



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
July 18, 2019**

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 6:35 p.m.

2. **PLEDGE OF ALLEGIANCE:** Ted Green led the Pledge of Allegiance.

3. **ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Adrian Gallo, Associate Planner, Doug Vu, Senior Planner, Rachel Dimond, Senior Planner, Jennifer Alkire, Senior Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission Agenda of Thursday, July 18, 2019 as presented. **Moved by Commissioner Erickson, seconded by Commissioner Hoopingarner and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. June 20, 2019

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, June 20, 2019 as presented. **Moved by Commissioner Bass, seconded by Chair Jones and unanimously passes.**

6. **PUBLIC COMMENT.**

TED GREEN, WEST HOLLYWOOD spoke regarding the zone text amendment on dwelling unit clarifying definitions; which was a recommendation to City Council.

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department, stated the City Council on Monday, July 15, 2019 approved changes to the West Hollywood Municipal Code to adopt new Green Building requirements.

8. ITEMS FROM COMMISSIONERS.

Commissioner Hoopingarner commended staff on the accomplishment regarding the Green Building requirements.

Chair Jones commented on the recent Commissions and Boards training session.

9. CONSENT CALENDAR.

A. 8900 Santa Monica Boulevard (Rocco's Tavern).

The Planning Commission received a 30-day operational review of Rocco's Tavern.

Since opening to the public, Rocco's Tavern has not been issued any citations from the Code Compliance Division, and the Sheriff's Department has reported no major public nuisances related to the operation of this establishment.

Staff finds the conditions of approval are adequate, and no further modifications to the conditional use permit are necessary at this time.

The Commission requested clarifications regarding the amount of live amplified music.

ACTION: 1) Receive and file. **Moved by Commissioner Erickson, seconded by Commissioner Bass and unanimously passes.**

10. PUBLIC HEARINGS.

A. 645-681 N. Robertson Boulevard; 648-654 N. La Peer Drive (Robertson Lane Hotel Project).

The request is to amend the previously approved project including demolition of two additional buildings; retention of additional portions of the Factory Building, refinements to the project design, and reconfiguration of approved uses within the project.

Applicant is requesting a continuance to August 15, 2019.

ACTION: 1) Continue to Thursday, August 15, 2019. **Moved by Commissioner Hoopingarner, seconded by Commissioner Erickson and unanimously passes as part of the approved agenda.**

Commissioner Altschul recused himself from the dais and left the Council Chambers at this time, stating he owns a limited partnership interest in a property within the 500' radius of the following project.

B. 8440 Sunset Boulevard.

Adrian Gallo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, July 18, 2019.

He stated the applicant is requesting an amendment to a conditional use permit to maintain an existing 5,023 square-foot tall wall sign on the west side of the Mondrian Hotel, and remove the expiration date from the conditional use permit. The request is accompanied by a development agreement.

The exterior wall on the west elevation is clad in stucco and has hosted a tall wall sign since 2001. The tall wall sign is lit during the evening hours.

The existing tall wall meets all the standards as outlined in the Sunset Specific Plan. The project also includes the requested approval of a development agreement and a zoning map amendment to place the project site within a Development Agreement Overlay Zone, which will provide certainty for both the property owner and the City of West Hollywood over the 20 year duration of the development agreement.

The development agreement contains conditions and terms as well as a financial component, all of which bind future City Councils and owners of the subject property to the terms and obligations specified in the agreement.

The proposed conditional use permit amendment and development agreement will provide a substantial and on-going financial public benefit to the City. The proposal also furthers the goals of the Sunset Specific Plan by allowing the operation of tall wall signs as a major urban design feature that contributes to the unique character and vibrancy of the Sunset Strip.

Staff concludes that the proposed project is consistent with the Goals, Objectives and Policies of the General Plan and Sunset Specific Plan.

The commission requested clarification regarding the valuation to the City of West Hollywood, income sharing, and questioned why it was delayed for one year.

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

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

Chair Jones opened the public hearing for Item 10.B.

TODD ELLIOTT, Truman and Elliott, representing the applicant, presented the applicant's report. He provided a history of the tall wall, and spoke regarding the standards for tall walls, development agreements, and requested approval.

There were no public speakers on this item.

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

The commission requested clarification regarding the purview of the development agreement, and financial public benefits.

Commissioner Erickson moved to: 1) approve staff's recommendations to City Council.

Seconded by Commissioner Buckner.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1327 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONING MAP AMENDMENT IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT AGREEMENT, FOR THE PROPERTY LOCATED AT 8440 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 3) **Adopt Resolution No. PC 19-1328 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT ASSOCIATED WITH A 5,023 SQUARE-FOOT TALL WALL SIGN ON THE WEST SIDE OF AN EXISTING HOTEL BUILDING (THE MONDRIAN HOTEL), LOCATED AT 8440 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 4) **Adopt Resolution No. PC 19-1329 as presented:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW CONTINUED USE OF THE TALL WALL ON THE WEST ELEVATION OF AN EXISTING HOTEL BUILDING (THE MONDRIAN HOTEL), LOCATED AT 8440 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 5) Close the Public Hearing for Item 10.B. **Moved by Commissioner Erickson, seconded by Commissioner Buckner and passes, noting Commissioner Altschul recused.**

Commissioner Altschul returned to the dais at this time.

C. 637-641 N. La Peer Drive.

Doug Vu, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, July 18, 2019.

He stated the request is to demolish the existing structures located on two parcels, and construct a new three-story commercial building containing approximately 45,074 square-feet for retail, wholesale design showroom, and restaurant uses with outdoor dining space. The building would also include three subterranean levels that would contain additional commercial uses and 95 parking spaces. There are also two modification requests to exceed the permitted height and allowable floor area ratio (FAR).

He provided an overview of the current tenants and surrounding neighborhood. He stated the Design Review Subcommittee reviewed the project, expressed overall support, and did not recommend any modifications.

The proposed three-story commercial building would contain 11,513 square-feet of retail uses at the ground floor, 19,350 square-feet of wholesale design showroom use at the second floor including a 4,375 square-foot mezzanine, and 8,575 square-feet of restaurant use at the third floor. In addition to these above ground uses, the building contains an additional 8,275 square-feet of wholesale design showroom and 3,315 square-feet of restaurant uses at the uppermost subterranean level that are not calculated as part of the building's FAR. The two lower subterranean levels contain 95 parking spaces, including 71 tandem spaces.

He detailed the urban design aspects, landscaping, façade, footprint, cladding materials, side and rear elevations, step backs, outdoor dining, ambient music, and sound attenuation.

Applicant is requesting two modifications. The first modification would increase the building height by 10 percent, or 4-feet 6-inches above the permitted 45-feet to a maximum height of 49-feet 6-inches. The second modification would allow a 7.5 percent, or 2,956 square-foot increase in the building's permitted floor area for a total FAR of 2.15, or 45,074 square feet.

Staff recommends approval of the project without the FAR modification.

The commission requested legal clarifications regarding hardships, modifying the FAR, and neighborhood height compatibility.

Commissioner Buckner disclosed for the record she spoke with the applicant's representatives. They discussed matters contained in the staff report.

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

Chair Jones disclosed for the record she had a conference call with the applicant's representatives. They discussed matters contained in the staff report.

Vice-Chair Carvalheiro disclosed for the record he had a conference call with the applicant's representatives. They discussed sheets A.10 and A.1 of the projects plans.

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

Commissioner Hoopingarner disclosed for the record she made a site visit.

Commissioner Altschul had no official disclosures.

Chair Jones opened the public hearing for Item 10.C.

JAKE STEVENS, LOS ANGELES, applicant's representative, presented the applicant's report. He provided a history of the project site, and spoke and detailed the modifications, neighborhood compatibility, traffic study, and noise and diffused ambient sound.

BEN ANDERSON, LOS ANGELES, architect, continued the applicant's report. He spoke regarding the façade, lobby entrances, landscaping, signage and canopies, design showroom spaces and activities, rooftop uses, massing, and vertical ribbing and fins, loading and unloading commercial vehicle trucks, and circulation.

SPENCER KALLICK, CULVER CITY, applicant's representative, continued the applicant's report. He spoke and detailed land use details, FAR modification, hardships, insignificant impacts, height modifications,

The commission questioned the circulation, driveway location and the possible extension of the paseo, and definition of hardship. They requested further clarification regrading consistency with the General Plan and pedestrian connectivity.

JAKE STEVENS, LOS ANGELES, applicant's representative stated the parking and loading plan will make sure all turning requirements are met, and clarified the driveway location, and potential paseo extensions.

JASON ILLULIAN, applicant, commented on land acquisitions, possible extension of the paseo, and pedestrian activity.

SCOTT SCHMIDT, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

BRIAN BARNES, LOS ANGELES spoke in support of staff's recommendation of approval.

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

JOHN ADLER, BEVERLY HILLS spoke in support of staff's recommendation of approval.

MATHEW SKINNER, LOS ANGELES spoke in support of staff's recommendation of approval.

STEVE MARTIN, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding current design vacancies, rooftop restaurant, and hardships. He supports the project.

SPENCER KALLICK, CULVER CITY, applicant's representative, presented the applicant's rebuttal. He spoke and detailed the findings for the modifications.

JAKE STEVENS, LOS ANGELES, applicant's representative, continued the applicant's rebuttal. He spoke regarding the design district and neighborhood compatibility.

The commission questioned the accommodation and future location of the paseo, parking space sizes, and loading and unloading.

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

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:20 P.M. AND RECONVENED AT 8:30 P.M.

The commission discussed and had concerns regarding the loading dock, parking, design, elevations, absence of public benefits, location and relocation of the paseo, requested hardships and impacts, height, requested modifications, additional square-footage, neighborhood development and compatibility, roof deck usage, and parking requirements.

Lauren Langer, Assistant City Attorney spoke and explained modifications (hardships) in relation to this project.

The commission continued discussion and had additional concerns regarding the modification regarding the FAR, loading and unloading issues, and the location of the paseo.

Commissioner Erickson moved to: 1) approve staff's recommendations granting the modification for the height, and also FAR modifications, and 2) the project shall be returned to the Planning Commission if there are any design or modifications to the loading bay.

Seconded by Commissioner Bass.

Additional concerns were raised regarding the design integrity and the loading and unloading area. The commission questioned the workability and feasibility of what has been presented.

Doug Vu, Senior Planner added to Section 8 (Design Requirements) *"The project shall be modified in conjunction with the required management and use plan for delivery vehicles to provide the necessary loading back-up space necessary without altering, without widening the width of the driveway, or altering the exterior design of the building prior to issuance of the building permit."*

The commission reiterated if there are any design changes, it shall return to the Planning Commission.

Lauren Langer, Assistant City Attorney stated the amended resolution conforming to the commission's direction, will be brought back as a Consent Calendar item on August 1, 2019.

She stated the motion will be to close the public hearing, direct staff to revise the resolution incorporating both modifications, and add the added condition related to the loading, and any other changes as deemed necessary to be consistent.

ACTION: 1) Bring back a revised draft resolution on Thursday, August 1, 2019 incorporating both modifications, 2) add the following to Section 8 (Design Requirements): *“The project shall be modified in conjunction with the required management and use plan for delivery vehicles to provide the necessary loading back-up space necessary without altering, without widening the width of the driveway, or altering the exterior design of the building prior to issuance of the building permit;”* 3) any other changes as deemed necessary to be consistent; and 4) Close the Public Hearing for Item 10.C. **Moved by Commissioner Erickson, seconded by Commissioner Bass and passes, noting the NO votes of Commissioner’s Altschul, Buckner and Hoopingarner.**

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 9:10 P.M. AND RECONVENED AT 9:15 P.M.

D. Zone Text Amendment, Property Maintenance Standards.

A request to remove the property maintenance language from the West Hollywood Zoning Ordinance and reference a new chapter; Neighborhood Preservation, found in Title 9 of the West Hollywood Municipal Code, citywide.

Staff is requesting a continuance to Thursday, September 5, 2019.

ACTION: 1) Continue to Thursday, September 5, 2019. **Moved by Commissioner Hoopingarner, seconded by Commissioner Erickson and unanimously passes as part of the approved agenda.**

E. Zone Text Amendment, Miscellaneous Code Amendments.

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, July 18, 2019.

She stated for the record the portion of this item related to housing – allowing unlimited dwelling units in 100% affordable housing projects, shall be continued and discussed to date uncertain.

She stated the purpose is for the Planning Commission to review the proposed zone text amendments and provide a recommendation to the City Council.

The proposed zone text amendments are: (1) changes to the development permit review authority chart to allow director review of mixed use projects less than 30,000 square feet that do not utilize any density bonuses or incentives, with a cleanup on the same chart to eliminate redundant language on residential condominiums.

She clarified the proposed amendment will allow mixed use projects up to 30,000 square feet that do not request any bonuses or incentives to be administratively approved. Should a mixed-use project less than 30,000 square feet have significant impacts, the Director can refer the project to the Planning Commission as necessary. 30,000 square feet is also the threshold for Director review in the Sunset Specific Plan, and as such with the proposed amendment, this threshold would apply equally citywide.

This amendment will correct that error in the development review authority chart to delete “residential condominiums” as their review is also covered under subdivisions. This will not create any substantive changes to the regulations, but will rather clear up confusing and duplicate information.

(2) a new setback deviation to allow a deviation from setbacks when life safety access requirements would conflict with the City’s adopted goals and policies.

She stated there have been a number of instances during the development review process where life safety concerns and requirements for access methods conflict with the City’s priorities, including negative impacts to tree canopy and disruption of the urban pattern. Specifically, the combination of height and setbacks have created a situation where the Fire Department requires a fire lane to be installed, which would be disruptive to the development pattern in a residential neighborhood, or requires all front yard trees to be removed, which is contrary to the City’s goal to protect and enhance the tree canopy. In these cases, currently the only way for the City to allow a deviation from required setbacks would be through a 10% deviation, which is often times not enough, or a variance, of which a hardship is required in order to grant.

The proposed amendment would allow approval by the review authority of deviations from setback standards, only in these limited circumstances, with different threshold than a variance or modification. This would allow the City a very specific mechanism only to be used in extremely specific circumstances where the combination of height and setbacks triggers a requirement for life safety access methods that conflict with adopted City goals and policies.

She amended the first sentence of Note (10) and (4) of draft Resolution No. PC 19-1334, Attachment A to read as follows:

(10) (4) “The Review Authority may grant deviations from required setbacks where the Review Authority finds based on substantial evidence that the combination of height and setbacks or similar standards for a code compliant development triggers requirements for life safety access methods that would conflict with City plans or policies that have been adopted by the City Council.”

The commission questioned the review authority for setback deviations, and requested clarification regarding 30,000 square-feet.

Chair Jones opened the public hearing for Item 10.E.

EDWARD LEVIN, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the 30,000 square-foot threshold, and detailed the deviation from setback issues.

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

The commission had concerns and discussed the issues with mixed-use projects between 10,000 and 30,000 square-feet, design review, transparency, review authority, neighborhood meetings and noticing, and residential review.

Rachel Dimond, Senior Planner stated the following changes would be recommended by carrying forward the elimination of residential condominiums from the table, and to clarify that projects of less than 10,000 square-feet of new or additional gross floor area that don't require an conditional use permit or variance, also includes mixed-use projects that are 10,000 square-feet or less.

Staff could change the first line under Commercial Zoning Districts, to projects of 30,000 square-feet or more of new or additional gross floor area, or requires a conditional use permit or variance, or requests bonuses or incentives beyond the baseline zoning requirement, or is a mixed-use residential / commercial project larger than 10,000 square-feet.

For the second line, she stated it would read commercial only projects between 10,000 to 30,000 square-feet of new or additional gross floor area, or requires a conditional use permit or variance, or requests bonuses or incentives beyond the baseline zoning requirement, or is a mixed residential / commercial project larger than 10,000 square-feet.

Lauren Langer, Assistant City Attorney, suggested the Fire Department deviation could be put on a future agenda for discussion.

Rachel Dimond, Senior Planner read into the record the consensus and direction given.

Draft Resolution No. PC 19-1334, Attachment A, a) Section 1 - shall be removed, b) Section 2 [now Section 1.] (Table 4.2 Development Permit Review Authority) – “residential condominiums” shall be removed from the code language; c) Table 4.2 (Commercial Zoning Districts) the first line shall reads as follows: *Projects of 30,000 gross square-feet or more of new or additional gross floor area, or requires a conditional use permit or*

variance, or requests bonuses or incentives beyond the baseline zoning requirement, or is a mixed-use residential / commercial project larger than 10,000 square-feet;” d) the second line shall read as follows: “Commercial only projects between 10,000 to 30,000 gross square-feet of new or additional gross floor area, that does not require a conditional use permit or variance, or does not request any bonuses or incentives beyond the baseline zoning requirement;” e) Section 3 [now Section 2] the note shall read as follows: “The review Authority may grant deviations from required setbacks where the Review Authority finds based on substantial evidence that the combination of height and setbacks or similar standards for code compliant development triggers requirements for life safety access methods that would conflict with City plans or policies that have been adopted by the City Council. The deviations shall be the minimum extent necessary to avoid the conflict with City plans or policies. By way of example only when the combination of height and setbacks triggers the need for installation of a new fire lane or the removal of mature trees to provide Fire Department access to the development, the applicable setback may be reduced by the Review Authority to the minimum extent necessary to site the building closer to the street for the Fire Department to safely access the building without having to create a new fire lane or removal of the mature trees;” and f) Section 4 [now Section 3] the note shall read as follows: “The review Authority may grant deviations from required setbacks where the Review Authority finds based on substantial evidence that the combination of height and setbacks or similar standards for code compliant development triggers requirements for life safety access methods that would conflict with City plans or policies that have been adopted by the City Council. The deviations shall be the minimum extent necessary to avoid the conflict with City plans or policies. By way of example only when the combination of height and setbacks triggers the need for installation of a new fire lane or the removal of mature trees to provide Fire Department access to the development, the applicable setback may be reduced by the Review Authority to the minimum extent necessary to site the building closer to the street for the Fire Department to safely access the building without having to create a new fire lane or removal of the mature trees.”

Rachel Dimond, Senior Planner reiterated any language relating to the 100% affordable housing projects shall be eliminated from the draft Resolution.

Commissioner Hoopingarner stated her motion should include the amended language as presented by staff and have it return as two separate items as a Consent Calendar item at the next meeting.

Seconded by Commissioner Erickson.

ACTION: 1) Bring back two separate draft Resolutions on Consent Calendar, including the amended language read into the record by staff on Thursday, August 1, 2019. **Moved by Commissioner Hoopingarner, seconded by Commissioner Erickson and unanimously passes.**

11. **NEW BUSINESS.** None.

12. **UNFINISHED BUSINESS.**

A. Update on Composition of Planning Commission Subcommittees.

John Keho, Director, Planning & Development Services Department provided background information from a previous discussion regarding the make-up of subcommittees.

He stated staff will be adding to the official agenda under Items From Commissioners, a subsection to address scheduled absences, recusals or radius issues from the standing subcommittees, since there will no longer be appointed alternates. He stated this will be to alleviate any concerns or issues with possible Brown Act violations.

The subsection shall read as follows:

A. Subcommittee Management.

SUBJECT: This time has been set aside for commissioners serving on standing subcommittees to report any scheduled absences or conflicts of interest that would prevent them from being present at an upcoming subcommittee meeting. If more than two subcommittee members cannot be present at a meeting, the Chair may reschedule the time or date of the meeting or change the composition of the subcommittee to ensure a quorum can be present.

The commission discussed and had concerns regarding the elimination of alternates.

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

14. **ITEMS FROM STAFF.**

A. Planning Manager's Update. None.

15. **PUBLIC COMMENT.**

EDWARD LEVIN, WEST HOLLYWOOD spoke regarding subcommittee alternates, the 10,000 square-footage, and modifications.

16. ITEMS FROM COMMISSIONERS.

Commissioner Hoopingarner reiterated to staff the zone text amendments should be brought forward separately, not bundled together.

Commissioner Erickson reiterated to staff all recommendations that are forwarded to City Council, need to be specific with the issues, concerns and votes of the Planning Commission.

Commissioner Bass commented on transparency for the public, and stated when the Planning Commission takes a vote and forwards it to the City Council, that should be what is presented to the City Council, even if staff disagrees and differs on the recommendation.

- 17. ADJOURNMENT:** The Planning Commission adjourned at 10:25 p.m. to a regularly scheduled meeting on Thursday, August 1, 2019 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 1st day of August, 2019 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: Erickson.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY