



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
September 6, 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 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** George Bujarski led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Bass, Buckner, Hoopingarner, Chair Jones.

Commissioners Absent: Vice-Chair Carvalheiro.

Staff Present: Adrian Gallo, Acting Senior Planner, Antonio Castillo, Associate Planner, Garen Srapyan, Associate Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Bianca Siegl, Long Range 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, September 6, 2018 as presented. **Moved by Commissioner Altschul, seconded by Commissioner Aghaei and passes, noting Vice-Chair Carvalheiro absent.**
5. **APPROVAL OF MINUTES.**
A. August 16, 2018

ACTION: Approve the Planning Commission regular meeting minutes of Thursday, August 16, 2018 as amended. **Moved by Commissioner Buckner, seconded by Chair Jones and passes, noting Vice-Chair Carvalheiro absent.**
6. **PUBLIC COMMENT.**
GEORGE BUJARSKI, WEST HOLLYWOOD spoke regarding the population increase within the City of West Hollywood.

7. DIRECTOR'S REPORT.

John Keho, Interim Director, Planning and Development Services Department, stated a neighborhood meeting, *Pizza with the Planners*, will be held on Wednesday, September 12, 2108 5:30 p.m. – 7:30 p.m. at Plummer Park, Fiesta Hall. This two-hour event will display the work of the Long Range Planning Division, providing community members the opportunity to ask questions, give feedback, and chat with Long Range Planning staff.

He stated the City of West Hollywood recently won three Beacon Spotlight Awards for sustainability, and the Governors Historic Preservation award for 2018.

The appeal regarding 8500 Sunset Boulevard – West Tower was upheld by the City Council on Tuesday, September 4, 2018.

8. ITEMS FROM COMMISSIONERS.

Commissioner Bass confirmed his original NO vote regarding Consent Calendar Item 9.A. – Zone Text Amendment, Commercial Uses above the Ground Floor.

Chair Jones stated there has been an increase in automobile break-ins lately, and encouraged everyone to be vigilante and aware.

9. CONSENT CALENDAR. None.

A. Zone Text Amendment

Outdoor Commercial Uses above the Ground Floor.

The Planning Commission directed staff to return with a resolution approving a zone text amendment requiring development permit approval with review and decision by the Planning Commission for all new or expanded outdoor commercial uses above the ground floor.

ACTION: 1) Adopt draft Resolution No. PC 18-1283 recommending to the City Council approval of a zone text amendment for commercial outdoor uses above the ground floor, citywide, West Hollywood, California. **Moved by Commissioner Buckner, seconded by Commissioner Jones and passes, noting Commissioner Bass voting NO and Commissioner Aghaei abstained.**

10. PUBLIC HEARINGS.

A. 926 Hilldale Avenue.

Adrian Gallo, Acting Senior Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, September 6, 2018.

He stated the proposal is a request to demolish an existing single-family residence, and construct three, two-story townhome dwelling units. These will be constructed on a three-unit subdivision lot. A variance is being requested to reduce the front setback. In addition, the applicant requests a modification to reduce the rear yard setback by ten percent. A total of six standard parking spaces are provided. Each townhome provides two off-street parking spaces utilizing a mechanical lift located in an attached carport/ garage.

The applicant has requested a variance to allow a reduction in the required front setback. Approval of a variance requires specific findings that conditions exist at the site such as unusual size, shape, topography, location or surroundings that deny the owner privileges enjoyed by similarly situated properties.

The front setback for this site is the average of the setback of the property to the north and south. The structure to the north has a setback of 18' and the structure to the south has a setback of 19.5'. Averaging these two adjacent properties as required by the Zoning Ordinance, would yield a setback of 18'-9". The applicant has requested a variance to permit an 11' setback.

He confirmed a number of properties located on Hilldale Avenue in the same block as the subject property, with front yard depths that are substantially less than the two properties that abut the subject property. Because all properties on the same block have front yard depths that vary greatly (from approximately 1 foot to 24 feet), a lot that happens to be located between two lots with two of the greatest front yard depths is denied a front yard depth similar to that enjoyed by many properties located close by on the same block.

Conditions exist that would necessitate a variance from the Zoning Code. The variance request for the front yard setback reduction is necessary to physically accommodate the townhome type dwelling units and related green space and better fulfill the intent of the City's General Plan and Zoning Ordinance. This reduction merely puts the project in alignment with and allows the applicant to enjoy the same rights already granted to the many property owners located close by on the same block.

A modification is also being requested to reduce the rear yard setback from 15 feet to 13 feet 6 inches. The proposed project offers a unique approach to residential site planning by providing three detached, single-family, townhome dwelling units, each with its own at-grade, private garden/courtyard space. It requires a minor modification to the standard that does not impact adjacent properties.

Staff feels that this project reflects a high level of architectural quality and consideration of massing, incorporates sustainable design principles, is complementary to the context of the neighborhood, and meets the intent of the development standards with the exception of the variance and modification requested. Staff is recommending approval of the project.

The commission requested clarification regarding the subdivision of the properties, variance findings, setbacks of neighboring properties, easements, and excess underground water distribution.

Commissioners Altschul, Bass, Hoopingarner and Chair Jones disclosed for the record they spoke to the applicant, and / or made a site visit. They discussed matters contained in the staff report.

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

JOE BERNSTEIN, LOS ANGELES, applicant's representative, presented the applicants report. He spoke regarding the history of the project, zoning, site planning, and the exemplary design.

RIC ABRAMSON, WEST HOLLYWOOD, architect, continued the applicant's report. He spoke and detailed the independent housing units, indoor and outdoor spaces, density, greenspace, landscaping, typography, zoning, neighboring setbacks, quality of life, high achieving green building status, storm water drainage, easement, pedestrian friendly frontage, urban design pattern, and the flexibility of the greenbelt.

The commission requested clarification regarding the green points and bonuses.

PAUL LEWIS, LOS ANGELES, applicant's representative, detailed the requested green points and open space.

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

EDWARD LEVIN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ZAK MEANS, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding street parking.

PAUL LEWIS, LOS ANGELES, applicant's representative, presented the applicant's rebuttal. He spoke regarding construction parking, height, side yard setbacks, and defined the requested variance.

RIC ABRAMSON, WEST HOLLYWOOD, architect, continued the applicant's rebuttal. He spoke regarding the side yard setbacks, and the relocation of the driveway.

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

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

Seconded by Commissioner Hoopingarner.

The commission spoke on the exemplary design, modification request, requested variance findings, front yard setback, environmental sustainability, permeable greenspace, and green points.

Commissioner Bass stated his overall support of the project, however, he cannot find in favor of the requested variance.

The commission had discussion regarding the requested variance and staff's findings, construction parking, sidewalk width, setbacks, and the easement.

Lauren Langer, Acting Assistant City Attorney, noted if the commission agrees with the evidence staff has put into the draft resolution; the findings can be made for a legally defensible variance, given the unique circumstances of this particular property.

Commissioner Bass requested a strike-out to Condition 6.8(g) -(page 13); which conflicts with Condition 10.5.

Commissioner Hoopingarner requested automatic weather based controllers be added to Condition 7.5.

Lauren Langer, Acting Assistant City Attorney, added the following amendment to the draft resolution Finding B: a) additional factors that put the project in parody with other similarly situated parcels are the unusual proposal for three townhomes on the site and the distribution of the open space to other parts of the property and the fact that the project does not utilize the green building incentive.

In reference to the easement, she stated the code language could be mirrored in a condition where it would state: "unless determined undesirable or unfeasible by the Director of Public Works.

Also Section 8 of the resolution includes, as part of the decision, a recommendation to the Director of Public Works stating that it would be reasonable to let the wall to stay where it is, (granting the underlying easement, but for design purposes the wall can stay where it is).

She added the following Condition 6.6: *“unless determined undesirable or infeasible by the Director of Public Works.”*

Commissioner Aghaei agreed to the proposed amendments.

Seconded by Commissioner Hoopingarner.

ACTION: 1) Approve the application, 2) **Adopt Resolution No. PC 18-1281 as amended:** a) add to Finding B: *“Additional factors that put the project in parody with other similarly situated parcels are the unusual proposal for three townhomes on the site and the distribution of the open space to other parts of the property and the fact that the project does not utilize the green building incentive”*; b) Strike-out Condition 6.8 (g) *Worker Parking, renewed monthly*; c) add to Condition 7.5 *“automatic weather-based controllers”*; d) Code language shall be mirrored in Condition 6.6 adding *“unless determined undesirable or unfeasible by the Director of Public Works”*; and e) a recommendation to the Director of Public Works stating that it would be reasonable to let the wall to stay where it is, (granting the underlying easement in Condition 6.6, but for design purposes the wall can stay where it is): **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, A VARIANCE FOR THE FRONT SETBACK, AND A MODIFICATION, IN CONNECTION WITH THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND CONSTRUCTION OF THREE, TWO-STORY TOWNHOME DWELLING UNITS AT 926 HILLDALE AVENUE, WEST HOLLYWOOD, CALIFORNIA”**; 3) **Adopt Resolution No. PC 18-1282 as presented:** **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE PARCEL MAP (MAJOR LAND DIVISION NO. 76055) FOR THE PROPERTY LOCATED AT 926 HILLDALE AVENUE, WEST HOLLYWOOD, CALIFORNIA. and 4) Close the Public Hearing for Item 10.A. Moved by Commissioner Aghaei, seconded by Commissioner Hoopingarner and passes, noting Commissioner Bass voting NO and Vice-Chair Carvalhaeiro absent.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:50 P.M. AND RECONVENED AT 8:00 P.M.

B. 1040 N. La Brea Avenue.

Antonio Castillo, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, September 6, 2018.

He provided a history of the project, and stated the request is to redevelop a commercial site within the CR (Commercial, Regional Center) zone with a nine-story hotel mixed-use building, including 85 hotel units, 4,000 square feet of restaurant/lounge space, and eight apartment units with four-levels of parking.

The proposed building is approximately 119,000 square feet in size with approximately 67,214 square feet of floor area with a total Floor Area Ratio (FAR) of 3.5. The project includes a 0.5 FAR bonus and a 10-foot height bonus allowed for a project in the Mixed-Use Incentive Overlay Zone. All parking for the hotel and ancillary hotel uses will be operated by valet, except that residents of the eight residential units will have the option to self-park.

The proposed project includes:

- 4,100-square-foot full-service restaurant with alcohol service and central kitchen on the ground floor with indoor seating, and approximately 300 square feet of outdoor dining area fronting La Brea. The restaurant will be available to guests of the hotel as well as the public. It will serve the indoor lounge and pool deck on the fifth floor and lounge with bar and Sky lounge on the 9th floor. Additionally, the restaurant will provide room service to the hotel units and residences.
- 85 hotel guest rooms within floors 2 through 9 with the reception lobby on the 5th floor;
- An amenity level on the 5th floor with indoor and outdoor lounge areas, meeting room and pool deck;
- 1,400-square-foot hotel dining area and lounge on the 9th floor with a 1,280-square-foot exterior lounge or Sky lounge:
- Live music and entertainment incidental to the hotel and restaurant uses, including a DJ, piano player, and other solo entertainer and small musical ensemble;
- Eight residential apartment units located in the south wing on floors 6, 7, 8, and 9, separate from the hotel guest rooms. Tenants of the residential units would have access to all hotel services and amenities; and
- The building includes a total of 103 parking spaces within four parking levels – three above grade on levels 2 through 4 and one level below grade.

The massing of the building extends to the maximum envelope allowed, including a nine-story, 100-foot-tall building located on the front along La Brea and facing the alley. There is one level of subterranean parking which is accessed off the alley. There are three levels of above grade parking above the ground floor. The upper parking levels are located behind habitable uses fronting La Brea Avenue – so parking is not visible from the street. The uppermost four floors of the building house the residences and hotel units within separate wings.

He spoke and detailed the design and a material, stating the building design was refined with the input from the Planning Commission Design Review Subcommittee, while the overall design components and architectural expression remained largely the same.

The project was analyzed and determined that a Class 32 (In-Fill Development Projects) Categorical Exemption Report was appropriate to serve as the technical document for the project. The report provides an evaluation of the project's consistency with the requirements for a Categorical Exemption, including an analysis of the project's potential impacts in the areas of biological resources, traffic, air quality, noise, and water quality.

The report concludes that the project would not result in significant impacts. And based on this analysis, the project meets all of the criteria for a Class 32 CE.

The residential units are consolidated in the south wing parallel to La Brea Avenue within floors six through nine, two units per floor. Units are approximately 1,200 square feet each. Seven of the apartment units include one bedroom and one unit includes a two bedroom.

The applicant has confirmed that all of the residential units will be leased on a long-term basis, pursuant to the West Hollywood Municipal Code. No part of any dwelling unit in the project may be used as corporate housing or short-term rentals.

In conclusion, the project meets the applicable development standards for the CR zone, including FAR and building height, and does not include any legislative changes. Specifically, the CR zone is intended to create high-density commercial and mixed-use structures in key locations in the City. This is designated for properties that are principal commercial activity centers, and land uses in these areas may serve local, as well as regional market areas.

Staff finds that the proposed project would be a positive addition to La Brea Avenue and to the City of West Hollywood.

He stated there was an oversight in the Hours of Operation Table and the draft resolution will reflect the following change: sales and service of alcohol shall be allowed until 1:30 a.m. (“last call”) but 2:00 a.m. for consumption.

The commission requested clarification regarding the sales and service of alcohol.

Commissioners Altschul, Bass, Hoopingarner and Chair Jones disclosed for the record they spoke to the applicant, and / or made a site visit. They discussed matters contained in the staff report.

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

CLYDE WOOD, LOS ANGELES, CIM, project developer, presented the applicant’s report. He provided a history of the project and spoke on consistency with the General Plan, pedestrian environment, and neighborhood compatibility.

NEIL DENARI, LOS ANGELES, project architect, continued the applicant’s report. He spoke on the neighboring parcels, neighborhood comparability, urban interface, edge planting, lighting graphics, pedestrian activity, valet parking, massing, facades, materials, restaurant space, loading areas, and terraces.

KEN BALSER, LOS ANGELES, spoke in support of staff’s recommendation of approval.

ALEXANDER BAZLEY, WEST HOLLYWOOD spoke in support of staff’s recommendation of approval.

RICHARD MAGGIO, WEST HOLLYWOOD spoke in support of staff’s recommendation of approval.

GENEVIEVE MORRILL, President, CEO, West Hollywood Chamber of Commerce, spoke in support of staff’s recommendation of approval.

CLYDE WOOD, LOS ANGELES, CIM, project developer, presented the applicant’s rebuttal. He confirmed they are in support of the reduced hours for the alcohol service and consumption.

The commission had concerns and stated they want to ensure the residential units are utilized as long term use only. They also had major concerns with the use of the word “substantial” changes to the project, and would like to see any type of change come back to the Design Review Subcommittee and/or the full commission.

They stated their support of the project and spoke regarding the positive revitalization this will be to the eastside of West Hollywood. Discussion was held regarding future traffic impacts, building signage, and the possibility of future architectural exterior and material changes that will alter the current design.

Lauren Langer, Acting Assistant City Attorney amended Condition 8.11 as follows: “At the applicant’s expense, the project shall return to the Planning Commission for review and approval of any substantial modification to the exterior finish materials beyond the design considered by the Planning Commission on September 6, 2018. Planning Commission Design Review Subcommittee, and if subcommittee determines, to the full commission for review and approval of any modification to the exterior design, including finished materials and exterior design elements beyond the design considered by the Planning Commission on Thursday, September 6, 2018.”

Discussion was held with the applicant’s representative regarding the type of changes that would negate a re-review of the project. It was decided the assigned planner would trigger another review if any changes are made to the architectural exterior or any material changes.

The commission questioned and had concerns regarding the ongoing maintenance of the proposed murals.

Lauren Langer, Acting Assistant City Attorney added Condition 8.15 to read: *“Applicant shall maintain murals on the south and east facing facades.”*

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

Commissioner Bass moved to: 1) approve staff’s recommendation of approval, with the following amendments: a) amending Condition 8.11 and b) adding Condition 8.15 as read into the record.

Seconded by Commissioner Hoopingarner.

ACTION: 1) Approve the application, 2) **Adopt Resolution No. PC 18-1284 as amended:** *a) amend Condition 8.11) “At the applicant’s expense, the project shall return to the Planning Commission for review and approval of any substantial modification to the exterior finish materials beyond the design considered by the Planning Commission on September 6, 2018. Planning Commission Design Review Subcommittee, and if subcommittee determines, to the full commission for review and approval of any modification to the exterior design, including finished materials and exterior design elements beyond the design considered by the Planning Commission on Thursday, September 6, 2018”; b) add Condition 8.15*

“Applicant shall maintain murals on the south and east facing facades.”:
“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, MINOR CONDITIONAL USE PERMIT, AND ADMINISTRATIVE PERMIT FOR A PROPOSED 119,003 SQUARE-FOOT HOTEL MIXED-USE DEVELOPMENT WITH 85 HOTEL UNITS, HOTEL RESTAURANT/LOUNGE, EIGHT RESIDENTIAL APARTMENTS AND CONFIRMING A CATEGORICAL EXEMPTION UNDER CEQA ON THE SITE LOCATED AT 1040 N. LA BREA AVENUE, WEST HOLLYWOOD, CALIFORNIA. and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Bass, seconded by Commissioner Hoopingarner and passes, noting Vice-Chair Carvalho absent.**

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

C. Zone Text Amendment, Allowable Rooftop Projections.

Garen Srabyan, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, September 6, 2018.

He stated this item is to consider text changes to the West Hollywood Zoning Ordinance to amend standards for allowable rooftop projections in all zoning districts.

He provided a history of the request, stating City Council directed staff to evaluate how the City calculates commercial building height and rooftop projections to determine if the City's zoning standards are appropriate for providing well-scaled commercial and mixed-use developments. The directive included the evaluation of the following items:

- Evaluation of commercial building measurement standards, including measurement standards in the California Building Code;
- Possible impacts when adjacent residential zoning limits result in a height difference on commercial properties of two stories or greater; and
- Possible impacts of rooftop projections and other rooftop structures.

The City's Zoning Ordinance allows the following types of rooftop projections that exceed the allowable height in the applicable zoning district:

1. Architectural Projections – non-occupiable and up to twenty-five feet in height
2. Mechanical Equipment - elevator shafts, skylights, stairwells and ventilation artia, up to ten feet in height and a maximum of fifteen percent of the total roof area.

These two types of allowable projections in the Zoning Ordinance have been problematic for projects with elevator shafts, mechanical equipment and other rooftop features. The current ten foot maximum for mechanical equipment in the Zoning Ordinance inadvertently causes confusion on how these projections are being calculated and which standard is being used for a particular rooftop projection. Some development projects have incorporated elevator shafts as part of the overall architectural design of the building and can use the allowable height under architectural projections, which have a more generous twenty-five foot maximum.

In general, the allowable heights and areas for these two types of rooftop projections leave room for interpretation among staff and the Planning Commission on how to uniformly apply the standard.

Staff recommends revising this section, making it clear what is allowed to project above the allowable height limit or roofline (*i.e.*, some projections are measured from the roofline of the building while other projections areas measured based on the allowable height limit of the building), and the maximum area it can take on the roof. Additionally, the Zoning Ordinance does not currently address sustainable energy generation equipment on the roof. The proposed zone text amendment will include language to allow for these features as well.

The proposed zone text amendment will clearly address the requirements for the following allowed rooftop projections in both commercial and residential projects: sustainable energy equipment, elevator shafts, stairwells, chimneys, vent stacks and windscoops, parapets, fire escapes, catwalks, and open guard rails required by law, non-occupiable architectural features such as steeples, spires, towers, domes and cupolas, rooftop features for outdoor living areas, such as sunshade and open trellises, mechanical rooms and enclosures, telecommunications facilities, ventilating fans, water tanks, cooling towers, or other equipment required to operate and maintain a building.

The commission requested clarification regarding the rational of measurements from the height limit and the roof line, and questioned aggregations.

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

EDWARD LEVIN, WEST HOLLYWOOD spoke regarding redundancy in the West Hollywood Municipal Code and stated his support of staff's recommendation for allowable rooftop projections to City Council.

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

The commission had concerns and discussed the proposed aggregations, the appearance and perception of an additional story, redundancy, additional stories, and design guidelines and discretion.

Chair Jones moved to: 1) approve staff's recommendation to City Council; with the following amendments: a) deletion of references to the design guidelines, and b) include guideline language in the ordinance that would discourage the use of rooftop features that contribute to the perception of an additional story.

Seconded by Commissioner Aghaei.

ACTION: 1) **Adopt Resolution No. PC 18-1286 as amended:** *a) delete references to the design guidelines, and b) include guideline language in Subsection (C) (Projections above Allowed Heights) §19.28.080, that would discourage the use of rooftop features that contribute to the perception of an additional story*"; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO AMEND STANDARDS FOR ALLOWABLE ROOFTOP PROJECTIONS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.C. **Moved by Chair Jones, seconded by Commissioner Aghaei and passes, noting Vice-Chair Carvalheiro absent.**

11. **NEW BUSINESS.** None.
12. **UNFINISHED BUSINESS.** None.
13. **EXCLUDED CONSENT CALENDAR.** None.
14. **ITEMS FROM STAFF.**
 - A. **Planning Manager's Update.** None.
15. **PUBLIC COMMENT.**

EDWARD LEVIN, WEST HOLLYWOOD spoke regarding setback averaging.

16. ITEMS FROM COMMISSIONERS.

Commissioner Buckner requested staff to return with a discussion item regarding setback averaging.

Commissioner Hoopingarner requested full shade and shadow studies for future projects coming before the commission.

- 17. ADJOURNMENT:** The Planning Commission adjourned at 9:30 p.m. to a regularly scheduled meeting on Thursday, September 20, 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.**

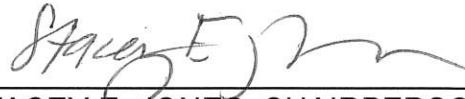
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 20th day of September, 2018 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: Altschul.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY