



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**November 19, 2015**

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

*THE CITY OF WEST HOLLYWOOD HAS ADOPTED SUMMARY AND ACTION MEETING MINUTES; WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE PLANNING COMMISSION MEETINGS AT [www.weho.org/weho-tv/other-city-meetings](http://www.weho.org/weho-tv/other-city-meetings)*

1. **CALL TO ORDER:** Chair Altschul called the meeting of the Planning Commission to order at 6:30 P.M.
2. **PLEDGE OF ALLEGIANCE:** Ric Abramson led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Buckner, DeLuccio, Huebner, Jones, Lightfoot, Chair Altschul.  
  
Commissioners Absent: Vice-Chair Aghaei.  
  
Staff Present: Francisco Contreras, Innovation and Strategic Initiatives Manager, Adrian Gallo, Associate Planner, Steve Gerhardt, AICP, Contract Senior Planner, Bianca Siegl, Long Range and Mobility Planning Manager, David DeGrazia, Current and Historic Preservation Planning Manager, Shahiedah Coates, Acting Assistant City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
Move New Business Item 11.A.  
Street Media Needs Assessment before Public Hearing Item 10.A.  
  
Public Hearing Item 10.A.  
8950 Sunset Boulevard will be continued to a date uncertain.  
  
Public Hearing Item 10.D.  
950 N. Ogden Drive and 7760 Romaine Street will be continued to Thursday, January 21, 2016.  
  
**ACTION:** Approve the Planning Commission Agenda of Thursday, November 19, 2015 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner, and passes, noting Vice-Chair Aghaei ABSENT.**

**5. APPROVAL OF MINUTES.**

Commissioner Lightfoot requested verbatim minutes forwarded to City Council when projects are recommended by the Planning Commission.

**A. November 5, 2015**

**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, November 5, 2015 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Lightfoot and passes, noting Vice-Chair Aghaei ABSENT.**

**6. PUBLIC COMMENT.**

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD spoke regarding accessibility deficiencies at the West Hollywood Community Housing Corporations housing development known as Sierra Bonita.

DAN MORIN, WEST HOLLYWOOD spoke regarding the inadequacy's regarding the City of West Hollywood's summary and action minutes from Boards and Commissions and had concerns regarding 8950 Sunset Boulevard and 950 N. Ogden Drive.

**7. DIRECTOR'S REPORT.**

John Keho, Assistant, Community Development Director presented the Director's Report.

City Council Meeting - Monday, November 16, 2015:

City Council approved and entered into a contract with an engineering firm to do a seismic analysis of all buildings within the City of West Hollywood. This will be a proactive survey and inventory of all existing buildings, identify seismically vulnerable buildings and prioritize them by their potential seismic risk. New seismic ordinances will be developed at a later date.

City Council directed planning staff to start the process to develop an Overlay District and Design Guidelines for the Norma Triangle, and to look at the zoning regulations regarding live/work facilities, and home business ordinances.

City Council approved the amendment to the development agreement regarding the mixed use project located at 9001 Sunset Boulevard, West Hollywood, California.

**8. ITEMS FROM COMMISSIONERS.**

Commissioner Jones requested the meeting be adjourned in memory of all the victims of the attacks in Paris, France.

**9. CONSENT CALENDAR. None.**

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

**11. NEW BUSINESS.**

**A. Street Media Needs Assessment:**

Francisco Contreras, Innovation and Strategic Initiatives Manager, provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, November 19, 2015.

He stated the goal of the West Hollywood Street Media Project is to create a unified pedestrian wayfinding and street media system that uses technology to integrate mapping, signage, information throughout the City for enhanced urban design, promotion of public transit use, and increased revenue generation.

He detailed the three components to the Street Media System: 1) Citywide Wayfinding System; 2) Citywide Gateway Entries Program; and 3) Citywide Street Furniture Project.

The Design Ad Hoc Committee will provide input and feedback to the Street Furniture vendor and Wayfinding and Gateway Entry design team during various design development phases of the project.

The Committee will meet on the first Tuesday of every month, beginning Tuesday, January 5, 2016 from 5:00-6:30pm at the Community Meeting Room of the West Hollywood Library for approximately 8-10 months.

**ACTION:** 1) Appoint Stacey Jones to the Street Media Project Design Ad Hoc Committee. **Motion carried by consensus of the Commission.**

**10. PUBLIC HEARINGS.**

**A. 8950 Sunset Boulevard**

Officially continued from Thursday, October 15, 2015 and Thursday, November 5, 2015. Applicant is requesting to extend and amend existing entitlements to construct a mixed-use hotel development with four residential units, 165 hotel guestrooms, retail, restaurant, bar, conference and personal service uses.

There are outstanding items that must be resolved prior to Planning Commission consideration. The public hearing item will be fully re-noticed in compliance per W.H.M.C. regulations, and scheduled for a future Planning Commission meeting.

**ACTION:** 1) Continue to a date uncertain. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner, and passes as part of the amended agenda, noting Vice-Chair Aghaei ABSENT.**

**B. Zone Text Amendment**

**Temporary Creative Off-Site Signs:**

Steve Gerhardt, Contract Senior Planner, provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, November 19, 2015.

He provided background history, stating staff has been working on updating regulations for creative off-site signage along the Sunset Strip.

The City is undertaking a comprehensive study of off-site signage, specifically billboards and tall walls, along the Sunset Strip of which this proposed amendment is one component. The purpose of the study is to develop zoning regulations to enhance quality, creativity and encourage customization off-site signage. The intent is to encourage existing signs to become more iconic and creative. There are currently 65 existing signs along the Sunset Strip, with a total of 81 sign faces. These existing signs represent the best opportunity to improve the quality of the advertising environment along the Sunset Strip.

From the city's perspective, the goal has been to encourage more iconic and creative advertising signs, enhance the vibrancy along Sunset Boulevard, and to bring back the creative signs of the 1970's and 1980's.

From the advertiser's perspective, the goal is to streamline the process, to provide more creative off-site signage and allow for more signs.

The proposed zoning text amendments and Sunset Specific Plan amendment are designed to encourage quality and customization of the existing creative signs and to provide guidance for creative tall walls.

He stated another primary purpose is to streamline the design review process, so more of these signs are applied for and approved.

He provided examples and detailed the following:

*Overall Design Quality Standards:*

Creative billboards and tall walls on Sunset Boulevard shall use wit, creativity and originality with the goal of provoking a "smile in the mind" of its audience.

Creative billboards and tall walls shall inspire and challenge their surrounding offsite competitors on the Sunset Strip to create designs of the same or better standards of excellence and originality.

*Proposed Policy for Creative Billboards:*

Creative billboards shall be an inventive and original representation of the product or business being advertised. Creative billboards shall exhibit at least one or more of the following: a) three-dimensional props and

extensions; b) extensions with cut-out shapes or voids; c) integrated thematic lighting; d) moving or animated mechanical elements; e) different daytime and night-time images; e) hand-painted graphics or graphics crafted on-site; f) alternate textures and materials such as plants and vegetation; g) live action; and h) innovative technologies.

He stated for the record there are limitations to the extensions: 300 square-feet, none can be 100 feet above the existing sidewalk height (some cases will exceed the height limit in the Sunset Specific Plan); extensions can be in multiple directions, but no more than 25' from the existing sign face; and staff will not approve any rectangular expansions of regular signs.

*Proposed Policy for Creative Tall Walls:*

Creative tall walls shall be an inventive and original representation of the product or business being advertised. Creative tall walls shall exhibit at least one or more of the following: a) three-dimensional props and extensions; b) extensions with cut-out shapes or voids; c) integrated thematic lighting; d) moving or animated mechanical elements; d) different day-time and night-time images; e) hand-painted graphics or graphics crafted on-site; f) alternate textures and materials; g) live action; h) innovative technologies; and i) artistically integrated text.

He clarified the area of any prop or extension shall not be more than 10% of the overall area of the existing wall or 1,000 square-feet, whichever is smaller. No extension shall extend more than 25' from any edge of the existing tall wall, and three-dimensional props which are fully integrated into the artistic theme of the wall are permitted and may extend no more than 25' above the existing roofline.

The area of an approved creative tall wall containing text shall not exceed 15% of the total sign area. Text is permitted on 100% of the creative tall wall if it is an artistic component of the sign.

He provided timelines for the next steps in the process.

Commissioner DeLuccio requested clarification regarding the Sunset off-site signage study.

Bianca Siegl, Long Range and Mobility Planning Manager stated this is a component of the overall sign study, the remainder of the study focuses on whether, and how to allow for new signs and also whether, and how to allow digital signage on the Sunset Strip. Other considerations include looking at the land use impacts of signs.

Commissioner DeLuccio questioned if this has been checked against consistency with the General Plan.

Bianca Siegl, Long Range and Mobility Planning Manager stated the General Plan includes language that encourages sign creativity and encourages revitalization on the Sunset Strip. It is consistent with the General Plan.

Commissioner DeLuccio requested clarification regarding digital signage and questioned why Section K of the Initial Study is not addressed; which deals with the Eastside redevelopment project area.

Bianca Siegl, Long Range and Mobility Planning Manager stated the focus was primarily addressing the temporary creative signs.

Commissioner Huebner requested clarification regarding Section 22; questioning the inflated additions of the tall wall versus the billboard.

Bianca Siegl, Long Range and Mobility Planning Manager stated inflated additions would be allowed on both tall walls and billboards. The strike through in the summary table is in error. The text in the resolution is correct and does not have the strike through.

Commissioner Buckner had concerns and requested clarification regarding projections of 25' from any billboard edge.

Discussion was held regarding billboard height, billboard extensions, size limitations, lighting and animation.

Steve Gerhardt, Contract Senior Planner, stated in order for extensions to qualify, they would be subject to standard design review. There are also very specific lighting provisions that have been added for the creative billboards. Animation would not constitute driver distraction.

Commissioner Lightfoot questioned the number of new signs.

Commissioner Jones clarified for the record this only affects existing inventory, adding tall walls and no digital.

Commissioner Lightfoot had concerns regarding changing and expanding the existing signs; before the larger study can be completed within the Sunset Specific Plan. She stated this might take away the flexibility for what might later be conceived for new signs. She would like to see in the review process that staff considers impacts on businesses as well.

Chair Altschul stated it is perfectly appropriate to accept staff's recommendation, and to use staff's language to start this process.

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

**Chair Altschul moved to: 1) approve staff's recommendation to City Council.**

**Seconded by Commissioner DeLuccio.**

Steve Gerhardt, Contract Senior Planner, stated for the record there was a revised Attachment B with two minor changes regarding the inconsistency between the height limit in the zoning text amendment. The other amendment is to change the strikeout in Section 22 regarding the inflated additions to the creative billboards.

Commissioner DeLuccio suggested removing Section K; regarding the Eastside Redevelopment Area.

Commissioner Jones stated there are numerous ways to be creative with a billboard without having to be 25' high; the ramifications need to be thought-out.

Commissioner Huebner requested clarification regarding the pilot project.

Bianca Siegl, Long Range and Mobility Planning Manager clarified the pilot project is actually a pilot digital sign on city owned property that will be tested in terms of the regulations that relate to digital. She read into the record the following changes will be added to the amended resolution: 1) revise Attachment B; a) which removes language in the Sunset Specific Plan relating to signs that may exceed height limitations; b) adding back language that will allow inflatable additions on creative billboards; and 2) removing sub-section "K".

Commissioner Lightfoot questioned if verbatim minutes will be processed and forwarded to City Council when this item goes forward.

Acting Assistant City Attorney Shahiedah Coates stated for the record the City of West Hollywood has adopted "Summary and Action Minutes" only for official recording purposes. Verbatim minutes are not mandated. The Planning Commission would need to make a policy change by motion of vote to officially change the Planning Commission minutes to verbatim. Meetings are recorded live and archived on-line for anybody that needs to review commissioner comments on specific items.

**ACTION:** 1) Adopt Resolution No. PC 15-1162 as amended, a) *revise Attachment B; which removes language in the Sunset Specific Plan relating to signs that may exceed height limitations; b) adding back language that will allow inflatable additions on creative billboards; and c) removing sub-section "K".* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT AND A SUNSET SPECIFIC PLAN AMENDMENT

TO REFINE REGULATIONS FOR CREATIVE BILLBOARDS AND ALLOW FOR CREATIVE TALL WALLS IN T THE SUNSET SPECIFIC PLAN AREA, WEST HOLLYWOOD, CALIFORNIA”, and 2) Close Public Hearing Item 10.B. **Moved by Chari Altschul, seconded by Commissioner DeLuccio, and passes, noting Vice-Chair Aghaei ABSENT.**

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

**C. 1035 N. Vista Street:**

Adrian Gallo, Associate Planner, provided a verbal oral and visual presentation and background information as presented in the staff report dated Thursday, November 19, 2015.

He provided a history of the project and stated the applicant is requesting to demolish the existing single-family dwelling and construct a new three-story, four-unit townhome development with semi-subterranean parking.

The project will be a high achieving Green Building project, exceeding 90 points under the City of West Hollywood’s Green Building Point System. Two variances have been requested to reduce front and rear setbacks. In addition, the applicant requests a modification to increase the overall height of the project by ten percent and second modification to reduce the minimum side setback on the south by ten percent. A total of eight standard parking spaces are provided within four one-car garages under each unit. Each garage contains a mechanical parking lift for two vehicles.

The applicant has requested two variances to allow a reduction in the required front and rear setbacks.

The front setback for this site is the average of the setback of the property to the north and south or 15 feet (whichever is greater). The multi-family structure to the north has a setback of 12.98’ and the multi-family structure to the south has a setback of 9.83’. Averaging these two adjacent properties as required by the Zoning Ordinance, would yield a setback of 11.4’.

Consequently, the minimum setback of 15’ is applied. The applicant has requested a variance to permit an 11’-5” setback. The rear setback requirement is 15’. The applicant has requested a variance to permit an 11’-0” setback.

There are exceptional or extraordinary conditions related to the subject property which denies the property privileges enjoyed by similarly situated properties. These include the shape of the property, the curvature of the street, the topography, and a previous zoning change.



He illustrated Vista Street curves as it moves south from Santa Monica Boulevard. As a result, the property is an irregular shape in the front yard characterized by an angled property line. This irregular relationship and angular geometry to the street results in a reduced footprint available on which to build.

The shape of the lot makes it extraordinarily difficult to configure four townhome units on the property and still meet the minimum 90% density standard in the Zoning Code.

The site slopes downward from north to south approximately 1'-6" and the existing natural grade sits 3'-0" to 4'-6" above the sidewalk. The result is a high cross slope.

The height allowed on Vista Street was reduced in 2009 as part of the Ordinance regulating heights and maximum average unit sizes in the R3 and R4 Zoning Districts. This action has resulted in an unusual situation where the property is situated between two buildings that had one additional floor to work with in the building envelope. The property is subject to the same density requirements, but with a lower height volume, the density must be met by building out.

Extraordinary circumstances exist that would necessitate a variance from the Zoning Code. The variance requests for the front and rear yard setback reductions are necessary to physically accommodate the townhome type dwelling units and better fulfill the intent of the City's General Plan and Zoning Ordinance.

These reductions merely put the project in alignment with and allow the applicant to enjoy the same rights already granted to the immediately adjacent property owners.

Stephanie Reich, Urban Designer, presented the design Review report. She stated the size, scale and massing of the proposed project is appropriate for the location; as it relates to the Building on either side, while standing out as a much more appealing design. She indicated the building is pushed towards the north side of the site for southern exposure to maximize sunlight for units and outdoor space.

The indoor/outdoor quality of the units, will give the residents a premiere quality of life. The parking is cleverly designed with the use of mechanical lifts that enable the garages to utilize the site area more efficiently.

The front yard is designed with a sloped pedestrian walkway, with layers of landscaping in front of an elevated patio, which serves the front unit. This provides a well-designed, open feeling at the street, promoting a pedestrian friendly environment. The project is expressed as four individual townhouse units. Each unit consists of a combination of elements, highlighted with a different material. Each townhouse unit is

differentiated and identifiable on the exterior and has an individually expressed roof form, helping to break up the volume and add visual interest.

The proposal includes a request to be designated exemplary design; exempting it from the setback required above the ground floor. Due to the modulation of the project, differentiation of each unit, playful elements, this project can be identified as exemplary design.

Staff fully supports the design, and the request for exemplary design.

Adrian Gallo, Associate Planner stated this project reflects a high level of architectural quality and consideration of massing, incorporates sustainable design principles, is complementary to the context of the neighborhood, and meets the intent of the development standards with the exception of the variances and modifications requested.

Staff would like to amend Resolution 15-1155 by adding standard language regarding Inclusionary housing fees as condition 3.11 as follows:

*3.11) West Hollywood Municipal Code, Article 19-1, Chapter 19.64, the applicant shall pay a fee based on the square footage of livable area in each unit being constructed (including all private decks, patios, and balconies), according to the fee schedule established by the City Council. The fee in effect at the time of building permit issuance shall be the fee that is applied to this project. The fee shall be paid prior to issuance of building permits. (\_\_\_\_ RSHD)*

Staff is recommending approval of the project.

Commissioner DeLuccio stated he does not support the one variance regarding the shape, topography and zoning changes. He requested clarification regarding the reasons for the two modifications

Adrian Gallo, Associate Planner stated the additional feet regarding the height of the building is necessary for the design to work; ventilation and lighting; and the additional feet do not impact the neighboring properties.

The side setback, along the south is only an eighteen foot stretch of the building for the garage. The 5'5" dimension, if they were to accommodate the six foot dimension could not accommodate the size of the garage.

Commissioner DeLuccio clarified he understands why the applicant is requesting the variance and stated he is not against the variance, however the zoning change has nothing to do with the shape or topography. The zoning change is not the appropriate way to accomplish the request. He commented the zoning was down-zoned, and this application was submitted after. He does not feel it has anything to do with the additional story

Commissioner Jones disclosed for the record she met with the applicant on-site. They discussed matters contained in the staff report.

Commissioner Lightfoot disclosed for the record she received and email from the applicant.

There were no other official disclosures.

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

RIC ABRAMSON, WEST HOLLYWOOD, applicant's representative, presented the applicants report. He provided a history of the project and spoke regarding neighborhood compatibility, environmental topography, design standards and architectural styles, landscaping, greenspace, garden space, public art integration, pedestrian experience, parkway, terraces, drive court, activity spaces, storm water capture, screening, passive cooling, cross ventilation, and thermal chimney.

He clarified the project is under the height limit; the modification is for the thermal chimney element. That is allowing all the hot air that naturally rises to expel naturally.

He spoke regarding the variances and the contradiction in the current code that make it impossible to do a project without asking for a variance. These adjustments that are requested are to tailor the project better.

Chair Altschul commented on the innovation and stated the look of the building is unbelievably sensational.

DAN MORIN, WEST HOLLYWOOD, has concerns regarding this item. He stated he does not oppose the project; but has concerns regarding the zoning changes, in-lieu fees and the lack of affordable housing units.

EDWARD LOSCH, WEST HOLLYWOOD, 1029 Vista Street Homeowners Association, has concerns regarding this item. He spoke regarding the height limits.

RIC ABRAMSON, WEST HOLLYWOOD, applicant's representative, presented the applicants report. He commented on affordable housing, in-lieu fees, and stated more conversation and discussion need to take place. He stated for the record the light well projections are sixteen feet lower than the projections on the condominium to the south.

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

Commissioner DeLuccio moved to 1) approve staff's recommendation of approval; and 2) amend draft Resolution No. PC 1150, Condition 6; page 4: strike the entire paragraph regarding Zone Changes.

Commissioner DeLuccio stated it is a very well designed project. The reasons for the variances and the modifications for the projections for the ventilation and the setbacks are warranted.

**Seconded by Commissioner Buckner.**

Commissioner Buckner stated there are sufficient reasons to grant the variances and modifications. She spoke regarding the setbacks, vegetation, and parking, the incorporation of the art element, common and private open space, neighborhood compatibility, and materials. She stated it is an outstanding design.

Commissioner Jones stated this project sets a higher bar for the kinds of projects that are looked at in the city. She commented on the drawings, and stated the design is exceptional and creative. She stated her support of the project.

Commissioner Lightfoot stated this is an outstanding project. She commented on the zone change and the variances. She commended the architect on the design and commented how it makes the area cohesive. She remarked how each of the modifications and variances, in some way, is mitigated for the neighbors. There is no detriment to the neighborhood. She stated her support of the project.

Commissioner Huebner stated the design is thoughtful, very considerate to its surroundings, forward thinking, and make the highest and best use of this challenging lot. It is a great transitional piece. He stated his support of the project.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 15-1155 as amended, a) *add standard language regarding Inclusionary Housing Fees as Condition 3.11, and b) Condition 6; page 4: strike the entire paragraph regarding "Zone Changes":* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT DEVELOPMENT PERMIT, VARIANCES FOR FRONT AND REAR YARD SETBACKS, AND TWO MODIFICATIONS, IN CONNECTION WITH THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A THREE-STORY, FOUR-UNIT TOWNHOME DEVELOPMENT, LOCATED AT 1035 N. VISTA STREET, WEST HOLLYWOOD, CALIFORNIA", 3) Adopt Resolution No. PC 15-1156 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE PARCEL MAP (MAJOR LAND DIVISION NO. 72921), FOR THE PROPERTY LOCATED AT 1035 N. VISTA STREET, WEST HOLLYWOOD, CALIFORNIA", and 4) Close Public Hearing Item 10.C. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner and passes, noting Vice-Chair Aghaei ABSENT.**

**D. 950 N. Ogden Drive and 7760 Romaine Street:**

Applicant is requesting to demolish five residential units on two adjoining corner lots and construct two, five-unit residential condominium buildings above semi-subterranean parking.

A memo was handed out indicating that it has come to staff's attention that the project may not be in full compliance with ADA accessibility. Although, ADA compliance is reviewed by the Building and Safety Division during the structural plan check process, required changes may have an effect on the design to the project.

The applicant has agreed to continue the item to allow the project architect to address the applicable requirements.

**ACTION:** 1) Continue to Thursday, January 21, 2016. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner, and passes as part of the amended agenda, noting Vice-Chair Aghaei ABSENT.**

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

**11. NEW BUSINESS.**

**A. Street Media Needs Assessment:**

The Planning Commission will receive an overview of the Street Media Project; which is seeking one representative from the Planning Commission to Serve on the Street Media Project Design Ad Hoc Committee and report back to the Planning Commission on a regular basis.

**ACTION:** 1) Move this item before Public Hearing Item 10.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner, and passes as part of the amended agenda, noting Vice-Chair Aghaei ABSENT.**

**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 stated City Council has not come up with a definitive date for the joint meeting with the Planning Commission. Staff will update the commission as soon as City Council confirms a date.

**15. PUBLIC COMMENT.**

ROXANNE MC BRYDE, WEST HOLLYWOOD, commented on affordable gay senior housing and the transient concerns on the east side of West Hollywood.

TODD HALLMAN, WEST HOLLYWOOD, commented on affordable gay senior housing and the transient concerns on the east side of West Hollywood.

**16. ITEMS FROM COMMISSIONERS.**

Commissioner Buckner wished everyone a safe and happy holiday.

Commissioner Huebner wished everyone a safe and happy holiday.

Commissioner Jones commented on the attacks in Paris, France, thanked the commission for her recent appointment to the Streets Media Needs Assessment and wished everyone a safe and happy holiday.

Commissioner DeLuccio wished everyone a Happy Thanksgiving.

Chair Altschul Commissioner DeLuccio wished everyone a happy holiday.

- 17. ADJOURNMENT:** The Planning Commission adjourned at 8:30 P.M. in memory of all the victims of the attacks in Paris, France, to a regularly scheduled meeting on Thursday, November 19, 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 3<sup>rd</sup> day of December, 2015 by the following vote:

AYES: Commissioner: Buckner, DeLuccio, Jones, Lightfoot, Chair Altschul.

NOES: Commissioner: None.

ABSENT: Commissioner: Huebner.

ABSTAIN: Commissioner: Vice-Chair Aghaei.

  
\_\_\_\_\_  
JOHN ALTSCHUL, CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
DAVID K. GILLIG, COMMISSION SECRETARY