



PLANNING COMMISSION MINUTES
Regular Meeting
May 17, 2012

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

1. CALL TO ORDER:

Acting Chair Buckner called the meeting of the Planning Commission to order at 6:33 P.M.

2. PLEDGE OF ALLEGIANCE: John Altschul led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: Chair Bernstein.

Staff Present: David DeGrazia, Senior Planner, 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, May 17, 2012 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Aghaei and unanimously carried; notating the abstention of Chair Bernstein.**

5. APPROVAL OF MINUTES.

A. May 3, 2012

ACTION: Approve the Planning Commission Minutes of Thursday, April 19, 2012 as presented. **Moved by Commissioner Aghaei, seconded by Commissioner DeLuccio and unanimously carried; notating the abstention of Chair Bernstein.**

6. PUBLIC COMMENT.

STEVE MARTIN, WEST HOLLYWOOD, commented on parking validations and the procedural review and approval of the Centrum project.

7. ITEMS FROM COMMISSIONERS.

Commissioner Altschul reminded the public that parking validations are provided for all commission meetings. He encouraged participation.

8. CONSENT CALENDAR.

A. 1302 N. Sweetzer Avenue (El Mirador).

Applicant was requesting a development agreement and rehabilitation incentive for the rehabilitation and restoration of the El Mirador building with certain waivers of developments standards and exaction fees to enable its use as condominiums or and urban inn.

At the meeting on Thursday, May 3, 2012, the Planning Commission directed staff to prepare resolutions of denial for the proposed project.

ACTION: 1) Deny the application; 2) Adopt Resolution No. PC 12-1015 as presented, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO CITY COUNCIL DENIAL OF A DEVELOPMENT AGREEMENT AND ZONE MAP AMENDMENT, CREATING A DEVELOPMENT AGREEMENT OVERLAY ZONE FOR THE REHABILITATION AND RESTORATION OF THE EL MIRADOR BUILDING AT 1302-1310 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA, WITH CERTAIN WAIVERS OF DEVELOPMENT STANDARDS AND EXACTION FEES TO ENABLE IT'S USE AS CONDOMINIUMS OR AN URBAN INN;" 3) Adopt Resolution No. PC 12-1016 as presented, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO CITY COUNCIL DENIAL OF A ZONE TEXT AMENDMENT, AMENDING PROVISIONS OF THE ZONING CODE GOVERNING THE DEVELOPMENT AGREEMENT OVERLAY ZONE;" and 4) Adopt Resolution No. PC 12-1017 as presented, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO CITY COUNCIL DENIAL OF A REHABILITATION INCENTIVE, CONDITIONAL USE PERMIT, AND TENTATIVE TRACT MAP, FOR THE REHABILITATION AND RESTORATION OF THE EL MIRADOR BUILDING, LOCATED AT 1302-1310 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA, WITH CERTAIN WAIVERS OF DEVELOPMENT STANDARDS AND EXACTION FEES TO ENABLE ITS USE AS CONDOMINIUMS OR AN URBAN INN." **Moved by Commissioner DeLuccio, seconded by Commissioner Aghaei and unanimously carried; notating the recusal of Commissioner Yeber and abstention of Chair Bernstein.**

9. PUBLIC HEARINGS.

A. 9040-9056 Sunset Boulevard, 1018-1022 N. Doheny Drive, and 9031-9041 Harratt Street (Sunset/Doheny Project):

Applicant is requesting amendments to a previously approved hotel, with a new conditional use permit for a nightclub.

Commissioner Huebner disclosed for the record he met with the applicant's representatives Mr. Newman and Mr. Afriat, and discussed items contained in the written staff report. He also made a site visit.

Commissioner Altschul disclosed for the record he met with the applicant's representatives on various occasions; Mr. Seymour, Mr. Afriat, Mr. Arnone, Mr. Newman and Mr. Montana, and discussed items contained in the written staff report.

Commissioner DeLuccio disclosed for the record he met with the applicant's representative Mr. Afriat and spoke via telephone to Mr. Seymour. They discussed items contained in the written staff report. He also made a site visit.

Commissioner Yeber disclosed for the record he met with the applicant's team, and discussed items contained in the written staff report.

Commissioner Aghaei disclosed for the record he met with the applicant's representatives, and discussed items contained in the written staff report.

Acting Chair Buckner disclosed for the record she met with the applicant's representative Mr. Afriat, and discussed items contained in the written staff report.

David DeGrazia, Senior Planner, provided an oral and visual presentation and background information as presented in the staff report dated Thursday, May 17, 2012.

He stated on March 15, 2010, the West Hollywood City Council approved the development of a mixed-use hotel project with ancillary retail and restaurant uses and condominium units. The approved project consists of 148 hotel guest rooms, 20 condominium residential units, and approximately 37,940 square feet of commercial uses consisting of approximately 18,080 square feet of retail space, a restaurant of approximately 5,175 square feet, a lobby lounge of approximately 900 square feet, approximately 5,785 square feet of conference meeting rooms, and a spa of approximately 8,000 square feet. The project includes 376 parking spaces and an outdoor dining area of approximately 535 square feet. On April 5, 2010, the West Hollywood City Council approved a Development Agreement by and between the City of West Hollywood and WN Sunset, LLC.

The applicant is now seeking approvals of modifications to the approved project to develop an "Edition" (a Marriott brand) or similar brand mixed-use hotel.

The applicant is requesting a new conditional use permit to allow the development of an approximately 5,000 square-foot nightclub including an approximately 330 square-foot dance floor on the subterranean P-1 level of the hotel to house the Edition brand's "Crazy Box" nightclub. Since the nightclub is located on a subterranean level and the entrance will be from inside the hotel only, any noise impacts associated with the club will be minimized. The new nightclub complies with Zoning Code Section 19.36.200 for nightclubs and related uses.

The applicant has also requested an amendment of the Sunset Specific Plan to revise the permitted height of a portion of the Sunset tower to 136 feet above grade as measured from Sunset Boulevard (approximately 8 feet above the current height limit) for the approximately 3,100 square-foot enclosed bar and back-of-house area on the roof deck, described above. This height increase for a small portion of the rooftop is relatively small and should be imperceptible from ground level.

Applicant is also requesting an amendment of their approved development permit to allow hotel guestrooms at the southerly portion of the project, while continuing to prevent any hotel-related ingress or egress, whether vehicular or pedestrian, along Harratt Street to protect the residential character of Harratt Street.

The applicant is requesting to amend the approved development agreement to allow the changes to the approved project.

The project as approved provides 376 parking spaces. With the proposed amendments the project would require 488 parking spaces to meet zoning code requirements. The applicant is proposing to provide 376 spaces.

The proposed reduction is based on two adjustments including:

- Adjust parking requirements for hotel from 1 space per guestroom to 0.6 space per guestroom based on applicant's survey of similar hotel sites; and
- Adjust parking demand of the entire project utilizing Shared-Parking methodology.

Based on the proposed reduced parking-ratio described, the applicant is also utilizing the discretionary use of shared-parking to further reduce parking requirements. The shared parking analysis was conducted, per standard methodology, to determine peak parking demand taking into account the various proposed uses and their respective time-of-day usage/demand. Based on the applicant's analysis, the peak parking demand of 379 spaces would be required, three more than the proposed 376 spaces. The applicant proposes to use on-site valet, off-site parking, and off-site employee parking to mitigate this.

For all environmental issues, the Addendum provides substantial evidence that the modified project would not result in new significant impacts or substantial increases in the severity of previously identified impacts and that, as a result, no supplemental or subsequent environmental impact report is required, and no further CEQA action is necessary.

Staff is recommending the commission consider all pertinent testimony and forward a recommendation on the proposed modifications to City Council.

Commissioner Altschul questioned if the same environmental consultants performed the original environmental impact report.

David DeGrazia, Senior Planner stated the addendum to the environmental impact report was prepared by a different firm hired by the applicant.

Commissioner Yeber requested clarification regarding the different traffic methodologies.

Bob Cheung, Senior Transportation Planner provided a detailed view of the traffic methodology of the City, versus the applicants' methodology.

Commissioner Aghaei questioned if there have been any noise complaints, with respect to music and/or people spilling out from The Standard nightclub [used as an analogy].

David DeGrazia, Senior Planner stated there have been no complaints regarding the nightclub at The Standard.

Commissioner Aghaei questioned if there have been any reported noise complaints from rooftop lounge areas of The London, The Andaz or SoHo House [used as analogies].

David DeGrazia, Senior Planner stated there have been issues from time to time. Regarding The London, it has been more isolated noise issues regarding special events, versus regular operating nights. The other venues have had issues on occasion, but not to the point where it has become a code enforcement issue.

Commissioner Aghaei questioned if there are any mitigation measures proposed to soften the setbacks visually on the Harratt Street side.

Commissioner DeLuccio questioned staff if they are satisfied with the applicant's proposed traffic mitigation study.

Bob Cheung, Senior Transportation Planner stated the applicant has provided data from other surveys. It was done correctly, but staff cannot confirm either way with the presented data.

Commissioner DeLuccio had concerns and requested clarification regarding parking spaces. He questioned the number of spaces required by code.

David DeGrazia, Senior Planner stated there would be 488 parking spaces required under the code. The applicant is proposing 376.

Acting Chair Buckner opened the public hearing for Item 9.A.:

KEVIN MONTANO, CHEVY CHASE, MD, Global Head of Development, "Edition" Brand, applicant's representative, presented the applicants report. He provided a history and detailed the "Edition" brand hotels.

JAMES ARNONE, MALIBU, Latham & Watkins, applicant's representative, continued the applicant's report. He stated this is strictly a modification of an existing approved project. The project has the same floor area, same density, same massing and set-backs, same environmental impacts and same number of residences. He spoke regarding pedestrian activity on the Sunset Strip, outdoor dining, deep setbacks, scaling, public seating, and landscaping.

He provided extensive detailing of the requested modifications to the previously approved project. He spoke regarding the roof deck modifications, hotel uses on Harratt Street, setbacks, nightclub, noise impacts, the environmental impact report addendum, traffic impacts and counts, and parking.

Commissioner DeLuccio requested clarification regarding the setbacks on Harratt Street.

JOAN HENEHAN, TOLUCA LAKE, immediate past Chair of the West Hollywood Chamber of Commerce, spoke in support of the proposed changes.

HARRIET SEGAL, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the compromise of the residential character of Harratt Street, residential units, insufficient parking, roof deck, and noise mitigation.

SCOTT SCHMIDT, WEST HOLLYWOOD, spoke in support of the proposed changes.

GENEVIEVE MORRILL, LOS ANGELES, CEO, West Hollywood Chamber of Commerce, spoke in support of the proposed changes.

LEE WACKUP, WEST HOLLYWOOD, spoke in support of the proposed changes.

GEORGE MURPHY, spoke in support of the proposed changes.

STACY O'ROURKE, LOS ANGELES, has concerns regarding this item. She spoke regarding parking issues.

CLAIRE O'CONNOR, LOS ANGELES, has concerns regarding this item. She spoke regarding height, noise concerns, less retail, traffic mitigation, and parking issues.

JASON ILLOULLIAN, WEST HOLLYWOOD, spoke in support of the proposed changes.

SHARON SEGAL, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding noise issues from the pool deck, and the rooms facing Harratt Street,

NICK ADLER, LOS ANGELES, spoke in support of the proposed changes.

TODD ELLIOTT, LOS ANGELES, opposes the proposed changes.

MARLA DIAMOND, BEVERLY HILLS, spoke in support of the proposed changes.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding traffic mitigation, height, parking issues and the nightclub.

ELYSE EISENBERG opposes the proposed changes.

TODD STEADMAN, LOS ANGELES, Executive Director, Sunset Strip Business Association, spoke in support of the proposed changes.

BRAD BURLINGAME, LOS ANGELES, spoke in support of the proposed changes.

JORGE VERA, CHICAGO, IL, spoke in support of the proposed changes.

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding parking issues, nightclub impacts, pool deck hours, and design.

STEPHANIE HARKER, WEST HOLLYWOOD, spoke in support of the proposed changes. She had concerns regarding traffic patterns, delivery routes, parking, and design.

JAMES ARNONE, MALIBU, Latham & Watkins, applicant's representative, presented the applicants rebuttal. He spoke and detailed the fire access lane, parking demand, pool bar activities, and noise mitigation. He requested the pool bar hours stay open until 2:00 A.M.

Commissioner DeLuccio had concerns with the parking. He questioned the maximum capacity of the nightclub and how many restaurants there will actually be.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:10 P.M. AND RECONVENED AT 8:20 P.M.

Commissioner Yeber questioned if there are any long range goals for that portion of Sunset Boulevard regarding parking.

John Keho, Planning Manager, stated the city recently approved and implemented the Parking Credits Program in the Avenues District. There is a district for the western edge of Sunset Boulevard, which could be the next district activated for the Parking Credits Program.

Commissioner Yeber questioned if any analyses was done regarding types of use on Sunset Boulevard, and if staff had any thought regarding the actual use recommended for this project.

David DeGrazia, Senior Planner, stated there were no specific analyses done. However, the Sunset Specific Plan and General Plan call out entertainment uses as being desirable and encouraged use on the Sunset Strip.

Commissioner Yeber questioned when this item would go before City Council.

David DeGrazia, Senior Planner stated it would probably go sometime in June 2012.

Commissioner Altschul questioned the limitations regarding future nightclubs in the Sunset Specific Plan.

David DeGrazia, Senior Planner stated the Sunset Specific Plan specified a total of 25,000 square-feet, during a five-year period which started in 1996 and has since expired in 2001. However, by 2007, only 10,000 square-feet of nightclub space has been added, still, well below the threshold.

Commissioner Huebner requested clarification on the type of units that are being proposed.

David DeGrazia, Senior Planner stated they would be strictly condominium units.

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

Commissioner Altschul stated his main concern is the design. The original project was sold and presented on the fact the design was “iconic, monumental, and world-class”. He stated his understanding of why the applicant wants the requested modifications, and most of the modifications are acceptable. However, he has concerns that the design is sort of hidden. He stated he has great concern how the exterior looks. He suggested or would suggest that council consider that any changes to the exterior design be approved by Eric Owen Moss.

Commissioner Yeber countered the possibility of saddling a potential new owner with an existing architect is irrational and unreasonable. When the original project came before the commission, it was a speculative project that had no tenants, though the applicant did a pretty good job at presenting a project that could potentially house a hotel, however, there was no hotel operator. If the applicant chooses to go with another architect, they know that it has to be as “landmark” or as “stellar” as the previous design. To hold up the project on a possibility that they may change architects and change the entire design, doesn't seem rational at all.

Commissioner Aghaei confirmed whatever design the applicant comes up with, still needs to go through a design review process that may include the commission at a future date. He has concerns with the rooftop bar. He does not believe this project will pencil out and be feasible, and will not succeed if the rooftop bar is not open until 2:00 A.M. He stated his concerns regarding the impacts to the residential neighborhood regarding noise. He stated, regardless of the sound wall(s) that are put up, there have been issues in the past with noise emanating from rooftop bars into residential neighborhoods.

Commissioner Huebner stated his support of the project. He believes the change in the configuration of the interiors is fine. Their model for trip generation and parking requirements for an urban hotel is different, but all the hotels on the Sunset Strip share the same difficulties. He stated he also has concerns regarding the rooftop bar.

Commissioner Huebner questioned the operating hours of The Skylar, The Standard Hotel and SoHo House outdoor bar areas.

David DeGrazia, Senior Planner stated The Standard Hotel does operate their outdoor patio later. Originally they were approved for an earlier hour, but their hours have since been extended after being amended by the Planning Commission.

Staff was not aware of the closing hours of The Mondrian Hotel, but stated SoHo House does have late night hours; perhaps until 1:30 A.M.

Commissioner Huebner had concerns with the design and stated his disappointment that there was no conceptual designs available. He had concerns with the switch from residential to hotel rooms along the Harratt Street façade.

Commissioner Heubner requested a condition added if there are to be hotel rooms along Harratt Street, there should be no balconies that face the residential areas.

Acting Chair Buckner requested clarification regarding the design review process.

Commissioner DeLuccio stated his concerns with the seventy-one parking spaces.

Commissioner DeLuccio moved to: 1) recommend approval to City Council; with the following supplemental parking condition added as an amendment.

David DeGrazia, Senior Planner stated this would be a condition added to Resolution No. PC 12-1019. He read the proposed condition as follows:

***“The applicant shall retain a qualified parking engineer to conduct parking counts and observe parking conditions in the projects parking garage during nighttime peak parking demand periods 8:00 p.m. to 10 p.m. on weeknights, and 7:00 p.m. to 11:00 p.m. on weekends, on at least four Thursdays and four Saturdays during each quarter of the first year following the commencement of operations of the hotel and nightclub.*”**

The applicant shall provide a report from the parking engineer detailing parking counts and observed parking conditions to the Community Development Director.

If it is determined that inadequate parking is being provided, the Director may require that the applicant provide up to seventy-one additional parking spaces or their equivalent during those nighttime peak parking demand periods, which numbers shall be based on the observed parking shortfall and the parking count report.

The additional nighttime peak demand parking spaces or their equivalent shall be provided by any reasonably reliable methods that the applicant proposes in its discretion, subject to the Director's review and approval including the following potential methods:

- a) an on-site valet system to manage parking for the project's hotel and ancillary uses;***
- b) a transportation demand management program including one or more of the following components:***

- 1) rideshare, 2) carpool; 3) van pool promotion and support ; 4) education and information on alternative transportation modes, such as the transportation information center for employees and guests; 5) guaranteed ride home program; 6) discounted transit passes for eligible employees ; 7) parking cash out for employees; 8) bicycle amenities, such as bicycle racks, lockers and showers; 9) reconfiguration of one or more of the projects parking levels, to provided additional parking spaces potentially including technological options, such as robotic parking or other technologies; 10) subsidizing employee parking offsite, and/or leasing additional parking spaces offsite for use by employees and/or in coordination with the valet service for project guests and patrons."***

Commissioner DeLuccio questioned if the TDM (Transportation Demand Management) Program is included in previous approvals.

David DeGrazia, Senior Planner stated that is one of the conditions of approval.

Commissioner DeLuccio requested the following condition added:
1) there shall be no balconies facing Harratt Street.

John Keho, Planning Manager read into the record amending Condition 8.14 of draft Resolution No. PC 12-1019: ***"Any hotel rooms that are located within twenty-seven feet from the southern property line of the project along Harratt Street shall not have balconies facing residential areas."***

Commissioner DeLuccio would like to amend the hours of operation of the rooftop bar to read: a) Sunday to Thursday, 7:00 p.m. to 1:00 A.M.; and b) Friday to Saturday, 7:00 p.m. to 1:20 A.M.

Commissioner Aghaei stated he is not comfortable with the amended hours of operation.

John Keho, Planning Manager stated the application was not legally noticed for a change of hours, therefore, that amendment could not be modified into the draft resolution.

David DeGrazia, Senior Planner stated there is not a current TDM Program, so that will be added as a condition to draft Resolution No. PC 12-1019.

Seconded by Commissioner Aghaei.

ACTION: 1) Recommend approval to City Council; 2) Adopt Resolution No. PC 12-1019 as amended: a) *“Any hotel rooms that are located within twenty-seven feet from the southern property line of the project along Harratt Street shall not have balconies facing residential areas;”* and b) *“The applicant shall retain a qualified parking engineer to conduct parking counts and observe parking conditions in the projects parking garage during nighttime peak parking demand periods 8:00 p.m. to 10 p.m. on weeknights, and 7:00 p.m. to 11:00 p.m. on weekends, on at least four Thursdays and four Saturdays during each quarter of the first year following the commencement of operations of the hotel and nightclub. The applicant shall provide a report from the parking engineer detailing parking counts and observed parking conditions to the Community Development Director. If it is determined that inadequate parking is being provided, the Director may require that the applicant provide up to seventy-one additional parking spaces or their equivalent during those nighttime peak parking demand periods, which numbers shall be based on the observed parking shortfall and the parking count report. The additional nighttime peak demand parking spaces or their equivalent shall be provided by any reasonably reliable methods that the applicant proposes in its discretion, subject to the Director’s review and approval including the following potential methods: an on-site valet system to manage parking for the project’s hotel and ancillary uses; a transportation demand management program including one or more of the following components: 1) rideshare, 2) carpool; 3) van pool promotion and support; 4) education and information on alternative transportation modes, such as the transportation information center for employees and guests; 5) guaranteed ride home program; 6) discounted transit passes for eligible employees ; 7) parking cash out for employees; 8) bicycle amenities, such as bicycle racks, lockers and showers; 9) reconfiguration of one or more of the projects parking levels, to provided additional parking spaces potentially including technological options, such as robotic parking or other technologies; 10)*

subsidizing employee parking offsite, and/or leasing additional parking spaces offsite for use by employees and/or in coordination with the valet service for project guests and patrons;” “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL THE FOLLOWING ACTIONS BE TAKEN REGARDING THE APPROVED MIXED-USE HOTEL PROJECT, LOCATED AT 9040-9056 SUNSET BOULEVARD, 1018-1022 N. DOHENY DRIVE AND 9031-9041 HARRATT STREET, WEST HOLLYWOOD, CALIFORNIA, TO APPROVE AMENDMENTS TO THE DEVELOPMENT PERMIT AND THE CONDITIONAL USE PERMIT, AND APPROVE A NEW CONDITIONAL USE PERMIT; 3) Adopt Resolution No. PC 12-10 as presented: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING CITY COUNCIL APPROVAL OF DEVELOPMENT AGREEMENT AMENDMENT IN CONJUNCTION WITH THE PROPOSED AMENDMENTS TO A MIXED USE HOTEL PROJECT, LOCATED AT 9040-9056 SUNSET BOULEVARD, 1018-1022 N. DOHENY DRIVE AND 9031-9041 HARRATT STREET, WEST HOLLYWOOD, CALIFORNIA;” 4) Adopt Resolution No. PC 12-1021 as presented: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF SUNSET SPECIFIC PLAN AMENDMENT IN CONJUNCTION WITH THE PROPOSED AMENDMENTS TO A MIXED USE HOTEL PROJECT, LOCATED AT 9040-9056 SUNSET BOULEVARD, 1018-1022 N. DOHENY DRIVE AND 9031-9041 HARRATT STREET, WEST HOLLYWOOD, CALIFORNIA;” and 5) Close Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Aghaei and passes on a Roll Call Vote:**

AYES: Aghaei, Altschul, DeLuccio, Huebner, Yeber, Acting Chair Buckner.

NOES: None.

ABSENT: Chair Bernstein.

RECUSED: None.

11. NEW BUSINESS. None.

12. UNFINISHED BUSINESS.

A. Planning Commission Subcommittees.

The Planning Commission will review the following standing subcommittees for re-appointments: 1) Business Signage Subcommittee; and 2) Design Steering Committee (Automated Parking Garage Project).

ACTION: Table to Thursday, July 19, 2012: **Motion carried by consensus of the Commission.**

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

John Keho, Current and Historic Preservation Planning Manager, provided an update regarding upcoming projects tentatively scheduled for Planning Commission.

15. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD commented on the architectural facade regarding 9040-9052 Sunset Boulevard.

STEPHANIE HARKER, WEST HOLLYWOOD, commented on the ongoing concerns regarding the upcoming Plummer Park renovations and the automated parking garage at City Hall.

16. ITEMS FROM COMMISSIONERS. None.

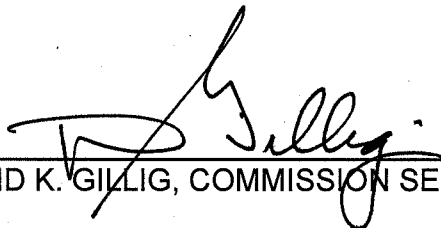
17. ADJOURNMENT: The Planning Commission adjourned at 8:50 P.M. to the next regularly scheduled meeting which will be on Thursday, June 7, 2012 beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California.
Motion carried by consensus of the Commission.

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 7TH DAY OF JUNE, 2012.



ALAN BERNSTEIN, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY