



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
August 2, 2018**

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

1. **CALL TO ORDER:** Chair Jones called the meeting of the Planning Commission to order at 6:34 p.m.

2. **PLEDGE OF ALLEGIANCE:** George Bujarski led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Altschul, Bass, Buckner, *Hoopingarner, Vice-Chair Carvalheiro, Chair Jones.

Commissioners Absent: Aghaei.

Staff Present: Laurie Yelton, Associate Planner, Rachel Dimond, Senior Planner, Peter Noonan, Rent Stabilization & Housing Manager, David DeGrazia, Current and Historic Preservation Planning Manager, Bianca Siegl, Long Range and Mobility Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Chair Jones requested Item 11.A. – Planning Commission Subcommittee Appointments moved before Public Hearing item 10.A. – 939-949 N. Spaulding Avenue. Move Item 10.C. – Zone Text Amendment: Projects Spanning Commercial & Residential Districts after Item 10.A – 939-949 N. Spaulding Avenue, noting Item 10.B. – Zone Text Amendment: Top Floor Setbacks in R3 and R4 Districts will be heard last. **Moved by Commissioner Hoopingarner.**

Commissioner Bass requested Item 10.B. – Zone Text Amendment: Top Floor Setbacks in R3 and R4 Districts tabled, stating it should be heard by the Long Range Planning Projects Subcommittee first.

Rachel Dimond, Senior Planner clarified these types of items are usually brought to the Long Range Planning Projects Subcommittee as a courtesy. She stated it is not a requirement.

Commissioner Hoopingarner amended the motion to table Item 10.B. – Zone Text Amendment: Top Floor Setbacks in R3 and R4 Districts, and send it to the Long Range Planning Projects Subcommittee first.

Seconded by Commissioner Bass.

MOTION FAILS.

AYES: Commissioner Altschul, Bass, Hoopingarner.
NOES: Chair Jones, Vice-Chair Carvalho, Commissioner Buckner.

Commissioner Altschul moved to amend the agenda as follows: 1) Move agenda Item 11.A. – Planning Commission Subcommittee Appointments before Public Hearing item 10.A. – 939-949 N. Spaulding Avenue. 2) Move Item 10.C. – Zone Text Amendment: Projects Spanning Commercial & Residential Districts after Item 10.A – 939-949 N. Spaulding Avenue. 3) Item 10.B. – Zone Text Amendment: Top Floor Setbacks in R3 and R4 Districts will be heard last.

ACTION: Approve the Planning Commission Agenda of Thursday, August 2, 2018 as amended. **Moved by Commissioner Altschul, seconded by Chair Jones and passes, noting Commissioner Aghaei absent.**

5. APPROVAL OF MINUTES.

Commissioner Bass noted Chair Buckner should be replaced with Chair Jones on page 9 of 20.

A. July 19, 2018

ACTION: Approve the Planning Commission regular meeting minutes of Thursday, July 19, 2018 as amended. **Moved by Commissioner Buckner, seconded by Vice-Chair Carvalho and passes, noting Commissioner Aghaei absent.**

6. PUBLIC COMMENT.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD commented on the West Hollywood Community Housing Corporation, Robertson Lane Project, wealth and privilege.

7. DIRECTOR'S REPORT.

John Keho, Interim Director, Planning and Development Services Department, provided an update on the upcoming City Council agenda for Monday, August 6, 2018. He stated there will be an update regarding the Green Building Program, and the Metro Feasibility and Alternative Study of the proposed extension of the Crenshaw Line.

8. ITEMS FROM COMMISSIONERS.

Chair Jones requested the meeting be adjourned in memory of Rita Norton.

Commissioner Hoopingarner requested an update on the Affordable Housing pamphlet handout for developers at the planning counter.

David DeGrazia, Current and historic Preservation Planning Manager, stated staff is still working on the interpretations before they are incorporated in the handouts.

9. CONSENT CALENDAR. None.

The following item was moved and heard out of order as part of the amended agenda.

11. NEW BUSINESS.

A. Planning Commission Subcommittee Appointments.

The following subcommittees and task forces were officially appointed for terms ending June 30, 2019:

- **DESIGN REVIEW SUBCOMMITTEE:**
ACTION: 1) Appoint: a) David Aghaei; b) John Altschul, and c) Rogerio Carvalheiro; and 2) *Appoint Alternates:* a) Lynn Hoopingarner, b) Adam Bass; and c) Sue Buckner.
- **LONG RANGE PLANNING PROJECTS SUBCOMMITTEE:**
ACTION: 1) Appoint: a) Adam Bass; b) Lynn Hoopingarner; and c) Sue Buckner; and 2) *Appoint Alternates:* a) Stacey Jones, and b) Rogerio Carvalheiro.
- **1343 LAUREL AVENUE VISIONS CONCEPT COMMITTEE:**
ACTION: 1) Appoint: a) Adam Bass; and b) Lynn Hoopingarner.
- **GREEN BUILDING PROGRAM WORKING GROUP:**
ACTION: 1) Appoint: a) Lynn Hoopingarner; and 2) *Appoint Alternate:* a) Stacey Jones.
- **DEVELOPMENT OF INCENTIVES FOR DESIGNATED MULTI-FAMILY PROPERTIES TASK FORCE:**
ACTION: 1) Appoint: a) Rogerio Carvalheiro; and b) Stacey Jones.
- **CITYWIDE TRAFFIC AND MOBILITY STUDY WORKING GROUP:**
ACTION: 1) Officially disbanded.

Motion carried by consensus of the Commission.

10. PUBLIC HEARINGS.

A. 939-949 N. Spaulding Avenue; and 7732 Romaine Street.

Laurie Yelton, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 2, 2018.

She stated the applicant is requesting to demolish eight existing dwelling units on four adjacent parcels, and construct a new four-story, twenty-two unit condominium building with four affordable units, over a subterranean parking garage with a variance to reduce the front yard setback. The combined project is approximately 39,723-square-feet in size.

She stated the project was reviewed by the Design Review Subcommittee, which responded positively to the design of the project and building modulation.

Per Section §19.22.050 of the West Hollywood Municipal Code, in exchange for providing four on-site affordable units, the proposed project qualifies for two affordable housing concessions. The applicant is requesting the following concessions:

- 1) To allow an additional story, not to exceed 10'-0" in total project height, however, the applicant is only requesting an additional 7'-6", for a total project height of 42'-6" (within four stories); and
- 2) An exemption from the required six foot front building step back for the second and third floors. The proposed first floor setback is 15'-0" and would remain 15'-0" for floors two and three at the front of the building. The 4th floor is set back 32'-1" from the front property line and is not visible from the street.

The concessions to increase the height of the project by 7'-6" and to exempt the project from the additional 6'-0" front building step back on the second and third floors will allow the project to provide the required four affordable units and physically fit within project site given the required development standards.

Staff supports the requested concessions as the building is compatible with the surrounding neighborhood and the building design, though not stepped back in the front on the second and third floors, is modulated in other ways and incorporates a unique building design. The additional height of the 4th floor is modulated by a step back of 32'-1", over twice that of the first through third floors. There is a roof projection over a stairwell of 9' in height.

The applicant is requesting a reduction in the required front yard setback. The property immediately adjacent (933 North Spaulding Avenue) to the site is currently developed with a single-family-dwelling and a front yard setback of 37'-6".

The next parcel consists of a multi-family building (931 North Spaulding Avenue) and has a setback of 14'-4". Consequently, the required front yard setback for the subject building would be 25'-11".

There are few remaining structures on the subject block with extensive front yard setbacks, which were common when the area was developed with mostly single-family dwellings. However, over time, the majority of these properties have been redeveloped with multi-family building with 15 foot front yard setbacks. Therefore, special circumstances warrant a reduction in the current standard pertaining to front setbacks. The subject site is adjacent to a property that was previously developed with a generous front yard, whereas the majority of surrounding properties do not have a large front yard.

The Planning Commission recently approved a variance request for a reduced front setback of 15'-0" for the multi-family building located at 933 North Spaulding Avenue. The front setback (933 North Spaulding Avenue) is 37'-6", which necessitates the required front setback of the proposed building to be 25'-11".

The proposed project requires 43 parking spaces. No guest parking spaces are required for providing on-site affordable housing units; however the applicant is proposing five additional parking spaces within the subterranean parking garage.

The requested 15'-0" front yard setback variance will not be detrimental to the public welfare and will not adversely affect the General Plan nor the purpose and intent of the provisions of this Zoning Ordinance because the proposed front setback is consistent with other setbacks on the same block.

The project supports critical goals and objectives of the City's General Plan and will assist the City in meeting its housing goals by providing 22 new residential units including four on-site affordable inclusionary rental units.

The projects architectural and urban design elements will enhance the streetscape along North Spaulding Avenue. As proposed and conditioned, staff supports the project.

The commission requested clarification regarding the affordable housing units and questioned if they are for-sale units.

Peter Noonan, Rent Stabilization and Housing Manager, provided clarification regarding the affordable housing units and how they are affected if they are ever sold as condominiums.

Commissioners Altschul, Buckner, Vice-Chair Carvalheiro, and Chair Jones had no official disclosures. Commissioner Hoopingarner disclosed she made a site visit, and Commission Bass disclosed he lives within the 500 foot radius of the property, however he clarified he is a month to month renter, and has no financial or other conflicts.

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

MARC YEBER, WEST HOLLYWOOD, applicant's representative, provided the applicant's report. He provided a history of the project and spoke regarding the development process, influencing factors, neighborhood meetings, project timelines, design evolution, landscaping materials, he addressed neighbor's concerns, neighborhood compatibility, scale and density analyses, variance request and findings, and front yard setback analyses.

ERIC BUSHARD, WEST HOLLYWOOD opposes staff's recommendation of approval.

GEORGE BUJARSKI, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the design, articulation, and request of waiver,

TUHAN BERIKER, LOS ANGELES supports staff's recommendation of approval.

PAM KRAMER, LONG BEACH has concerns regarding this item. She spoke regarding neighborhood livability, and the high cost of living in West Hollywood.

RICK KOTAWICZ, WEST HOLLYWOOD opposes staff's recommendation of approval.

MICHAEL BOURKE, WEST HOLLYWOOD opposes staff's recommendation of approval.

RUSSELL HAMMERL, WEST HOLLYWOOD opposes staff's recommendation of approval.

BRAD KEISTLER, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the loss of affordable housing.

MARRY NORRIS, LOS ANGELES supports staff's recommendation of approval.

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

ANDREA MORSE, WEST HOLLYWOOD opposes staff's recommendation of approval.

DAVID L. WEINSTEIN, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the loss of affordable housing.

MICHAEL WOJKIELEWICZ, WEST HOLLYWOOD opposes staff's recommendation of approval.

STEVE KLEIN, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the added stress to the existing infrastructure system.

JOHN PENER, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the loss of affordable housing.

CATHY BLAIVAS, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the public hearing process.

STEPHANIE HARKER, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the loss of affordable housing, and opposes the variance.

THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT OPPOSE STAFF'S RECOMMENDATION OF APPROVAL: SUSANA LAGUDIS, WEST HOLLYWOOD, CARLOS DE MENEZES, WEST HOLLYWOOD, AND JOY NUELL, WEST HOLLYWOOD OPPOSES THE DEMOLITION OF AFFORDABLE HOUSING.

JOHN FRIEDMAN, LOS ANGELES architect, presented the applicant's rebuttal. He spoke regarding the redwood trees on the property, architectural articulation, massing, cladding materials, top floor setback, landscape renderings, parking, pedestrian accessibility, and the requested variance.

MATSON WALKER, LONG BEACH, landscaper, continued the applicant's rebuttal. He spoke and detailed the proposed landscaping design.

The commission questioned and requested clarification regarding the health of the redwood trees, various types of proposed plantings, and the requested variance. They had concerns regarding the false expectations the proposed landscaped renderings propose and the use of the suggested bamboo.

NICK ARAYA, HAWTHORNE, board certified arborist, provided a history and spoke on the decline of the Redwood trees. He proposed a plan for the management of the trees.

The commission questioned and discussed the variance findings, previous variances granted in the neighborhood, concessions, design, articulation, pedestrian accessibility, additional green space; policy concerns regarding rent controlled housing and affordable housing units, landscaping management, neighborhood compatibility, common open space, courtyard, and rooftop projections.

Lauren Langer, Acting Assistant City Attorney, clarified and described the various options for a variance.

MARC YEBER, WEST HOLLYWOOD, applicant's representative explained in detail the requested variance and findings.

Peter Noonan, Rent Stabilization and Housing Manger, provided clarification regarding the differences between rent stabilized housing units and affordable housing units.

GORDON AU, LOS ANGELES, architect, clarified the rooftop projections and setbacks.

Chair Jones indicated that there are currently three commissioners in support and three commissioners against. A tie vote would be a denial.

Commissioner Bass questioned whether or not the applicant would be willing to have the commission come up with a solution this evening; or continue the item to a date when there is a full seven member commission present.

MARC YEBER, WEST HOLLYWOOD, applicant's representative, stated if the commission feels more confident to have a full commission, they would be amicable to move the item to a date certain.

Discussion was held regarding future available meeting dates, commissioner attendance, public noticing, and if the public comment hearing should remain open.

Lauren Langer, Acting Assistant City Attorney, stated in order for the public hearing to remain open, the commissioners are not allowed to take any further evidence on this project outside of the meeting room, and Commissioner Aghaei would need to review the entire meeting prior to the next meeting.

Commissioner Bass move to: 1) continue the item to Thursday, August 16, 2018.

Seconded by Commissioner Altschul.

MOTION FAILS.

AYES: Commissioner Altschul, Bass, Buckner.

NOES: Chair Jones, Vice-Chair Carvalho, Commissioner Hoopingarner.

Commissioner Hoopingarner moved to: 1) deny staff's recommendation of approval.

Additional discussion was held regarding the repercussions of a tie vote, and the advantages of a full seven body commission. It was noted a resolution of denial would need to come back with findings.

Legal counsel suggested the item should be continued to have a seven member body in order to break the tie vote.

The commission questioned the applicant if they would be amicable to have the item continued to a date uncertain.

MARC YEBER, WEST HOLLYWOOD, applicant's representative, stated they would be amicable to a date uncertain.

MOTION WITHDRAWN.

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

Commissioner Buckner moved to: 1) continue the item to a date uncertain; and 2) legally re-notice the public hearing.

Seconded by Chair Jones.

ACTION: 1) Continue to a date uncertain; and 2) legally re-notice the public hearing. **Moved by Commissioner Buckner, seconded by Chair Jones and carried, noting Commissioner Aghaei absent.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:50 P.M. AND RECONVENED AT 9:00 P.M.

The following item was moved and heard out of order as part of the amended agenda.

C. Zone Text Amendment

Projects Spanning Commercial & Residential Projects:

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 2, 2018.

She stated City Council directed staff to bring forward a zone text amendment that addresses development projects that spans both commercial and residential zone districts, with the following concerns outlined:

- Maintaining neighborhood livability and the integrity of existing residential zones adjacent to commercial zone districts;
- Ability to develop appropriately scaled and sustainably-designed mixed use projects that address climate change and our local ecological footprint; and
- Impact of larger buildings on residential buildings' solar access.

The Council direction was to bring forward a zone text amendment that would require projects that span commercial and residential zone districts to develop as fully separated lots.

The Council also directed staff to bring forward alternatives to consider.

She spoke and detailed existing policy and regulations, council direction, council intent, and the following alternatives:

Alternative #1: Allow for fully subterranean parking to be constructed as single structures in both zoning districts while maintaining separate buildings above grade.

Alternative #2: Amend standards to require a front setback along residential streets and eliminate minimum lot size.

Alternative #3: Maintain existing regulations, with no changes. Because this requires no changes to the Zoning Ordinance, there is no proposed zone text amendment associated with this alternative.

The commission questioned the reasoning and intent for Alternative No. 2. They requested clarification regarding combined underground parking, permeability, solar access and solar panels, green space, the creation of specific plans and development agreements.

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

STEPHANIE HARKER, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding encroachment into residential areas and supports City Council's original initiative.

EDWARD LEVIN, WEST HOLLYWOOD opposes staff's recommendations to the City Council.

RIC ABRAMSON, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding environmental impacts, urban design, and equity arguments.

RICHARD GIESBRET, WEST HOLLYWOOD opposes staff's recommendations to the City Council.

CYNTHIA BLATT, WEST HOLLYWOOD opposes staff's recommendations to City Council. She supports City Council's original initiative.

ERIC BUSHARD, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding environmental impacts, and allowing more green space.

CATHY BLAIVAS, WEST HOLLYWOOD opposes staff's recommendations to City Council. She supports City Council's original initiative.

THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT OPPOSE STAFF'S RECOMMENDATIONS TO CITY COUNCIL: SUSANA LAGUDIS, WEST HOLLYWOOD,

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

The commission stated City Council was very clear in its direction. They spoke and discussed neighborhood livability and integrity of the residential zones, infrastructure issues, wealth gap, buy-right solutions, bonus density calculations, preserving existing green spaces, vertical solar access, affordable housing concerns, specific plans and spot zoning. They suggested going back to the original zoning.

Commissioner Hoopingarner moved to: 1) reject staff's alternatives; and 2) recommend a new alternative removing Sections §19.04.040(c) and §19.36.170 (a)and (c).

Seconded by Commissioner Altschul.

ACTION: 1) Bring back a draft resolution that prohibits projects to span commercial and residential districts by removing Sections §19.04.040(c) and §19.36.170 (a)and (c). **Moved by Commissioner Hoopingarner, seconded by Commissioner Altschul and passes, noting Commissioner Aghaei absent.**

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 10:10 P.M. AND RECONVENED AT 10:15 P.M.

**Commissioner Hoopingarner recused herself from the dais and meeting at this time.*

B. Zone Text Amendment

Top Floor Setbacks in R3-C and R4-B Districts:

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 2, 2018.

She stated this item proposes a zone text amendment to reduce the visibility of the top floor in the R3-C and R4-B Districts in order to enhance neighborhood compatibility. This zone text amendment is a result of Council directive related to the Multifamily Neighborhood Study.

City Council expressed concern that given the unique dense characteristics, taller buildings may impact multifamily neighborhood compatibility and create inconsistencies in the aesthetics of a neighborhood. As a result, the Council directed staff to return with a zone text amendment that would reduce the impacts of the top floor by requiring an additional setback of 15 feet on the top floor.

Staff recommends the zone text amendment require an additional setback of 15 feet on the top floor in the R3-C and R4-B Districts. A top floor setback will push the building back on the top floor, and should eliminate the visual impact of the top floor from a pedestrian view from the street.

Staff recommends the proposed top floor setback applies to the R3-C and R4-B Districts, as they are allowed 4 stories or 45 feet in height per the Zoning Ordinance. This will result in the first floor at the base setback, the second and third floors at the additional 6 foot setback, while the 15 foot setback would apply to the fourth floor (or fifth floor if height bonus is requested). Staff does not recommend this apply to the other R3 and R4 Districts that have lower height requirements.

While the proposed top floor setback would decrease the total buildable envelope, it would not impact the total number of units, or the average maximum size of units. This maximum average unit size is what typically governs the total building size, and the proposed top floor setback would just shuffle space further back on the site, or decrease interior common space like hallways and non occupiable space. The maximum average unit size in the R3 Districts is 1,500 square feet, and 1,200 square feet in the R4 Districts.

The proposed setback could be waived through the use of a concession or waiver for projects that provide required affordable housing on site. Projects deemed to have exemplary design could also request to have this requirement waived in order to facilitate flexibility in design.

She stated staff conducted an analysis to ensure that a top floor stepback does not negatively impact the ability to build the maximum number of units to the maximum average unit size.

In addition to the above recommendation, the Planning Commission could recommend the following alternatives:

1. No change. Recommend denial of the proposed zone text amendment. Recommendation of denial would result in maintaining the existing zoning regulations. Maintaining the existing standards for stepbacks allows more flexibility in design, with a six foot stepback for upper floors.
2. Reduced top floor stepback: The 15 foot stepback originated with the City Council direction, and is being recommended by staff.

The commission requested clarification regarding the top floor square-footage, and questioned the distance of view to the top floor from ground level. They asked if there were other ways of modelling the front of the building, other than the 15 foot setback.

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

EDWARD LEVIN, WEST HOLLYWOOD opposes staff's recommendations to the City Council.

RIC ABRAMSON, WEST HOLLYWOOD opposes staff's recommendations to the City Council.

RICHARD GIESBRET, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding setbacks on corner lots, and neighborhood compatibility.

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

The commission could not support this item. They had concerns this will stifle creative design, and spoke about the lack of creative freedom. They suggested the front setback and modulations need to be looked into further.

Commissioner Bass moved to: 1) deny staff's recommendation to City Council.

Seconded by Commissioner Buckner.

ACTION: 1) Bring back a resolution recommending denial to the City Council. **Moved by Commissioner Bass, seconded by Commissioner Buckner and passes, noting Commissioner Hoopingarner recused and Commissioner Aghaei absent.**

11. NEW BUSINESS.

B. Planning Commission Subcommittee Appointments.

The Planning Commission will review and make appointments to the following subcommittees and Task Forces: 1) Design Review Subcommittee; 2) Long Range Planning Projects Subcommittee; 3) 1343 Laurel Avenue Visions Concept Committee; 4) Green Building Program Working Group; 5) Development of Incentives for Designated Multi-Family Properties Task Force; and 6) Citywide Traffic and Mobility Study Working Group.

ACTION: 1) This item was moved and heard before Section 10. - Public Hearings as part of the amended agenda. **Moved by Commissioner Altschul, seconded by Chair Jones and passes, noting Commissioner Aghaei absent.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

Bianca Siegl, Long Range and Mobility Planning Manager stated the special meeting tentatively scheduled for Thursday, August 30, 2018 has officially been cancelled.

She also stated the next Design Review Subcommittee meeting on Thursday, August 9, 2018 has been cancelled.

15. PUBLIC COMMENT.

GEORGE BUJARSKI, WEST HOLLYWOOD spoke regarding pedestrian walkways, accessibility and crosswalks.

CYNTHIA BLATT, WEST HOLLYWOOD spoke regarding setback, sidewalk widths and public speaking etiquette.

STEPHANIE HARKER, WEST HOLLYWOOD spoke regarding code changes, and existing aging infrastructure.

16. ITEMS FROM COMMISSIONERS.

Vice-Chair Carvalho questioned the status of the exemplary design explanation.

John Keho, Interim Director, Planning and Development Services Department, stated the contract urban designer is in the process of preparing draft language. It has not yet been finalized.

16. **ADJOURNMENT:** The Planning Commission adjourned in memory of Rita Norton at 10:55 P.M. to a regularly scheduled meeting on Thursday, August 16, 2018 beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 16th day of August, 2018 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY