-Chair Aghaei, Chair Huebner.

**Commissioner Buckner arrived after official roll call at 6:55 p.m.*

Commissioners Absent: None.

Staff Present: Laurie Yelton, Associate Planner, Jennifer Alkire, Senior Planner, Georgia Sheridan, Senior Planner, Stephanie Reich, Urban Designer, Bianca Siegl, Long Rang and Mobility Planning Manager, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Acting City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**
Move Agenda Item 10.A. - 8550-8572 Santa Monica Boulevard to be heard after Agenda Item 10.B. - Zone Text Amendments (Miscellaneous Clarifications).

ACTION: Approve the Planning Commission Agenda of Thursday, March 19, 2015 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. February 19, 2015

ACTION: Approve the Planning Commission regular meeting minutes of Thursday, February 19, 2015 as presented. **Moved by Vice-Chair Aghaei, seconded by Commissioner Shink, and passes; noting Commissioner DeLuccio abstained and Commissioner Buckner absent.**

6. **PUBLIC COMMENT.**
SCOTT SCHMIDT, WEST HOLLYWOOD, interim City Council Deputy to Councilmember Meister. He introduced himself and stated if anyone needs to reach Councilmember Meister, she can be reached at lmeister@weho.org or sschmidt@weho.org

STEPHANIE HARKER, WEST HOLLYWOOD thanked the current commission for listening to the community. She spoke regarding development agreements and community benefit agreements.

MICHAEL WOJKIELEWICZ, WEST HOLLYWOOD commented on the project at 1013 N. Genesee Avenue. He stated he would like to see old trees saved on new projects; rather than being removed for development, and spoke regarding SB 1818 and suggested the affordable housing unit could be placed on the additional floor granted through SB 1818.

7. DIRECTOR'S REPORT.

Stephanie DeWolfe, Community Development Director presented the Director's Report.

City Council Meeting - Monday, March 2, 2015:

She stated the City Council voted to approve a pedestrian signal on Santa Monica Boulevard; between Orange Grove Avenue and Ogden Drive. This is part of a larger program where the city is seeking to address pedestrian safety.

She confirmed there are still discussions taking place regarding the crosswalks and pedestrian safety on the west side, and an item regarding recommendations will be brought forward to City Council at a later date.

City Council Meeting - Monday, March 16, 2015:

She stated the main item on that agenda was the Certification of Election Results.

8. ITEMS FROM COMMISSIONERS.

Commissioner Altschul congratulated Genevieve Morrill on her appointment to the Los Angeles County Business License Commission.

9. CONSENT CALENDAR.

A. 8650 Melrose Avenue:

The Planning Commission directed staff to return with a resolution of denial regarding a request to construct a new 18,624 square-foot commercial development, and amend the Zoning Ordinance and Zoning Map to include projects in the Avenues Bonus Overlay Zone.

Jennifer Alkire, Senior Planner clarified she has provided a revised draft resolution recommending denial.

Staff removed Section 8.C.; which was a finding that was inadvertently left in the previous draft resolution. Staff further clarified language to make the recommendation of denial more clear to the City Council. She noted nothing substantially changed in the findings of the resolution that would change the recommendation, and added sections with a denial of modification and parking use permits.

ACTION: 1) Approve staff's recommendation of denial to City Council; and 2) Adopt Resolution No. PC 15-1118 as amended: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DENY ZONING MAP AMENDMENT, ZONING TEXT AMENDMENT, AMENDMENT OF A DEVELOPMENT PERMIT, MODIFICATION, VARIANCE, AND PARKING USE PERMIT TO AMEND PREVIOUS ENTITLEMENTS FOR THE CONSTRUCTION OF A NEW TWO-STORY, 18,624 SQUARE-FOOT COMMERCIAL DEVELOPMENT LOCATED AT 8650 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA;" **Moved by Commissioner Altschul, seconded by Commissioner Yeber and passes; noting Commissioner DeLuccio abstained and Commissioner Buckner absent.**

B. 858 N. Doheny Drive:

The Planning Commission is requested to approve a new tenancy at the Lloyd Wright Studio; from motion picture production office to public relations agency.

ACTION: 1) Adopt Resolution No. PC 15-1117 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING THE TENANCY OF KARLA OTTO, INC. TO OPERATE A PUBLIC RELATIONS AGENCY FROM THE LLOYD WRIGHT STUDIO, LOCATED AT 858 N. DOHENY DRIVE, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner DeLuccio, seconded by Commissioner Shink and passes; noting Commissioner Buckner absent.**

C. Housing Element Annual Progress Report:

The Planning Commission received the Housing Element Annual Progress Report. The Housing Element Annual Housing Report is required to be submitted to the California Department of Housing and Community Development to provide the state with an update on the City of West Hollywood's status and progress in implementing its Housing Element of the General Plan.

ACTION: 1) Receive and file. **Moved by Commissioner DeLuccio, seconded by Commissioner Shink and passes; noting Commissioner Buckner absent.**

**Commissioner Buckner arrived and officially took her place at the dais at 6:55 p.m.*

THE FOLLOWING ITEM WAS HEARD OUT OF ORDER AS PART OF THE AMENDED AGENDA.

10. PUBLIC HEARINGS.

B. Zone Text Amendments (Miscellaneous Clarifications):

Georgia Sheridan, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, March 19, 2015.

She presented minor corrections and clarifications to the Zoning Ordinance, including but not limited to language related to construction mitigation measures for zone clearances, CEQA review authority for non-elected decision-making bodies, and fire safety clearance standards.

She spoke and detailed the following:

Minor Construction Period Mitigation Plan:

She stated currently in the Zoning Code, there are property maintenance standards and construction standards for zone clearance projects, which are scattered throughout the code. There is not a single, clear space where you can go and tell applicants what they need to do.

The intent is to create a form that compiles these measures that you need to do during the construction time and then requires applicants to review and sign this form prior to getting a building permit for zone clearances.

Minimum Clearance between Landscaping and Overhead Utilities:

The second change is regarding landscaping; a fire safety measure. The city would like to create a clearance standard that prevents trees and other foliage from getting too close to overhead utility lines. A clarification in the zoning code would indicate that you need to maintain a minimum distant of four feet between foliage and overhead utility lines.

Codify the Authority for Review Bodies to Adopt/Certify CEQA Documents:

The third change would be to clarify a current practice in the City of West Hollywood which is regarding the authority for review bodies to make decisions on CEQA documents; specifically to adopt or certify CEQA documents. Currently, this is something the Planning Commission does, but it is not specifically stated in the zoning code. Therefore the goal is to explicitly state this authority so that it is codified.

Commissioner Altschul requested clarification regarding the trees and the utility lines. He questioned if this is defined as “during construction.”

Georgia Sheridan, Senior Planner stated this is just for general purposes; to make sure there is a minimum clearance. The reasoning is i.e. if code compliance is sent out and sees the trees are too close to the utility line, they can cite the property owner to make sure they clear some space between the power lines. She clarified this would apply to "private property."

However, the draft documents do not specify the change as "private property." She assured the commission staff can make that clarification.

Commissioner Altschul stated there should be some public education how a property owner could accomplish this task. There should be some provision where the City would provide services, at the owner's expense, to help the property owner achieve this.

He suggested this item be tabled until some type of program is available.

Commissioner DeLuccio stated in Condition 2 it refers to private or public property. He suggested this could move forward with an amendment regarding some type of public education.

Commissioner Shink questioned what the current height limit is.

Georgia Sheridan, Senior Planner stated there is no current height limit.

Commissioner Altschul stated there should be some kind of education process, there should be some kind of notification process, and a schedule set-up so that people aren't caught off guard. A list of suppliers whom provide these services would be beneficial.

Bianca Siegl, Long Range & Mobility Planning Manager clarified the code enforcement process. She stated the City is not allowed to provide specific service providers, but could find a way to suggest the type of service they should pursue.

Commissioner DeLuccio questioned the four foot limit.

Georgia Sheridan, Senior Planner stated the four foot buffer was arrived at by conversing with Code Compliance staff. The distance seemed reasonable as a good buffer.

Commissioner Altschul questioned if this has been discussed with the Fire Department.

Georgia Sheridan, Senior Planner stated staff did not consult with the Fire Department.

Commissioner Altschul suggested staff might consider consulting with the Fire Department.

Commissioner Buckner stated her support of consulting with the Fire Department. She would like to see that the Fire Department concludes this is sufficient clearance; or perhaps it may be too much. It could become more of a hardship for homeowners. She questioned code compliance regulations and how the public will be notified.

Bianca Siegl, Long Range & Mobility Planning Manager stated the enforcement measures are included in a separate section of the West Hollywood Municipal Code.

Commissioner DeLuccio moved to: 1) move forward on the minor construction mitigation period plan; 2) CEQA clarification; and 3) postpone taking action on foliage until the Planning Commission meeting on Thursday, April 16, 2015.

Seconded by Commissioner Altschul.

Commissioner Buckner questioned the current practice regarding CEQA documents.

Georgia Sheridan, Senior Planner stated the current practice is, when the Planning Commission reviews a project and makes a land use decision; the Planning Commission is also the same body that is empowered to rule on the CEQA documents for that project. It is something that is currently done. The zone text does not change the current decision-making process. It provides clarity in the code on the existing decision-making process for CEQA.

Commissioner Yeber stated his support of the motion. He suggested Southern California Edison should be conferred with regarding the foliage clearance. He stated the property owners should be helped and or guided in the process. There are however adequate services out there to meet those needs and the private property owner is ultimately responsible for the maintenance of their own property. He wanted to make it clear the zoning does not get into the position where the public entity is going to step onto private property and take care of it.

Commissioner Altschul requested clarification regarding certifying CEQA documents.

Lauren Langer, Acting City Attorney stated the Planning Commission does have authority to approve CEQA documents. More often Planning Commission has been reviewing projects that have legislative changes. Hence, most of the projects lately have been going forward to the City Council; however, the next project up has a focused EIR (Environmental Impact Report). Therefore, the Planning Commission will be the final review authority. This is a current procedure that is being codified.

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

LYNN HOOPINGARNER, WEST HOLLYWOOD stated there are state laws that protect trees. She encouraged communication to the citizens, so there is no reason for them to violate state law regarding protected trees.

STEPHANIE HARKER, WEST HOLLYWOOD questioned if the utility companies have standard setbacks regarding trees. She suggested the standard should be what is mandated by the utility companies.

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

ACTION: 1) Adopt Resolution No. PC 15-1119 as amended: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO CLARIFY CERTAIN EXISTING LANGUAGE AND MAKE MISCELLANEOUS EDITS TO THE ZONING ORDINANCE REGARDING CONSTRUCTION MITIGATION STANDARDS FOR ZONE CLEARANCES AND CEQA REVIEW AUTHORITY, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA;" 2) Table the item regarding foliage trimming to reduce fire hazards to the Planning Commission meeting of Thursday, April 16, 2015 with the following stipulations: a) consultation with the Fire Department, Southern California Edison, other regulatory utility agencies and authorities; b) public education outreach shall be considered; and c) protected trees shall also be considered; and 3) Close Public Hearing Item 10.B. **Moved by Commissioner DeLuccio, seconded by Commissioner Shink and unanimously passes.**

Chair Huebner recused himself from the meeting at this time; due to having a residence within 500' of the proposed project located at 8550-8572 Santa Monica Boulevard, West Hollywood, California.

A. 8550-8572 Santa Monica Boulevard:

Laurie Yelton, Associate Planner, provided an oral and visual presentation and background information as presented in the staff report dated Thursday, March 19, 2015.

She stated the request includes a development permit for the new development, a conditional use permit for the grocery store exceeding 10,000 square-feet, a conditional use permit for a fitness center/gym, a minor conditional use permit for alcohol in conjunction with the restaurant use, an administrative permit for outdoor dining in conjunction with the restaurant, and a variance to allow a minor encroachment within the minimum 15' required building separation adjacent to a portion of a residential building.

The proposed project is a 20,000 square-foot Sprouts grocery store, a 1,070 square-foot restaurant with 250 square feet of outdoor dining, 4,000 square feet of office, 8,000 square feet of fitness studio/gym, and 4,000 square feet of personal service.

She clarified the new building will connect with the adjacent 24 Hour Fitness building. The existing and new parking will be linked within all levels in the building to allow for internal connection between the buildings in order to share parking. The proposed project will utilize the existing driveway for the 24 Hour Fitness building, so there will be only one driveway for the neighborhood-serving businesses on the block with on-site parking located within the entire parking structure. The new project requires 211 parking spaces, and the entire project will have 413 parking spaces.

The Environmental Impact Report (EIR) outlined 3 unavoidable significant impacts of the project:

Project construction would intermittently and temporarily generate high noise levels and ground borne vibration on and adjacent to the site. Construction-related noise and vibration would exceed noise thresholds and would contribute to a significant and unavoidable cumulative construction noise impact. There are mitigation measures in place to help minimize these impacts.

The 2nd and 3rd impacts relate to the additional traffic generated by the proposed project when added to the existing conditions and cumulative impacts of the proposed project, plus the estimated future conditions on the surrounding area. The vehicular trips to and from the site would contribute to levels of service below the City's standards at four nearby study area roadway segments/intersections: 1) West Knoll Drive; 2) Rugby Drive; 3) Westbourne Drive; and the intersection of 4) West Knoll Drive / Santa Monica Blvd. The applicant will fund the cost to install two speed lumps on Rugby Drive, which is a measure designed to reduce traffic impacts.

Since there remain significant unavoidable impacts after implementation of available mitigation, the Planning Commission must adopt a Statement of Overriding Considerations before approving the project.

The project meets all development standards including building height, setbacks, and floor area ratio (FAR) with the exception of the variance requested to not maintain the 15' building separation between commercial structure and the residential structure for a portion of the building.

Approximately 134 square-feet of the proposed building encroaches approximately 4'-5" into the required 15 square foot setback. The residential building is constructed to the property line, which would not be permitted under current code requirements.

She stated the applicant has agreed to fully enclose all mechanical equipment on five sides and vented through the garage toward Santa Monica Boulevard.

Therefore, there is one change to Condition 8.9 to read as follows: *“The applicant shall install barrier shielding on five sides of all mechanical equipment to reduce noise levels and shall vent through the garage toward Santa Monica Boulevard.”*

Additionally, the project has been conditioned so that the rooftop may not be used after 10:00 p.m. daily, in order to reduce any potential noise impacts onto adjacent residential neighbors.

Stephanie Reich, Urban Designer presented the design review report. She detailed the pedestrian interest along Santa Monica Boulevard and spoke regarding the café on the corner. The overall size and mass of the proposal is nicely tailored to fit the site and its unique conditions. The project steps down to the south to relate better to the two-story residential area and the change to the mechanical system will further protect the residential area from the noise.

The design and detailing of the project provides an interesting pattern, rhythm and texture while allowing for natural ventilation of the entire building. The combination of that variety of glazing, decorative and custom metal screens, and landscaping at strategic locations provides a layered effect for depth and visual interest around the entire project.

The project overall is well designed and properly scaled to its surrounding context and unique site. The simple massing scheme is modulated with layers of planting and artfully designed screens and finishes with a sculptural corner that will highlight the design.

The design is simple, yet sophisticated and a great addition to the heart of Santa Monica Boulevard. The Design Review Subcommittee supported the project design.

Commissioner DeLuccio disclosed for the record he spoke with applicant's representative Todd Elliott. They discussed matters contained in the staff report.

Commissioner Shink had no official disclosures.

Commissioner Altschul disclosed for the record he spoke with the developer and representatives. They discussed matters contained in the staff report.

Vice Chair Aghaei disclosed for the record he met with the developer's representative. They discussed matters contained in the staff report.

Commissioner Buckner disclosed for the record she spoke with the applicant's representative Todd Elliott. They discussed matters contained in the staff report.

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

Commissioner DeLuccio requested clarification regarding the rear step downs.

Vice-Chair Aghaei opened the public hearing for Item 10.A.:

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicants report. He provided a history of the project site and spoke regarding requests from the neighborhood, parking garage, landscaping, noise, and he read into the record letters of support. He stated this project achieves three important goals: 1) promotes walkability; 2) it will serve residents; and 3) it is elegantly designed to complement the existing building and neighborhood.

He clarified Condition 11.5 should be revised to read as follows: *"Deliveries from Sprouts merchandise will occur between 10:00 p.m. and 8:00 a.m."*

He requested approval of the project and certification of the Environmental Impact Report.

ALEKS ISTANBULLU, SANTA MONICA, architect, continued the applicant's report. He spoke regarding the project site, and stated all servicing for the project will come from an existing garage. He detailed the setbacks, massing, height, greenscape on the rooftop, elevators, commercial spaces, landscaping, project access points, and building aesthetics.

Commissioner Yeber requested clarification regarding the loading and unloading of freight and trucks.

VINCENT COVELLO, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding site safety, construction mitigation issues, neighborhood safety concerns, lighting, parking, noise, service entrances, and trash.

DON ZUIDEMA, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

AMANDA GOODWIN, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding noise, construction mitigation, traffic circulation, pedestrian crosswalks, and trash.

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

LARRY BLOCK, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding ingress and egress to the parking garage, pedestrian safety, and handicapped accessibility.

THE FOLLOWING DID NOT PUBLICLY SPEAK, BUT SUPPORT STAFF'S RECOMMENDATION APPROVING THE PROJECT:

JASON GREENE, WEST HOLLYWOOD, AND BOBBIE EDRICK, WEST HOLLYWOOD.

THE FOLLOWING DID NOT PUBLICLY SPEAK, BUT HAD CONCERNS WITH STAFF'S RECOMMENDATION APPROVING THE PROJECT:

JEFF HILL, WEST HOLLYWOOD, AND MIKE DIZIVCKEN, WEST HOLLYWOOD.

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicants rebuttal. He read into the record additional supporters of the project. He stated the owner of the property has no interest in buying the apartment building to the rear of the property. Part of the mitigation plan for this project involves having a noise barrier during construction. He supported a condition to have security cameras, and they do not advocate smoking anywhere in the building.

He clarified the way the building is designed; stating headlights will not be an issue with glare into the residential properties. He confirmed there was a neighborhood meeting, however, the owner is amicable to having a pre-construction meeting with the neighbors to hear their concerns and inform them of construction mitigation, timelines and landscaping. He commented on the parking concerns and stated there will be attendants on duty for traffic movement.

Commissioner Yeber requested clarification regarding construction mitigation measures.

Commissioner Buckner questioned how long the project will be under construction.

TODD ELLIOTT, LOS ANGELES, applicant's representative stated it should be done within twelve months.

Commissioner DeLuccio stated the project is well designed and he is in support of the one ingress and egress to the project.

Commissioner DeLuccio moved to: 1) support staff's recommendation; 2) approve Resolution No. PC 15-1115; and 3) approve Resolution No. 15-1116 with following amendments: a) Condition 8.9; regarding shielding for mechanical equipment; b) Condition 11.5; regarding delivery times; and c) security cameras shall be installed around the perimeter of the building.

Seconded by Commissioner Altschul.

Laurie Yelton, Associate Planner changed the following condition to read as follows:

11.1) Prior to issuance of a Certificate of Occupancy, the applicant shall submit to the Public Safety Officer a public safety and security plan for the project. The following design and security measures shall be ~~considered~~ *required* as appropriate in the security plan:

Commissioner Shink stated this is a good project with neighborhood serving businesses and providing walkability and pedestrian interest. She stated her concerns regarding traffic impacts and pedestrian safety. She cited the current crosswalk concerns and stated these issues have not been dealt with yet.

SARAH BRANDENBERG, FEHR AND PEERS, traffic consultant, confirmed there is an impact at the Santa Monica Boulevard and Westbourne Drive intersection during the p.m. peak hour. There is also a significant impact based on the city's significance criteria on the residential roadways immediately surrounding the project site. The mitigation measure for the residential impact is to implement traffic calming in the neighborhood that would involve working with the neighbors to ensure the traffic calming devices that are implemented are supported by them. The applicant has committed to installing the traffic calming devices.

She stated the project is a locally serving retail project, so it is not expected to have a large draw from outside of the immediate area.

Lauren Langer, Acting City Attorney, confirmed the applicant has paid to install two traffic lumps on Rugby Drive; thereby alleviating the neighborhood meeting mitigation measure.

Commissioner Altschul requested clarification regarding the L.O.S. (level of service).

Commissioner Buckner questioned the availability of other traffic calming devices.

Commissioner DeLuccio requested clarification regarding a possible traffic signal installation at Westmount Drive.

SARAH BRANDENBERG, FEHR AND PEERS, traffic consultant, clarified a signal at Westmount Drive really does not change access to this site; it's really just to facilitate pedestrian travel.

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

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 15-1115 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), ADOPTING A MITIGATION MONITORING PROGRAM AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS IN CONJUNCTION WITH THE PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 8550-8572 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 15-1116 as amended: a) Condition 8.9 to read as follows: "*The applicant shall install barrier shielding on five sides of all mechanical equipment to reduce noise levels and shall vent through the garage toward Santa Monica Boulevard;*" b) Condition 11.9 to read as follows: "*Prior to issuance of a Certificate of Occupancy, the applicant shall submit to the Public Safety Officer a public safety and security plan for the project. The following design and security measures shall be ~~considered~~ required as appropriate in the security plan;*" and c) security cameras shall be installed around the perimeter of the building; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, TO APPROVE A DEVELOPMENT PERMIT, TWO CONDITIONAL USE PERMITS, A MINOR CONDITIONAL USE PERMIT, AND A VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A COMMERCIAL DEVELOPMENT LOCATED AT 8550-8572 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close Public Hearing Item 10.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes; noting Commissioner Shink voting NO; and Chair Huebner recused.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8550-8572 Santa Monica Boulevard, 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, Current and Historic Preservation Planning Manager, provided an update of upcoming projects and confirmed the next regularly scheduled Planning Commission meeting on Thursday, April 2, 2015 has been cancelled.

He stated there will be a traffic calming meeting for the tri-west neighborhood on Monday, March 23, 2015 at the West Hollywood Library, Community Meeting Room; 7:00 p.m. to 8:30 p.m.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

Commissioner Shink acknowledged her parents for attending the meeting.

Commissioner Buckner apologized for her late arrival this evening.

17. ADJOURNMENT: Noting the cancellation of the Planning Commission meeting on Thursday, April 2, 2015, the Planning Commission adjourned at 8:10 P.M. to a regularly scheduled meeting on Thursday, April 16, 2015 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.**

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 16th day of April, 2015 by the following vote:

AYES: Commissioner: Buckner, DeLuccio, Shink, Yeber, Vice-Chair Altschul, Chair Huebner.

NOES: Commissioner:


ABSENT: Commissioner:

ABSTAIN: Commissioner: Lightfoot.



ROY HUEBNER, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY