



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Meeting  
August 17, 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 Buckner called the meeting of the Planning Commission to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE:** Jeffrey Seymour led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Vice-Chair Jones, Chair Buckner.  
  
Commissioners Absent: None.  
  
Staff Present: Timothy Foy, Senior Planner, Scott Lunceford, Associate Planner, Adrian Gallo, Associate Planner, Robyn Eason, Senior Sustainability Planner, Jerry Hittleman, Contract Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Bianca Siegl, Long Range and Mobility Planning Manager, John Cotti, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
  
**ACTION:** Approve the Planning Commission Agenda of Thursday, August 17, 2017 as presented. **Moved by Commissioner Bass, seconded by Vice-Chair Jones and unanimously passes.**
5. **APPROVAL OF MINUTES.**  
  
A. **August 3, 2017**  
  
**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, August 3, 2017 as presented. **Moved by Commissioner Aghaei, seconded by Vice-Chair Jones and unanimously passes.**
6. **PUBLIC COMMENT.** None.

**7. DIRECTOR'S REPORT.**

Stephanie DeWolfe, Deputy City Manager, Community Development Director, updated the commission on upcoming items on the City Council agenda for Monday, August 21, 2017:

Consideration for an agreement for services with Gehl Studio, Inc. to analyze and develop an action plan for the public realm of Sunset Boulevard, focused on improving the sidewalks and public spaces, making the Strip more walkable and welcoming, highlighting billboards and art, and supporting its music and entertainment identity.

Zone text amendment regarding Art on Construction Fencing.

Cannabis Ordinance Regulatory Options. The West Hollywood City Council will give direction to staff regarding options for regulating cannabis uses, licenses, manufacturing, delivery, cultivation, and consumption in the City.

Community Development Department work plan update. The purpose of this item is for staff to provide an update and obtain feedback from the City Council on prioritization of pending zone text amendments, general plan amendments, and research projects.

Sunset Strip entertainment shuttle pilot program. The City Council will provide input on a proposed pilot program for an entertainment shuttle to operate on weekend nights on the Sunset Strip.

Commissioner Jones requested clarification on an upcoming zone text amendment regarding temporary signage on vacant commercial store fronts.

**8. ITEMS FROM COMMISSIONERS.** None.

**9. CONSENT CALENDAR.** None.

**10. PUBLIC HEARINGS.**

**A. 8500 Sunset Boulevard – West Tower:**

Officially continued from Thursday, July 20, 2017 and August 3, 2017.

Timothy Foy, Senior Planner, provided a verbal presentation and background information as presented in the staff report dated Thursday, August 17, 2017.

He stated the applicant is requesting approval of a conditional use permit to allow the sales for off-site consumption of a full range of alcohol sales at a retail space (The Wine Shop) separate from, but accessible to, a new restaurant, (NOA). Requested alcohol sales are from 11:00 a.m. to 9:00 p.m. daily.

He detailed the project site, and spoke regarding hours of operation, interior connection to the restaurant, and off-site sales.

The commission questioned and requested clarification regarding the current ownership structure, the intentions of the possible residential uses of the building, impacts of lottery tickets and cigarette sales, operational plan, and access to restroom facilities.

Chair Buckner opened public comment for Item 10.A.:

JEFFREY SEYMOUR, applicant's representative, presented the applicant's report. He provided a history of the proposed project, and stated the shop is geared only to premium wines. He clarified there will be no lottery tickets or cigarette sales. There will be complimentary valet parking. CIM currently retains ownership of the retail aspect only.

JORDAN OGRON, managing partner, L.A. Restaurant Group, continued the applicant's report. He provided a history of his past accomplishments and stated his vision of the proposed wine store and the selective inventory. He clarified why they are requesting full alcohol licensing.

The commission raised concerns if the store went out of business, impacts of potential special events in the store, and requested clarification regarding the branding.

JORDAN OGRON, managing partner, L.A. Restaurant Group, stated there will be no special events held inside the store. They would like to have wine tastings with dinner served in the restaurant. He stated there will be a small wine cellar for the restaurant only.

JOYCE HEFTEL, WEST HOLLYWOOD opposes staff's recommendation of approval.

JORDAN OGRON, managing partner, L.A. Restaurant Group, provided the applicant's rebuttal. He clarified they will provide validated complimentary parking for the store, located in the subterranean parking garage.

JEFFREY SEYMOUR, applicant's representative, continued the applicant's rebuttal. He reiterated this is a high end business and one the city can be proud of.

Vice-Chair Jones disclosed she spoke with the applicant's representative and they discussed matters contained in the staff report.

Commissioner Altschul disclosed he spoke with the applicant's representative and they discussed matters contained in the staff report.

Commissioner Carvalho disclosed he spoke with the applicant's representative and they discussed matters contained in the staff report.

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

The commission commented on the business plan and how this would be a unique amenity for West Hollywood. They had concerns that the use runs with the land. It was discussed and suggested the business be given an off-sale wine and beer license, and prohibiting the sale of lottery tickets and cigarettes. Parking should be validated for all customers. There should be no chilled singles or splits.

**Commissioner Altschul moved to: 1) bring back a resolution granting an off-sale permit for the sales of wine and beer, with the conditions previously proposed by the staff recommendation, 2) there shall be no sales of lottery tickets; 3) no cigarette sales; 4) there shall be no cold splits and singles; and 5) no sales of cold beer.**

David DeGrazia, Current and Historic Preservation Planning Manager stated for the record: Condition 2.1) shall be amended to read beer and wine only; add Condition 5.22) prohibiting lottery sales and cigarette sales, and to prohibit the sales of chilled singles or splits; Condition 5.15) shall be deleted; and amend Condition 5.21) to read beer and wine only.

**Seconded by Commissioner Aghaei.**

Staff reiterated Condition 5.7) covers the issues regarding utilization of the restrooms.

Discussion was held regarding the restroom facilities and it was stated the verbiage should contain "alternate access to a restroom."

**ACTION:** 1) Approve the application, 2) Adopt Resolution No. PC 17-1208 as amended: a) Condition 2.1) shall read as follows: *"This resolution approves Conditional Use Permit 017-0001 to allow the sale of ~~a full range of alcoholic beverages~~ beer and wine for off-site consumption in an existing building located at 8500 Sunset Boulevard, West Tower, between the hours of 11:00 a.m. and 9:00 p.m. daily."*; b) Condition 5.7) shall read as follows: *"The opening between the retail space and the adjoining restaurant shall remain open at all times that the retail space is in operation, unless and until an alternative access ~~to the shared restroom~~ to a restroom is provided through a path which does not utilize the restaurant space."* c) Condition 5.21) shall read as follows: *"The sale of only beer and wine for off-site consumption is approved by this permit."* and d) Add Condition 5.22) *"There shall be no sale of lottery tickets or cigarettes. There shall be no sale of chilled splits or singles."*

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN AN EXISTING BUILDING, LOCATED AT 8500 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (THE WINE SHOP) and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Altschul, seconded by Commissioner Aghaei and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8500 Sunset Boulevard – West Tower (The Wine Shop), 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 7:30 P.M. AND RECONVENED AT 7:40 P.M.**

*Commissioner Bass recused himself from the dais at this time on the advice of the City Attorney; attributable to a due process concern, for the proposed project site located at 1041-1047 N. Spaulding Avenue, West Hollywood, California.*

**B. 1041-1047 N. Spaulding Avenue:**

Scott Lunceford, Associate Planner, provided a verbal presentation and background information as presented in the staff report dated Thursday, August 17, 2017.

He stated the request is to demolish two single-family residences and construct approximately a 16,851 square-foot, three-story, fourteen-unit condominium building, with one on-site affordable housing unit over subterranean garage. He stated the existing properties are not eligible for historic designation.

He provided detail regarding the project site, and spoke on the surrounding neighborhood properties, density bonus units, unit sizes, 90 Green Building Points, side setbacks, private open space, common open space, on-site affordable housing incentives, subterranean parking, design standards, outside stairwell, and neighborhood compatibility.

Staff recommends approval.

The commission requested clarification regarding the roof projection calculations.

Chair Buckner opened public comment for Item 10.B.:

TODD ELLIOTT, Truman & Elliott, representing the applicant, presented the applicant's report. He provided a history of the properties and spoke regarding neighborhood compatibility, massing, height, central courtyard, unit sizes, design, outside staircase, rear stair landing, transformer, front yard, landscaping, and roof calculations.

The commission requested clarification regarding the landscaping.

AMY KORN, PASADENA, landscape architect, continued the applicant's report. She detailed the landscaping plan.

SHANE HERBERT, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding construction mitigation, parking, noise,

TODD ELLIOTT, Truman & Elliott, representing the applicant, presented the applicant's rebuttal. He spoke regarding the construction mitigation plan, confirmed construction workers will not be parking on the street, and addressed the noise concerns.

Vice-Chair Jones disclosed she spoke with the applicant's representative and they discussed matters contained in the staff report.

Commissioner Carvalheiro disclosed he works for the same program with the applicant's representative (Kip Dickson) at U.C.L.A. Cal Poly Pomona.

The commission discussed and spoke regarding the design, courtyard, articulation, exterior circulation, texture and color blocking, height, massing, low income housing unit, and landscaping.

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

**Commissioner Aghaei moved to: 1) approve staff's recommendation as presented for approval.**

**Seconded by Commissioner Altschul.**

**ACTION:** 1) Approve the application, 2) Adopt Resolution No. PC 17-1212 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT FOR THE DEMOLITION OF TWO SINGLE-FAMILY RESIDENCES AND THE CONSTRUCTION OF A THREE-STORY, FOURTEEN-UNIT CONDOMINIUM BUILDING, LOCATED AT

1041-1047 N. SPAULDING AVENUE, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 17-1213 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 74710), FOR THE PROPERTIES LOCATED AT 1041-1047 N. SPAULDING AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close the Public Hearing for Item 10.B. **Moved by Commissioner Aghaei, seconded by Commissioner Altschul and passes, noting Commissioner Bass RECUSED.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1041-1047 N. Spaulding 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.*

*Commissioner Bass officially returned to the dais at this time.*

**C. 1012 Cory Avenue:**

Adrian Gallo, Associate Planner, provided a verbal presentation and background information as presented in the staff report dated Thursday, August 17, 2017.

He stated the proposal is a request is to demolish a single-family residence and construct approximately 6,183 square-foot three-story, six-unit condominium building, with one inclusionary housing unit and one level of subterranean parking.

He provided a history of the property, and spoke regarding unit size, a modification to increase the amount of hard cover pavement in the front yard, density bonus, two concessions, one additional story, front yard reduction from 19'-6" to-17'-7", on-site affordable unit, development standards, fires department access, landscaping, front yard paving, 90 Green Building Points, private open space, common open space on the rooftop, and design analyses.

Staff recommends approval of the application.

The commission requested clarification regarding the front façade and habitable space.

Chair Buckner opened public comment for Item 10.C.:

AARON GREEN, President, Afriat Consulting Group, applicant's representative, presented the applicant's report. He provided a history of the property and spoke regarding common open space, subterranean parking, rooftop amenities, design review, architectural materials, aesthetics, landscaping, north façade, massing, height, materials, north elevation, neighborhood compatibility, environmental sustainability, and neighborhood outreach.

LOUISE KRAKOWER, WEST HOLLYWOOD supports staff's recommendation of approval.

FRANCIS DOLE, WEST HOLLYWOOD supports staff's recommendation of approval.

TOM STAGEN, WEST HOLLYWOOD supports staff's recommendation of approval.

MORDECHAI KIRSCHENBAUM, WEST HOLLYWOOD supports staff's recommendation of approval.

KARIN CATT, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding construction noise, massing, height, and neighborhood noticing.

AARON GREEN, President, Afriat Consulting Group, applicant's representative, presented the applicant's rebuttal. He spoke and clarified vehicular ingress and egress, construction mitigation, and neighborhood outreach.

Commissioner Carvalho disclosed he had an email exchange with the applicant's representative.

Commissioner Bass disclosed he met and spoke with the applicant's representative. They discussed matters contained in the staff report.

Commissioner Altschul disclosed he met and spoke with the applicant's representative. They discussed matters contained in the staff report.

Vice-Chair Jones disclosed she met and spoke with the applicant's representative. They discussed matters contained in the staff report.

Commissioner Aghaei disclosed he met and spoke with the applicant's representative. They discussed matters contained in the staff report.



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

Commissioner Hoopingarner had no official disclosures.

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

The commission had concerns regarding the front and north façade renderings, and the modifications required regarding the lack of permeability. Discussion was held regarding the elevations, location of the trash dumpsters, the front façade wall, neighborhood compatibility, redesign around the front entrance regarding the hard surface, and a posted notice at the pool regarding noise and hours of operation.

AARON GREEN, President, Afriat Consulting Group, applicant's representative, commented on the location of the trash dumpsters. He stated the current trash location is proposed by Athens Waste Management, due to the actual grade. He stated they could relocate them to the interior of the project if the commission directed.

The commission stated moving the trash dumpster area would be up to the applicant.

The commission questioned the applicant if they would consider removing the front wall, or a portion of the wall, so as it does not feel like a barricade.

AARON GREEN, President, Afriat Consulting Group, applicant's representative, stated the southern part of the front wall is load bearing; however, they would be open to working with staff to refine or modify it as it goes through the plan check phase. He suggested part of the "frame" to the north, could be removed, to make it appear more open.

**Commissioner Bass moved to: 1) approve staff's recommendation as presented for approval.**

**Seconded by Vice-Chair Jones.**

**ACTION:** 1) Approve the application, 2) Adopt Resolution No. PC 17-1210 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT AND A MODIFICATION FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A SIX-UNIT CONDOMINIUM BUILDING CONSISTING OF THREE RESIDENTIAL STORIES OVE A SUBTERRANEAN PARKING AREA, LOCATED AT 1012 CORY AVENUE, WEST HOLLYWOOD, CALIFORNIA;"

3) Adopt Resolution No. PC 17-1211 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 74396), FOR THE PROPERTY LOCATED AT 1012 CORY AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close the Public Hearing for Item 10.C. **Moved by Commissioner Bass, seconded by Vice-Chair Jones and passes, noting Commissioner Hoopingarner voting NO.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1012 Cory Avenue, West Hollywood, California:

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

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 8:55 P.M. AND RECONVENED AT 9:00 P.M.**

**D. Zone Text Amendment**

**Electric Vehicle Charging Stations:**

Robyn Eason, Senior Sustainability Planner provided a verbal presentation and background information as presented in the staff report dated Thursday, August 17, 2017.

She provided a history of the proposed request, and stated the zoning text amendment is to adopt new policies regulating Electric Vehicle (EV) charging readiness for new and certain remodeled structures and parking lots in the City of West Hollywood.

She provided detailed information on current EV charger locations within the City of West Hollywood, survey of EV requirements, and EV policy history.

Proposed EV charging readiness Ordinance -

Applicability: a) which would apply to all new residential and non-residential buildings; b) any major remodel or addition; and c) new surface parking lot or structure with ten or more parking spaces or additions,

Exemptions: a) temporary parking lots; b) buildings that do not have parking; c) offsite spaces of commercial uses utilizing the Parking Credits Program; d) other granted at the discretion of the Director if deemed technically infeasible.

Jerry Hittleman, Contract Planner, continued staff's verbal presentation.

He spoke and detailed single-family dwellings, duplexes, multi-family dwellings, non-residential projects, fast chargers and incentives, exclusive manufacturers, project examples, and required signage and striping.

The commission requested clarification regarding the size of EV parking spaces, feasibility, relative costs, impact on electrical grid, projected vehicle use,

Chair Buckner opened public comment for Item 10.D.:

ROB BERSTEIN, WEST HOLLYWOOD spoke in support of staff's recommendation. He had concerns regarding enforcement policy in city lots, and making it a citable offense for those who abuse the time limits.

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

The commission had concerns and discussed issues with historical buildings, 50% remodel, smaller remodels, future technology, number of required charging stations in new construction, pre-installed conduits, and requirements for single-family residences,

**Commissioner Aghaei moved to: 1) move staff's recommendation to City Council to take under consideration the following: a) single-family dwellings and the threshold that would trigger installation of either conduits or chargers for additions or remodels; b) whether 3% is adequate for new commercial projects or new multi-family residential projects; c) stay abreast to changes in technologies; however, before staff reports to City Council, this topic should be researched to make sure everything is up to date.**

**Seconded by Commissioner Hoopingarner.**

**ACTION:** 1) Adopt Resolution No. PC 17-1216 as amended for a recommendation to City Council: *a) single-family dwellings and the threshold that would trigger installation of either conduits or chargers for additions or remodels; b) whether 3% is adequate for new commercial projects or new multi-family residential projects; c) stay abreast to changes in technologies; however, before staff reports to City Council, this topic should be researched to make sure everything is up to date.* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING SECTIONS §19.28.170, ALTERNATIVE FUEL VEHICLES, §19.34.110, AND §19.90.020 (DEFINITIONS OF SPECIALIZED TERMS AND PHRASES) OF TITLE 19

OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ADOPT NEW POLICIES TO REQUIRE A MINIMUM PERCENTAGE OF PARKING SPACES IN NEW CONSTRUCTION AND MAJOR REMODELS TO BE PLUG-IN ELECTRIC VEHICLES (PEV) READY OR EQUIPPED WITH CHARGING STATIONS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA;” and 2) Close the Public Hearing for Item 10.D. **Moved by Commissioner Aghaei, seconded by Commissioner Hoopingarner and unanimously passes.**

**11. NEW BUSINESS.**

**A. Planning Commission Subcommittee Appointments.**

The following subcommittees and task forces were officially appointed for terms ending June 30, 2018:

**DESIGN REVIEW SUBCOMMITTEE:**

**ACTION:** Appoint: 1) David Aghaei; 2) John Altschul; and 3) Sue Buckner.

*Appointed Alternates: 1) Rogerio Carvalheiro, 2) Lynn Hoopingarner; and 3) Adam Bass.*

**LONG RANGE PLANNING PROJECTS SUBCOMMITTEE:**

**ACTION:** Appoint: 1) Adam Bass; 2) Lynn Hoopingarner; and 3) Stacey Jones.

**1343 LAUREL AVENUE VISIONS CONCEPT COMMITTEE:**

**ACTION:** Appoint: 1) Adam Bass; and 2) Lynn Hoopingarner.

**DEVELOPMENT OF INCENTIVES FOR DESIGNATED MULTI-FAMILY TASK FORCE:**

**ACTION:** Appoint: 1) Stacey Jones; and 2) Rogerio Carvalheiro.

**CITYWIDE TRAFFIC AND MOBILITY STUDY WORKING GROUP**  
(formerly Transportation Demand Management And Transit Overlay Zone Working Group):

**ACTION:** Appoint: 1) Adam Bass; and 2) Lynn Hoopingarner.

**STREET MEDIA NEEDS ASSESSMENT:**

**ACTION:** Disbanded.

**12. UNFINISHED BUSINESS. None.**

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

**14. ITEMS FROM STAFF.**

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

**15. PUBLIC COMMENT.**

GEORGE BUJARSKI, WEST HOLLYWOOD commented on the public hearing process and questioned the amount of time given for public comments.

**16. ITEMS FROM COMMISSIONERS.**

Commissioner Carvalho requested an update on the next Director's Report regarding the City's architectural position and how the re-organization will impact the Planning Commission.

**17. ADJOURNMENT:** The Planning Commission adjourned at 9:55 P.M. to a regularly scheduled meeting on Thursday, September 7, 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 7<sup>th</sup> day of September, 2017 by the following vote:

AYES: Commissioner: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Vice-Chair Jones, Chair Buckner.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



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SUE BUCKNER, CHAIRPERSON

ATTEST:



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DAVID K. GILLIG, COMMISSION SECRETARY