



PLANNING COMMISSION MINUTES
Regular Meeting
February 16, 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: Jeanne Dobrin led the Pledge of Allegiance.

3. ROLL CALL:

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

*Commissioner Yeber arrived after Official Roll Call at 6:42 p.m.

Staff Present: Melissa Antol, Long Range and Mobility Planning Manager, Anne McIntosh, Deputy City Manager/Community Development Director, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA.

ACTION: Approve the Planning Commission Agenda of Thursday, February 16, 2012 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Meister and unanimously carried.**

5. APPROVAL OF MINUTES.

A. February 2, 2012

ACTION: Approve the Planning Commission Minutes of Thursday, February 2, 2012 as presented. **Moved by Vice-Chair Buckner, seconded by Commissioner DeLuccio and unanimously carried.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS. None.

10. NEW BUSINESS.

A. General Plan Implementation:

Melissa Antol, Long Range and Mobility Planning Manager, provided an oral presentation and background information as presented in the staff report dated Thursday, February 2, 2012.

She stated the General Plan 2035 was adopted on September 6, 2011. It is currently available on the City of West Hollywood's website at www.weho.org/generalplan. Printed copies have been distributed to City Council, Director's and Division Managers, supporting Commissions, Planning Commission, City Clerk's Office and relevant city staff and is available for general public review at the planning counter.

The new General Plan is a user-friendly, streamlined document that contains the following 11 Chapters:

- Introduction and Overview
- Governance
- Land Use and Urban Form
- Historic Preservation
- Economic Development
- Mobility
- Human Services
- Parks and Recreation
- Infrastructure, Resources, and Conservation
- Safety and Noise
- Housing

She detailed the following General Plan Structure: 1) Chapter Organization; 2) Context; 3) Goals; 4) Intent Statements; 5) Policies; and 6) Implementation.

She highlighted the following chapters:

Governance:

- Maintain a high level of customer service and accessibility;
- Engage the community in City events, meetings, and services;
- Use wide range of media and technology to communicate with constituents;
- Hold periodic public forums on issues important to the community; and
- Make facilities, programs, and services accessible to residents and businesses.

Land Use and Urban Design:

- Preserve neighborhood character and identity;
- Create distinct and internationally known commercial districts;
- Support innovation architectures and design;
- Design streets as public spaces;
- Ensure that residents are in close proximity to a diversity of stores, shopping, services; and
- Achieve sustainability through land use and design decisions.

Historic Preservation:

- Collect and maintain information about the City's history;
- Identify and evaluate cultural resources;
- Allow for adaptive reuse of cultural resources;
- Provide incentives and technical assistance for rehabilitation of cultural resources; and
- Promote cultural resources as part of economic development activities.

Economic Development:

- Maintain a diverse economy;
- Seek a balance between visitor-serving and local-serving businesses;
- Support arts and cultural tourism;
- Maintain the City's status as a destination for arts, fashion, and design;
- Support job-training programs; and
- Encourage green business practices.

Mobility:

- Create a balanced, multi-modal transportation system (pedestrians, bicycles, transit, and automobiles);
- Prioritize needs of the West Hollywood community over pass-through traffic;
- Develop innovative parking solutions;
- Promote regional transportation solutions; and
- Enhance Transportation Demand Management.

Human Services:

- Social Services; which includes the continuation of providing comprehensive social services, and measuring the needs and evaluating ongoing programs.
- Arts and Culture; which includes support and encouragement of arts and culture, seeking space for artists and for public art, and promoting cultural connections and programming.
- Schools and Education; which includes collaboration with schools to promote excellence.

Parks and Recreation:

- Improve and expand parks;

- Maintain diversity of park spaces;
- Promote sustainable practices;
- Seek creative opportunities to create new park space;
- Provide recreational programs to meet community needs; efficiently manage parks and open space; and
- Continue special events.

Infrastructure, Resources, and Conservation:

- Maintain circulation infrastructure;
- Reduce water and energy use;
- Continue Green Building Program;
- Reduce climate change impacts;
- Improve air quality;
- Provide for efficient wastewater and storm water systems;
- Reduce solid waste; and
- Provide well-maintained and sustainable facilities.

Safety and Noise:

- Environmental Hazards: which includes maintaining emergency plans and enforce high standards for seismic performance of buildings.
- Police, Fire, and Emergency Services; which includes maintaining adequate levels of law enforcement, fire protection, and emergency medical services, and promoting community-based emergency preparedness programs.
- Noise; which includes requiring noise-reducing design features in new development, and seeking to reduce transportation and entertainment-related noise.

Housing Element:

- Provide affordable rental housing;
- Maintain and enhance the quality of the housing stock and residential neighborhoods;
- Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community;
- Provide for adequate opportunities for new construction of housing; and
- Provide for a government environment that facilitates housing development and preservation.

Climate Action Plan:

- Climate change toolbox; which includes community wide measures, and municipal measures.
- City Council GHG reduction targets; which includes 15% by 2020, and 25% by 2035.
- Action plan to 2020 and 2031; which includes estimating GHG reductions, including likely costs, and identifying funding options.

Emission Reduction Measures have been organized into different categories:

- Community Leadership and Engagement;
- Land Use and Community Design;
- Transportation and Mobility;
- Energy Use and Efficiency;
- Waste Reduction and Recycling; and
- Green Space and Open Spaces

Both the General Plan and Climate Action Plans have implementation sections. They both have a twenty-five year implementation time frame.

She spoke and highlighted the Planning Commission's role in implementing the General Plan.

The Planning Commission makes recommendations to City Council regarding land use, reviews proposed development for consistency with the Zoning Ordinance and General Plan.

The Planning Commission also reviews and makes recommendations on rezoning and Zone Text and Map Amendments. Zone Text Amendments are necessary to ensure consistency with the General Plan; which applies to the whole city, not just for one property.

Also, the Planning Commission considers General Plan Amendments.

She detailed the Zone Text Amendment process and the outreach associated with both the General Plan Implementation and Zone Text Amendments.

Since the adoption of the General Plan staff has brought forward one Zone Text Amendment containing changes to the Zoning Ordinance to reflect new land use designations, as well as changes to the Zoning Map.

Staff will be bringing additional Zone Text Amendments to the Planning Commission in the coming months to continue the process of updating the Zoning Ordinance. By law, the Zoning Ordinance must be made consistent with the newly updated General Plan within a reasonable period of time. This is required in order to comply with the State law requiring a City's General Plan and Zoning Ordinance to be in conformance with one another. The State Office of Planning and Research requires cities to submit a report each April on the status of their General Plan implementation.

The first Zone Text Amendment related to the General Plan was brought before the Planning Commission at a public hearing on November 17, 2011. The Planning Commission approved changes to the Zoning Map, implementing many of the Land Use changes contained in the General Plan.

The majority of the pending Zone Text Amendments will be for items that have already been studied in the General Plan Environmental Impact Report. Most of these items will be administrative actions to implement the General Plan.

The following are some examples of Zoning Ordinance updates that will be coming before the Planning Commission within the next year that are administrative in nature and have been studied in the General Plan EIR:

- *Bicycle Parking Update*
- *TDM Ordinance*
- *Green Building Program Update*
- *Emergency Housing*

The following are some examples of Zoning Ordinance updates that will require outreach and may require additional environmental review:

- *Unbundling Parking*
- *Open spaces incentives*
- *Avenues Bonuses*

Items that were studied in the Program Environmental Impact Report for either the General Plan 2035 or Climate Action Plan have already been approved by the Planning Commission and City Council, and the process of approving Zone Text Amendments to the Zoning Ordinance is a procedural process.

Chair Bernstein opened public comment for Item 10.A.:

RICK ABRAMSON, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding current implementation. He would like to see some type of content guideline published; which would talk about the items that are on the list to be reviewed. What is not effective is when items appear on the agenda with only a week for review. He spoke regarding the communities' interest in urban design standards, creative way to look at streets, urban identity, signage, tree issues, housing and environmental issues. He hopes there is proactive communication about future items coming forward.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the discontinuance of a public hearing on draft Environmental Impact Reports. She would like to see this restored. She commented on Statement of Overriding Considerations.

LAURA BOCCALETTI, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding community outreach and would like to see some guidelines put in place.

Commissioner DeLuccio questioned the number of updates that are allowed for zone text amendments, and requested clarification on the items that will be forthcoming.

Commissioner DeLuccio commented on a possible work plan of upcoming zone text amendments. He suggested this item be agendaized for the next subcommittee meeting.

Commissioner DeLuccio requested clarification regarding radius mailings.

Anne McIntosh, Deputy City Manager/Community Development Director, clarified for zone text amendments', noticing is done with a ¼ page ad in the West Hollywood Independent and Beverly Press newspapers to reach a larger audience. Website noticing, Facebook and Twitter noticing is also done.

Commissioner Meister questioned what "T.D.M." [Ordinance] stands for, and asked if it is possible to get a listing or a schedule for upcoming items that will be brought forward to the planning commission.

Melissa Antol, Long Range and Mobility Planning Manager stated "T.D.M." stands for Transportation Demand Management.

Commissioner Meister requested if a possible future meeting could include further discussion regarding the Climate Action Plan.

Commissioner Yeber requested clarification regarding the timelines and scheduling of the forthcoming zone text amendments.

Chair Bernstein summarized that it appears everyone is glad this is moving forward. He stated the commission is looking towards staff for timelines of implementations. He would like to see the subcommittee [or the full commission] utilized to have some collaboration on the timelines of implementation. He reiterated the concerns of the commission and the public about how broad this is and how to better understand it. He encouraged creativity in laying out the different areas of the plan.

B. Land Use Law Refresher Course:

Christi Hogin, Assistant City Attorney, provided an oral presentation. She confirmed that she recently provided information to all commissioners on CEQA, the role in the administrative record, and a summary of the Brown Act.

She informed the commission they are responsible for having AB 1234 training every two years. This is where the Brown Act, the Public Records Act, and the Political Reform Act (dealing with conflicts of interest) is covered and emphasized. She stated she will focus tonight on the quasi-judicial decision making process.

The City of West Hollywood is a General Law city. It is organized in the City Manager form of government. The City Council sets policy. The Planning Commission makes recommendations of policy, but the commission does not set the policies. The Planning Commission is bound by the rules that exist.

The Planning Commission has a professional staff that is here to bring information from their perspective. The Planning Commission brings the "community values". The commission's role is to take the policy that is written by the City Council, the recommendation and information provided by staff and the public, and insert the "community values".

She detailed the community's role. One is the applicant and/or opponents [people directly involved]. Their issue is to try to help and persuade the commission one way or another on how the rules should be applied in a specific situation. However, there are also people who live and work in the city, and they want to see it developed, or see people treated in a certain manner. They want to be a part of the process. It's the questioning the general public brings to the discussion that gives legitimacy to the decisions.

Essentially, what is being looked at is "the rule of law". Every applicant gets treated equally and the law applies the same to everyone who is similarly situated. Sometimes, you're asked if this will set precedence.

Whenever you are presented with the same type of facts, the same factors that are leading you to the same conclusion, then you would follow that. That is the “rule of law”. To the extent that those facts are not going to reproduce themselves, then there would be a different situation that would not be precedent. The commission is not so bound by the “precedence” that the policies can’t be changed.

Land use regulation is essentially a balance between private property rights and the legitimate interests of the government as a community. Both are always at play. This is where the commission “balances” it.

Another element the commission will be asked to look at is whether the projects are consistent with the General Plan. Some people mistake consistency with the General Plan, to being something that is actually compelled by the General Plan. Consistency is; could the goals of the General Plan be attained if we allow this, or is this going to be an obstacle towards the city obtaining its goals. If it meets the requirements of the Zoning Ordinance, then it is consistent with the General Plan. The Zoning Ordinance necessarily has to be an implementation of the General Plan.

She spoke and detailed the term “running with the land”. She reiterated this is a reminder that this isn’t about “personalities”. It’s about “uses”. The permit is about the property, not for the person.

In quasi-judicial proceedings, the commission is essentially taking the general rules and applying them to these very specific circumstances. Frequently, the commission will receive a lot of letters from lawyers at the last minute, and these documents almost always indicate you are “violating their due process rights”.

Due process has essentially three components: adequate notice; and meaningful opportunity to be heard before an unbiased tribunal. If adequate notice is given in accordance with the West Hollywood Municipal Code, it’s adequate. The purpose of the notice is to make sure that you have an opportunity to hear all sides. The hearing procedures play a huge part in making sure the opportunity to be heard is meaningful. It’s also important that it be fair. Fairness is actually fair, but it also needs to appear to be fair. It would be advantageous to announce the rules in advance.

Adhering to the rules is also important. It may appear favorable to let someone speak longer after their time has expired, but for everybody that you do that favor for, there are people who are not afforded that opportunity, and some may be offended by that. It’s important to adhere to the rules evenly.

It's also important when to know when to "bend". I.e.: when someone comes to speak and English is not their first language, they may need an interpreter, or have brought a friend to interpret for them. Extra minutes for them would be acceptable for accommodation, but never when it's with people on equal footing.

The commission is in this forum to hear all points of view and encourage all points of view. When it comes to "clapping" and "booing", it is advisable for the commission to articulate to the public that they are heard, we know you are here, we know this is an important issue to you, but it's also important to us that we don't exclude any other point of view. We want to hear everyone's point of view. So we are asking you not to display emotion for that reason.

Do not be afraid of the evidence in the record for both sides. The commission is asked to look and weigh the evidence before them. It's important to listen to all the evidence, let it all come in, and not be afraid of making a decision.

Fairness also includes thanking people for participating, and making them understand that what they said was important. The more deliberation you have, the more confidence the people will have that the commission has made a decision based on the information in the record.

Staff will explain at the public hearing the application, and give the commission all the facts that are related to the findings. This is very important. The commission has a very structured way to approach these applications. You are not entitled to make a decision from "your gut" or what you wish the rules were, or if you disagree with a certain use in a zone. You cannot deny a project on that basis. The decision has to be clearly grounded in the findings. Staff usually lays out the finding in the staff report. Findings are always laid out in the draft resolution(s) and sometimes you can find them in the Municipal Code.

Findings are always different for each type of application. I.e.: findings for a variance and a development permit. These play different roles in the law. For a variance, you start with the premise that everybody has to follow the same rules, everyone is under the same codes and what applies to one applies to everyone.

Variances are mandated by State law, which allows the commission in those situations, to vary the rules, but only to the extent necessary so that that property can be turned into a productive use, like in any other zone. The first thing the commission has to find is what the extraordinary circumstances are.

A development permit is almost the exact opposite when it comes to findings. We are just assuming that this is a workable property. So the standards are at a much lower bar, we are looking at what is being proposed allowable under the code. Can it be conditioned in a way that is compatible with the neighborhood and in the interest of the Public health and safety. That's where the commission brings its' "sense of values".

The applicant has the burden to prove to the commission that the facts support the application.

The commission has to be an unbiased tribunal, which is essentially the Political Reform Act; [no financial interest in the application, not within 500 feet, of the property where the application is, etc.] The issue of bias is also a question. Bias is when you cannot vote any other way. Your decision making is going to be clouded. Commissioners need to conduct themselves that will also prevent bias.

Discussion and examples were given regarding bias actions and legal proceedings.

Commissioner Aghaei requested clarification regarding financial interests.

In terms of conditions the commission can impose, the conditions have to have a nexus to be reason the commission is giving the application. The conditions also have to be proportionate.

Chair Bernstein questioned the legalities of "laws" and what can and can't be done if those laws that you believe are wrong.

Christie Hogin, Assistant City Attorney, stated if you believe a Municipal Code or Zoning Ordinance that you are dealing with is unworkable, you have no choice but to apply it to the application in front of you, because the applicant is entitled to the benefit of the rules that are in effect at the time they made their application. You do have the option to make a recommendation to the City Council that they change that rule. However, you cannot protest State law. There is no choice. State law is beyond the power of the City.

Commissioner Meister questioned if staff has recommended a mitigated negative declaration, and the commission hears evidence that there needs to be an environmental impact report, would the city attorney recommend to the commission that an environmental impact report needs to be done.

Christie Hogin, Assistant City Attorney, stated she would call the commission's attention to the evidence; however, it's ultimately up to the commission to make that decision.

Christie Hogin, Assistant City Attorney, stated her role is not to tell the commission what they should or should not do. She is not a policy maker. She is only here to tell the commission what they can or cannot do. There are liability issues for the city, i.e.: land use issues, civil rights issues, and there are also personal liability issues.

She reiterated she is here to watch very carefully that the commission proceeds in the manner required by law. The burden shifts to the commission to make sure that their decision is supported by the evidence in the record.

Commissioner DeLuccio requested clarification on compatibly findings.

Anne McIntosh, Deputy City Manager/Community Development Director, stated the city's appreciation to the commission for taking on this role. She commented on the commissioners' role and policies. She spoke regarding staff reports, public testimony, and staff recommendations and findings.

In terms of the operation; how staff prepares the agendas, and how staff is allocated to projects, etc., is partly due to a lot of what the assistant city attorney has talked about and the legalities. Staff has to set these agendas. Staff has to schedule the hearings according to when the projects are ready, when the noticing can get done, when staff can do the best job of bringing to the commission the final project. So, it's important to remember if you feel the need to see something or have a discussion about something, the two planning managers intricately work this out together.

She reminded the commissioners if an item for discussion is not part of the annual work program, and has not been budgeted and determined by the City Council, it may not appear on an agenda as quickly as the commission would like to see. She encouraged patience.

She also commented on environmental impact reports. She stated staff really wants the commission to vet all of the environmental documents that come forward. She questioned when is the right time for the commission to have a discussion about the environmental impact reports. She stated since it is a document that is so prescribed through the law, and a lot of it is legal and technical, she believes the best time for the commission to review these documents and vet the environmental impact report is at the public hearing, where the commission is also starting discussion about the project.

The purpose of the environmental document is to inform the commission about the potential impacts of the action the commission is about to take.

She stated the commission can take as long as they need. The environmental consultants will be made available for any questions. The draft environmental impact report is a work in progress, and the commission is the body that has to certify that document. The question is whether or not there is appropriateness to the commission having a discussion about the document before it comes to the commission in final form. As a resident of the community, commissioners have the ability to provide comments. There is a time where State law requires for vetting of the environmental impact report with the community, and all that gets included in the final document for certification.

She also stated it was very confusing having a separate environmental impact report hearing and then a hearing on the project.

Commissioner DeLuccio agreed it was very confusing when the draft environmental impact reports came before the commission, and the public would be commenting on the project. He stated the reason for the draft document to come before the commission, was for the public to give additional information and for the commission to ask any questions, which could be incorporated into the final environmental impact report.

Commissioner DeLuccio requested for the future, if there is not going to be a draft environmental impact report public hearing, that he receive a draft environmental impact report, along with the final environmental impact report. Otherwise he is not getting the whole record.

Anne McIntosh, Deputy City Manager/Community Development Director, stated staff would advise them when the draft environmental impact reports would be available.

Commissioner DeLuccio requested when the project comes before the commission, he would like to receive both the draft and final environmental impact reports for reference.

Commissioner DeLuccio recommended the Long Range and Mobility items be incorporated into the tentative Current and Historic Preservation update memo.

Commissioner Meister commented on the draft environmental impacts reports, and stated if you want to be serious about what it involves and the fact that it needs to be certified, it does help the commission to hear questions from the public and fellow commissioners, and to think we can then make a decision about an environmental impact report and a project on the same night, sometimes you need to absorb all the response's you are getting from the experts.

Commissioner Meister also questioned when staff writes the staff report, is staff being objective, or are they allowed to be subjective. She cited an example with the Sunset Doheny hotel, the staff report was extremely critical of the project and before the staff was able to present the project, the Director came before the commission and encouraged approval, despite how the report was written.

Anne McIntosh, Deputy City Manager/Community Development Director, stated staff recommendations are professional and she believes staff begins by looking at all policies through the General Plan and the Zoning Ordinance to determine whether or not the project is forwarding the goals of the General Plan. In some cases those things may meet the development standards and other cases it may meet our economic development goals. The staff report and recommendation reflect a combination of those things.

Vice-Chair Buckner requested clarification regarding the comment made by Anne McIntosh, Deputy City Manager/Community Development Director, stating staff makes recommendations without the benefit of public input. She indicated she believes staff does get comments from the public while a project is with staff.

Anne McIntosh, Deputy City Manager/Community Development Director, stated the applicant holds neighborhood meetings early in the process. The goal of that is to create some communication between the applicant and neighbors. Certainly staff hears comments and typically states what they are hearing, and it is not absorbed into the specific recommendation unless it's a heads up for the commission that these are some of the concerns staff has heard. Typically the recommendation will be made on facts and evidence, and not on comments or values expressed by the community members.

Commissioner DeLuccio stated he is hearing that staff does listen to the public.

Discussion and debate was held regarding the distinction of staff receiving public comments and if staff listens to the public and incorporated into staff reports.

Anne McIntosh, Deputy City Manager/Community Development Director, stated for the record staff listens to the public.

Chair Bernstein opened public comment for Item 10.B.:

JEANNE DOBRIN, WEST HOLLYWOD, has concerns regarding this item. She spoke regarding the use runs with the land, staff reports with recommendations that are not valid, lobbyist that don't register, and SB 1818.

Chair Bernstein stated when the Planning Commission decisions go before City Council, more common than not the City Council is split in their decisions. What that suggests is that those decisions are rarely simple as to have an obvious conclusion. He commented about the times when staff has brought before the commission staff reports with no recommendations. He stated he would always like to see a recommendation and what staff's opinion is for the commission.

Vice-Chair Buckner stated she has always found staff to be very helpful.

Commissioner Yeber requested the assistant city attorney's office provide a cheat sheet on the topics that were pointed out in the presentation. He remarked on the staff comment that the commission relies on staff to provide expertise in the staff report. He stated some commissioner's bring legal expertise to the table, some bring design expertise, etc. That's part of the reason we are here, we are not only advocates for the community, but each of us wears a different hat.

Commissioner DeLuccio stated in past staff reports, sections of the Zoning Code or Municipal Code which were referenced were usually attached as exhibits, showing the reference(s). It would be nice if that could be incorporated again. He also commented on his personal satisfaction with the amount of items that do not get appealed to the City Council.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF. None

14. PUBLIC COMMENT.

STEPHANIE J. HARKER, WEST HOLLYWOOD, encouraged community participation, and commented on city meetings taking place at the same time at two different locations, the archaic 500' radius mailings in the digital age. She recommended email and social media for noticing and stated she still receives no public hearing notices. She commented on the Plummer Park Draft Environmental Impact Report.

CATHY BLAIVAS, WEST HOLLYWOOD, thanked the assistant city attorney for the legal procedural presentation. She thanked staff and the commission for their service.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the Planning Commission and their individual contributions and thanked staff.

15. ITEMS FROM COMMISSIONERS.

Commissioner Huebner thanked staff for the informational presentations. He requested the city attorney's office provide a cheat sheet on tonight's topics. He suggested a color coding of the upcoming zoning text amendments and how they are correlated with one another.

Commissioner Meister thanked staff for the informational presentations. She hopes there will be a future discussion regarding the draft environmental impact reports.

Commissioner DeLuccio thanked staff for the informational presentations.

Vice-Chair Buckner encouraged public participation and thanked staff for the informational presentations.

Commissioner Yeber thanked staff for the informational presentations.

Commissioner Aghaei thanked staff for the informational presentations.

Chair Bernstein thanked staff for the informational presentations.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 9:10 P.M. to the next regularly scheduled meeting which will be on Thursday, March 1, 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 1ST DAY OF MARCH, 2012.



ALAN BERNSTEIN, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY