



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Teleconference Meeting
April 7, 2022**

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

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

2. **PLEDGE OF ALLEGIANCE:** Commissioner Gregoire let the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Carvalho, Dutta, Gregoire, Lombardi, Thomas, Vice-Chair Jones, Chair Hoopingarner.

Commissioners Absent: None.

Staff Present: Alicen Bartle, Project Development Administrator, Brian League, Property Development Manager, Doug Vu, Senior Planner, Rachel Dimond, Senior Planner, Jennifer Alkire, Current and Historic Preservation Planning Manager, Isaac Rosen, Acting City Attorney, and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Chair Hoopingarner stated staff requested Item 10.C. – 617-621 N. Robertson Boulevard moved to before Item 10.A. – 8920 Sunset Boulevard.

Chair Hoopingarner moved to: 1) amend the agenda as requested by staff.

Seconded by Vice-Chair Jones.

ACTION: Approve the Planning Commission agenda of Thursday, April 7, 2022 as amended. **Moved by Chair Hoopingarner, seconded by Vice-Chair Jones and unanimously passes.**

5. **APPROVAL OF MINUTES.**

Secretary Gillig read into the record the following addition to Item 16. – Items from Commissioners, page 5 of 6: "Commissioner Carvalho asked Robyn Eason not to depart. He welcomed Commissioner Lombardi back and wished a quick recovery to the neighbor who suffered the medical emergency."

A. **March 17, 2022**

ACTION: Approve the minutes of Thursday, March 17, 2022 as amended. **Moved by Chair Hoopingarner, seconded by Commissioner Carvalho and unanimously passes.**

6. PUBLIC COMMENT.

VICTOR OMELCZENKO, WEST HOLLYWOOD commented on the number of housing units and commercial space in the Melrose Triangle project.

ADAM DARVISH, WEST HOLLYWOOD, Human Services Commission liaison to the Planning Commission, thanked staff and the commission for all their work.

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department stated the first in-person Planning Commission meeting will be on Thursday, May 5, 2022 at City Council Chambers, barring any unforeseen rise in positivity cases.

He stated at the last City Council meeting on Monday, April 4, 2022 the council discussed the Housing Element, and gave direction to staff to reevaluate and to be more aggressive regarding the state mandated housing units for low and very low income units. This item will return at a future date.

Chair Hoopingarner requested clarification regarding the construction signage at the empty lot at Sunset Boulevard and Hammond Street.

8. ITEMS FROM COMMISSIONERS.

Vice-Chair Jones stated she will be absent from the first in-person meeting on Thursday, May 5, 2022.

Chair Hoopingarner questioned the health protocols for Planning Commission subcommittee in-person meetings.

Staff acknowledged there will be barriers in place to protect the public, staff, and subcommittee members.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

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

C. 617-621 N. ROBERTSON BOULEVARD:

Alicen Bartle, Project Development Administrator provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 7, 2022.

She stated the City seeks to purchase real property located at 617 – 621 N. Robertson Boulevard (APNs 4336-010-271 and 4336-010-270). Pursuant to Government Code Section §65402, a finding must be made that such acquisition of land by the City is consistent with the General Plan.

The subject site consists of two legal parcels of land, which are located on the west side of Robertson Boulevard, approximately 120 feet north of Melrose Avenue. The site totals approximately 15,314 square feet in size. The Property is improved with a surface parking lot and a 2,090 square foot special purpose meeting facility known as the “Log Cabin”.

The property has been owned by the City of Beverly Hills since the early 1930s and was declared a surplus property. Its current location and use provided public parking for the adjacent business district and supportive recovery services for the West Hollywood community. These uses will continue to serve the community with the City’s acquisition of the property.

On April 1, 2020, the City of West Hollywood entered into a lease agreement with an option to purchase with the City of Beverly Hills, which was authorized on the City Council agenda on March 16, 2020. The agreement had an initial term of twelve (12) months with an additional twelve (12) month tenancy which either party could terminate with a thirty (30) day notice. After conducting due diligence and completing a feasibility study for the renovation of the Log Cabin, the City will exercise this purchase option. This option includes a 99-year deed restriction which limits the use of the property to addiction recovery services and a surface parking lot.

The property was identified in the 2016 City of West Hollywood Commercial Historic Resources Survey as appearing eligible for listing in the National Register of Historic Places (National Register) with a California Historical Resource status code of 3S/3CS/5S3 (defined as eligible for listing in the National Register and the California Register of Historical Resources and for local designation). This status was confirmed independently during the City’s lease period.

Any proposed work or renovation of the Log Cabin structure would be subject to a California Environmental Quality Act (CEQA) review and would need to conform to the Secretary of Interior’s Standards for the Treatment of Historic Properties.

At the present time, the scope of this acquisition does not include renovation or redevelopment of the site or changing any of the uses. Future use of the site is unknown and future uses of the property would be expected to conform with existing development standards and would need to be consistent with the City’s General Plan. Regardless, no determination as to changes in the existing use of the property will be made until appropriate CEQA review has been completed. The proposed purchase with the deed restriction will continue the existing use of the property and for that reason will not create any changes to the physical environment.

Staff finds that the proposed acquisition of the property at 617 - 621 N. Robertson Boulevard is consistent with the General Plan and recommends that the Planning Commission adopt Draft Resolution No. PC 22-1461.

The commission requested clarification which section of the General Plan meets the consistency of this request. The commission had concerns that specific components were not highlighted regarding the consistency of the General Plan.

Jennifer Alkire, Current and Historic Preservation Manager and Brian League, Project Development Manager provided clarification on the consistency of the General Plan.

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

VICTOR OMELCZENKO, WEST HOLLYWOOD, West Hollywood Preservation Alliance, spoke in support of staff's recommendation regarding General Plan consistency. He questioned possible future zoning on this parcel and transportation concerns.

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

Chair Hoopingarner moved to: 1) approve staff's recommendation of approval, and a) amend the resolution noting the specific components of the General Plan for consistency findings.

Seconded by Commissioner Lombardi.

The commission discussed which sections of the General Plan references the consistency findings. They spoke regarding various sections relating to the general plan consistency, and suggested HP.3 should be added to Section 3 of the draft resolution.

Jennifer Alkire, Current and Historic Preservation Planning Manager stated for the record the following will be added to the end of Section 3: "The purchase of this property is consistent with HP-3 to protect cultural resources from demolition and inappropriate alterations."

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 22-1461 as amended:** a) add to the end of Section 3: "The purchase of this property is consistent with HP-3 to protect cultural resources from demolition and inappropriate alterations."; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD FINDING THAT THE PURCHASE OF THE PROPERTY LOCATED AT 617 - 621 N. ROBERTSON BOULEVARD (APNS: 4336-010-270 AND 4336-010-271) IS CONSISTENT WITH THE GENERAL PLAN, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for

Item 10.C. Moved by Chair Hoopingarner, seconded by Commissioner Lombardi and unanimously passes.

A. 8920 SUNSET BOULEVARD:

Doug Vu, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 7, 2022.

He stated the request is for a major amendment to The Arts Club project.

He provided a history of the project, stating on August 20, 2018 the City Council certified the Environmental Impact Report, adopt changes to the Sunset Specific Plan, General Plan, and zoning map, and approve the project entitlements to construct an approximately 119,000 square foot, nine-story building with a height of up to 114 feet containing an art gallery, retail and restaurant with outdoor dining uses on the ground floor, creative office use on the 2nd through 4th floors, and a private membership club with guest rooms, lounges, restaurants, and outdoor amenities at the 5th through 9th floors. The building would also include a six-level basement with 351 parking spaces.

In consideration of the increased height and density, a public benefits package that included public use and programming of the art gallery for 25 years along with financial contributions was also approved.

In February of 2021, the Planning and Development Services Director approved a minor amendment to the project that included: 1) the replacement of automated tandem parking system with full valet system and mechanical lifts, eliminating two basement levels, 2) reduced Green Points System requirement from 75 to 72 points; LEED Gold certification, 3) corrected typographical errors including membership cap and description of two Project Design Features in MMRP,

This approval was sent to the Commission as an informational item under the consent calendar at the February 18, 2021 meeting.

The applicant returned with a request for additional changes to the project that was determined to be a major amendment requiring Planning Commission approval.

The first requested change is a reduction in the project's total parking. As approved under the Minor Amendment granted last year, the project included a parking configuration that consisted of a full valet parking system with stacking mechanical lifts to provide the required 351 spaces on four subterranean levels. After this approval, the Los Angeles County Fire Department adopted a policy that prohibits the use of these mechanical lifts above drive aisles.

To comply with this new policy, a revised parking configuration is proposed that eliminates the stackers above the drive aisles and maximizes capacity by including ten spaces along one side of the drive aisles without impeding traffic flow and operations. This new parking plan would provide a total of 279 parking spaces that would also be fully valet operated.

Since the project's approval in 2018, the private club's ownership has determined there is no longer a demand for the ten guestrooms on the fifth floor that were to be operated by the club. Therefore, the second requested change is to allow the previously approved membership club's ten guestrooms on the fifth floor to be converted to approximately 13,500 square feet of additional office space that already occupies the second through fourth floors of the building.

The approved project used a combination of the City's parking ratios and empirical parking rates for the private club to calculate the number of required spaces, and then applied the concept of shared parking allowed by the Zoning Ordinance to reduce the total amount to 351 spaces. Since the garage can now only provide a maximum of 279 spaces to comply with County Fire regulations, the applicant had to determine how to reduce the scope of the project to balance the amount of parking that would be available. The same methodology used to establish the approved project's parking requirement was replicated using the City's current ratio for office use to conclude that in order to not exceed the shared parking demand at the peak time on Saturday at 9PM, the private club's membership would need to be reduced to no more than 5,500 members.

As with the approved project, this reduced parking configuration would be required to implement a parking management plan to manage peak parking demands and prevent potential parking impacts on the adjacent street network and surrounding community.

The request also proposes minor refinements including the configuration of the outdoor terraces throughout the building, elimination of the private club's rooftop pool, and other minor floor plan revisions required by the plan check review process. These changes will not alter the Approved Project's development envelope or the building's massing, scale, and architectural design.

The following is not changing: 1) architectural design and massing, 2) uses on the site, 3) 2018 Sunset Specific Plan Amendment and 4) overall environmental conclusions in the Final Environmental Impact Report.

Since the modified project includes a reduction in parking spaces, an increase in office floor area, and a reduction in private club members, the transportation and parking analysis was also used to prepare the Addendum to the Environmental Impact Report that confirmed the modified project would not result in new or increased impacts.

Since no additional mitigation measures for the modified project are required, all the mitigation measures that were adopted with the certification of the Final Environmental Impact Report remain applicable; public benefits package.

Staff recommends approval of the requested major amendments.

The commission questioned and requested clarification regarding the transportation analyses, public benefits package and calculations, transient occupancy tax, statement of overriding considerations, equal value language, valuation of the public use of the art gallery, parking calculations, tandem parking definition, and parking schematics.

Vice-Chair Jones disclosed for the record she had a Zoom meeting with the applicant's representatives. They discussed items contained in the staff report.

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

Commissioner Carvalheiro disclosed for the record he met with the applicant's representative., They discussed items contained in the staff report prior to the March 17, 2022 meeting.

Commissioner Thomas disclosed for the record she met with the applicant's representatives. They discussed items contained in the staff report prior to the March 17, 2022 meeting.

Commissioner Lombardi disclosed for the record he spoke with the applicant's representative. They discussed items contained in the staff report prior to the March 17, 2022 meeting.

DJ MOORE, LOS ANGELES, Latham & Watkins, presented the applicant's report. He provided a history and background of the project, and spoke on the proposed changes and minor modifications, art gallery, public benefits, guest rooms, club usage, occupancy, creative office uses, updated traffic analyses, parking configuration and analyses, valet parking operations, employee parking, and club membership counts.

The commission requested clarification regarding a possible name change of The Arts Club, architectural design and detail, elimination of the pool, occupancy limits, parking elevations, peak demand for club usage, creative office use and parking percentages, valet operations, mechanical lifts, and operations, turning radiuses,

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

VICTOR OMELCZENKO, WEST HOLLYWOOD had concerns regarding this item. He spoke on the loss of parking and the cumulative impact, and transient occupancy taxes.

GENEVIEVE MORRILL, WEST HOLLWOOD, President & CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

DJ MOORE, LOS ANGELES, Latham & Watkins, presented the applicant's rebuttal. He thanked staff and requested approval.

The commission requested clarification and assurance there will be no changes regarding the location of the fins and elevations. They questioned the operation uses.

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

The commission had concerns with the change of uses, reduced membership, reduced parking, and using staging areas for additional parking. They questioned and discussed the valet parking operations, public benefits, the location of the art gallery, the removal of the pool, removal of guest rooms, additional office space, and parking garage access.

Discussion was held regarding the reduced parking. They further deliberated different alternatives for additional parking.

Chair Hoopingarner moved to: 1) continue the item to address the parking concerns.

Chair Hoopingarner re-opened the public hearing for Item 10.A.

MICHELLE WENDLER, SAN JOSE, parking consultant for the applicant, provided additional clarification of the parking spaces, staging areas, mechanical lifts, and the valet parking operations.

DJ MOORE, LOS ANGELES, Latham & Watkins, respectfully stated a continuance would not be amenable.

The commission requested clarification regarding the excavation depth of the original proposed project versus the amended project. They discussed possible alternatives.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:35 P.M. AND RECONVENED AT 9:45 P.M.

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

Chair Hoopingarner rescinded her original motion.

Commissioner Gregoire moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Carvalho.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 22-1458 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ADOPTING AN ADDENDUM TO THE CERTIFIED EIR AND CONDITIONALLY APPROVING A MAJOR AMENDMENT TO THE ARTS CLUB PROJECT INCLUDING A REDUCTION OF THE TOTAL AMOUNT OF SUBTERRANEAN PARKING TO 279 SPACES; CHANGE IN USE FROM TEN MEMBER GUESTROOMS TO APPROXIMATELY 13,258 SQUARE FEET OF ADDITIONAL OFFICE SPACE; REDUCTION OF THE PRIVATE CLUB MEMBERSHIP CAP TO 5,500 MEMBERS; AND MINOR REFINEMENTS TO THE CONFIGURATION OF OUTDOOR TERRACES AND AMENITIES FOR THE PRIVATE CLUB LOCATED AT 8920 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."; and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Gregoire, seconded by Commissioner Carvalho and passes, noting Chair Hoopingarner and Vice-Chair Jones voting NO.**

The Resolution the Planning Commission just approved for the property located at **8920 Sunset Boulevard** 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
SUBDIVISION REGULATIONS IN R1A AND R1C ZONE DISTRICTS
(SB9):**

Rachel Dimond, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 7, 2022.

She stated this zone text amendment request is to amend the R1A and R1C zone district requirements to allow certain single family residentially zoned lots to be subdivided into two lots, and for two dwelling units to be built on each of those lots, in accordance with SB9, a state law already in effect and enforceable within the city.

She clarified the proposed zone text amendments will align the City's regulations with newly adopted state law that presently requires that certain single family zoned properties be permitted to be subdivided into two lots ("urban lot splits"), and two dwelling units permitted on each single family zoned lot ("two unit projects"). State regulations are already in effect, meaning that existing single family zoned properties can already take advantage of the laws allowing urban lot splits and two unit projects per qualifying lot. If the city does not adopt regulations in response to SB9 (see Exhibit B for SB9 language), there will be no local mechanism for how to apply for a two unit project or urban lot split that is specific to our City.

The proposed regulations will align the City's regulations with state law while providing specific details tailored to West Hollywood. SB 9 provides a right, similar to ADU state law, that requires cities to ministerially approve qualifying SB 9 applications by residential landowners who wish to take advantage of these State incentives to increase density. Similar to ADU state law, there is no obligation that property owners undertake such projects, but if they choose to do so without a State-law compliant, local ordinance on the books, the few instances where local control are permitted will not apply. While the law has been in effect since January 1, 2022, the city has not received any applications or inquiries at this time.

She provided background information, stating on January 20, 2022, the Planning Commission reviewed the proposed zone text amendment and recommended approval to the City Council. However, a noticing error was discovered, and staff re-noticed the item, which was brought back to Planning Commission for a new public hearing.

On March 17, 2022, the Planning Commission continued this item to a date certain of April 7, 2022, due to an emergency impacting a community stakeholder who expressed concerns with these regulations and was unable to attend on March 17th. On March 3, staff held a community meeting to discuss this item with owners and tenants of the subject districts. 26 people were in attendance. Many people expressed concern over the loss of character of the single-family districts, traffic, parking, and lack of resources such as water, electric and other utilities to service these new units. Several neighbors expressed interest in designating Greenacre Avenue and Betty Way as cultural resource districts to avoid applicability of SB9. There was also voiced opposition for any cultural resource designation from two homeowners due to limitations on future development and reductions in property value.

She detailed SB9, stating: 1) it allows single-family lots to be subdivided into two lots with minimum size of 1,200 square-feet, 2) it allows each single-family lot to have two dwelling units, 3) ownership occupancy required for urban lot split, 4) parking not required in West Hollywood, 5) applies to single-family lots in R1A and R1C districts, and 6) does not apply to historic sites or existing rental housing.

She stated the proposed ordinance allows the city to create mechanisms to allow the city to use SB9.

Several cities have taken action seeking to limit the scope of SB9 within their cities and in response, received letters from the California Attorney General describing that action as inconsistent with State law.

She explained urban lot splits, setback requirements, parking, access, separate conveyance, and stated there is separate metering for each unit.

Staff recommends approval of the draft resolution as a recommendation to the City Council.

The commission questioned if there are any designated historic cultural resources within the R1A and R1C zone districts.

Rachel Dimond, Senior Planner confirmed there are no designated historic cultural resources.

The commission requested clarification of the differences between SB9 and local recommendations, the total number of dwelling units on a parcel, tracking rentals, and the absence of parking on Betty Way,

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

VICTOR OMELCZENKO, WEST HOLLWOOD has concerns regarding this item. He spoke regarding the inadequacies within SB9.

ANDREA RUTH, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the small lot sizes on Betty Way and stated there needs to be more clarification to the neighbors.

JONATHON WHITEGUARD, WEST HOLLYWOOD opposes staff's recommendation of approval to City Council.

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

The commission requested clarification regarding second stories on Betty Way. They stated housing stock needs to be increased, noting SB9 allows that, as well as increase in property values. The public can still pursue a historic preservation overlay zone. The commission questioned if other options have been considered and had concerns that do not adequately address the actual properties in West Hollywood. Discussion was held regarding subdivision of lots.

Vice-Chair Jones moved to: 1) approve staff's recommendation recommending approval to City Council.

Seconded by Commissioner Thomas.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 22-1460 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO TITLE 19, ZONING ORDINANCE, AND TITLE 20, SUBDIVISION REGULATIONS, WEST HOLLYWOOD MUNICIPAL CODE, TO ALLOW CERTAIN PROPERTIES IN THE R1A AND R1C ZONE DISTRICTS TO SUBDIVIDE THEIR PROPERTIES AND CONSTRUCT UP TO TWO DWELLING UNITS, PLUS ACCESSORY DWELLING UNITS (AS ALREADY AUTHORIZED), IN ACCORDANCE WITH RECENTLY ADOPTED STATE LAW (SB9), IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA AND FINDING THE ACTION STATUTORILY AND CATEGORICALLY EXEMPT FROM CEQA."; and 3) Close the Public Hearing for Item 10.B. **Moved by Vice-Chair Jones, seconded by Commissioner Thomas and passes, noting Chair Hoopingarner voting NO.**

11. NEW BUSINESS. None.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

Jennifer Alkire, Current and Historic Preservation Planning Manager provided an update of tentative items scheduled for upcoming Planning Commission meetings.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

Commissioner Thomas commented on Robyn Eason's departure and requested staff to follow-up regarding local hire requirements.

Commissioner Lombardi stated he would appreciate to have an architect available to speak to the design aspects of the larger projects.

Chair Hoopingarner stated she would also like to see an architect available to speak to the design aspects of the larger projects.

A. Commissioner Comments.

Chair Hoopingarner stated she will not be available at the Design Review Subcommittee meeting on Thursday, May 25, 2022.

B. Subcommittee Management.

Jennifer Alkire, Current and Historic Preservation Planning Manager provided an update of tentative items scheduled for Design Review Subcommittee, Long Range Planning Projects Subcommittee, and Sunset Arts and Advertising Subcommittee meetings.

ADJOURNMENT. The Planning Commission adjourned at 10:55 p.m. to a regularly scheduled meeting on Thursday, April 21, 2022, beginning at 6:30 p.m. 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 21st day of April, 2022 by the following vote:

AYES: Commissioner: Carvalheiro, Dutta, Gregoire, Lombardi,
Thomas, Vice-Chair Jones, Chair
Hoopingarner.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.


LYNN M. HOOPINGARNER, CHAIRPERSON

ATTEST:


DAVID K. GILLIG, COMMISSION SECRETARY