



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
March 5, 2020**

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 Carvalheiro called the meeting of the Planning Commission to order at 6:30 p.m.

2. **PLEDGE OF ALLEGIANCE:** Lynn Russell led the Pledge of Allegiance.

3. **ROLL CALL:**

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

Commissioners Absent: Buckner.

Staff Present: Doug Vu, Senior Planner, Antonio Castillo, Senior Planner, Peter Noonan, Rent Stabilization and Housing Manager, Robyn Eason, Acting Long Range Planning Manager, Jennifer Alkire, 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, March 5, 2020 as presented. **Moved by Commissioner Erickson, seconded by Commissioner Jones and passes, noting Commissioner Buckner absent.**

5. **APPROVAL OF MINUTES.**

Commissioner Hoopingarner stated Commissioner Jones made the nomination for Climate Action Adaptation Plan (CAAP) appointments.

A. February 20, 2020

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, February 20, 2020 as amended. **Moved by Commissioner Erickson, seconded by Commissioner Jones and passes, noting Commissioner Buckner absent.**

6. PUBLIC COMMENT. None.

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department stated at the City Council meeting on Monday, March 2, 2020, City Council directed staff to move forward with an RFP for design standards regarding the east and west end gateways of Santa Monica Boulevard, and one at the top of La Cienega Boulevard.

City Council approved a trial period of three months for three Postmates personal delivery devices (robots) which will operate on the city's sidewalks.

At the upcoming City Council meeting on Monday, March 16, 2020, the Urban Design and Architecture Studio's divisions work plan will be presented.

8. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Jones reminded the public that all public notices are available on the City of West Hollywood's website. She spoke regarding Elizabeth Warren's candidacy and stated her support.

Commissioner Erickson wished everyone a happy Women's History Month. He congratulated Zoe Nicholson who was honored at the last City Council meeting. He stated she will now be on street pole banners during Women's History Month. He encouraged participation in the upcoming movie LA Rising, National Council of Jewish Women Advocacy training series projects, and Reviving the Revolution, Empowered Lesbians and Queer Women of Color read and discuss their written works.

Commissioner Hoopingarner provided a history of the street pole banners regarding Women's History Month.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 8950 Sunset Boulevard:

Officially continued From Thursday, February 20, 2020.

Doug Vu, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 5, 2020.

He stated the request is to extend the entitlements to develop a vacant site with a new six-story, mixed-use hotel development formerly known as the James Hotel. The development was originally approved in 1999 and has received six extensions and multiple amendments between 2001 and 2011. All work on this project has been dormant for more than seventeen months at the applicant's direction.

He provided a timeline of the development, requested extensions, and redesigns. Staff is recommending denial of the requested extension request.

The commission questioned if the applicant ever submitted construction plans. They requested clarification from the City Attorney regarding purview.

Commissioner Erickson disclosed for the record he spoke to the applicant. They discussed matters contained in the staff report.

Commissioner Hoopingarner disclosed for the record she spoke to members in the community. They discussed matters contained in the staff report.

Chair Carvalheiro disclosed for the record he spoke to the applicant. They discussed matters contained in the staff report.

Vice-Chair Bass disclosed for the record he met with the applicant's representative, and a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he spoke to Steven Afriat, applicant's representative, and to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Jones disclosed for the record she spoke with Aaron Green, applicant's representative, and to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Chair Carvalheiro opened the public hearing for Item 10.A.

TINA VARTANIAN, GLENDALE, Public Affairs Director, Afriat Consulting Group, presented the applicant's report. She stated the client is officially withdrawing their request for a continuance. The client no longer opposes staff's recommendation to deny the pending extension request.

ANNA EVANS-GOLDSTEIN, LOS ANGELES, representing Unite Here Local 11 thanked staff for the recommendation to deny the extension request and commented on the public process.

NINA MATHIS, WEST HOLLYWOOD, representing Unite Here Local 11, commented on additional affordable housing and the cost of living.

STEVE MARTIN, WEST HOLLYWOOD spoke in support of staff's recommendation to deny the extension request.

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

Commissioner Hoopingarner moved to: approve staff's recommendation to deny the extension request.

Seconded by Vice-Chair Bass.

ACTION: 1) Approve staff's recommendation to deny the extension request; 2) **Adopt Resolution No. PC 20-1360 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING THE REQUEST TO EXTEND THE EXISTING ENTITLEMENTS FOR THE CONSTRUCTION OF A NEW MIXED-USE HOTEL DEVELOPMENT, LOCATED AT 8950 SUNSET BOULEVARD, WEST HOLLYWOOD CALIFORNIA;" and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Hoopingarner, seconded by Vice-Chair Bass and passes, noting Commissioner Buckner absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8950 Sunset Boulevard, West Hollywood, California.

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

B. Zone Text Amendment, Density Bonus Laws:

Officially continued from Thursday, February 20, 2020.

Peter Noonan, Rent Stabilization and Housing Manager provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 5, 2020.

He provided a history of the related changes, stating the zone text amendment is to amend the affordable housing requirements and incentives chapter (W.H.M.C §19.22.050) to allow the maximum number of dwelling units to be waived for 100% affordable housing projects, and to allow parking requirements to be reduced for 100% affordable housing projects, special needs housing developments or supportive housing development, in accordance with changes to state law.

He clarified the statement of facts, timelines, and AB 1763.

Staff requested the following changes to draft Resolution No. PC 20-1356:

Page 4 of 9 – (delete - extra comma)

1. 100% Affordable Housing Development: For projects in which all dwelling units including all density bonus units, except manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the total units in the development may be for moderate-income households as defined in Section 50053 of the Health and Safety Code, (,) the following rents, bonuses, incentives and parking minimums apply:

Page 4 of 9 (add - not to exceed)

- c. Concessions: Up to four concessions (see Subsection E below) shall be permitted. Additionally, the project may also request a height increase of up to three additional stories, not to exceed 33 feet.

Page 5 of 9 [TABLE] (add – lower income units)

100% affordable housing projects, with up to 20% moderate income units and the remainder lower income units

Page 7 of 9 (add – not to exceed)

- g. In addition to the four concessions permitted for 100% affordable housing projects, 100% affordable housing projects as outlined in Section 19.22.050C, are permitted to have an additional three stories, not to exceed 33 feet.

He presented an Alternative – No Minimum Parking Requirement (Section 1. 19.22.050(C) 2. Affordable Housing Development page 4 of 9 staff report)

~~d. Parking: Parking shall be provided at .0.5 parking spaces per unit, except at the request of the developer and upon demonstration that the project is a special needs housing development or a supportive housing development in compliance with Government Code Section §65915(p)(4), the, The project shall not be subject to any minimum vehicular parking requirement.~~

He reiterated the state has no standard or minimum for parking relating to supportive or special needs housing projects. Section §4. 19.22.050(F) F. Parking Incentives page 8 of 9 staff report)

[TABLE]

Remove:

~~Special needs housing development or supportive housing development in compliance with Government Code Section 65915(p)(4)~~

~~No Required Parking~~

Add:

100% housing projects (see 19.22.050(C)

0.5 per unit No required parking

The commission requested clarification regarding the 33 feet, and height bonuses.

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

REBECCA DAMAVANOL, WEST HOLLYWOOD, opposes staff's recommendation to City Council.

GEORGINA MOORE, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding tenant and homeowner's protection.

CHARLES JASPER, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding height, traffic, and crime.

ARTHUR BERNSTEIN, WEST HOLLYWOOD opposes staff's recommendation to City Council.

ADAM KROLL, WEST HOLLYWOOD, spoke in support of staff's recommendation to City Council.

KAREN EYERS, WEST HOLLYWOOD spoke in support of staff's recommendation to City Council.

The following chose not to publicly speak but oppose staff's recommendation to City Council: CHARLES ANSEL, WEST HOLLYWOOD.

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

The commission requested further clarification regarding the parking requirements, street parking permits, SB 50, special needs, neighborhood outreach, state law superseding local law.

Peter Noonan, Rent Stabilization and Housing Manger stated they can do community outreach before this item moves forward to City Council.

Discussion and staff clarification were held regarding parking requirements, parking needs, parking permits, state law, relinquishing control and discretion, housing development financing, non-profit housing developments, and affordable housing and affordability,

Commissioner Erickson moved to: 1) approve staff's recommendation of approval, with the inclusion of the Alternative – No Parking Requirement.

Seconded by Commissioner Jones.

ACTION: 1) Approve staff's recommendation to City Council, with the Alternative – No Parking Requirements 2) **Adopt Resolution No. PC 20-1356 as amended:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO TITLE 19, WEST HOLLYWOOD ZONING ORDINANCE, TO MODIFY REQUIREMENTS FOR AFFORDABLE HOUSING AND INCENTIVES, AND OFF-STREET PARKING REQUIREMENTS FOR 100% AFFORDABLE HOUSING PROJECTS, IN ACCORDANCE WITH STATE LAW, WITHIN THE CITY OF WEST HOLLYWOOD, CALIFORNIA;" and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Erickson, seconded by Commissioner Jones and passes, noting Commissioner Hoopingarner voting NO and Commissioner Buckner absent.**

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

C. 1150 N. Orange Grove Avenue:

Antonio Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 5, 2020.

He stated the applicant is requesting to demolish two vacant single-story dwellings and construct a four-story, nine-unit apartment building with one affordable unit using the affordable housing density bonus.

He provided background information, stating In November 2017, the Planning Commission approved a different project at this site. Similar to the proposed project, the previous one included a four-story, 7-unit apartment building over one level of subterranean parking - also with one affordable unit.

He spoke and detailed unit sizes common open space, design, massing, height, shade and shadow, color palette, landscaping, and neighborhood compatibility. He stated a public comment was received requesting a notice of continuance, so as the historic resource assessments can be peer reviewed. A memo was distributed by staff responding to this request, reiterating the property is not eligible for designation as an individual resource, or as a contributor to a historic district at any level.

Staff's assessment is the proposed project is well-suited for the site and thoughtfully designed and meets the applicable development standards.

Staff recommends approval of the project.

The commission questioned if the applicant has applied for a tentative tract map.

Staff confirmed the applicant has not applied for a tentative tract map.

The commission questioned and requested clarification regarding the contiguous open spaces, and the maximum number of units that could be built on this parcel,

Commissioner Erickson disclosed for the record he made a site visit.

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

Chair Carvalheiro disclosed for the record he made a site visit.

Vice-Chair Bass disclosed for the record he made a site visit.

Commissioners Altschul and Jones had no official disclosures.

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

GIOVANNI FRUTTALAO, WEST HOLLYWOOD, architect presented the applicant's report. He provided a history of the project, project site, and spoke on neighborhood compatibility, shared and private open spaces, rear yard setbacks, building design, massing, façade, color palette, pedestrian entrance, unit configurations, driveway placement, and front yard landscaping.

LYNN RUSSEL, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding proper established procedures, and potential historic and classical design. She requested the commission deny the recommendation and continue the process until a credible written peer review is established form a historical consultant.

STEVE MARTIN, WEST HOLLYWOOD has concerns regarding this item. He stated for the record, he is not taking any position on this item. He read into the record a letter from Victor Omelczenko, West Hollywood requesting a continuance of this item to a future date.

GIOVANNI FRUTTALAO, WEST HOLLYWOOD, architect, presented the applicant's rebuttal. He spoke and commented on the previous entitlements granted for this property and spoke regarding the historic assessment report.

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

The commission had concerns and commented on the design of the ground floor units' open space on the rooftop, parking and turning radiuses, current condition and maintenance of the property, and overall design. It was suggested the rooftop design should be re-thought.

Vice-Chair Bass requested a condition should be included stating the property must be maintained to current code.

The commission discussed the intent and purpose of the code in relation to the private open spaces. They reiterated their concerns that the open space for the ground floor units are located on the roof top.

Vice-Chair Bass moved to: 1) approve staff's recommendation of approval with the following amendments: a) reconfigure the roof top open space to the satisfaction of the Director; and b) the developer shall observe the Vacant Home Ordinance.

Commissioner Altschul suggested the developer should put language in the rental materials and in the lease stating the amenities on the roof top belong to the ground floor apartments only and are not available to all tenants. He also suggested all rental materials and the lease should also stipulate the problematic situation that may occur in the garage.

Vice-Chair Bass Agreed to these amendments.

Seconded by Chair Carvalho.

Staff clarified and read into the record the amendments to the motion:

Add Condition 9.12 - Applicant shall include in the leases and promotional materials statements that amenities on the roof top are not common open space and are provided to specific units; and

Add Condition 9.13 - The parking shall be tested before signing a rental lease.

Add Condition 9.14 – Applicant shall comply with the construction, maintenance ordinance of the City of West Hollywood.

AYES: Commissioner Altschul, Vice-Chair Bass, Chair Carvalho.

NOES: Commissioners Erickson, Hoopingarner, Jones.

ABSENT: Commissioner Buckner.

MOTION FAILS.

Commissioner Hoopingarner moved to: 1) continue to a date uncertain.

Seconded by Chair Carvalheiro.

ACTION: 1) Continue to a date uncertain. Moved by Commissioner Hoopingarner, seconded by Chair Carvalheiro and passes, noting Commissioner Buckner absent.

D. 1107 N. La Cienega Boulevard:

Antonio Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 5, 2020.

He provided a history of the property, stating the applicant is requesting to demolish an approximately 1,724-square-foot service station building for the existing 24-hour Chevron, and construct an approximately 2,584-square-foot, two-tenant commercial building with a new convenience store and an attached 900-square-foot automated car wash.

The building includes a second commercial tenant space for a future neighborhood-servicing business. The request includes a conditional use permit to bring the nonconforming service station use into conformance with the allowed uses in the CC1 zone and a second conditional use permit to allow the sale of beer and wine for off-site consumption at the convenience store.

The existing service pumps, underground gasoline tanks, and canopy above will remain as existing.

He spoke and detailed the proposed landscaping and design, traffic and parking, and hours of operation. The car wash is an incidental use to the service station and attended by employees of the service station. The operation includes the customer delivering the vehicle to an attendant who will manage queuing of vehicles, escort the vehicles through the car wash tunnel and deliver it back to the customer once the wash is complete.

He stated customers will not be able to drive their vehicle through the car wash. In this manner vehicles will be managed by the attendant to be queued in an orderly method while waiting to be washed without idling and obstructing any driveways or pedestrian path-of-travels.

Current hours of operation is 24 hours. Staff is recommending no change.

Applicant is proposing off-site sale of beer and wine at convenience store to be 6:00 a.m. to 2:00 a.m. daily. Staff is recommending 8:00 a.m. to 12:00 a.m. daily.

Applicant is proposing the automated car wash to be operated 7:00 a.m. to 9:00 p.m. daily. Staff is recommending 8:00 a.m. to 8:00 p.m. daily.

Staff finds that the proposed project is well suited for this site and would be a positive improvement to a service station that has existed at this property since the late 1960s. Staff recommends approval.

The commission requested clarification regarding the current service bays, parking and turning radiuses, traffic circulation, queuing and repercussions of traffic blockage, liquor licenses, number of full-service gas stations within the City of West Hollywood, and landscaping.

Commissioner Erickson disclosed for the record he drives by the establishment frequently.

Commissioner Hoopingarner disclosed for the record, stating one of the letters she received by the Planning Commission was written by one of her companies' employees. She consulted with the City's legal counsel, and was advised since she paid the employee, and not vice-versa, there was no conflict.

Commissioner Altschul disclosed for the record he drives by the establishment frequently.

Commissioner Jones disclosed for the record she drives by the establishment frequently.

Chair Carvalheiro, Vice-Chair Bass had no official disclosures.

Chair Carvalheiro opened the public hearing for Item 10.D.

STEPHEN JAMIESON, LOS ANGELES, applicant's representative, presented the applicant's report. He provided a history of the property and spoke regarding the sustainability of the current service bays, neighborhood support, car wash design, water recycling, electric charging vehicle station, proposed merchandise, and liquor sales. He stated for the record the hours of operation staff has recommended for the car wash and liquor sales are amicable to the owner.

PATRICK FIEDLER, PASADENA applicant's representative, continued the applicant's report. He spoke and clarified the traffic circulation, utilization of the car wash, and the viability of the service bays.

The commission questioned the applicant if they are amenable to a condition forbidding single-serve alcohol sales.

The applicant agreed to this condition.

The commission requested further clarification from the applicant regarding traffic circulation.

VINCENT CAMPISI, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the removal of the full-service pumps, the addition of a convenience store, and liquor sales.

MIKE SHABTEI, WEST HOLLYWOOD spoke in support of approval for the proposed car wash.

MATHEW ROSE, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding traffic circulation and impacts.

JUDY TANKA, WEST HOLLYWOOD opposes staff's recommendation of approval for the proposed car wash. She spoke regarding alcohol sales, increased traffic, and loss of the service bays.

CAROLYN CAMPBELL, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the elimination of the service bays and full-service pumps.

The following chose not to publicly speak but oppose staff's recommendation of approval for the car wash: RON STENLAKP, LOS ANGELES, JAMES ROMAN, WEST HOLLYWOOD, SANDRA J. BARBER, WEST HOLLYWOOD.

STEPHEN JAMIESON, LOS ANGELES, applicant's representative, presented the applicant's rebuttal. He spoke and clarified the economic viability of the full-service bays, proposed liquor sales, safety concerns, and proposed traffic impacts. He confirmed the full-service pump will remain, He requested approval.

The commission questioned if a traffic study was done for the convenience store.

Jennifer Alkire, Current and Historic Preservation Planning Manager, stated this use does not warrant or trigger a traffic impact analysis.

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

The commission had concerns with traffic patterns, queuing, and the proposed circulation route. They discussed the loss of the service bays, proposed alcohol sales and service hours, land use, landscaping, and the pedestrian experience.

Commissioner Altschul moved to: 1) approve staff's recommendation of approval with the following modifications: a) 36" boxes for the trees; b) trees shall be Melaleuca along La Cienega Boulevard and Holloway Drive; c) full service pump shall remain; and d) single-service bottles of alcohol prohibited.

Seconded by Chair Carvalho.

Staff clarified the changes as follows:

Amend Condition 8.4 - Applicant shall install a minimum of ~~four-24~~ 36-inch box Melaleuca trees along the perimeter planters abutting the sidewalks with appropriate tree species that will not obstruct the sidewalk or path-of-travel and install appropriate landscaped up-lit lighting.

Add Condition 9.21 – Applicant shall provide a full-service pump, from 6:00 a.m. to 10:00 p.m. daily.

Condition 9.13 is already incorporated in the draft resolution limiting the sales of alcoholic beverages to 750 milliners or larger.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 20-1355 as amended:** *a) amend Condition 8.4 to read as follows: "Applicant shall install a minimum of ~~four-24~~ 36-inch box Melaleuca trees along the perimeters planters abutting the sidewalks with appropriate tree species that will not obstruct the sidewalk or path-of-travel and install appropriate landscaped up-lit lighting."*; and *b) add Condition 9.21 to read as follows: "Applicant shall provide a full-service pump, from 6:00 a.m. to 10:00 p.m. daily."*; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, AND CONDITIONAL USE PERMITS FOR A 2,584-SQUARE-FOOT MULTIPLE-TENANT COMMERCIAL BUILDING AT AN EXISTING SERVICE STATION (CHEVRON) WITH A CONVENIENCE STORE, SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION, AND A 900-SQUARE-FOOT CAR WASH, LOCATED AT 1107 N. LA CIENEGA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close the Public Hearing for Item 10.D. **Moved by Commissioner Altschul, seconded by Chair Carvalho and passes, noting Commissioner Buckner absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1107 N. LA Cienega Boulevard, West Hollywood, California.

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

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

Jenifer Alkire, Current and Historic Preservation Planning Manager stated the next regularly scheduled meeting of the Planning Commission will take place on Thursday, March 19, 2020 at Plummer Park Community Center, Rooms 5 and 6, due to the audio visual and digital upgrades taking place in the Council Chambers.
15. **PUBLIC COMMENT.** None.
16. **ITEMS FROM COMMISSIONERS.**
 - A. **Commissioner Comments.**

Commissioner Jones stated for the record she will not be present at the April 2, ,2020 meeting.
 - B. **Subcommittee Management.** None.
17. **ADJOURNMENT:** The Planning Commission adjourned at 10:35 p.m. to a special meeting on Thursday, March 19, 2020 beginning at 6:30 p.m. until completion at West Hollywood Community Center at Plummer Park, Rooms 5 and 6, 7377 Santa Monica Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

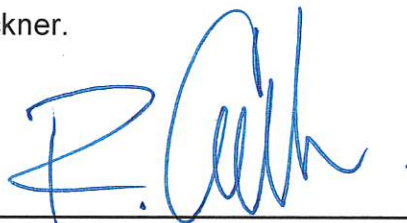
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 16th day of April, 2020 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Buckner.



ROGERIO CARVALHEIRO, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY