



PLANNING COMMISSION MINUTES
Regular Meeting
January 19, 2012

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Bernstein called the meeting of the Planning Commission to order at 6:40 P.M.

2. PLEDGE OF ALLEGIANCE: Ed Buck led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Aghaei, DeLuccio, Huebner, Meister, Yeber, Vice-Chair Buckner, Chair Bernstein.

Commissioners Absent: None.

Staff Present: Nathan Gapper, Associate Planner, Todd Gish, Contract Urban Designer, Roderick Burnley, Project Development Administrator, Bob Cheung, Senior Transportation Planner, John Keho, Current and Historic Preservation Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA.

ACTION: Approve the Planning Commission Agenda of Thursday, January 19, 2012 as presented. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and unanimously carried.**

5. APPROVAL OF MINUTES.

A. December 1, 2011

ACTION: Approve the Planning Commission Minutes of Thursday, December 1, 2011 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Aghaei and unanimously carried.**

6. PUBLIC COMMENT.

CATHY BLAIVAS, WEST HOLLYWOOD, commented and stated her concerns regarding the upcoming Plummer Park renovation.

LAURA BOCCALETTI, WEST HOLLYWOOD, commented and stated her concerns regarding the upcoming Plummer Park renovation.

STEPHANIE J. HARKER, WEST HOLLYWOOD, commented and stated her concerns regarding the upcoming Plummer Park renovation.

7. **ITEMS FROM COMMISSIONERS.** None.

8. **CONSENT CALENDAR.** None.

9. **PUBLIC HEARINGS.**

A. 8100-8120 Santa Monica Boulevard, 1051-1057 N. Crescent Heights Boulevard (SMB20 Mixed-Use Project):

Nathan Gapper, Associate, provided an oral and visual presentation and background information as presented in the staff report dated Thursday, January 19, 2012.

He stated the proposed project involves the redevelopment of approximately 0.93-acre (40,520 square feet) for the property located at the southwest corner of Santa Monica Boulevard and Crescent Heights Boulevard. The existing 16,681 square foot commercial strip mall development would be demolished and replaced with approximately 34,200 square feet, one to three-story development containing twenty residential rental units (including four affordable housing units), 13,276 square feet of ground-level drugstore retail, 2,138 square feet of specialty retail, and ground level and subterranean parking containing 86 parking spaces.

The proposal also requires certification of the Final Environmental Impact Report ("EIR") along with adoption of a Mitigation Monitoring and Reporting Program.

He spoke and detailed community outreach, Design Review Subcommittee meetings, previous public hearings, previous project comparisons, subterranean parking, ground floor commercial, residential units, and affordable housing units.

Todd Gish, Contract Urban Designer, presented the Design Review Subcommittee report. He detailed the massing, ground floor retail, landscaped podium, wide grand exterior stair, urban design elements, and street wall fabric.

Susan Tebo, Associate Principal, Impact Sciences, Inc., detailed the environmental impact review process. She stated clean-up on this site would still need to occur, whether or not a project came forward. That is being coordinated through the Regional Water Quality Control Board.

Staff recommends approval of the mixed-use project.

Commissioner Huebner disclosed for the record he met with Steven Afriat and Todd Elliot, applicant's representatives, and discussed matters contained solely in the staff report.

Commissioner Meister disclosed for the record she spoke to Steven Afriat, applicant's representative, three members of the public, and Steve Rowe, Project Manager, California Regional Water Quality Control Board (Los Angeles Region), They discussed matters contained solely in the staff report and Final Environmental Impact Report.

Commissioner DeLuccio disclosed for the record he met with Steven Afriat and Todd Elliot, applicant's representatives, and discussed matters contained solely in the staff report.

Chair Bernstein disclosed for the record he met with Steven Afriat and Todd Elliot, applicant's representatives, and discussed matters contained solely in the staff report. He also attended [not participated] in a community meeting which was held at Kings Road Park.

Vice-Chair Buckner disclosed for the record she spoke Steven Afriat, applicant's representatives, a member of the public, and discussed matters contained solely in the staff report.

Commissioner Yeber disclosed for the record he spoke with the applicant's representatives, received a few emails from members of the public and discussed matters contained solely in the staff report.

Commissioner Aghaei disclosed for the record he spoke with the applicant's representatives, received a few emails from members of the public and discussed matters contained solely in the staff report.

Commissioner Meister questioned if the comments made by the Water Quality Control Board will be incorporated in the Final Environmental Impact Report . If not, how can we assure those comments are included.

Wallace A. Jensky, II, P.G., R.E.A., Professional Geologist No. 3358, Jacob & Hefner Associates, Inc., commented on the ground water and soil contamination. He stated the soil contamination will be addressed during construction and when the project is finished, there will be a closure letter for the soil. The ground water will continue to be addressed by the Water Quality Control Board, whether or not there is a project on this parcel.

Commissioner Meister stated the Water Quality Control Board pointed out an HHRA (Human Health Risk Assessment) was completed, but the conceptual exposure model didn't specify sensitive receptors such as infants, children and the elderly as part of the risk evaluation. She had concerns with the population of H.I.V. positive individuals, seniors, and auto immune diseases which didn't appear to be included. Should there be a testing screen for the more sensitive recipients'.

Wallace A. Jensky, II, P.G., R.E.A., Professional Geologist No. 3358, Jacob & Hefner Associates, Inc., Water Quality Control Board suggested a second soil gas assessment be performed after the excavation is complete. That would be done with input from the Department of Toxic Substance Control, which should address those issues.

Commissioner Meister questioned movement and containment of the soil during excavation, which could impact the adjacent residential area and commercial businesses.

Wallace A. Jensky, II, P.G., R.E.A., Professional Geologist No. 3358, Jacob & Hefner Associates, Inc., stated all excavation work of the site will be handled and overseen by the South Coast Air Quality Management District. The site will be monitored by an organic vapor analyzer. As long as the readings are under 50 ppm, it is acceptable. If it exceeds 50 ppms, it will be handled as hazardous; meaning it will go into either a stock pile that is covered and controlled. Vapor suppressants and water will also be used. Workers shall also be monitored during construction.

Commissioner Meister questioned the subterranean parking garage and the possibility of gases going through the ventilation system.

Wallace A. Jensky, II, P.G., R.E.A., Professional Geologist No. 3358, Jacob & Hefner Associates, Inc., stated the new soil gas survey anticipated that those will not be a concern. The ventilation system could always be increased for any possible or potential vapors that would be escaping into the garage. However, that will all be addressed with the second soil gas samples.

Commissioner Yeber questioned and requested clarification regarding Top Hat Cleaners and the cleaners to the east of the proposed project regarding contamination.

Wallace A. Jensky, II, P.G., R.E.A., Professional Geologist No. 3358, Jacob & Hefner Associates, Inc., stated Top Hat Cleaners has the soil issue and the cleaner's to the east has the ground water issue.

Commissioner Yeber questioned if the commercial parking will also act as guest parking.

John Keho, Planning Manager, stated the commercial parking could be utilized as guest parking, however, due to the affordable housing units, the developer utilized SB 1818, which requires no guest parking.

Commissioner Yeber questioned the proposed hours of Walgreens.

Commissioner Yeber requested clarification of “separate air space”, regarding the upcoming tentative tract map and questioned how many neighborhood and community meetings have been held to date.

Commissioner DeLuccio requested clarification regarding the design review recommendations.

Commissioner Yeber requested clarification on the outstanding design issues that need to be addressed.

Commissioner Meister questioned who will be responsible for the affordable units and how many are “low income” and how many are “moderate income” units.

Roderick Burnley, Project Development Administrator, stated it is the applicant’s responsibility regarding the affordable units. The City’s role will be to monitor the units on a yearly basis to make sure they are maintained as affordable. There are two low income units and two moderate income units. Low income is defined by 60% of area medium income.

Commissioner Meister requested clarification and questioned what could be built in R3A.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:45 P.M. AND RECONVENED AT 7:55 P.M. DUE TO TECHNICAL ISSUES.

Chair Bernstein opened the public hearing for Item 9.A.:

TODD ELLIOTT, LOS ANGELES, applicant’s representative, provided the applicants report. He detailed the history of the project. He stated this will be a Walgreens of Excellence, noting there are only 500 in the United States, which provide specialized services, and detailed the commercial sky park, community event space, green building, Zip Car, Flex Car/Bike Programs that will ne incorporated, dog way station on Crescent Heights Boulevard, vine wall, grand staircase, landscaping, pedestrian activity, Santa Monica Boulevard driveway, bollards, store front glazing, and bench seating. He requested Condition 9.9 deleted, since all the past mandates have been met. He spoke regarding the Final Environmental Impact Report and mitigation measures regarding hazardous soil and water. He clarified the hours, stating Walgreens shall not open before 7:00 A.M. and are not intending to be open after midnight. They will not be operating 24 hours and they will not have a drive-through pharmacy. He requested approval of the demolition and development permit and to certify the Environmental Impact Report.

STEVEN AFRIAT, LOS ANGELES, applicants' representative, continued the applicants report. He spoke and detailed community outreach. He stated they held six community meetings as the project was developing. He spoke regarding the massing, height, additional neighborhood communication, landscaping, sky park, retail tenants, and subterranean parking. He requested approval.

BEAU LAUGHLIN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ED BUCK, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

MICHAEL SPOUDIS, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the aesthetics. He stated this does not serve the needs of the immediate community and commented on the lack of notification and community outreach.

STEVE KAY, LOS ANGELES, spoke in support of staff's recommendation of approval.

JOHN MURDOCK, SANTA MONICA, opposes staff's recommendation of approval.

ROD WINGFEILD, WEST HOLLYWOOD, opposes staff's recommendation of approval.

MICHAEL DUONG, WEST HOLLYWOOD, opposes staff's recommendation of approval. He has concerns regarding the traffic circulation.

ESTHER BAUM, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

STEVEN GREENE, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

GENEVIEVE MORRILL, LOS ANGELES, President CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

JOSEPH CLAPSADDLE, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

MICHAEL RYAN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ALLEGRA ALLISION, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

SHEILA LIGHTFOOT, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding traffic circulation.

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding traffic circulation.

GEORGE MURPHY, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

RANDY LIPNICH, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding traffic circulation.

DENNIS GRANT, WEST HOLLYWOOD, opposes staff's recommendation of approval.

TODD ELLIOTT, LOS ANGELES, applicant's representative, provided the applicants rebuttal. He spoke and detailed the reduced height, traffic circulation, truck access, noise and construction mitigation, sky park, and community outreach. He requested approval of the project.

Commissioner DeLuccio questioned the delivery hours and if the applicant would be amicable to a condition regulating delivery hours.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated Walgreens has a central distribution center, thereby having only two deliveries a week. They can schedule and time their deliveries as appropriate.

Commissioner DeLuccio questioned if the sky park will be open to the general public and what the proposed hours of operation are.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated the sky park is not open to the general public. It is an amenity for the commercial tenants. He proposed the sky park should not be used before 8:00 A.M. and shouldn't be used after 10:00 P.M.

Commissioner DeLuccio questioned if there is an art proponent or if an in-lieu fee will be paid to the city.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated the developer has a choice regarding the art proponent, and will need to be referred to on that point.

Commissioner Yeber questioned the location of the dog waste bin.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated that corner of Santa Monica Boulevard and Crescent Heights Boulevard is the healthy walking trail of the City of West Hollywood. It seemed like the logical place.

Commissioner Yeber requested clarification and questioned the egress restrictions on Crescent Heights Boulevard.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated the gate arm will come down at 3:00 P.M. during weekdays until 7:00 P.M. They are amicable to having this added as a condition to the resolution.

Commissioner Yeber questioned the location of all the standpipes and utility boxes and if they will be located in more than one location. He also questioned the location of an existing power pole to the south of the driveway on Crescent Heights Boulevard.

LORCAN O'HERLIHY, LOS ANGELES, architect, stated those issues will be addressed in greater detail as the project develops. He assured it will be approached in the right way.

DONNIE SCHMIDT, LOS ANGELES, Lorcan O'Herlihy Architects, stated they have met with the utility company to address this pole and it will remain in its present location.

Commissioner Meister requested clarification regarding the location of the residential units and the truck loading zone.

Commissioner Huebner requested further clarification and a visual presentation on the ingress and egress points.

TODD ELLIOTT, LOS ANGELES, applicant's representative, detailed all the ingress and egress points to the mixed-use project.

Bob Cheung, Senior Transportation Planner, detailed the curb alignment on Crescent Heights Boulevard and traffic flow.

Commissioner Aghaei stated this project is aesthetically pleasing and serves the community. He stated the design is bold and very appealing and is a representation of modern architecture done right. He commented on the extensive use of landscaping and how it makes the project appear warmer and more consistent with other buildings in the area. He believes the landscaping helps integrate it into the streetscape and into the community in a manner that makes the project generally consistent for the area. He supports the market rate and affordable housing units.

Commissioner Aghaei commented and commended the applicant on the outreach that was done with the community, while taking their comments and concerns into consideration regarding the design, unit mix, and neighborhood and traffic impacts.

He respectfully disagreed with staff regarding Resolution No. PC 12-1001, Condition 9.9. He stated the understated nature of the sky park and how it is being accentuated with the vine structures plays well with the park across the street and is understated and really very elegant. He would like to see Condition 9.9 removed from the resolution.

Commissioner Aghaei moved to: 1) Certify the Environmental Impact Report and 2) adopt a Mitigation Monitoring and Reporting Program.

Seconded by Commissioner DeLuccio.

Commissioner Meister stated as long as the mitigations suggested by the Regional Water Quality Control Board are included, she supports the motion.

ACTION: 1) Adopt Resolution No. PC 12-1000 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT ("EIR"), AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SMB20 MIXED USE PROJECT LOCATED AT 8100-8120 SANTA MONICA BOULEVARD AND 1051-1057 N. CRESCENT HEIGHTS BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner Aghaei, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: Aghaei, DeLuccio, Huebner, Meister, Yeber, Vice-Chair Buckner, Chair Bernstein.

NOES: None.

ABSENT: None.

RECUSED: None.

Commissioner Aghaei moved to: 1) approve the demolition and development permit with the following amendment: a) Section 9.9 of Resolution No. PC 12-1001 shall be removed.

Seconded by Commissioner DeLuccio.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated for the record, Walgreens is amicable to having deliveries after 8:00 A.M. or later in the day, so as not to disturb the residences, and no later than 5:00 P.M.

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

Commissioner DeLuccio made the following proposed amendments to the motion. 1) Section 6.9 of Resolution No. PC 12-1001 shall read as follows: *“Mobile food service vendors shall only be permitted to visit the construction site during the permitted hours of construction activities as cited in condition ~~5.2~~ 6.2.”*; 2) Delivery hours shall take place between the hours of 8:00 A.M. and 5:00 P.M.; 3) Sky Park hours of operation shall be 8:00 A.M. to 10:00 P.M.; and 4) there shall be no left turns out of the project onto Crescent Heights Boulevard, Monday through Friday, 3:00 P.M. to 7:00 P.M.

Commissioner Meister would like to see the delivery hours restricted to include lunch hours; citing restaurants with outdoor dining in the area and extensive truck traffic.

Vice Chair Buckner stated she would like to see the hours of the sky park amended 8:00 A.M. to 11:00 P.M. on Friday and Saturday.

Commissioner Aghaei does not support the lunch hour amendment. He agreed to all other amendments.

Commissioner DeLuccio does not support the lunch hour amendment.

All amendments shall be made as stated; striking the lunch hour amendment.

Commissioner DeLuccio stated his support of the project. He detailed the evolution that has taken place with the project and would like to see it move forward. He commented on SB 1818 and stated the low affordable units at 525 square feet are very small.

Commissioner Huebner had concerns with the design enhancement from Exhibit I regarding the curtain wall store front glazing system, stating it needs to be a little more modulated, the façade on Havenhurst Drive is blank, stating there was a potential solution for windows and the ground level parking court, which appears rather secluded and potentially under observed; should have small windows added.

Commissioner Huebner would like to add to the motion and to the Resolution the following design enhancements #1, #4 and #5 from Exhibit I.

Commissioner DeLuccio clarified these would be added to the Resolution and shall be addressed by the Urban Designer and approval will be by the Director of Community Development.

Commissioner Yeber stated at the last Design Review Subcommittee meeting there was an issue brought up with the design review enhancements, [Exhibit I #2]. He stated there was a very tight ingress and egress point into the sky park; it didn't seem feasible, rationale and needed to be re-looked at.

Commissioner Yeber would like to add to the motion and to the Resolution the following design enhancements #2 from Exhibit I.

Commissioner Yeber questioned why residents don't have access to the Sky Park.

John Keho, Planning Manager, stated that was a choice the applicant made, stating it is private property.

Commissioner DeLuccio agreed to these amendments. He made it clear that Section 9.9 was removed and reiterated to staff that if you're addressing proponents of the Sky Park that we leave the treatment.

Commissioner Yeber detailed a brief history of the project and commented on the Design Review Subcommittee meetings and community input. He commented on the earlier staircase which had a gate on top, which he indicated was a lost opportunity where you could make two corners and enhance it further by having this Sky Park, which they adopted it into their strategy. He stated his strong support of the direction the applicant has gone. He likes that it is a different treatment from the original plans and supports the current rebar trees, likening it to the Getty Center landscaping.

Commissioner Yeber requested clarification regarding the current billboard on the property. He asked staff, when this billboard comes down, it cannot be replaced.

John Keho, Planning Manager, stated this is correct.

Commissioner Yeber had concerns with Condition 9.5, stating the way the current condition reads, the billboard might be able to be replaced if certain conditions are met.

Commissioner Yeber would like to see any reference to billboards omitted from Condition 9.5.

He is in favor of moving forward with staff recommendation of approval and all the amendments.

John Keho, Planning Manager reiterated the amendments on the motion: 1) Condition 9.9 shall be modified with the design enhancements from Exhibit I - #1, #2, #4 and #5 as amended; 2) Condition 9.5 shall remove any reference to billboards; 3) truck deliveries shall be between the hours of 8:00 A.M. and 5:00 P.M.; 4) Sky Park hours shall be 8:00 A.M. to 10:00 P.M. weekdays; and 8:00 A.M. to 11:00 P.M. Friday and Saturdays; 5) adding a condition regarding no left turns onto Crescent Heights Boulevard, from 3:00 P.M. to 7:00 P.M. week days.

Commissioner Meister questioned the location of the trash bins. She stated for the record the width of Havenhurst Drive is thirty feet.

Trash for residential is located in the basement adjacent to the elevator. Trash for commercial is located in an enclosure at the rear of the loading dock.

Chair Bernstein commended the public for bringing forward the issues and sticking with the project. He thanked the applicant for being responsive and thanked staff for the 7 years of time put into this project.

Commissioner Meister questioned if there are any hours regulating trash dumping.

John Keho, Planning Manager, stated the only time trash is conditioned for dumping is if the establishment is a nightclub. Normally, retail establishments are not conditioned.

Commissioner DeLuccio added to the amendments: 1) trash dumping shall be between the hours of 8:00 A.M. to 10:00 P.M.

Commissioner Aghaei accepted all changes.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 12-1001 as amended: 1) *modify Section 9.9 with the Design Enhancements (Exhibit I) #1, #2, #4 and #5; b) Section 6.9 shall read as follows: "Mobile food service vendors shall only be permitted to visit the construction site during the permitted hours of construction activities as cited in condition ~~5.2~~ 6.2."*; c) *delivery hours shall take place between the hours of 8:00 A.M. and 5:00 P.M.; d) Sky Park hours of operation shall be 8:00 A.M. to 10:00 P.M weekdays, 8:00 A.M. to 11:00 P.M. Fridays and Saturdays; e) there shall be no left turns out of the project onto Crescent Heights Boulevard, Monday through Friday, 3:00 P.M. to 7:00 P.M.; f) modify Condition 9.5 removing all references of "billboards"; g) trash deposit shall be during the hours of 8:00 A.M. to 10:00 P.M.:*

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A DEMOLITION PERMIT AND A DEVELOPMENT PERMIT TO DEMOLISH ALL COMMERCIAL STRUCTURES AND ASSOCIATED SURFACE PARKING LOTS ON THE SUBJECT PARCELS FOR THE CONSTRUCTION OF A THREE-STORY PROJECT CONTAINING TWENTY RESIDENTIAL RENTAL UNITS AND 15,414 SQUARE FEET OF RETAIL SPACE FOR THE SMB 20 MIXED-USE PROJECT, LOCATED AT 8100-8120 SANTA MONICA BOULEVARD AND 1051-1057 N. CRESCENT HEIGHTS BOULEVARD, WEST HOLLYWOOD, CALIFORNIA”; and 3) Close Public Hearing Item 9.A. **Moved by Commissioner Aghaei, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: Aghaei, DeLuccio, Huebner, Yeber, Vice-Chair Buckner, Chair Bernstein.
NOES: Meister.
ABSENT: None.
RECUSED: None.

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

A. Planning Manager’s Update.

Commissioner Yeber requested an update on the renter-buyer program.

John Keho, Planning Manager, stated the Long Range Mobility Planning Division is currently working on that program. Definitive timelines are unknown at this time.

Commissioner Yeber inquired how the public process will occur before the ordinance actually goes into effect; regarding the new zoning ordinance to better reflect the new General Plan.

Speaking on behalf of the Long Range and Mobility Planning Manager, John Keho stated there should be several zoning changes coming forward, so more than likely, there should be several different text amendments that will come forward in the future.

Commissioner Yeber questioned the timelines of the continuation of West Hollywood Park and if there have been any design changes from what was originally proposed.

John Keho, Planning Manager, stated the city is currently on the second phase, there have been some changes, but could not comment if there have been significant changes to the park master plan.

14. PUBLIC COMMENT.

STEVE MARTIN, WEST HOLLYWOOD, commented on [proposed] political interference and influence regarding the upcoming Plummer Park renovation.

15. ITEMS FROM COMMISSIONERS.

Commissioner Meister commented on how complicated an Environmental Impact Report can be. She stated it would be helpful to have the meetings where the public has an opportunity to give their input and ask questions regarding Draft Environmental Impact Reports. She would like to see if we can bring those meetings back to the public forum.

Commissioner DeLuccio requested staff to agendaize a discussion item on the next Long Range and Mobility Planning Commission agenda regarding the possibility of bringing back the public meetings regarding Draft Environmental Impact Reports.

Commissioner DeLuccio requested for the future that commissioners receive both the Draft and Final Environmental Impacts Reports together with the final packet.

ACTION: Agendaize a discussion item regarding public meetings regarding Draft Environmental Impact Reports on the next meeting date of Thursday, February 16, 2012. **Motion carried by consensus of the Commission.**

Chair Bernstein wished Jeanne Dobrin Happy New Year.

16. ADJOURNMENT: The Planning Commission adjourned at 9:35 P.M. to the next regularly scheduled meeting which will be on Thursday, February 2, 2012 beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 2ND DAY OF
FEBRUARY, 2012.



ALAN BERNSTEIN, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY