



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Teleconference Meeting  
June 18, 2020**

West Hollywood, California

*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](http://www.weho.org/weho-tv/other-city-meetings)*

1. **CALL TO ORDER:** Chair Carvalho called the meeting of the Planning Commission to order at 6:31 p.m.

2. **PLEDGE OF ALLEGIANCE:** Commissioner Jones led the Pledge of Allegiance.

3. **ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Rachel Dimond, Senior Planner, Antonio Castillo, Senior Planner, Bob Cheung, Senior Transportation Planner, 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, June 18, 2020 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Hoopingarner and unanimously passes.**

5. **APPROVAL OF MINUTES.**

**A. May 21, 2020**

**ACTION:** 1) Approve the Planning Commission regular meeting minutes of Thursday, April 16, 2020 as presented. **Moved by Commissioner Hoopingarner, seconded by Commissioner Buckner and unanimously passes.**

6. **PUBLIC COMMENT.** None.

**7. DIRECTOR'S REPORT.**

John Keho, Director, Planning and Development Services Department stated at the next city Council meeting on Monday, July 6, 2020, will be a cultural resource designation for the property located at 8001-8003 Santa Monica Boulevard, and the item regarding Senate Bill 743 will be presented.

**8. ITEMS FROM COMMISSIONERS.**

Commissioner Erickson thanked everyone who came out and marched peacefully through the City of West Hollywood on Sunday, June 14, 2020.

Commissioner Hoopingarner requested a report listing the number and size of projects that have been approved by staff, since the approval limits were changed.

Commissioner Jones apologized and clarified the reasoning of the comments she made about her support of a proposed presidential candidate at the last meeting.

The commission spoke regarding the challenges of the on-line digital packets, and requested staff to look into printed packets for the future.

John Keho, Director, Planning and Development Services Department stated staff is currently having conversations with the City Clerk's Office regarding the possibility of printed packets.

**9. CONSENT CALENDAR. None.**

**10. PUBLIC HEARINGS.**

**A. Zone Text Amendment, Dwelling Unit Lease Terms:**

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, June 18, 2020.

She stated the request is a zone text amendment related to requirements for lease terms of dwelling units within the city. This zone text amendment was initially brought forward in response to a zoning interpretation issued by the Director of Planning and Development Services regarding the long-term use of dwelling units by AKA West Hollywood.

She provided a history of the item, stating it previously came before the Planning Commission and ultimately went to the City Council where an Ordinance was adopted upon first reading. At the same time the city was involved in a lawsuit with AKA West Hollywood as a result of the interpretation. Prior to second reading of the ordinance the city engaged with the owner of the property in talks to settle the lawsuit. A tentative settlement agreement was reached and all action by the courts was put on hold. One requirement of the tentative settlement agreement was that the city returned to the Planning Commission and City Council for the review of an updated zone text amendment.

She clarified the zone text amendment requires that all rental dwelling units, including apartments, accessory dwelling units and duplexes, once rented be leased for an initial term of one year. Condominiums and single-family homes would be exempt from this requirement and instead would be required to only be leased for 31 days or more. This is the foundation of the interpretation and the city's determination that dwelling units be utilized on a long-term basis or for one year or more.

The one-year lease requirement will ensure that rental dwelling units are used for permanent housing for members of the community. Recognizing that there is a need for 31 day or more housing for medical tourism, the entertainment industry, and residents who are relocating for a variety of reasons, condominiums and single family.

She stated the city recognizes that there are a number of rental apartment buildings that are being rented at least in part for 31 days or more, particularly in commercially zoned districts along major boulevards. The one-year lease term requirement makes a lot of apartment buildings nonconforming in their operation.

The zone text amendment would allow that these existing non-conforming dwelling units in commercial zones only that have been rented for 31 days or more from January 1, 2018 to March 15, 2020 be permitted to obtain an administrative permit to maintain that legally non-conforming use of the units for 31 day or more rentals until December 31, 2029. This does not apply to residential zone districts so all rental dwelling units in residential districts will be required to be rented for an initial term of one year and will maintain use for long term tenants. The use of Amortization and phasing out a land use is a common land use tool that is used to do things in a fair way. It allows these nonconformities to be phased out over time, with 10 years to come into compliance with the one-year requirements of the regulation.

Additionally, the zone text amendment would allow properties in the Sunset Specific Plan that receive an administrative permit to apply for a conditional use permit to rent up to 30% of the applicable units for five days or more until December 31, 2029, or as otherwise further restricted by conditional use permit conditions. This portion of the zone text amendment came out of the settlement as a way to compromise on the use of the AKA West Hollywood project but also would allow this provision to apply to other properties in the Sunset Specific Plan to request similar consideration.

The lawsuit created a lot of uncertainty about the ability for AKA West Hollywood to operate their property as they saw fit. The tentative settlement agreement and associated request for zone text amendments as well as the associated administrative permit and conditional use permit will create a much stronger level of certainty for the city in understanding the future use of the AKA West Hollywood property and other similar properties.

She reiterated that if this is approved, this zone text amendment and the associated AKA specific permits in the next public hearing item for 8500 Sunset Boulevard – West Tower, the city has clear understanding that this property will be utilized in the way set forth in these permits until 2029 and ultimately in 2029 will revert to permanent housing for long-term use.

At the time of the tentative settlement agreement the lawsuit seemed as though it could continue for 3 to 4 years. That starts to make the 10-year sunset clause of the administrative permit and conditional use permits allowed by the zone text amendment seem much shorter term. When you consider that the alternative is that certain developers would be permitted to continue 31 days or more rental in perpetuity rather than that 31 day or more rental to 2029.

She stated this ordinance creates the certainty that the city needs to understand that in the future we can move forward with long-term housing for residents of the city. This is in line with the goals and objectives of the city's general plan and ultimately helps the city achieve its goals of establishing and ensuring housing is long term housing.

The commission questioned the 30% parameters within the Sunset Specific Plan, affordable housing units, number of proposed leases, lease terms, and requested clarification regarding the tentative settlement agreement and various conflicted language within the draft resolution.

Commissioner Erickson disclosed for the record he spoke to representatives of AKA and Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Buckner disclosed for the record she spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Jones disclosed for the record she spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Vice-Chair Bass disclosed for the record he spoke to representatives of AKA and Unite Here Local 11. He also made a site visit with Ted Green, pre-COVID-19. They discussed matters contained in the staff report.

Chair Carvalheiro disclosed for the record he spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Hoopingarner had no official disclosures.

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

SEPI SHYNE, WEST HOLLYWOOD stated her support of a portion of the zoning code which require leases to be one year or more, to help maintain the city's housing stock. She opposes the rest of the amendments; Part 1, 2 and 3 as proposed.

MICHAEL KING, WEST HOLLYWOOD spoke in support of staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

GENEVIEVE MORRILL, WEST HOLLYWOOD, President and CEO West Hollywood Chamber of Commerce, opposes staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

TED GREEN, WEST HOLLYWOOD, spoke in support of staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

KEITH KAPLAN, WEST HOLLYWOOD opposes staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

JOHN BRESLAU, LOS ANGELES, Unite Here Local 11, spoke in support of staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.  
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BILL DELVAC, LOS ANGELES, AKA West Hollywood, spoke and clarified the compromises of staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

GARY GROSSVICK, WEST HOLLYWOOD opposes staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

DOUG WATSON, WEST HOLLYWOOD opposes staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

DOUGLAS HOGLAND, WEST HOLLYWOOD opposes staff's recommendation of a zone text amendment regarding dwelling unit lease terms for recommendation to the City Council.

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

The commission requested legal clarification regarding the litigation and tentative settlement agreement and terms.

Lauren Langer, Assistant City Attorney clarified the terms were negotiated and a compromise was reached. The Planning Commission purview is strictly for the zone text amendment and recommendation to the City Council.

The commission questioned and asked for clarification regarding transit occupancy tax, lease management and enforceability, timelines, extensions, settlement agreement, land use policy, current operation of the AKA property, and rental housing lease terms. It was noted the five-day rental limits is bad policy for the City.

Discussion and concerns were held regarding the 'intent' and possible change regarding tentative language, the reluctance of supporting staff's recommendation, the tentative settlement agreement, the definition of long-term housing, and rental housing lease terms.

Rachel Dimond, Senior Planner read into the record the following recommended text changes:

SECTION 10. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of ZTA 20-0002, which is attached hereto as Attachment A, to further clarify the scope of the City's prohibition against the use of dwelling units for purposes other than long-term residential occupancy. The Planning Commission supports this recommendation of approval based on the elimination of the legally non-conforming use and conditional use permit use of five days or more by December 31, 2029, and recommends these provisions not be extended further by the City Council.

Attachment A:

1. Notwithstanding any other provision of this Code, dwelling units located in a commercial zone district that were leased for initial terms of less than one year (and more than 30 days) between January 1, 2018 and March 15, 2020 shall, upon certification by the City, constitute a legal nonconforming use whereby units may be leased for 31 days or more until December 31, 2029 (or the expiration of an existing lease, whichever date is later), upon approval of an administrative permit from the City prior to December 31, 2020; such administrative permit shall not expire until December 31, 2029 (or the expiration of an existing lease, whichever date is later). Use of the unit as described in this subparagraph A(1) must be documented through submittal of leases and other documentation satisfactory to the City as a prerequisite to issuance of the administrative permit. Affordable housing units are not eligible for the administrative permit in the Section and shall be rented for an initial lease term of one year.

2. Notwithstanding any other provision of this Code, Owners of dwelling units granted an administrative permit pursuant to 19.36.275 subparagraph A(1) above that are located within the Sunset Specific Plan may request a conditional use permit to rent up to 30% of total dwelling units deemed a non-conforming use (not including affordable housing units) within a structure that was granted an administrative permit to lease for a minimum of 31 days pursuant to subparagraph A(1) above, for a minimum of five days, until such administrative permit expires, or until December 31, 2029, whichever is sooner. This subparagraph applies only to buildings with at least three dwelling units that are in possession of the administrative permit under subparagraph A(1).

**Commissioner Hoopingarner moved to: 1) approve staff's recommendation to City Council, with the proposed text changes.**

**Seconded by Commissioner Altschul.**

**ACTION:** 1) **Adopt Resolution No. PC 20-1363 as amended:** a) *Section 10. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of ZTA 20-0002, which is attached hereto as Attachment A, to further clarify the scope of the City's prohibition against the use of dwelling units for purposes other than long-term residential occupancy. The Planning Commission supports this recommendation of approval based on the elimination of the legally non-conforming use and conditional use permit use of five days or more by December 31, 2029, and recommends these provisions not be extended further by the City Council; b) A.(1) Notwithstanding any other provision of this Code, dwelling units located in a commercial zone district that were leased for initial terms of less than one year (and more than 30 days) between January 1, 2018 and March 15, 2020 shall, upon certification by the City, constitute a legal nonconforming use whereby units may be leased for 31 days or more until December 31, 2029 (or the expiration of an existing lease, whichever date is later), upon approval of an administrative permit from the City prior to December 31, 2020; such administrative permit shall not expire until December 31, 2029 (or the expiration of an existing lease, whichever date is later). Use of the unit as described in this subparagraph A(1) must be documented through submittal of leases and other documentation satisfactory to the City as a prerequisite to issuance of the administrative permit. Affordable housing units are not eligible for the administrative permit in the Section and shall be rented for an initial lease term of one year; c) A(2) Notwithstanding any other provision of this Code, Owners of dwelling units granted an administrative permit pursuant to 19.36.275 subparagraph A(1) above that are located within the Sunset Specific Plan may request a conditional use permit to rent up to 30% of total dwelling units deemed a non-conforming use (not including affordable housing units) within a structure that was granted an administrative permit to lease for a minimum of 31 days pursuant to subparagraph A(1) above, for a minimum of five days, until such administrative permit expires, or until*

*December 31, 2029, whichever is sooner. This subparagraph applies only to buildings with at least three dwelling units that are in possession of the administrative permit under subparagraph A(1).* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, MAKING A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR A ZONE TEXT AMENDMENT AMENDING TITLE 19, ZONING ORDINANCE, WEST HOLLYWOOD MUNICIPAL CODE IN COMPLIANCE WITH SECTION §19.03.030, PROCEDURES FOR INTERPRETATIONS, TO CLARIFY THE DEFINITION OF AND REQUIREMENTS FOR DWELLING UNITS, REQUIRING ALL RENTAL DWELLING UNITS TO BE LEASED FOR AN INITIAL TERM OF ONE YEAR, ALLOWING DWELLING UNITS RENTED FOR 30 DAYS OR MORE IN COMMERCIAL DISTRICTS TO BE LEGALLY NONCONFORMING UNTIL 2029, AND CREATING A NEW CONDITIONAL USE OF RENTAL FOR 5 DAYS OR MORE OF 30% OF APPLICABLE LEGALLY NONCONFORMING DWELLING UNITS IN THE SUNSET SPECIFIC PLAN, WEST HOLLYWOOD, CALIFORNIA;” and 2) Close the Public Hearing Item 10.A. **Moved by Commissioner Hoopingarner, seconded by Commissioner Altschul and passes, noting Commissioner Erickson voting NO.**

**THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:45 P.M. AND RECONVENED AT 8:55 P.M.**

**B. 8500 Sunset Boulevard – West Tower:**

Antonio Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, June 18, 2020.

He stated the applicant is requesting to permit the legal nonconforming shorter-term rental for 31 days or more, and to permit short-term rental for five days or more in up to 30% of the legal nonconforming, non-income-restricted units (or 30 total units) within an existing, operational mixed-use structure with 110 total units.

He confirmed this item is a request for two entitlements, consistent with the proposed zone text amendment, for an existing, operational mixed-use structure, known as AKA West Hollywood.

The first is an administrative permit to allow the existing residential units to continue to be occupied for a minimum 31 days, as legal nonconforming units; and a CUP to permit short-term rental of a minimum of five days in up to 30% of the legal nonconforming, non-income-restricted dwelling units (or 30 total units). Consistent with the proposed zone text amendment, the administrative permit and conditional use permit would exist for 10 years and expire on December 31, 2029.



He stated the property is part of the Sunset/La Cienega development, formerly known as Sunset Millennium, located on the south side of Sunset Boulevard, between Alta Loma Road to the west and La Cienega Boulevard to the east. The site includes two buildings, an East and West tower, with common subterranean parking. The East tower contains 80 residential units with eight affordable units and retail on the ground and subterranean level. The West tower contains 110 residential units with nine affordable units, a restaurant, and other commercial uses on the first floor.

The proposed use would not result in any physical change to the existing structure, and there would be no other changes to the existing operations of the mixed-use property.

He clarified the residential portions of the West Tower currently operate as furnished "serviced residences" with minimum residency of 31 days. The units have included initial lease terms of less than one year (and more than 30 days) between January 1, 2018 and March 15, 2020, which is the required qualifications under the proposed zone text amendment to be eligible for the administrative permit.

While the proposal for the zone text amendment and these permits may seem unusual or unorthodox, it is actually the result of a lot of work to come up with a framework that not only settles complicated and expensive litigation both against and by the city; but also carefully balances many of the interests at play, both the city's interest in providing long term housing opportunities and other property owners' interests in amortizing out an existing activity of 30+ day rentals over a period of ten years (and promotes full occupancy of a small subset of those units in between rentals).

In conclusion, this request is consistent with the terms of the tentative settlement agreement and contingent on approval of related zone text amendment. The permits would be valid from the effective date of the zone text amendment until December 31, 2029, at which time the units must operate in conformance with all applicable codes.

Other than permitting a shorter minimum length of residency in the units within the West Tower, there would be no change to the design or operating characteristics of the project. Following implementation of the proposed use, all of the amenities on-site would continue to be available to all residents and guests of the project, including the income-restricted units in the West Tower and all units in the adjacent East Tower.

Staff recommends that the Planning Commission approve the requested entitlements.

The commission questioned how the units have been validated, and how this request could be approved since no Ordinance has been adopted by City Council.

Lauren Langer, Assistant City Attorney clarified the technicalities regarding the Ordinance, stating nothing will take effect until City Council makes a final determination on the matter.

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

BILL DELVAC, LOS ANGELES, AKA West Hollywood, applicant's representative, presented the applicant's report. He provided a history of the project and spoke and detailed the zone text amendment, administrative permit, affordable units, market rate units leased for 31 days to one year, vacancies, signed leases, apartment layouts, and furnished apartments. He reiterated the West Tower does not offer hotel amenities.

JONAH BREDBLAU, LOS ANGELES, representing Los Angeles for a New Economy, United Here Local 11 spoke regarding setting a bad precedent, and requested the commission not approve the request.

BILL DELVAC, LOS ANGELES, AKA West Hollywood, applicant's representative, presented the applicant's rebuttal. He spoke regarding the legal process.

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

Commissioner Erickson disclosed for the record he spoke to representatives of AKA and Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Buckner disclosed for the record she spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Jones disclosed for the record she spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Vice-Chair Bass disclosed for the record he spoke to representatives of AKA and Unite Here Local 11. He also made a site visit with Ted Green, pre-COVID-19. They discussed matters contained in the staff report.

Chair Carvalheiro disclosed for the record he spoke to a representative of Unite Here Local 11. They discussed matters contained in the staff report.

Commissioner Hoopingarner had no official disclosures.

The commission had concerns and questioned rental rates, definitions of a hotel and extended stay hotels, staffing, parking agreements, signed leases, and the inadequacies and consistencies of the conditional use permit in relation to the zoning code and [forthcoming] Ordinance.

Antonio Castillo, Senior Planner read into the record additional language to address the concerns that this would be brought back to the commission as a public hearing:

Condition 1.6 Approval of this permit shall not become effective until the effective date of the Zone Text Amendment 20-0002. If any material changes are made to Zone Text Amendment 20-0002 by the City Council prior to the ordinance becoming effective, this resolution shall be returned to the Planning Commission at a public hearing.

The following shall be added to the end of Finding 5.A.:

If any material changes are made to Zone Text Amendment 20-0002 by the City Council prior to the ordinance becoming effective, this resolution shall be returned to the Planning Commission at a public hearing.

**Commissioner Hoopingarner moved to: 1) approve staff's recommendation, with the proposed text changes.**

**Seconded by Commissioner Altschul.**

Vice-Chair Bass clarified for the record he cannot make the finding; therefore, he would abstain from the vote.

**ACTION:** 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 20-1364 as amended:** a) *Condition 1.6. Approval of this permit shall not become effective until the effective date of the Zone Text Amendment 20-0002. If any material changes are made to Zone Text Amendment 20-0002 by the City Council prior to the ordinance becoming effective, this resolution shall be returned to the Planning Commission at a public hearing;* b) *Shall be added to the end of Finding 5.A.: If any material changes are made to Zone Text Amendment 20-0002 by the City Council prior to the ordinance becoming effective, this resolution shall be returned to the Planning Commission at a public hearing.* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING AN ADMINISTRATIVE PERMIT TO PERMIT LEGAL NONCONFORMING SHOTER-TERM RENTAL AND A CONDITIONAL USE PERMIT TO PERMIT SHORT-TERM RENTAL FOR FIVE DAYS OR MORE IN UP TO 30% ON THE LEGAL NONCONFORMING, NON-INCOME-RESTRICTED UNITS WITHIN AN EXISTING, OPERATIONAL MIXED-USE STRUCTURE LOCATED AT 8500 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Hoopingarner, seconded by Commissioner Altschul and passes, noting Commissioner Erickson voting NO and Vice-Chair Bass abstaining.**

**11. NEW BUSINESS.**

**A. Senate Bill 743.**

Bob Cheung, Senior Transportation Planner, provided a verbal presentation, background information, an updated the Transportation Section of the California Environmental Quality Act for the purpose of complying with California Senate Bill 743, as presented in the staff report dated Thursday, June 18, 2020.

He spoke on the implications of Senate Bill 743, differences of level of service and vehicle miles traveled, proposed timelines and thresholds updates, and proposed screening criteria.

The commission had concerns and requested clarification regarding traffic impacts, traffic studies, residential and commercial trips, quantifiable impacts, and thresholds.

**ACTION:** 1) Receive and file. **Motion carried by consensus of the Commission**

**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 on Thursday, July 2, 2020 has been cancelled.

**15. PUBLIC COMMENT.** None.

**16. ITEMS FROM COMMISSIONERS.**

**A. Commissioner Comments.** None.

**B. Subcommittee Management.**

The following projects are tentatively scheduled for Design Review Subcommittee: 1) July 9, 2020 – 923 N. Palm Avenue, senior congregate care facility; and 2) July 23, 2020 – 8850 Sunset Boulevard, mixed-use hotel development project.

**17. ADJOURNMENT:** Noting the cancellation of the Planning Commission meeting on Thursday, July 2, 2020, the Planning Commission adjourned at 10:30 p.m. to a regularly scheduled meeting on Thursday, July 16, 2020 beginning at 6:30 p.m. Given the local, state and nation state of emergency, this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda). **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 6<sup>th</sup> day of August, 2020 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: Buckner.

ABSTAIN: Commissioner: None.

  
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ADAM G. BASS, CHAIRPERSON

ATTEST:

  
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DAVID K. GILLIG, COMMISSION SECRETARY