



PLANNING COMMISSION MINUTES Regular Meeting November 17, 2016

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

1. **CALL TO ORDER:** Chair Aghaei called the meeting of the Planning Commission to order at 6:33 P.M.
2. **PLEDGE OF ALLEGIANCE:** John Keho led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Altschul, DeLuccio, Huebner, Jones, Lightfoot, Vice-Chair Buckner, Chair Aghaei.

Commissioners Absent: None.

Staff Present: Dereck Purificacion, Assistant Planner, Jennifer Alkire, Senior Planner, Stephanie Reich, Urban Designer, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission Agenda of Thursday, November 17, 2016 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and unanimously passes.**
5. **APPROVAL OF MINUTES.**
A. November 3, 2016

ACTION: Approve the Planning Commission regular meeting minutes of Thursday, November 3, 2016 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Huebner and passes, noting Commissioner Jones and Vice-Chair Buckner abstaining.**
6. **PUBLIC COMMENT.**
MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD, Disabilities Advisory Board liaison, commented on the importance of accessibility issues and standards.
7. **DIRECTOR'S REPORT.**
John Keho, Assistant Director, Community Development Director presented the Director's Report.

City Council Update – Monday, November 7, 2016.

He stated the project located 1216 N. Flores Street was approved. Council also directed multiple departments to start looking at Sunset Boulevard; specifically elevating the review process for the Sunset Strip, focusing on the status of the music scene, entertainment and production businesses, dining, hotel areas, and improvements to the streetscape. They would also like to see the possibility of a nighttime shuttle.

City Council directed staff to continue working with the city Attorney's office to update the West Hollywood Zoning Ordinance; to make sure the city is in compliance with all the new affordable density housing laws and regulations.

8. ITEMS FROM COMMISSIONERS. None.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 829-835 N. Larrabee Street:

Officially continued from Thursday, November 3, 2016. Dereck Purificacion, Assistant Planner provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, November 17, 2016.

He stated the proposal is to demolish an existing four-unit multi-family building and one single-family residence, and construct a new four-story, thirteen-unit apartment building over one level of subterranean parking.

He provided a history of the subject site, stating the building will contain two and three bedroom units, with an average of 1,109 square feet. Thirteen of the units will be market rate apartments, and the applicant will be paying an in-lieu fee.

The applicant is requesting a 10% modification to the required rear yard setback. The modification would grant the applicant a 13'6" setback; opposed to the standard 15 foot setback.

The proposed project qualifies for exemplary design; which allows the building to be built without the additional six foot front setback for the second and upper stories.

The project has also qualified for Green Building incentives, by providing 92 green building points.

He stated for the record, the stamped plans should be dated October 27, 2016 in Condition 2.2 of draft Resolution No. PC 16-1180.

Stephanie Reich, Urban Designer, presented the design review report. She stated for its size and scale, this project is appropriate for the site. She detailed the courtyard, setbacks, balconies, materials, and exemplary design standards.

Staff recommends approval.

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

TODD ELLIOTT, LOS ANGELES, Truman & Elliott, LLC, presented the applicant's report. He provided a history of the project and site, and spoke regarding neighborhood compatibility, transportation, and walkability.

PATRICK TIGHE, SANTA MONICA, architect, continued the applicants report. He spoke and detailed neighborhood compatibility, building height, parking, common open spaces, courtyard, sustainability and green points, square-footage, setbacks, the requested modification, building amenities, substructure, materiality, massing, and elevations.

Commissioner Jones had no official disclosures.

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

Commissioner Altschul had no official disclosures.

Chair Aghaei had no official disclosures.

Vice-Chair Buckner disclosed for the record she spoke with the applicant's representative. They discussed matters contained in the staff report.

Commissioner Huebner had no official disclosures.

Commissioner Lightfoot had no official disclosures.

Commissioner Lightfoot requested clarification regarding unit sizes and parking.

SARAH OLIVEIRA, WEST HOLLYWOOD, representing Flaming Saddles, spoke In support of staff's recommendation of approval.

ALEX SMITH, WEST HOLLYWOOD, representing Petit Ermitage, spoke In support of staff's recommendation of approval.

DAVID SMITH, WEST HOLLYWOOD, representing the tenants at 839 Larrabee, has concerns regarding this item. He spoke regarding height, construction schedules, safety, subterranean parking, and loss of sunlight, noise and mitigation issues.

MARY NEELANKAVIL, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the loss of sunlight and property values.

RYAN WELCH, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

RUTH MYERS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JONATHON FREEMAN-ANDERSON, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

TODD ELLIOTT, LOS ANGELES, Truman & Elliott, LLC, presented the applicant's rebuttal. He clarified the condition of approvals and alleviated any concerns regarding construction hours, noise, and development.

Commissioner Altschul questioned if there was a neighborhood meeting.

TODD ELLIOTT, LOS ANGELES, Truman & Elliott, LLC, stated there was a neighborhood meeting.

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

Chair Aghaei stated his support of the project and commented on the exemplary design.

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

Seconded by Vice-Chair Buckner.

Commissioner DeLuccio commented on the construction mitigations that are in the draft resolution. He stated his support of the project.

Commissioner Lightfoot stated her support of the design and modification.

Commissioner Huebner thanked the architect for adhering to the comments suggested by the design review subcommittee. He stated his support of the design and project.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 16-1180 as amended: *Condition 2.2) "This approval is for those plans date stamped ~~August 17, 2016~~ October 27, 2016 ... "* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, AND LOT MERGER FOR THE DEMOLITION OF A FOUR-UNIT MULTI-FAMILY BUILDING AND ONE SINGLE-FAMILY RESIDENCE ON ADJACENT PROPERTIES, AND THE CONSTRUCTION OF A FOUR-STORY, THIRTEEN-UNIT APARTMENT BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 829-835 N. LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Altschul, seconded by Vice-Chair Buckner and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 829-835 N. Larrabee 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.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:20 P.M. AND RECONVENED AT 7:30 P.M.

B. 511-515 N. Flores Street:

Dereck Purificacion, Assistant Planner provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, November 17, 2016.

He provided a history of the project site, stating the site consists of two lots that are equally divided and are both zoned R3B. The surrounding properties also have the same zoning designation and contain single-family and multi-family buildings.

The proposal is to demolish two single-family residences in order to construct a new four-story, ten-unit apartment building over subterranean parking. Of the ten units, nine will be market rate and one very low inclusionary unit. The project has been reviewed and is consistent with the City's affordable housing requirements and the City's Housing Division supports the units as proposed. The building will contain two-bedroom units with an average of 1,295 square feet.

The applicant is applying for one concession for an additional ten feet of height for one additional story to bring the allowed building height to 45'-0" and four stories.

The proposed project also qualifies for the exemplary design status, which allows the building to be built without the additional six foot front setback for the second and upper stories. He detailed the elevations and courtyard dimensions.

He made a revision to one of the Development Permit findings under Section 5.b. of draft Resolution No. PC 16-1184. He stated there was a typographical error stating there are three guest spaces being provided. He clarified the applicant is not providing any guest parking spaces as permitted by the Affordable Housing Incentives.

He also added additional conditions that are regarding design and parking.

8.20) *Railings at corner balconies shall be revised to be less transparent. Perforated metal panel with a minimum of 50% open transparency will be acceptable;*

8.21) *Metal panels shall be alternating, contrasting colors;*

8.22) *Mental panel shown at the second and third floor elevations of the rear building shall wrap the entire building or terminate in a more logical location;*

10.6) *The 10-unit residential project shall provide 20 parking spaces within the subterranean parking garage. Each two-bedroom unit shall provide two standard-size parking spaces; and*

10.7) *All residential projects shall provide off-street parking for their residents and visitors. Off-street parking shall be provided as shown on the approved plans. For projects located within an identified permit parking district, no annual residential and guest parking permits will be granted to the occupants, whether lessees, renters or owners, of the project. Each individual unit within the project may be granted up to fifty (50) one-day visitor parking passes annually. This condition of approval shall be reflected within all lease/rental agreement(s) and/or CC&Rs for the project. Prior to the issuance of the Certificate of Occupancy, proof of the inclusion of this condition of approval in the lease/rental agreement(s) and/or CC&Rs as required shall be provided to the Director of Community Development.*

As proposed and as conditioned, the required findings for the project can be satisfied, therefore staff recommends approval of the application.

Stephanie Reich, Urban Designer presented the design review report. She stated the building is an exemplary design and meets the standards of exemplary design. She detailed the courtyard, front façade, setbacks, massing, height, and neighborhood compatibility.

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

SIDDHARTHA MAJUMDAR, CULVER CITY, representing the applicant, presented the applicant's report. He provided a history of the project site, and spoke regarding neighborhood compatibility, height, massing, courtyard, landscaping and green screen, subterranean parking, stated there are no tandem parking spaces, bike and tenant storage provided, the ground floor inclusionary unit, lobby, and façade materials.

Commissioner Jones had no official disclosures.

Commissioner DeLuccio had no official disclosures.

Commissioner Altschul had no official disclosures.

Chair Aghaei had no official disclosures.

Vice-Chair Buckner had no official disclosures.

Commissioner Huebner had no official disclosures.

Commissioner Lightfoot had no official disclosures.

AMANDA GOODWIN, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding height, massing and neighborhood compatibility.

CHRISTINA ANTHONY, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding height, massing, parking, traffic, crime, and neighborhood compatibility.

RON LACHMAN, WEST HOLLYWOOD opposes staff's recommendation of approval.

JILL GOLMANT, WEST HOLLYWOOD opposes staff's recommendation of approval.

JEREMY FRANKEL, WEST HOLLYWOOD opposes staff's recommendation of approval.

SCORPIO, WEST HOLLYWOOD opposes staff's recommendation of approval.

PENNY COLLINS, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding neighborhood compatibility, height, concurrent construction, and massing.

TODD KRAMER, WEST HOLLYWOOD opposes staff's recommendation of approval.

GEORGE RECHNITZER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

SIDDHARTHA MAJUMDAR, CULVER CITY, representing the applicant, presented the applicant's rebuttal. He stated they will follow all construction mitigation processes, and spoke on the inclusionary housing unit and the soils report.

Commissioner Altschul stated there are no view protections, and spoke regarding density bonuses for affordable housing units, and construction mitigation measures.

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

Vice-Chair Buckner spoke regarding loss of views, and State laws superseding local municipalities. She stated her support of the project.

Commissioner Jones spoke regarding State laws superseding local municipalities. She stated her support of the project.

Commissioner DeLuccio commented on SB 1818, bonus incentives, and local zoning codes. He stated his support of the design of the project, and commented on the construction mitigation plan. He reiterated the project conforms to all current zoning in the West Hollywood Zoning Code.

Commissioner DeLuccio moved to: 1) approve staff's recommendation of approval; noting staff's additional conditions.

Dereck Purificacion made a strike-out correction to the following findings of draft Resolution No. PC 16-1184:

5.b. " *The proposed project has been designed to accommodate the required residential parking on site ~~including three guests' spaces.~~*
..."

Seconded by Vice-Chair Buckner.

Commissioner Huebner commented on the legal zoning process and on the architectural style of the building. He stated his support of the project.

Commissioner Lightfoot commented on the legal zoning and development process. She stated she would like to see the developer pay an in-lieu fee for the affordable housing unit, however, that is the applicant's decision. She stated her concerns with the neighborhood compatibility, and commented on the massing and bulk of the building. She wants to reconsider neighborhood compatibility, reject the exemplary design, and the six foot setback. She cannot support this project.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 16-1184 as amended: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND DEVELOPMENT PERMIT FOR THE DEMOLITION OF TWO SINGLE-FAMILY RESIDENCES ON ADJACENT PROPERTIES, AND THE CONSTRUCTION OF A FOUR-STORY, TEN-UNIT APARTMENT BUILDING OVER ONE LEVEL OF SUBTERRANEAN PARKING, FOR THE PROPERTIES LOCATED AT 511-515 N. FLORES STREET, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and passes, noting Commissioner Lightfoot voting NO.**

Commission Secretary Gillig officially read into the record the appeal procedure for 511-515 N. Flores 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.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:25 P.M. AND RECONVENED AT 8:35 P.M.

C. 1280 N. Sweetzer Avenue:

Jennifer Alkire, Senior Planner provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, November 17, 2016.

She stated the applicant is requesting seven condominium units in a three-story building over one level of subterranean parking.

She provided a history of the project, stating since the original staff report was published for the August 2016 Planning Commission meeting, the project applicant has revised the plans from 9 units, with on-site affordable housing, to an all market-rate seven-unit project.

Additionally, the height of the project was also reduced from four stories to three.

In the previous version of the project, the applicant was requesting a variance to collocate the common open space in the required front yard. Staff did not support this variance. While the location of the common open space at the front of the building is a great idea, the code specifically requires both common open space, and the required front yard setback. Combining these two amenities into one location would overall reduce the amount of open space on the site.

The applicant has revised the project to locate 60% of the common open space at the center of the site, and the remaining 40% on the roof, as allowed by code.

The project includes a variance request for reduction of the front yard setback. Staff is recommending approval of the variance request based on the combination of a substandard lot depth and a greater-than-normal required front yard setback.

The prevailing front yard setback along this portion of Sweetzer Avenue is approximately seventeen and a half feet. The two northernmost properties on Sweetzer Avenue have an existing setback in the front of more than forty feet. Since the required setback is an average of the two neighboring properties, this would deprive the subject site of a substantial portion of the buildable area on a lot that is smaller than normal.

The requested, twenty-three foot setback is approximately five and a half feet further back from the street than the typical building on the street, meeting the intent of the setback requirement. Staff supports this variance.

Stephanie Reich, Urban Designer, presented the design review report. She detailed the neighborhood style, and stated the proposed project is a simple, modern design that is straightforward with interesting accent elements and carved spaces, providing three-dimensionality on all four sides. It has been deemed an exemplary design for the purposes of eliminating or modifying the requirement for the six-foot step back. She commented on the streetscape and amenities.

Staff supports the requested variance and recommends approval of the proposed project.

Commissioner DeLuccio requested clarification why the project did not go back to the Design Review Subcommittee after the applicant changed the size and number of units to the project.

Stephanie Reich, Urban Designer stated the design strategy for the project is quite similar to the original renderings.

Commissioner Jones had no official disclosures.

Commissioner DeLuccio had no official disclosures.

Commissioner Altschul had no official disclosures.

Chair Aghaei had no official disclosures.

Vice-Chair Buckner had no official disclosures.

Commissioner Huebner had no official disclosures.

Commissioner Lightfoot had no official disclosures.

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

ARMEN KAZANCHYAN, GLENDALE, presented the applicant's report. He provided a history of the project and site. He spoke regarding the front yard landscaping, massing, materials, common open space, setbacks, staircases, and neighborhood compatibility.

MARC YEBER, WEST HOLLYWOOD, landscape architect, continued the applicant's report. He further detailed the landscape program, process and goals.

Commissioner DeLuccio questioned the 1% Art Fund.

Commissioner Jones had concerns regarding parking space No. 15 and the proposed trash enclosure location. She requested further clarification.

Commissioner Lightfoot questioned if there could be a gate access from the rooftop elevator to the private open space areas on the roof to ensure disabled accessibility.

ARMEN KAZANCHYAN, GLENDALE, stated this request could be accommodated.

STEVE MARTIN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

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

Commissioner Lightfoot commented on the architectural style, stating it is a very thoughtful design. She affirmed her support of the open space in the center and the variance. She requested a condition be added to the CC&Rs allowing anyone to put a fence access from the elevator for the two top units.

Commissioner Lightfoot moved to: 1) approve the project; 2) and for the variance we make the finding regarding conformity more in line with the other front yard setbacks, but that we don't make a finding because the property is less deep than the others; and 3) put in a condition for the CC&Rs that any residents living in the upper story units for the private open space on the roof be allowed to put in a gate from the elevator level.

Seconded by Commissioner DeLuccio.

Commissioner Altschul requested an amendment: 1) furniture (bench) shall not be allowed to encroach upon the city's median strip (parkway).

Jennifer Alkire, Senior Planner clarified; anything which goes in the public right-of-way is subject to an encroachment permit; which is part of the Streetscape Improvement Plan, which is subject to Public Works review. Therefore, there is the possibility the requested bench may not be approved for the parkway.

Commissioner DeLuccio would not agree to the amendment. He stated staff will deal with it accordingly.

It was decided this amendment does not need to be conditioned, since the final decision it will be by the Public Works Department.

Commissioner Jones would like to see the parking situation worked out. She would like to see the applicant work with staff to resolve that issue.

Commissioner Lightfoot agreed to this amendment.

Commissioner DeLuccio agreed to this amendment.

Lauren Langer, Acting Assistant City Attorney, re-stated for the record the following motion on the floor: 1) take out any reference to the lot depth in regards to the variance; 2) keep in any references to the averages to the setbacks for the other properties; 3) add a new condition 8.13- the parking layout shall be redesigned to not block the trash, to the satisfaction of the Community Development Director; 4) condition 4.3- shall allow residents in the upper units that have access to their private open space on the roof to be able to add a gate to access it from the elevator; and 5) strike Condition 7.10-.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 16-1174 as amended: a) *remove any references to lot depth in regards to the variance; b) keep all references to the averages to the setbacks for the other properties; c) add Condition 8.13) "The parking layout shall be redesigned so it shall not block the trash; to the satisfaction of the Community Development Director; d) Condition 4.3) In order to ensure disabled accessibility, the CC&Rs, described above, shall include a provision allowing installation of gate access from rooftop elevator to private open space areas on the roof at the request of owners of units with rooftop private open space areas; and e) strike Condition 7.10 (living wall): "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND VARIANCE TO DEMOLISH ALL STRUCTURES ON SITE AND CONSTRUCT A NEW, THREE-STORY, SEVEN-UNIT RESIDENTIAL BUILDING WITH A REDUCTION IN REQUIRED FRONT YARD SETBACK, FOR A PROJECT LOCATED AT 1280 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA;"* 3) Adopt Resolution No. PC 16-1175 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITINOALLY APPROVING A CONDOMINIUM SUBDIVISION ASSOCIATED WITH A SEVEN-UNIT RESIDENTIAL BUILDING, LOCATED AT 1280 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close the Public Hearing for Item 10.C. **Moved by Commissioner Lightfoot, seconded by Commissioner DeLuccio and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1280 N. Sweetzer 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.

11. NEW BUSINESS.

A. Discussion of Planning Commission and Design Review Subcommittee Meeting Schedule for Calendar Year 2017.

ACTION: 1) Officially cancel the Planning Commission meetings for calendar year 2017 as follows: a) January 5, 2017; b) July 6, 2017; c) September 21, 2017, and d) December 21, 2017; and 2) Officially cancel the Planning Commission Design Review Subcommittees meetings for calendar year 2017 as follows: a) November 23, 2017; b) December 14, 2017; and c) December 28, 2017. **Motion carried by consensus of the Commission.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update. None.

15. PUBLIC COMMENT.

STEVE MARTIN, WEST HOLLYWOOD commented on the public hearing noticing process, misinformation in staff reports, and low income housing concerns.

16. ITEMS FROM COMMISSIONERS.

Commissioner Lightfoot questioned when the three month review for "Catch Restaurant" will happen.

David DeGrazia, Planning Manager stated he would bring an update back at the next meeting.

Commissioner DeLuccio clarified for the record there is one very low inclusionary housing unit proposed for 511-515 N. Flores Street.

17. ADJOURNMENT: The Planning Commission adjourned at 9:20 P.M. to a regularly scheduled meeting on Thursday, December 1, 2016 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.**

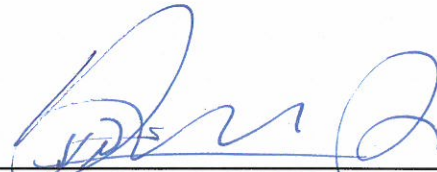
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 15th day of December, 2016 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: Vice-Chair Buckner.

ABSTAIN: Commissioner: None.



DAVID AGHAEI, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY