



PLANNING COMMISSION MINUTES
Regular Meeting
February 17, 2005

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 6:42 P.M.

2. PLEDGE OF ALLEGIANCE: Allegra Allison led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: Jeffrey Skorneck, Housing Manager, Debby Linn, Contract Planner, Jennifer Noel, Contract Planner, John Keho, Senior Planner, C.J. Amstrup, Acting Planning Manager, Christi Hogin, Assistant City Attorney and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

Request to move Agenda Item No. 13.A.: Items from Staff; 1225 N. Genesee Avenue; to be heard after Agenda Item No. 7.; Items from Commissioners.

Request to continue Consent Calendar Item No. 8.B.: Sunset Millennium Project to the next regularly scheduled Planning Commission meeting on Thursday, March 3, 2005.

ACTION: Approve the Planning Commission Agenda of Thursday, February 17, 2005 as amended. **Motion by Commissioner DeLuccio seconded by Vice-Chair Thompson and unanimously carried.**

5. APPROVAL OF MINUTES.

A. January 27, 2005

ACTION: Approve the Planning Commission Minutes of Wednesday, January 27, 2005 as presented. **Motion by Commissioner Hamaker, seconded by Vice-Chair Thompson and unanimously carried.**

B. February 3, 2005

ACTION: Approve the Planning Commission Minutes of Wednesday, February 3, 2005 as presented. **Motion by Commissioner Hamaker, seconded by Vice-Chair Thompson and unanimously carried.**

6. PUBLIC COMMENT.

TOM DEMILLE, WEST HOLLYWOOD, commented on the upcoming West Hollywood Elections.

ED GARREN, WEST HOLLYWOOD, commented on updating the General Plan and the West Hollywood Zoning Ordinance, current development and affordable housing.

DAVID EICHMAN, LOS ANGELES, President of the West Hollywood Chamber of Commerce, introduced Mindy Bradish as the new Executive Director and C.E.O. of the West Hollywood Chamber of Commerce.

7. ITEMS FROM COMMISSIONERS. None.

The following item was moved and heard out of order as part of the amended agenda.

13. ITEMS FROM STAFF.

A. 1225 Genesee Avenue.

Jeffrey Skorneck, Housing Manager, presented the staff update regarding the proposed rehabilitation of 1225 North Genesee Avenue as off-site inclusionary housing.

He spoke on the short term work program and the Swinerton report; which has resulted in the following items being added as immediate improvements: 1) re-piping the supply and waste lines for the entire building; 2) replacement of all kitchen and bathroom plumbing fixtures; 3) installation of GFI outlets in bathrooms and kitchens; and 4) replacement of electrical sub-panels.

He stated the budget adequacy and the Los Angeles Housing Partnership is confident the total proposed work program can be accomplished for \$150,000, based on bids from contractors (\$118,000 for immediate work and \$32,000 for long-term work). Gentry will commit this amount. In addition, a capital reserve fund may be required, but cannot be specifically budgeted at this time.

Chair Altschul questioned the dollar amount of the reserve.

It was stated for the record \$25,000 is capitalized, with an additional \$200 per unit, per year.

Chair Altschul questioned if an appraisal of the property has been done.

It was stated the property had been appraised by the lender at \$1.2 million.

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

8. CONSENT CALENDAR.

A. 8869 Santa Monica Boulevard.

Administrative Permit 2004-030. This item was originally heard on Thursday, February 3, 2005 and was brought back with modifications as set forth at the last meeting.

ACTION: 1) Adopt Resolution No. PC 05-581 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING ADMINISTRATIVE PERMIT 2004-030 TO ALLOW AN OUTDOOR DINING AREA AT A RESTAURANT (Z PIZZA) , FOR THE PROPERTY LOCATED AT 8869 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) close Consent Calendar Item 8.A. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Thompson and unanimously carried.**

A. Sunset Millennium Project.

This item was originally heard on Thursday, January 27, 2005 and was brought back with modifications to the Resolution as set forth at that meeting.

Development Agreement 003-004 (an amended and restated Development Agreement), Zoning Map Amendment 004-001, Demolition Permit 003-030, Development Permit 003-023, Conditional Use Permits 004-016 and 004-017, Conditional Use Permits (Tall Wall) 002-006, 002-007, 002-008 and 002-009, Comprehensive Sign Program 004-003 (SSP Area 4-C):

Development on Site 4-C would consist of 235,000 square feet of new construction with two hotels, approximately 13,950 square feet of retail and restaurant space, and 2,250 square feet of outdoor dining area. The hotels would have a combined total of 296 rooms. Four tall-wall billboards are also proposed. This site would contain 811 parking spaces in a below grade parking structure. The existing office buildings and related parking would be demolished and replaced with the project.

Development Agreement 003-004 (an amended and restated Development Agreement), Zoning Map Amendment 004-001, Demolition Permit 003-029, Development Permit 003-022, Tentative Map 004-024, Conditional Use Permit (Tall Wall) 002-005, Comprehensive Sign Permit 004-004, Billboard Permits 003-003, 003-004, 004-004 and 004-005, (SSP Area 4-D):

Development on Site 4-D would consist of two residential buildings with 190 condominiums, 25,832 square feet of retail/restaurant space, 2,250 square feet of outdoor dining, a tall-wall billboard and two double-faced billboards, and 468 parking spaces in a below grade parking structure. The existing surface parking lot and a one and two-story, wood frame and stucco building of 42,500 square feet, which contains offices and a theatre, would be demolished and replaced with the new project.

ACTION: 1) Continue this item to the Planning Commission meeting of Thursday, March 3, 2005. **Motion carried by consensus of the Commission.**

9. PUBLIC HEARINGS.

A. 1248 N. Laurel Avenue.

Demolition Permit 2004-002, Development Permit 2004-001.

This item was originally heard by the Planning Commission on Thursday, December 2, 2004. Design concerns were notated and the project was sent back to the Design Review Subcommittee for alterations on Thursday, January 13, 2005.

C.J. Amstrup, Acting Planning Manager, made a presentation on historic resource designations. He also discussed the CEQA review process for projects impacting historic properties.

Commissioner DeLuccio disclosed for the record, he met with Todd Elliott.

Commissioner Hamaker disclosed for the record, Todd Elliott presented a handout, which she has not had a chance to peruse.

Vice-Chair Thompson disclosed for the record, had a telephone conversation with the applicant's attorney.

Chair Altschul disclosed for the record, he had a telephone conversation with Todd Elliott and Bob Burke.

Commissioner D'Amico disclosed for the record, he had received an e-mail.

Commissioner Guardarrama disclosed for the record, he had a telephone conversation with Bob Burke regarding the massing of the building.

Commissioner D'Amico presented the Design Review Subcommittee report. He detailed the architecture and massing of the project.

Debby Linn, Contract Planner, presented the staff report. She stated the proposed project has been greatly improved in its compatibility to the neighborhood. The two-story porch carries across the line of the two-story high buildings on either side of the site.

The traditional architecture of front porch facing on to the street and the division of the front façade by setbacks breaks down the mass of the building and allows it to better fit into the neighborhood standard for scale of building elements. The north and south elevations have far more articulation than the vast majority of multiple-unit residential buildings built from 1950 to the present day. The use of projections, indentations, and both sloped roofs and parapet wall roofs give the project the necessary degree of division of its constituent parts to better reflect the architecture of nearby buildings.

The proposed project conforms to the City's Zoning Code requirements and there are no variances requested for the project.

Staff recommends approval for the demolition of an existing ten-unit apartment building and the development of a new sixteen-unit apartment building and subterranean parking, subject to the conditions of approval in Resolution No. PC 04-566.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MODEL FOR AGENDA ITEM NO. 9.A. AT 7:15 P.M. AND RECONVENED AT 7:20 P.M.

Chair Altschul opened the public testimony for Item 9.A.:

BOB BURKE, LOS ANGELES, consultant to the applicant, presented the applicant's report. He detailed the design, appearance of the height and the massing, the project appearance and consistency in relation to the adjoining structures in the neighborhood, and the porch element.

TODD ELLIOTT, LOS ANGELES, presented the applicant's report. He detailed the history of the project and spoke on the massing, height, architectural style and setbacks.

ED GARREN, WEST HOLLYWOOD, opposes staff recommendation.

NORMAN CHRAMOFF, WEST HOLLYWOOD, (reading a letter on behalf of Lucky Bryden), spoke in support of staff's recommendation.

MIKHAIL TYKOCHINSKIY, WEST HOLLYWOOD, spoke in support of staff's recommendation.

ELENA GOLDENBERG, WEST HOLLYWOOD, spoke in support of staff's recommendation.

ANNA GUZEVA, WEST HOLLYWOOD, spoke in support of staff's recommendation.

TANYA GUZEVA, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MAYA KHAKHANASHUI, WEST HOLLYWOOD, spoke in support of staff's recommendation.

KATHY BYKOVA, WEST HOLLYWOOD, spoke in support of staff's recommendation.

BRAD SCORILLE, LOS ANGELES, (reading a letter on behalf of Scotty Fogerty), spoke in support of staff's recommendation.

JAY NAVAS, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JOHN LOVELADY, WEST HOLLYWOOD, opposes staff recommendation.

WILLIAM NEISH, WEST HOLLYWOOD, opposes staff recommendation.

CATHERINE BURGESS, LOS ANGELES, (reading a letter on behalf of James Tights), opposes staff recommendation.

JENNIFER BRADLEY, LOS ANGELES, (continued reading a letter on behalf of James Tights), opposes staff recommendation.

JOHN HENNESSY, WEST HOLLYWOOD, (reading a letter on behalf of Sally Reitz), opposes staff recommendation.

ALLEGRA ALLISON, WEST HOLLYWOOD, opposes staff recommendation.

LIZA AMTMANIS, LOS ANGELES, has concerns regarding this item. She read a letter regarding a need for an Environmental Impact Report.

KENT WOKER, WEST HOLLYWOOD, has concerns regarding this item. He continued reading the letter regarding a need for an Environmental Impact Report.

SUSAN LE MONE, LOS ANGELES, spoke in support of staff's recommendation.

RIC JURMU, WEST HOLLYWOOD, spoke in support of staff's recommendation.

PAMELA EDWARDS, STUDIO CITY, opposes staff recommendation.

MATTHEW GOLDSMITH, LOS ANGELES, opposes staff recommendation.

ED BUCK, WEST HOLLYWOOD, opposes staff recommendation.

TOM DEMILLE, WEST HOLLYWOOD, has concerns regarding this item. He spoke on current development in the neighborhood(s).

CLYDE WARE, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the various parties involved in saving this property.

BARBARA ROBERTSON, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding demolition and rebuilding a new building.

TODD ELLIOTT, LOS ANGELES, presented the applicant's rebuttal. He verified the application is to currently build apartments on the site. He also spoke on historic resources and historic designation(s); in regards to this property.

ACTION: Close public testimony for Item 9.A. **Motion carried by consensus of the Commission.**

THE COMMISSION TOOK A TWENTY (20) MINUTE RECESS AT 8:20 PM AND RECONVENED AT 8:40 P.M.

Commissioner DeLuccio commented on the improved design, however, changes still need to be made to the building; he would like to see the height averaging removed.

Chair Altschul commented on the sensational design, but is not convinced the massing has been brought to scale. He detailed the confusion regarding CEQA and the application regarding a historical status to this property. He stated he would deny this project without prejudice and let that process proceed.

Chair Altschul motioned for denial without prejudice and refer the matter to the Historic Preservation Commission. Seconded by Commissioner DeLuccio.

Commissioner Hamaker commented on the amount of current development, and the pros and cons of historical status.

Commissioner Guardarrama commented on the inability to act any further on this project and/or issue(s) surrounding it. He does not support the motion on the floor.

Christi Hogin, Assistant City Attorney, explained in detail the current motion on the floor and its impact(s).

Discussion was held regarding the different options (actions) available.

Commissioner D'Amico stated he could not support the current motion on the floor.

Commissioner Bartolo commented on historic standards, housing stock and rental housing assistance. She would like to see this item move on to the City Council.

Vice-Chair Thompson commented on the inability to act any further on this project, but cannot support the motion to deny the project.

Debby Linn, Contract Planner, presented a detailed history of the application materials submitted by Mr. William Neish.

C.J. Amstrup, Acting Planning Manager, and Christi Hogin, Assistant City Attorney, both weighed in on the process and whether it affected Mr. William Neish's ability to file an application for historic designation for the property.

Christi Hogin, Assistant City Attorney, stated this item must either be approved or denied due to requirements of the permit streamlining.

Discussion was held regarding the determination of deeming application's complete, and the function of the Historic Preservation Commission.

ACTION: 1) Deny the application without prejudice; 2) revert back to staff and refer to the Historic Preservation Commission; and 3) close Public Hearing Item 9.A. **Motion by Chair Altschul, seconded by Commissioner DeLuccio and fails on a Roll Call Vote:**

AYES: Commissioner DeLuccio, Chair Altschul.

NOES: Commissioners Bartolo, D'Amico, Guardarrama, Hamaker, Vice-Chair Thompson.

ABSENT: None.

Commissioner Hamaker motioned approval of staff's recommendation. Seconded by Commissioner Guardarrama.

ACTION: 1) Adopt Resolution No. PC 05-566 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEMOLITION PERMIT 2004-002 TO PERMIT DEMOLITION OF AN EXISTING TEN UNIT APARTMENT BUILDING LOCATED AT 1248-1252 NORTH LAUREL AVENUE AND DEVELOPMENT PERMIT 2004-001 TO PERMIT DEVELOPMENT OF A NEW SIXTEEN UNIT APARTMENT BUILDING AND SUBTERRANEAN PARKING, FOR THE PROPERTY LOCATED AT 1248 NORTH LAUREL AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 2) close Public Hearing Item 9.A. **Motion by Commissioner Hamaker, seconded by Commissioner Guardarrama and passes on a Roll Call Vote:**

AYES: Commissioner Bartolo, D'Amico, Guardarrama, Hamaker, Vice-Chair Thompson.

NOES: Commissioner DeLuccio, Chair Altschul.

ABSENT: None.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:15 PM AND RECONVENED AT 9:25 P.M.

B. 1029-1031 N. Vista Street.

Demolition Permit 2004-025, Development Permit 2004-033, Tentative Tract Map 2004-018.

Jennifer Noel, Contract Planner, presented the staff report. She stated the permits are to allow for the demolition of an existing duplex and the construction of a 17,735 square foot, five-unit condominium building.

She indicated the project design utilizes the courtyard incentives and design standards contained within Section 19.36.265 of the West Hollywood Municipal Code. The project will include a fully subterranean parking facility with eleven parking spaces. The project proposes to incorporate five of the six incentives available in the West Hollywood Municipal Code for Courtyard Housing Projects. These incentives include: use of compact spaces for residential parking, a driveway that exceeds 3% slope, a mezzanine level without requirement of additional parking, projections into the rear yard setback, and projections into the front yard setback.

Staff recommends approval of this project.

Commissioner D'Amico presented the Design Review Subcommittee report. He spoke on the courtyard design, orientation and focus of the building in relation to the courtyard.

Chair Altschul opened the public testimony for Item 9.B.:

MILAN LOJDL, WEST HOLLYWOOD, representing the owner, presented the applicant's report. He detailed the design guidelines, floor plans, color schemes and landscaping.

Vice-Chair Thompson questioned the square-footage of the lot.

It was stated the square footage is over 6,000 square feet.

Commissioner DeLuccio questioned the courtyard standards.

John Chase, Urban Designer, detailed how this project was using the courtyard standards on the property.

Chair Altschul notated for the record, a letter was received from SERGEI POKRYSHEVSKY, WEST HOLLYWOOD, stating his concerns with the project.

JULIANA BARANOVA, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MATTHEW GOLDSMITH, LOS ANGELES, opposes staff's recommendation.

DAMARA REILLY, WEST HOLLYWOOD, opposes staff's recommendation.

MILAN LOJDL, WEST HOLLYWOOD, representing the owner, presented the applicant's rebuttal. He spoke regarding the stucco color and glass.

ACTION: Close public testimony for Item 9.B. **Motion carried by consensus of the Commission.**

Commissioner DeLuccio motioned to approve staff's recommendation and resolution. Seconded by Commissioner Hamaker.

ACTION: 1) Adopt Resolution No. PC 05-585 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING DEMOLITION PERMIT 2004-025 AND DEVELOPMENT PERMIT 2004-033 FOR A FIVE-UNIT RESIDENTIAL BUILDING USING THE COURTYARD HOUSING STANDARDS AND DEMOLITION OF AN EXISTING DUPLEX, FOR THE PROPERTY LOCATED AT 1029-1031 N. VISTA STREET, WEST HOLLYWOOD, CALIFORNIA”; and 2) Adopt Resolution No. PC 05-586 “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2004-018 (MINOR LAND DIVISION 062131), FOR THE PROPERTY LOCATED AT 1029-1031 VISTA STREET, WEST HOLLYWOOD, CALIFORNIA”; and 3) close Public Hearing Item 9.B. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**C. 612-616 N. Croft Avenue.
Demolition Permit 2004-016, Development Permit 2004-018,
Modification Permit 2004-005, Variance 2004-009, Tentative Tract Map
2004-015.**

John Keho, Senior Planner, presented the staff report. He stated the requested permits are to allow for the demolition of two single-family homes and construction of an 11-unit, 19,011 square foot condominium building using the courtyard incentives and design standards with twenty-five subterranean parking spaces.

The applicant is requesting five incentives related to front yard and rear yard projections, semi-subterranean parking, increased driveway slope, and compact parking stalls. In addition, the applicant is requesting a variance to reduce the front yard setback from twenty-one feet to nine feet on the 2nd – 4th stories of the building, and a modification to increase the overall height of the project by ten percent.

Staff recommends approval of this project.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He detailed the bridges and retaining wall.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MODEL FOR AGENDA ITEM NO. 9.C. AT 9:55 P.M. AND RECONVENED AT 10:00 P.M.

Chair Altschul opened the public testimony for Item 9.C.:

MICHAEL LEHRER, LOS ANGELES, architect, presented the applicant's report. A PowerPoint® presentation was presented which detailed the neighborhood, massing, floor plans, water features, plot lines, driveway location(s) and courtyard design.

SALLY ROISMAN, WEST HOLLYWOOD, opposes staff recommendation.

DAVID HOLBERT, WEST HOLLYWOOD, has concerns regarding this item. He stated his concerns regarding quality of life issues for existing residents and height.

MATTHEW GOLDSMITH, LOS ANGELES, opposes staff recommendation.

ED GARREN, WEST HOLLYWOOD, opposes staff recommendation.

MICHAEL LEHRER, LOS ANGELES, architect, presented the applicant's rebuttal. He spoke on the color palette, the location of the driveway, and reducing the massing of the volumes.

JONATHAN LEHRER-GRAINER, presented the applicant's rebuttal. He spoke on the massing of the project. He also requested a change to the resolution; he would like the current types of materials listed, deleted. Instead he would like it to read: "the materials used will be consistent with the architecture of the building".

Commissioner Bartolo questioned the entire total square footage of the project, and the proposed landscaping materials and height.

Commissioner DeLuccio questioned the total square footage of the lot.

It was stated around 19,000 square feet.

Discussion was held regarding the square footage and the current water table on the property.

Chair Altschul commented on the water table and height of the building. He stated he could not support the modification or the variance.

Commissioner DeLuccio stated he could not support the modification. He also stated his concerns with the variance.

Commissioner Bartolo stated her concerns regarding the neighborhood compatibility of the project. She would like to see a calculation, of what the allowable square footage would be. In addition, she would like to see some type of landscaping; which has the capacity to grow to the height of the building, allowing a serious green buffer.

Commissioner DeLuccio motioned to: 1) approved the resolutions; 2)

not grant the modification for the additional height; 3) add a condition regarding the landscaping separation between this property and the single-family property; and 4) any change or modification to materials would be at the approval of the Community Development Director and/or Urban Designer. Seconded by Commissioner Guardarrama.

Chair Altschul stated he would not vote for this motion; indicating the variance should not be included.

Commissioner Bartolo suggested this project return to the Design Review Subcommittee for modifications.

Commissioner DeLuccio withdrew his previous motion.

Withdrawn motion notated for the record as void.

Chair Altschul motioned: 1) the Design Review Subcommittee meeting shall be called and noticed for Thursday, February 24, 2005; and 2) continue this item to the next regularly scheduled Planning Commission of Thursday, March 3, 2005. Motion carried by consensus of the Commission.

ACTION: 1) Applicant shall return to the Design Review Subcommittee meeting on Thursday, February 24, 2005; and 2) continue this item to the Planning Commission meeting on Thursday, March 3, 2005. **Motion carried by consensus of the Commission.**

D. 7718 Santa Monica Boulevard.

General Plan Consistency.

C.J. Amstrup, Acting Planning Manager, presented the staff report. He stated the requested action is a determination of General Plan Consistency for a change in the hours or operation for a City owned surface parking lot.

ACTION: 1) Adopt Resolution No. PC 05-587 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD DETERMINING THAT REVISED HOURS OF OPERATION FOR A CITY OWNED PUBLIC SURFACE PARKING LOT, ARE CONSISTENT WITH THE GENERAL PLAN, FOR THE PROPERTY LOCATED AT 7718 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 2) close Public Hearing Item 9.D. **Motion by Commissioner DeLuccio, seconded by Commissioner Guardarrama and unanimously carries.**

10. NEW BUSINESS. None.

11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.**

B. 1225 Genesee Avenue.

ACTION: 1) Item moved after Agenda Item No. 7., as part of the amended agenda. **Motion carried by consensus of the Commission.**

C.J. Amstrup, Acting Planning Manager, informed the Commission, staff has met with Tower Records (in regards to the video screen), and that a future update will be forthcoming; more than likely at the March 3, 2005 Planning Commission meeting.

14. **PUBLIC COMMENT.** None.

15. ITEMS FROM COMMISSIONERS:

Commissioner DeLuccio requested an initiation by staff to look into height averaging and Floor Area Ratio (FAR) (residential); in regards to Zone Text Amendments.

Commissioner Hamaker announced the Project Area Committee (PAC) has officially started meeting again in West Hollywood.

16. **ADJOURNMENT:** The Planning Commission adjourned at 10:50 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, March 3, 2005 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 3RD DAY OF MARCH, 2005.



CHAIRPERSON

ATTEST:



Community Development Director