



## PLANNING COMMISSION MINUTES Regular Meeting April 6, 2017

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

*THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF 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 Aghaei called the meeting of the Planning Commission to order at 6:35 P.M.

2. **PLEDGE OF ALLEGIANCE:** Rogerio Carneiro led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Altschul, DeLuccio, Jones, Lightfoot, Vice-Chair Buckner, Chair Aghaei.

Commissioners Absent: None.

Staff Present: Laurie Yelton, Associate Planner, Rachel Dimond, Acting Current and Historic Preservation Planning Manager, Tara Worden, Assistant Planner, Garen Srapyan, Associate Planner, Bob Cheung, Senior Transportation Planner, Bianca Siegl, Long Rang & Mobility Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Move Item 10.B. (Zone Text Amendment – Art on Commercial Construction Fencing) and Item 10.C. (Zone Text Amendment – Covered Commercial Parking) to be heard before Item 10.A. (8711-8713 Beverly Boulevard and 321-327 Sherbourne Drive)

**ACTION:** Approve the Planning Commission Agenda of Thursday, April 6, 2017 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Lightfoot and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. **March 16, 2017**

**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, March 16, 2017 as presented. **Moved by Commissioner Jones, seconded by Commissioner Lightfoot and unanimously passes.**

**6. PUBLIC COMMENT.**

GENEVIEVE MORRIL, WEST HOLLYWOOD, President, CEO, West Hollywood Chamber of Commerce, encouraged participation in an orientation for the Leadership Academy – We Lead. Which will be held on Saturday, March 18, 2017 at The Chapel at The Abbey, 9:30 a.m. – 11:00 a.m.

**7. DIRECTOR’S REPORT.**

John Keho, Assistant Director, Community Development Department, introduced newly appointed Planning Commissioner Rogerio Carvalho, appointed by Councilmember Duran. He will be officially sworn in on May 4, 2017.

Rogerio Carvalho introduced himself, stating he is currently a member of the Arts and Cultural Affairs Commission. He looks forward to working with the commission.

**8. ITEMS FROM COMMISSIONERS.**

The commission welcomed newly appointed commissioner Carvalho.

**9. CONSENT CALENDAR.** None.

**10. PUBLIC HEARINGS.**

**A. 8711-8713 Beverly Boulevard and 321-327 Sherbourne Drive:**

Request to demolish an existing one-story nightclub/restaurant and construct a new five-story, approximately 41,200 square-foot mixed-use building with 9,700 square-feet of commercial space, 30 apartment units with five affordable units, and two levels of subterranean parking.

**ACTION:** 1) This item was moved and heard after Public Hearing Item 10.C. – Zone Text Amendment, Covered Commercial Parking as part of the amended agenda. **Moved by Commissioner DeLuccio, seconded by Commissioner Lightfoot and unanimously passes.**

*The following item was heard out of order as part of the amended agenda:*

**B. Zone Text Amendment**

**Art on Commercial Construction Fencing:**

Garen Srabyan, Associate Planner provided a verbal presentation and background information as presented in the staff report dated Thursday, April 6, 2017.

The proposed zone text amendment introduces new standards requiring specific commercial development projects to install art on construction fencing.

He presented a history of the request directed by City Council. He detailed and clarified the proposed requirements, review authority, prohibitive advertisements, installation time frame, and maintenance of artwork, the art approval process, and draft language.

The commission questioned if any projects have voluntarily decided to do this and what the costs are.

Garen Srappyan, Associate Planner stated the City of West Hollywood currently has an art project wrapped around the project site located at Crescent Heights Boulevard and Santa Monica Boulevard. Cost was approximately \$18,000 (\$25 per linear foot). Artist costs are not incorporated into this cost.

The commission requested clarification regarding prohibiting corporate sponsorship and identification signage, commercial facing frontage requirements, and on-site advertising.

Bianca Siegl, Long Range & Mobility Planning Manager stated there is a limited provision for business identification signage, but advertising signage on construction fencing would be prohibited.

Garen Srappyan, Associate Planner stated the intent of the requirement regarding commercial facing requirements on one side, was to make it less costly and burdensome. The other facing frontages would have the regulatory green mesh requirement.

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

SCOTT SCHMIDT, WEST HOLLYWOOD supports staff's recommendation to require art to be installed on construction fencing for certain commercial projects.

GRACIELA IPARRAGUIRRE, WEST HOLLYWOOD opposes staff's recommendation to require art to be installed on construction fencing for certain commercial projects.

GENEVIEVE MORRIL, WEST HOLLYWOOD, President, CEO, West Hollywood Chamber of Commerce, has concerns regarding this item. She spoke regarding signage requirements, costs, incentivized options, and corporate logos and signage.

EDWARD LEVIN, WEST HOLLYWOOD opposes staff's recommendation to require art to be installed on construction fencing for certain commercial projects.

**THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT SUPPORTS STAFF'S RECOMMENDATION TO REQUIRE ART TO BE INSTALLED ON CONSTRUCTION FENCING FOR CERTAIN COMMERCIAL PROJECTS, WEST HOLLYWOOD, CALIFORNIA: 1) JOHN CONCANNIN, WEST HOLLYWOOD.**

Lauren Langer, Acting Assistant City Attorney, clarified the guidelines and the art policy.

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

The commission had concerns and discussed the cost burdens, square footage requirements, on-site advertising, current arts programs, mandating art, branding, and the demolition permitting process.

**Commissioner Lightfoot moved to: 1) approve staff's recommendation to City Council, with the following addition: a) artistic branding shall be considered in the review process.**

**Seconded by Commissioner Altschul.**

#### **SUBSTITUTE MOTION**

**Commissioner DeLuccio moved to: 1) make art on construction fencing voluntary, and 2) allow for artistic branding.**

**ACTION:** 1) Bring back a draft resolution of denial recommending to the City Council to direct staff to develop a zone text amendment to: a) voluntarily allowing for art on construction fencing, and b) allowing for creative branding on construction fencing. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and passes, noting Commissioner Altschul and Commissioner Lightfoot voting NO.**

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

*The following item was heard out of order as part of the amended agenda:*

#### **C. Zone Text Amendment**

##### **Covered Commercial Parking:**

Tara Worden, Assistant Planner provided a verbal presentation and background information as presented in the staff report dated Thursday, April 6, 2017.

She stated the commission will consider an amendment to the West Hollywood Zoning Ordinance to introduce new standards that allow projections into the rear and interior setback for covered driveways accessing subterranean parking on commercially zoned properties when adjacent to residentially zoned properties.

She presented a history of the request, stating the City of West Hollywood received concerns from the residents about the impacts of light and noise from an uncovered driveway ramp accessing subterranean parking on a commercially zoned property adjacent to a residential neighborhood.

The goal is to provide a mechanism to buffer commercial activities from adjacent residential zones to maintain the City's unique urban balance and protect residential neighborhood livability.

She spoke and detailed the current regulatory scenario, strategy and guidelines, and proposed regulatory scenario.

Clarification was requested regarding the use of the rooftop of the enclosed driveway, maintenance related uses, mechanical equipment, and noticing.

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

BRIAN ROSKAM, LOS ANGELES has concerns regarding this item. He spoke regarding landscaping, and rooftop uses.

RICHARD GIESBRET, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the impact of residential properties, noise, acoustical attenuation, and setbacks.

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

The commission had concerns and discussed setbacks, adequate landscaping, and prohibited rooftop activity.

**Commissioner DeLuccio moved to: 1) approve staff's recommendation to the City Council for approval.**

**Seconded by Commissioner Buckner.**

**Chair Aghaei added to the motion: a) there shall be adequate landscaping on a portion of the structure that is adjacent to the property.**

**ACTION:** 1) Adopt Resolution No. PC 17-1195 as amended: a) Add language as follows: *“There shall be adequate landscaping on a portion of the structure that is adjacent to residential properties;”* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO PERMIT ENCLOSED DRIVEWAY RAMPS TO PROJECT INTO THE INTERIOR SIDE OR REAR SETBACK ON COMMERCIAL ZONED PROPERTY WHEN ADJACENT TO RESIDENTIALLY ZONED PROPERTY, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA;” and 2) Close the Public Hearing for Item 10.C. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and unanimously passes.**

*The following item was heard out of order as part of the amended agenda:*

**A. 8711-8713 Beverly Boulevard and 321-327 Sherbourne Drive:**

Laurie Yelton, Associate Planner provided a verbal presentation and background information as presented in the staff report dated Thursday, April 6, 2017.

She stated the request is to demolish an existing one-story nightclub/restaurant building (formerly Hooray Henry’s) on a lot adjacent to two consecutive surface parking lots that consist of approximately 15,586-square-feet, to construct a new, five-story, approximately 40,720 -square-foot mixed use building, of which 9,400 square feet is commercial space, and 30 apartment units, of which five are affordable units, and two levels of subterranean parking.

The proposed project utilizes density/FAR bonuses based on providing affordable housing on-site and for providing a mixed use project.

The proposal also requires adoption of the Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program pursuant to CEQA Guidelines.

She provided an accounting of the project site, and spoke regarding current zoning, surrounding neighborhood site specifications, the proposed building locations, building mass, additional height, affordable housing, commercial space, common open space, community garden, private open space,

There were some minor last minute changes in square footage to the overall building from 41,200 square-feet to 40,720 square-feet, and the commercial area being 9,400 square-feet, opposed to 9,770 square-feet - where the retail component is 5,475 square-feet and office is 3,415 square-feet.

The parking requirement went from requiring 65 parking spaces to requiring 64 parking spaces, however the project still maintains a total of 65 parking spaces. Vehicular access for all onsite parking spaces would be off Sherbourne Drive at the north-east corner of the proposed building.

The rooftop equipment area, including solar and mechanical equipment does not exceed 15% of the overall roof area. It is approximately 13% of the overall roof area, which is approximately 9,779 sf total.

She stated there is 24 hour residential permit parking in all of the residential areas surrounding the proposed project, so patrons would not be able to park on the nearby residential streets. She detailed parking enforcement on the residential streets, construction vehicles, and the Construction Period Mitigation Plan.

The applicant is providing 3 very low income units and 2 moderate income units, which allows a 35% density bonus. The project allows a base floor area ratio of 1.5 within the CC1 zone. A mixed use bonus allows an additional 0.5 FAR, for a total of 2.0. The affordable housing bonus allows for an additional 35% of 2.0, which is 0.7 FAR, for a total maximum project FAR of 2.7. The project is only utilizing 2.61 FAR.

Acting Assistant Attorney Lauren Langer spoke and detailed the State Density Bonus Law.

Laurie Yelton, Associate Planner stated the applicant is requesting 2 concessions and 1 waiver:

The 1<sup>st</sup> concession requested is a deviation from the zoning code requirement per W.H.M.C. Section §19.10.050 (A) (1) (a), which states that the first 25' of the structure located closest to the residential zoning district shall be limited to 35' in height. Second, a deviation from the zoning code requirement per W.H.M.C. Section §19.22.030 (D) (1) which would allow the applicant to designate the affordable housing units in locations throughout the project most suitable for affordable tenants.

The second concession is to allow the developer to designate the affordable housing units throughout the project. The code section otherwise requires that inclusionary units be reasonably dispersed throughout the project, shall contain on average the same number of bedrooms as the non-inclusionary units in the project, and shall be comparable with the non-inclusionary units in terms of appearance, finished quality, and materials as approved by the review authority. The applicant has agreed that the inclusionary units will contain everything just mentioned, however, they would like to choose the units. Staff does not know which units will be inclusionary at this time.

In accordance with State law, the City must grant the requested concessions unless the City makes a finding based on substantial evidence that:

1. The concession does not result in identifiable and actual cost reductions to provide for the affordable housing;
2. The concession would create an adverse impact to health, safety, the physical environment or historic resources for which there is no feasible mitigation; or
3. The concession is contrary to federal or state law.

The applicant requests a waiver or reduction of a development standard that “would have the effect of physically precluding the construction of the project at the densities or with the incentives permitted under the statute.

The applicant requests an additional story of height for the project in order to physically construct the affordable housing units. This waiver allows the project an additional (fifth) story in order to construct the affordable residential units.

Staff consulted with an architect consultant to determine whether or not this project could fit within a four-story envelope and comply with all of the required development standards. It was determined that the project most likely would not be able to fit within a four-story envelope and that the design, as proposed, was fairly compact and well-designed given the irregular lot constraints.

In accordance with State law, the City must grant the requested waiver unless the City makes a finding based on substantial evidence that:

1. The waiver would create an adverse impact to health, safety, the physical environment or historic resources for which there is no feasible mitigation; or
2. The waiver is contrary to federal or state law.

The project incorporates 90 green building points; however, they are providing common open space on the ground floor, so they are not utilizing any green building incentives.

A subdivision is required for this project as the proposed building spans 3 separate properties, and a building cannot span a property line that is not tied together. This subdivision will tie and merge these three adjacent lots together.



She stated a voluntary traffic study was prepared along with a Mitigated Negative Declaration. The Initial Study and Mitigated Negative Declaration (IS-MND) includes 2 measures to address potential impacts related to geology and soils that are included as the Mitigation Monitoring and Reporting Program.

The traffic study determined the daily trips, A.M. peak trips, and P.M. peak trips were well below the City adopted thresholds at approximately 303 daily trips, 24 A.M. peak trips, and 42 P.M. peak trips from the proposed project.

She noted various concerns received from neighboring residents.

Staff would like to make the following changes:

- Draft Resolution No. PC 17-1193, staff requests the removal of Condition 1.10 with regard to billboards.
- Due to the recent and minor project changes in square footages, staff would like to modify Condition 2.1 to reflect the revised square footages for the overall project size of 40,720 square-feet, and 9400 square-feet of commercial.
- Condition 3.1 – The FAR should indicate 2.61.
- The applicant has requested the word bamboo be removed in Condition 8.11 to allow for a 6' high privacy hedge of their choice to be installed between the subject property and the adjacent residential property.
- Condition 11.15 would change a few numbers based on the minor square footage, to indicate 5,475 sf of retail/commercial, which would require 19 parking spaces instead of 20, 3,415 square feet of office area, and a required 64 parking spaces, with 65 parking spaces provided onsite.
- Staff would like to add condition 9.20 to the resolution to state that 100 cubic feet of storage area per unit shall be located OUTSIDE the required 120 sf of private open space per unit.

The commission requested clarification regarding square-footage of storage space, designating affordable housing units, green building standards and incentives, commercial parking spaces, valet operations plan, rooftop private open space, concessions, affordable housing fund, and defining historic resources.

The following commissioners disclosed they spoke with the applicant's representatives and discussed matters contained in the staff report: Commissioner Jones, DeLuccio, Altschul, Vice-Chair Buckner, and Chair Aghaei.

The following commissioner had no official disclosures: Commissioner Lightfoot.

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

TODD ELLIOTT, LOS ANGELES, Truman & Elliott, representing the applicant, presented the applicant's report. He provided a history of the project. He spoke and detailed the subterranean parking, potential roof top noise, mitigated negative declaration, various concessions, mixed-use overly zone, building height, housing accountability act, valet operations plan, vesting tentative tract map, and ageing in place.

The commission questioned the applicant regarding the placement of the affordable housing units, and if there would be any jacuzzis or water features on the roof-top.

LORCAN O'HERLIHY, LOS ANGELES, Principal, Lorcan O'Herlihy Architects, continued the applicant's report. He spoke and detailed the project site, context and scale of the neighboring buildings, site plans, massing, color palette, street view, balconies, project concept, paseo and outdoor spaces, landscaping, residential roof deck, retail parking, and façade materials.

RICHARD SOLOMON, ENCINO, has concerns regarding this item. He spoke regarding parking, and property access.

RICAHRD WOLFF, WESTLAKE VILLAGE, has concerns regarding this item. He spoke regarding the requested concessions, massing, affordable housing units, noise, subdivision, and neighborhood compatibility.

JOHN ALLENDORFER, WEST HOLLYWOOD supports staff's recommendation of approval.

JAVIER MULERO, WEST HOLLYWOOD supports staff's recommendation of approval.

MIKE DOLAN, WEST HOLLYWOOD supports staff's recommendation of approval.

SAM BORELLI, WEST HOLLYWOOD supports staff's recommendation of approval.

JONATHON ANDERSON, WEST HOLLYWOOD supports staff's recommendation of approval.

ALBERT MC CAIN, WEST HOLLYWOOD opposes staff's recommendation of approval.

DANIEL COLLINS, WEST HOLLYWOOD supports staff's recommendation of approval.

RYAN WELCH, WEST HOLLYWOOD supports staff's recommendation of approval.

BRIAN ROSKAM, LOS ANGELES has concerns regarding this item. He spoke regarding traffic, parking, side landscaping, roof decks, and massing and height.

RICHARD GIESBRET, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding driveway coverage, acoustical attenuation, massing and height, housing bonuses, roof decks, and noise.

CYNTHIA BLATT, WEST HOLLYWOOD opposes staff's recommendation of approval.

HOWARD MELTZER, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the traffic study, business hours, tandem parking, and massing.

GREG KARNS, WEST HOLLYWOOD opposes staff's recommendation of approval.

TOBE KARNS, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding massing, height, water table, density, and neighborhood compatibility.

JONATHAN WEISS, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the loss of outdoor dining area on Beverly Boulevard, construction noise and dust, and the water table.

ADAM GREEN, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding traffic mitigation, noise, and neighborhood compatibility.

**THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT OPPOSE STAFF'S RECOMMENDATION OF APPROVAL FOR THE MIXED-USE PROJECT LOCATED AT 8711-8713 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 321-327 SHERBOURNE DRIVE, WEST HOLLYWOOD, CALIFORNIA: 1) HELANE WILBOURNE, WEST HOLLYWOOD.**

TODD ELLIOTT, LOS ANGELES, Truman & Elliott, representing the applicant, presented the applicant's rebuttal. He spoke regarding conformity with the General Plan, designation of affordable housing units, ageing in place, environmental analyses, construction mitigation plan, and traffic mitigation. After conferring with the owner, he stated they would be willing to work with staff to determine the best methodology for a sound buffer on the top of the building. He stated they are willing to waive the concession regarding the designation of affordable housing units to be determined by city staff.

The commission requested clarification regarding the square-footage, proposed roof top activities, seven foot tall wall of glass on the top of the building, designating affordable housing units, and concessions.

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

The commission requested clarification regarding the building mass envelope and step backs.

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

Discussion was held regarding the Mixed-Use Incentive Overlay Zone, concessions, step backs, and incentives for additional height.

Acting Assistant City Attorney Lauren Langer commented on and provided additional information and details regarding the concessions and waivers in relation to State law.

Additional discussion and clarification was held regarding the setbacks and step backs to the project. Concerns were raised regarding the requested findings for the concessions, height, and neighborhood compatibility. The commission was in favor of the design and architecture.

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

The commission questioned the applicant if they would be amicable to hear the vote tonight, or take the project back to the drawing board and have it re-heard in sixty days.

TODD ELLIOTT, LOS ANGELES, Truman & Elliott, representing the applicant, stated they were in favor of a vote on the project tonight.

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

**Commissioner Lightfoot moved to: 1) deny the proposed project without prejudice.**

**Seconded by Commissioner Altschul.**

**ACTION:** 1) Bring back a resolution of denial without prejudice with findings. **Moved by Commissioner Lightfoot, seconded by Commissioner Altschul.**

**MOTION FAILS.**

**Commissioners DeLuccio, Jones, Vice-Chair Buckner, and Chair Aghaei voting NO.**

Additional concerns were raised regarding the requested additional height, small units, and neighborhood compatibility.

**Commissioner Altschul moved to: 1) Deny the proposed project based on the finding that it is not compatible with the neighborhood.**

**Seconded by Vice-Chair Buckner.**

**ACTION:** 1) Bring back a resolution of denial without prejudice, based on the findings of the arguments, and that it is not compatible with the neighborhood. **Moved by Commissioner Altschul, seconded by Vice-Chair Buckner and unanimously passes.**

**11. NEW BUSINESS.** None.

**12. UNFINISHED BUSINESS.**

**A. West Hollywood Pedestrian and Bicycle Master Plan Update.**

Bob Cheung, Senior Transportation Planner provided a verbal presentation and background information as presented in the staff report dated Thursday, April 6, 2017.

**THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT SUPPORTS STAFF'S UPDATE REGARDING THE PEDESTRIAN AND BICYCLE MASTER PLAN, WEST HOLLYWOOD, CALIFORNIA: 1) BEN CREED, LOS ANGELES, WEST HOLLYWOOD BICYCLE COALITION.**

**ACTION:** 1) Receive and file. **Motion carried by consensus of the Commission.**

**13. EXCLUDED CONSENT CALENDAR.** None.

**14. ITEMS FROM STAFF.**

**A. Planning Manager's Update.** None.

**15. PUBLIC COMMENT.** None.

**16. ITEMS FROM COMMISSIONERS.** None.

**17. ADJOURNMENT:** Noting the cancellation of the Planning Commission meeting on Thursday, April 20, 2017, the Planning Commission adjourned at 10:25 P.M. to a regularly scheduled meeting on Thursday, May 4, 2017 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.**

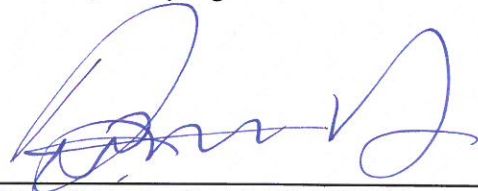
**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 4<sup>th</sup> day of May, 2017 by the following vote:

AYES: Commissioner: Altschul, DeLuccio, Jones, Vice-Chair Buckner, Chair Aghaei.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Carvalheiro, Hoopingarner.



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DAVID AGHAEI, CHAIRPERSON

ATTEST:



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DAVID K. GILLIG, COMMISSION SECRETARY