



PLANNING COMMISSION MINUTES
Regular Meeting
November 18, 2004

West Hollywood Park Auditorium
647 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Altschul called the meeting of the Planning Commission to order at 6:34 P.M.

2. PLEDGE OF ALLEGIANCE: David Eichman led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, *Bartolo, D'Amico, DeLuccio, Guardarrama, Hamaker and Thompson.

Commissioners Absent: None.

Staff Present: Elinor Aurthur, Assistant Planner, John Chase, Urban Designer, Greg Goodfellow, Planning Intern, Francie Stefan, Associate Planner, Dennis Woods, Transportation Planner, Christi Hogin, Assistant City Attorney, John Keho, Acting Planning Manager and David Gillig, Commission Secretary.

*Commissioner Bartolo arrived after official Roll Call at 6:40 P.M.

Chair Altschul announced Susan Healy Keene as the Acting Community Development Director and John Keho will be the Acting Planning Manager.

John Keho, Acting Planning Manager, announced two Assistant Planner positions have been filled by Rachel Heiligman and Melodie Bounds-Frisby.

4. APPROVAL OF AGENDA:

Chair Altschul amended the agenda to add a discussion item, whether to call a Special Meeting date on Wednesday, January 19, 2005 to incorporate the Sunset Millennium Project.

ACTION: Approve the Planning Commission Agenda of Thursday, November 18, 2004 as amended. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

ACTION: Approve a Special Meeting of the Planning Commission for Wednesday, January 19, 2005. **Motion carried by consensus of the Commission.**

5. APPROVAL OF MINUTES.

A. None.

6. PUBLIC COMMENT.

RUTH WILLIAMS, WEST HOLLYWOOD, announced the National Council of Jewish Women will be having their annual clothing giveaway on Sunday, December 12, 2004 from 9:00 A.M. to 3:00 P.M.

7. ITEMS FROM COMMISSIONERS.

8. CONSENT CALENDAR.

ACTION: 1) Item moved from the Consent Calendar for staff presentation and possible discussion. **Motion carried by consensus of the Commission.**

A. 8647 and 8649 Sunset Boulevard.

Certificate of Appropriateness 2004-048, Creative Sign Permit 2004-003.

John Chase, Urban Designer, presented the staff report. He stated the proposal is a request for two (2) wall signs requiring Planning Commission approval since the sign area requested by the applicant is over that allotted by the Zoning Code and greater than the threshold size of 50 square feet.

He stated since this is a minor and reversible change to a building designated as a landmark by the City of West Hollywood, it also requires a staff-level Certificate of Appropriateness.

ACTION: 1) Approve the application; and 2) Adopt Resolution No. PC 04-565 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING CREATIVE SIGN PERMIT 2004-003 AND CERTIFICATE OF APPROPRIATENESS 2004-048 FOR THE PROPERTY LOCATED AT 8647 – 8649 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner D'Amico, seconded by Commissioner Hamaker and carried on a Roll Call Vote:**

AYES: Commissioners Bartolo, D'Amico, DeLuccio, Guardarrama, Hamaker, Vice-Chair Thompson and Chair Altschul.

NOES: None.

9. PUBLIC HEARINGS.

A. 8875 Cynthia Street.

Administrative Permit 2004-046, Variance 2004-008.

Greg Goodfellow, Planning Intern, presented the staff report. He notated the correction from Resolution No. PC 04-565, to read as Resolution No. PC 04-"563".

He stated the proposed variance would allow for the legalization of an existing addition, constructed without the benefit of permits, to a single-family house. The applicant is requesting a variance to reduce the rear yard setback from 13 feet, to 4 feet-10 inches, and an administrative permit for the addition and construction of a single-family carport.

Chair Altschul opened Public Hearing Item 9.A.:

JOHN ARMSTRONG, LOS ANGELES, presented the applicant's report.

ACTION: Close Public Hearing Item 9.A. **Motion carried by consensus of the Commission.**

ACTION: 1) Approve the request; and 2) Adopt Resolution No. PC 04-563 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING VARIANCE 2004-008 AND ADMINISTRATIVE PERMIT 2004-046, ON AN APPLICATION OF JOHN ARMSTRONG TO PERMIT THE REDUCTION OF A REAR YARD SETBACK, LEGALIZE AN EXISTING ADDITION TO A SINGLE-FAMILY DWELLING, AND CONSTRUCT A SINGLE-FAMILY CARPORT FOR THE PROPERTY LOCATED AT 8875 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

B. 7511 Santa Monica Boulevard.

Administrative Permit 2004-057, Conditional Use Permit 2004-008, Parking Use Permit 2004-004.

Elinor Aurthur, Assistant Planner presented the staff report. She presented a history of the property, previously known as "Hunter's Bar". She stated the applicant is requesting to allow sales, service and consumption of alcoholic beverages, at a new bar, with an outdoor smoking patio, five off-site parking spaces and exterior alterations, changing the architectural character of the existing structure.

She affirmed staff is recommending denial of this project.

Commissioner DeLuccio questioned if the previous proposal went before the Project Area Committee for review.

Commissioner Hamaker noted, as a member of the Project Area Committee, (when the Project Area Committee met last year), they were in agreement to give the applicant's an opportunity at that location. She could not speak for the Project Area Committee at this time, but believes the Project Area Committee would still be in agreement.

Commissioner D'Amico disclosed for the record, he had met with the applicant and applicant's representative(s).

Commissioner Hamaker disclosed for the record, she had met with the applicant and applicant's representative(s). She also spoke to Chad Blouin, Public Safety Commission member in regards to this application.

Vice-Chair Thompson disclosed for the record, he had met with the applicant and applicant's representative(s) in regards to this application.

Commissioner DeLuccio disclosed for the record, he had met with the applicant and applicant's representative(s) in regards to this application and spoke with Jeanne Dobrin and Yola Dore.

Commissioner Guardarrama disclosed for the record, he had met with the applicant and applicant's representative(s) in regards to this application.

Commissioner Bartolo disclosed for the record, she had met with the applicant and applicant's representative(s) in regards to this application.

Chair Altschul disclosed for the record he had met with the applicant and applicant's representative(s). He also had telephone conversations with Jeanne Dobrin, Ruth Williams and Yola Dore, in regards to this application.

Commissioner D'Amico presented the Design Review Subcommittee report.

Chair Altschul opened Public Hearing Item 9.B.:

STEVEN AFRIAT, LOS ANGELES, presented the applicant's report. He detailed the past history, crime, blight and use of the property. He spoke regarding the current owners, [proposed] operations(s), parking, noise, clientele, surrounding area and neighborhood supporters.

He suggested several additional proposals and conditions the applicant's are willing to add: **1) have four (4) state licensed security personnel located inside and outside the facility, including, patrolling the surrounding neighborhood; 2) they have secured excess parking and have retained a respected valet parking operator to reduce negative impact on the neighborhood; 3) proposed interior and exterior alterations; 4) they are proposing a smoking patio along the side of the building; and 5) have designated parking places behind the**

property for employee parking only; 6) arranged nearby food providers to supply food service; 7) require a mandatory 90-120 day mandatory neighborhood meeting within the 500' radius after approval; 8) impose a six (6) month full review of the Conditional Use Permit; 9) another six (6) month review at twelve (12) months; and an annual review thereafter; and 10) a volunteer of information, in the event of any change of partnership, ownership, property or business, which goes into any escrow, all parties will be notified (within a reasonable amount of time), this will trigger a review of the Conditional Use Permit.

TODD ELLIOTT, LOS ANGELES, continued with the applicant's report. He spoke of the current owners and their establishments, neighborhood impacts and spoke on a revised resolution.

RUTH WILLIAMS, WEST HOLLYWOOD, spoke in support of staff's recommendation.

YOLA DORE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MINDY BRADISH, BURBANK, Interim Executive Director of the West Hollywood Chamber of Commerce, opposes staff's recommendation. She stated the West Hollywood Chamber of Commerce supports this business and spoke on the neighborhood's redevelopment area.

BLOSSOM VISO, LOS ANGELES, spoke in support of staff's recommendation.

STEPHEN LINSLEY, WEST HOLLYWOOD, spoke in support of staff's recommendation.

SUSAN HORNING, MSW, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the [proposed] outdoor smoking area, current neighborhood parking and noise.

JOHN HOFFMAN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding noise and parking.

MICHAEL SIDLER, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the past establishment (Hunter's Bar) and the impact of noise on the surrounding neighborhood.

ILONA KALT, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the [proposed] outdoor smoking patio and parking in the surrounding neighborhood.

MARLAN RIVERA, WEST HOLLYWOOD, spoke in support of staff's recommendation.

ROBERT PRICE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JOYCE HEFTEL, WEST HOLLYWOOD, spoke in support of staff's recommendation.

STEVEN THOMSON, WEST HOLLYWOOD, opposes staff's recommendation. He spoke in support of the current owners and application.

WILLIAM ROBERTSON, WEST HOLLYWOOD, opposes staff's recommendation. He spoke in support of the current owners and application.

JASON BOSWELL, LOS ANGELES, opposes staff's recommendation. He spoke in support of the current owners and application.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

SAM LEVENTER, WEST HOLLYWOOD, opposes staff's recommendation. He spoke on the positive aspects this establishment would bring to the neighborhood and urged the Commission to approve the application.

(RICH) ROBBIN CALAMARO, LOS ANGELES, opposes staff's recommendation. He spoke in support of the current owners and application.

MARK HUNGERFORD, MOORPARK, has concerns regarding this item. He commented if the proper conditions are applied he would support the business. He also spoke about the [implied] parking issues.

KEITH MC CARTHY, WEST HOLLYWOOD, opposes staff's recommendation. He spoke in support of the current owners and application.

JEAN MATHISON, WEST HOLLYWOOD, spoke in support of staff's recommendation.

CHAD BLOUIN, WEST HOLLYWOOD, Public Safety Commissioner and Eastside Project Area Committee member, spoke in support of staff's recommendation.

JOSH MARCHETTE, WEST HOLLYWOOD, opposes staff's recommendation. He spoke of urban blight and stated this would be a positive impact on the neighborhood.

G.G. VERONE, LOS ANGELES, spoke in support of staff's recommendation.

DANIELLE FARRAR, WEST HOLLYWOOD, opposes staff's recommendation. She spoke of urban blight, public safety and stated this would be a positive impact on the neighborhood.

MICHELE HAHN, VENICE, spoke in support of staff's recommendation.

TODD ELLIOT, LOS ANGELES, presented the applicant's rebuttal. He commented on the past business (Hunter's Bar) and the current owner, in regards to their current establishments. He spoke regarding parking, employees, ownership, security and the proposed [additional] conditions on the property. He stated the positive impact this establishment would have on the neighborhood and urged the Commission for approval.

Commissioner Hamaker questioned the parking situation, the smoking patio and landscaping.

Commissioner DeLuccio questioned the occupancy load, parking situation and the [possible] impacts of future operators of the establishment.

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

Commissioner Bartolo commented on urban planning principles, comparable uses and the catalytic creation of development in blighted areas. She spoke on the occupancy load, smoking patio with [possible] glass panels, food service, noise, live music and valet parking.

Commissioner Hamaker commented on the present owners and their current establishments. **She motioned to approve the project with conditions to be set-forth. Seconded by Commissioner D'Amico.**

Vice-Chair Thompson commented about the impact of Plummer Park and the surrounding neighborhood. He spoke of his approval of the design of the project and the applicant's track record. He is impressed with the [self-imposed] conditions that have been brought forward and stated it could be a welcome change to the neighborhood. He supports the conditions and the project.

Commissioner DeLuccio stated he is reluctant to approve anything at this point, without a resolution conditioning the noise, parking and security issues. He questioned when the Project Area Committee is going to meet again and would like them to see this proposal.

Commissioner Guardarrama commented on the land use and the neighboring residents. He could not support this item and urged the Commission to support staff's recommendation for denial.

Commissioner D'Amico asked for clarification of the motion on the floor.

Christi Hogin, Assistant City Attorney, clarified; technically the motion was to: 1) direct staff to bring back a resolution of approval with conditions that were requested during deliberation.

Chair Altschul commented on land use, urban blight, security and valet parking. He stated his approval of the overall design of the project and his support for the affordable housing units. **He added additional conditions to include: 1) no dancing; 2) no live music; 3) no amplified music past 12:00 Midnight; 4) a valet slip to enter the bar; 5) a valet plan; 6) a circulation plan; 7) parking leases in the proper form (fully executed, notarized), to be approved by the City Attorney; 8) showing evidence of ownership of the property which is being leased, to the satisfaction of the City Attorney; 9) a phone number (cell phone or land line) number available to the neighborhood at all times, to call in case of any complaints, at any hour during the operation of the business; and 10) food service (as described);.**

Christi Hogin, Assistant City Attorney, brought to the attention that Condition No. 4.: "a valet slip to enter the bar", would be extremely difficult to enforce.

Chair Altschul asked staff to work with that condition to make it feasible.

Commissioner Hamaker added a condition: **1) the smoking area should be vented towards the street, away from the apartments and neighborhood.**

Commissioner Bartolo added a condition: **1) employees are not allowed to park on the street and must present ongoing communication (letters), at the time of review, to confirm the policy; 2) employees caught not complying with the parking plan, more than a couple of times, will be terminated.** She would like to see: **3) a concrete wall (sound wall) constructed between the alley and perimeter of the property** (but is not sure if this is feasible) and would like to amend Chair Altschul's Condition No. 2.: to include: **4) no stereo music.**

Discussion was held regarding "background music", but no decision was made.

Chair Altschul asked the Assistant City Attorney to re-read the motion on the floor.

Christi Hogin, Assistant City Attorney, stated the motion on the floor is: **1) to direct staff to prepare a resolution approving this project with the conditions the Planning Commission just indicated, with the conditions that were volunteered by the applicant, and any other appropriate conditions to be set-forth by staff.**

It was noted for the record the Public Hearing was not closed at this time and has remained open. Testimony will be focused only on the conditions set-forth.

ACTION: 1) Prepare a Resolution approving the project with conditions set-forth by the Planning Commission, applicant and staff; and 2) continue this item to the next regularly scheduled meeting of the Planning Commission on Thursday, December 2, 2004. **Motion by Commissioner Hamaker, seconded by Commissioner D'Amico and carried on a Roll Call Vote:**

AYES: Commissioners Bartolo, D'Amico, DeLuccio, Hamaker, Vice-Chair Thompson and Chair Altschul.

NOES: Commissioner Guardarrama.

THE COMMISSION TOOK A TWENTY (20) MINUTE RECESS AT 9:00 PM AND RECONVENED AT 9:20 P.M.

**C. 8465 Holloway Drive.
Conditional Use Permit 2004-003, Demolition Permit 2004-008,
Development Permit 2004-007, Tentative Tract Map 2004-005,
Variance 2004-003, Zone Text Amendment 2004-001 and Negative
Declaration.**

John Keho, Acting Planning Manager, presented the staff report. He stated the proposed project would develop the site with a 42,814 square-foot four-story mixed-use development consisting of a 3,997 square-foot ground floor restaurant space, twenty (20) hotel rooms and sixteen (16) condominium units. Also proposed to the Zoning Ordinance to allow for hotel uses within the residential bonus area.

Ria Hutabarat, representing Nelson Nygaard, presented the traffic analyses study. She spoke on existing conditions, future traffic projections, traffic impact analyses and conditions of approval.

John Keho, Acting Planning Manager, stated the proposed project generally complies with the development standards for mixed-use development. In instances where the development does not comply (loading requirements), appropriate findings can be made to grant relief from this standard. Therefore, staff recommends approval of the proposed mixed-use development.

Commissioner D'Amico presented the Design Review Subcommittee report.

Commissioner DeLuccio questioned the Zoning Text Amendment, affordable housing and the text amendment regarding the height bonus.

Chair Altschul opened Public Hearing Item 9.C.:

MATT FISHER, SANTA MONICA, presented the applicant's report. He spoke briefly on the overall project.

DAVID CAIN, NEWPORT BEACH, architect for the project, continued the applicant's report. He commented on the residential aspects, commercial components, hotel, residential and commercial entrances, residential and commercial parking, architecture for the hotel and height.

TOM LOUCAT, LOS ANGELES, landscape architect, continued with the applicant's report. He spoke regarding the overall landscaping of the project.

MINDY BRADISH, BURBANK, Interim Executive Director of the West Hollywood Chamber of Commerce, spoke in support of staff's recommendation and encouraged approval of this project.

MICHAEL BRASSEN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the current traffic and parking situation and recommended making Hacienda Place a 24 hour permit parking area.

JOYCE HEFTEL, WEST HOLLYWOOD, opposes staff recommendation. She stated her approval of the project design, but stated it should not be located in the current location. She spoke on increased traffic and parking.

CAROLYN CAMPBELL, WEST HOLLYWOOD, has concerns regarding this item. She stated her approval of the project, but stated her concerns regarding no setback from the street regarding traffic flow.

JUSTIN BUTLER, WEST HOLLYWOOD, has concerns regarding this item. He commented on increased development and parking.

CARLOS DEMENEZES, WEST HOLLYWOOD, has concerns regarding this item. He stated his approval of the project design, however, he spoke on the increased traffic and parking this project will create.

VICTORIA LAVINGER, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding additional noise this project will create in the surrounding neighborhood.

ALLAN WILION, WEST HOLLYWOOD, opposes staff's recommendation. He spoke regarding the additional liquor licenses, increased traffic and loading.

SUSIE MANNERS, WEST HOLLYWOOD, opposes staff's recommendation. She spoke on increased development.

JEAN MATHISON, WEST HOLLYWOOD, opposes staff's recommendation. She spoke regarding increased traffic, parking and noise.

DAN BERKOWITZ, WEST HOLLYWOOD, has concerns regarding this item. He would like to see additional parking restrictions placed on employees and valet parkers.

G.G. VERONE, LOS ANGELES, opposes staff's recommendation. She spoke regarding increased traffic, parking, commercial loading and the size of the project.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on commercial loading zones, increased traffic and parking.

NORMAN CHRAMOFF, WEST HOLLYWOOD, spoke in support of staff's recommendation and the positive impact this project will be to the neighborhood.

SARI KASNER, WEST HOLLYWOOD, opposes staff's recommendation. She spoke on increased traffic and public safety issues.

EVA KREMAR, WEST HOLLYWOOD, opposes staff's recommendation. She stated her concerns regarding traffic, parking and loading zones.

MATT FISHER, SANTA MONICA, presented the applicant's rebuttal. He spoke on the mixed-use components, ownership, parking, operations and noise.

Commissioner DeLuccio questioned if there will be outdoor dining and if the restaurant windows open to the street.

Commissioner Bartolo questioned if any provisions have been made to the roof deck in regards to sound provisions.

ELIZABETH PETERSON, representing the applicant, spoke regarding the roof deck and possible noise issues. She stated they will be doing: **1) “mike checks” on all adjacent buildings (to be run in a 48 hour time period); 2) the roof deck would be put into a situation, of what would actually be in use at the highest volume that would ever occur, at that time; 3) a sound engineer will design some type of acoustical box (enclosure or panels) to deflect sound (if necessary), and their goal is to keep it at ambient noise levels; 4) and “mike testing” will be done at all times.** They are willing to have this placed as a condition of approval.

Commissioner D’Amico noted the roof deck is designed on the southeast corner of the project (away from the residential area).

Vice-Chair Thompson questioned the applicant if they would agree to: **1) sound “testing times” to be determined by the City (staff).**

Matt Fisher, Santa Monica, agreed to this amendment.

Chair Altschul questioned the feasibility of limiting the loading hours and suggested making the loading hours 6:00 A.M. to 8:00 A.M. only.

Discussion was held regarding the viability of changing the loading zone hours in regard to peak travel times in traffic.

Dennis Woods, Transportation Planner for the City of West Hollywood, detailed “commercial yellow zones” and what is permitted by law. He presented other options; such as possible street signage and hours.

Chair Altschul recommended a “2-hour window for loading” (for this particular use) to be studied by staff and returned with a new resolution.

Vice-Chair Thompson had concerns and asked staff to clarify the loading and traffic impacts for this area.

Commissioner Hamaker questioned the number of employees that would be working on-site at any one time and if employee parking would be provided.

Matt Fisher, Santa Monica, stated the hotel would have around 4-5 employees maximum at peak time and the restaurant would have around 20 employees maximum. He indicated employees will have on-site parking and based on the valet plan, extra spaces can be provided if needed. He also stated other options could be looked into; such as public transit (which would be reimbursable to employees) and (reimbursable) off-site parking costs.

Commissioner Hamaker questioned the possibility of carriage lanes and the impact of stretch limousines.

ACTION: Close Public Hearing Item 9.C. **Motion carried by consensus of the Commission.**

Vice-Chair Thompson stated he would support approval, with the added condition of: **1) employee parking would be provided on-site and/or provide for off-site parking; but there would be no street parking allowed.**

Commissioner DeLuccio motioned to approve staff recommendation, adding to the condition(s): 1) employee parking must be provided by the applicant, 2) roof deck sound-proofing study and mitigation will be at the discretion of the Community Development Director; and 3) loading hours [plan] to be determined by staff (Director of Transportation).

Seconded by Commissioner Guardarrama.


ACTION: 1) Approve the request; and 2) Adopt Resolution No. PC 04-561 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING APPROVAL OF A NEGATIVE DECLARATION, ZONE TEXT AMENDMENT 2004-001 REGARDING MIXED-USE DEVELOPMENTS AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2004-008, DEVELOPMENT PERMIT 2004-007, CONDITIONAL USE PERMIT 2004-003 AND VARIANCE 2004-003 FOR A 42,814 SQUARE FOOT MIXED-USE DEVELOPMENT WITH 3,997 SQUARE-FOOT RESTAURANT SPACE. TWENTY (20) HOTEL ROOMS, AND SIXTEEN (16) CONDOMINIUM UNITS FOR THE PROPERTY LOCATED AT 8465 HOLLOWAY DRIVE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Adopt Resolution No. PC 04-562 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP 61147 (TENTATIVE TRACT MAP 2004-005) FOR THE PROERTY LOCATED AT 8465 HOLLOWAY DRIVE, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Commissioner Guardarrama and carried on a Roll Call Vote:**

AYES: Commissioners Bartolo, D'Amico, DeLuccio, Guardarrama, Hamaker, Vice-Chair Thompson and Chair Altschul.

NOES: None.

10. **NEW BUSINESS.** None.
11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.** None.
14. **PUBLIC COMMENT.**
JEANNE DOBRIN, WEST HOLLYWOOD, spoke regarding the Zoning Code and amendments.
15. **ITEMS FROM COMMISSIONERS:** None.
16. **ADJOURNMENT:** The Planning Commission adjourned at 10:45 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, December 2, 2004 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 2ND DAY OF DECEMBER, 2004.



CHAIRPERSON

ATTEST:



Community Development Director