



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Special Meeting
November 30, 2017**

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

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 Buckner called the meeting of the Planning Commission to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE:** John Keho led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Chair Buckner.

Commissioners Absent: Vice-Chair Jones.

Staff Present: Laurie Yelton, Associate Planner, Antonio Castillo, Associate Planner, John Mayer, Senior Planner, Rachel Dimond, Senior Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Bianca Siegl, Long Range and Mobility Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission Agenda of Thursday, November 30, 2017 as presented. **Moved by Commissioner Aghaei, seconded by Vice-Commissioner Hoopingarner and passes, noting Vice-Chair Jones absent.**
5. **APPROVAL OF MINUTES.**

A. **November 16, 2017**

ACTION: Continue to Thursday, December 7, 2017. **Moved by Commissioner Aghaei, seconded by Commissioner Hoopingarner, and passes, noting Vice-Chair Jones absent.**
6. **PUBLIC COMMENT.** None.

7. DIRECTOR'S REPORT.

John Keho, Interim Community Development Director, stated the next regularly scheduled City Council meeting will be on Monday, December 4, 2017.

He stated the following items will be heard: 1) a status report on zone text amendments, 2) analyses of live/work facilities, 3) zone text amendment to revise accessory dwelling unit regulations, 4) extension of the permits approved for 9001 Santa Monica Boulevard project, and 5) zone text amendment implementing the R3C-C and R4B-C zoning districts.

8. ITEMS FROM COMMISSIONERS.

Commissioner Hoopingarner requested Consent Calendar Item 9.A. – Zone Text Amendment Multi-Family R3 and R4 Zones, reflect the final votes by the planning commission as it was related to each item to the City Council.

Commissioner Hoopingarner requested Item 11.B. – Public Benefits Policy, be broken into the three components for discussion as recommended by staff.

9. CONSENT CALENDAR.

A. Zone Text Amendment

Multi-Family R3 and R4 Zones:

The Planning Commission directed staff to return with a resolution recommending the City Council amend density requirements for R3 and R4 Districts; to amend the density bonus concession menu; and to amend the applicable reviewing bodies in the development review process.

Chair Buckner reiterated Commissioner Hoopingarner's request that he final votes should be reflected for each item when forwarded to City Council for recommendation.

ACTION: 1) Adopt Resolution No. PC 17-1235 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT AMENDING PORTIONS OF TITLE 19, ZONING ORDINANCE, TO AMEND THE 90% DENSITY REQUIREMENTS FOR R3 AND R4 DISTRICTS; TO AMEND THE DENISTY BONUS CONCESSION MENU; AND TO AMEND THE APPLICABLE REVIEWING BODIES IN THE DEVELOPMENT REVIEW PROCESS, WEST HOLLYWOOD, CALIFORNIA. CALIFORNIA." **Moved by Commissioner Altschul, seconded by Commissioner Bass and passes, noting Vice-Chair Jones absent.**

10. PUBLIC HEARINGS.

A. **8711-8713 Beverly Boulevard; 321-327 Sherbourne Drive:**

Laurie Yelton, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, November 30, 2017.

She stated the proposal is a request to demolish an existing nightclub/restaurant on a lot adjacent to a surface parking lot and construct a new, five-story, mixed-use building with commercial and residential uses, including 26 apartment buildings (four affordable units) and two levels of subterranean parking with 63 parking spaces. The proposed project utilizes density/FAR bonuses.

The proposal also requires adoption of the Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA) Guidelines

She provided a history of the property, requests and actions directed by the planning commission at a previous public hearing.

The original project was designed using an affordable housing concession to provide for building stepbacks different from that required in the Mixed Use Bonus standards. Following the Planning Commission review of the project, the applicant has worked with staff and re-designed the project which eliminate the concession and include a building that is code compliant with regard to the setback to the adjacent residential zone.

The minor revisions that have been incorporated into the project are:

- The building on the northerly elevation, which faces the residential zone, is set back 25' on floors 1-3 and an additional 25' on floors 4 and 5. The structure located closest to the residential zoning district is limited to 35'-0" in height for the first three stories.

The required setback for this building adjacent to a residential zone is 10'. The proposed project is 25' away from the residential property to the north, which is more than double what is required. Additionally, the building is set back an additional 25' on the 4th and 5th floors for a total of a 50' setback to the residential properties to the north;

- The entrance ramp to the subterranean parking garage along Sherbourne Drive is covered and consists of metal framing, gypsum board, white stucco finish to match the building with a green roof;

- Elimination of the rooftop decks. Patios on the 4th floor along the north side of the building include perimeter planter boxes planted with tall grasses for privacy screening; and
- The project size has decreased approximately 3,000 sf and decreased from 30 dwelling units to 26 dwelling units.

The project is well designed to its unique site configuration and location.

Staff is requesting the following amendments and additions to draft Resolution No. PC 17-1193:

Condition 8.11) – Add a root barrier be required for the perimeter bamboo privacy hedge.

Condition 8.15) - Modify the condition that the 3rd tree would be at the City's discretion as to its location

Conditions 9.2) and 11.15) – The project is constructed with 63 parking spaces instead of 65.

Add Condition 6.18) - Construction during the excavation and grading phase must end at 6:00 p.m. to prohibit any nuisance to the adjacent restaurant patrons and adjacent residential neighbors.

Add Condition 15.3) - The applicant shall verify and confirm the water table elevation as part of the final geotechnical review.

Add Condition 11.19) - Valet hours of operation shall end by 10:00 p.m. daily.

Add Condition 11.20) - The valet shall only be utilized by patrons of the subject building.

Commissioners Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, and Chair Buckner disclosed for the record they spoke to the applicant's representative, made site visits, and spoke to the neighbors. They discussed matters as contained in the staff report.

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

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicant's report. He provided a history of the property and the proposed revised project. He spoke regarding neighborhood meetings, neighborhood compatibility, building mass, height, setbacks, reduction of the proposed project, roof top uses, enclosing the garage entrance, courtyard space, façades, ground passage ways, activating Beverly Boulevard, landscaping, undergrounding electrical lines, and valet parking. He requested support of the project.

AMANDA SMASH HYDE, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

MANNY RODRIGUEZ, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

WESLEY BRIDLE, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

JONATHON ANDERSON, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

HECTOR M. BARBOSA, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

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

ALBERT T. MC CAIN, WEST HOLLYWOOD opposes staff's recommendation of approval.

HOWARD MELTZER, WEST HOLLYWOOD, opposes staff's recommendation of approval.

FAITH GINSBERG, WEST HOLLYWOOD opposes staff's recommendation of approval.

MATT HECHTER, WESTWOOD, CA spoke in support of staff's recommendation of approval.

BRIAN ROSKAM, LOS ANGELES has concerns regarding this item. He spoke regarding landscaping, roof terraces, height and massing.

DANIEL COLLINS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

HARLAN ALLEN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

RICHARD GIESBRET, WEST HOLLYWOOD, President, West Hollywood West Resident's Association, has concerns regarding this item. He spoke regarding noise, size of terraces, and driveway ramp.

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

RICHARD WOLFF, WESTLAKE VILLAGE has concerns regarding this item. He spoke regarding neighborhood compatibility, height, massing, water table, construction mitigation, and traffic impacts.

CYNTHIA BLATT, WEST HOLLYWOOD opposes staff's recommendation of approval.

SHERIE STARK, WEST HOLLYWOOD opposes staff's recommendation of approval.

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicant's rebuttal. He spoke and clarified the traffic impact study, low and moderate unit rental rates, noise concerns, construction mitigation, setbacks and massing. He requested approval of the project.

The commission requested clarification regarding sound attenuation concerns.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated they are willing to add a condition stating the garage would be lined with acoustic block lining.

The commission spoke regarding construction mitigation, affordable housing, traffic mitigation, speed humps, height, massing, improved design, and neighborhood compatibility.

The commission had concerns regarding the valet operations, and the water table. It was suggested if the project does hit water; the excess water is removed via trucks.

The commission requested clarification regarding the valet operations, and possible fines.

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

Commissioner Altschul moved to: 1) approve staff's recommendation of approval, 2) incorporate the changes and additions to the resolution as stated by staff; and 3) add a condition regarding the mitigation measures with the water table.

Seconded by Chair Buckner.

Lauren Langer, Acting Assistant City Attorney, clarified the motion on the floor and read into the record the following changes:

Add Condition 15.3) The applicant shall verify and confirm the water table elevation as part of the final geotechnical review, *and during construction, water removed from the site shall be in compliance with all applicable laws, including requirements of the Regional Water Quality Control Board.*

Add Condition 9.18) The garage shall be lined with acoustic block lining in the ramp entrance, or its equivalent to the satisfaction of the Community Development Director.

Add Section 15.4) The applicant shall consider elements that consider right turn only leaving the garage and incorporate them, as feasible, to the satisfaction of the Community Development Director.

ACTION: 1) Approve the application, 2) Adopt Resolution No. PC 17-1193 as amended: a) *Condition 8.11) – Add a root barrier be required for the perimeter bamboo privacy hedge;* b) *Condition 8.15) - Modify the condition that the 3rd tree would be at the City’s discretion as to its location;* c) *Conditions 9.2) and 11.15) – The project is constructed with 63 parking spaces instead of 65;* d) *Add Condition 6.18) - Construction during the excavation and grading phase must end at 6:00 p.m. to prohibit any nuisance to the adjacent restaurant patrons and adjacent residential neighbors;* e) *Add Condition 15.3) - The applicant shall verify and confirm the water table elevation as part of the final geotechnical review, and during construction, water removed from the site shall be in compliance with all applicable laws, including requirements of the Regional Water Quality Control Board;* f) *Add Condition 11.19) - Valet hours of operation shall end by 10:00 p.m. daily;* g) *Add Condition 11.20) - The valet shall only be utilized by patrons of the subject building;* h) *Add Condition 9.18) The garage shall be lined with Acoustic Block Lining in the ramp entrance, or its equivalent to the satisfaction of the Community Development Director;* and i) *Add Section 15.4) The applicant shall consider elements that consider right turn only leaving the garage and incorporate them as feasible, to the satisfaction of the Community Development Director;* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING THE MITIGATED NEGATIVE DECLARATION AND CONDITIONALLY APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, AND A SUBDIVISION PERMIT (MAJOR LAND DIVISION NO. 73519) IN ORDER TO DEMOLISH AN EXISTING 3,013 SQUARE-FOOT COMMERCIAL BUILDING AND TO CONSTRUCT A NEW FIVE-STORY, 38,106 SQUARE-FOOT MIXED-USE BUILDING (INCLUDING 9,391 SQUARE-FEET OF COMMERCIAL USES AND 26 RESIDENTIAL APARTMENT UNITS, (OF WHICH FOUR ARE AFFORDABLE), FOR THE PROPERTY LOCATED AT 8711-8713 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, AND 321-327 SHERBOURNE DRIVE, WEST HOLLYWOOD, CALIFORNIA.” 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Altschul, seconded by Chair Buckner and passes, noting Vice-Chair Jones absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8711-8713 Beverly Boulevard, West Hollywood, California, and 321-327 Sherbourne Drive, West Hollywood, California:

The Resolution the Planning Commission just approved 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.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:20 P.M. AND RECONVENED AT 8:30 P.M.

B. 1150 N. Orange Grove Avenue:

Antonio Castillo, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, November 30, 2017.

The proposal is to demolish two existing single-story, single-family residences and construct a new four-story, seven-unit apartment building over a subterranean parking garage.

He stated this was originally continued from Thursday, September 7, 2017, due to the concerns of the projects design of private and common open space, and stairwells to comply with building codes.

He detailed the concerns of the commission, which consisted of the functionality around the common open spaces on the ground level, and the open spaces on the roof top. The common open space was reconfigured to provide 430 square-feet of open space on the ground floor, and 317 square-feet on the upper level, for a total of 747 square-feet of common open space; which exceeds the 500 square-foot requirement.

The reconfiguration was accomplished by relocating the trash enclosure in the rear area, adding additional landscape planters, and rearranging the layout of amenities within the common open space.

The two uncovered stairwells have now been enclosed.

He stated staff would like to eliminate Condition 6.12) and incorporate the amended language into Condition 11.6) as follows:

“Vehicles belonging to independent contractors, subcontractors, and/or employees who are doing construction or renovations on a residential property shall not park on any street within West Hollywood and shall utilize off-street parking secured by the contractor until the on-site parking is completed and is able to be used. Such vehicles are prohibited from using residential, guest, and/or visitor parking permits. Any encroachment permit issued for the construction project other than for parking requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets.”

He clarified the elevator only goes to the third floor. A lift must be utilized to access the fourth floor. This was incorporated to alleviate additional massing to the overall design.

The revised project successfully responds to the concerns the commission had from the last public hearing. Staff requests approval of the revised project.

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

AMIT APEL, MALIBU project designer, presented the applicant’s report. He detailed the changes to the elevator, height, common open spaces, and handicap lift to the fourth floor. He presented a fly-through video of the project design.

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

The commission stated the project has improved from the previous iteration, and spoke regarding the design, common and private open spaces, and accessibility.

The commission requested clarification regarding the height of the elevator.

Commissioner Altschul moved to: 1) approve staff’s recommendation, incorporating the amendments by staff.

Seconded by Commissioner Bass.

ACTION: 1) Approve the application, 2) Adopt Resolution No. PC 17-1191 as amended: a) *eliminate Condition 6.12) and b) amend the language as follows in Condition 11.6) “Vehicles belonging to independent contractors, subcontractors, and/or employees who are doing construction or renovations on a residential property shall not park on any street within West Hollywood and shall utilize off-street parking secured by the contractor until the on-site parking is completed and is able to be used.*

Such vehicles are prohibited from using residential, guest, and/or visitor parking permits. Any encroachment permit issued for the construction project other than for parking requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets;” “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND A DEVELOPMENT PERMIT TO DEMOLISH TWO SINGLE-STORY, SINGLE-FAMILY DWELLING UNITS AND CONSTRUCT A FOUR-STORY, SEVEN-UNIT APARTMENT BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 1150 NORTH ORANGE GROVE AVENUE, WEST HOLLYWOOD, CALIFORNIA; and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Altschul, seconded by Commissioner Bass and passes, noting Vice-Chair Jones absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1150 N. Orange Grove Avenue, West Hollywood, California, West Hollywood, California:

The Resolution the Planning Commission just approved 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.

C. 7326 Santa Monica Boulevard:

John Mayer, Senior Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, November 30, 2017.

He stated the applicant is requesting to operate a new dog daycare kennel with overnight boarding service. He provided a history of the request, and spoke regarding the location, square-footage, overnight boarding, pet grooming, space layout, business hours (7:00 a.m. to 9:00 p.m., seven days a week), number of employees, live web access, and behavior screening.

He confirmed 60 dogs will be accommodated during business hours, and 20 dogs overnight. To address odors, the owner will be installing high frequency air ventilation systems and HEPA filters. To address noise, the applicant will be installing a double-wall along the shared wall and acoustical ceiling panels.

Staff is recommending approval.

The commission requested clarification regarding acoustical tiles regarding noise, and requested maximum, sound absorbing tiles be used.

The commission requested the following verbiage to be used throughout the Operations Section (Conditions) of the draft resolution: *“maintain and enforce the written procedures.”*

Chair Buckner opened public comment for Item 10.C.:

TODD ELLIOTT, LOS ANGELES, Truman & Elliot, applicant's representative, presented the applicant's report. He provided a history of the business, and spoke regarding play areas, special cleaning products, extra sound installation, sound issues and sound decibels.

The commission had concerns regarding excessive noise, odors and ventilation.

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

Chair Buckner disclosed for the record she had a conversation with applicant's representative. They discussed matters contained in the staff report.

There were no other official disclosures.

Commissioner Hoopingartner moved to: 1) approve staff's recommendation of approval, with the following amendments: a) maximum, sound absorbing tiles shall be used; b) the following verbiage shall be used in Condition 4.6) and Condition 4.7) of the draft resolution: *“maintain and enforce the written procedures.”*

Seconded by Commissioner Aghaei.

ACTION: 1) Approve the application, 2) Adopt Resolution No. PC 17-1236 as amended: a) *applicant shall use acoustical ceiling tiles that are rated with the highest grade of sound proofing material; b) amend Section 4.6) to read as follows: “The operator shall maintain and enforce written procedures for accepting dogs into the dog daycare kennel including an evaluation of each dog for its size and temperament prior to admittance in to the club. The written procedures shall also include a screening process where the staff will review each dog's vaccine records, health, and flea check prior to admittance in to the club;” and c) amend Section 4.7) to read as follows: “The operator shall maintain and enforce written policies to ensure that the dog daycare kennel will not supervise dogs that are chronic barkers and/or disruptive;”.* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A CONDITIONAL USE PERMIT FOR A NEW 4,328 SQUARE FOOT DOG

DAYCARE KENNEL WITH GROOMING AND OVERNIGHT BOARDING SERVICE, LOCATED AT 7326 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA; and 3) Close the Public Hearing for Item 10.C. **Moved by Commissioner Hoopingarner, seconded by Commissioner Aghaei and passes, noting Vice-Chair Jones absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 7326 Santa Monica Boulevard, West Hollywood, California:

The Resolution the Planning Commission just approved 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.

11. NEW BUSINESS.

A. Public Benefits Policy.

Rachel Dimond, Senior Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, November 30, 2017.

She stated the Planning Commission shall provide input and comments on the Public Benefits Policy; which includes clarification of the public benefit process, community input, standardized pro-forma valuation tool, and menu of public benefit categories.

She spoke regarding current public benefits, and detailed the challenges with current process, public benefits framework, and public benefits policy goals, key components of framework, applicability, and public input.

Paul Silvern, HR&A, spoke regarding the economic valuation tool, and the method to quantify the economic value of requested zoning change(s) for a proposed project. He detailed the components of the residual land value analysis.

Rachel Dimond, Senior Planner, continued and spoke on the Community Benefits Menu, which includes: Arts and Cultural Facilities, Programs, and Funding; Affordable Housing or Specific Housing Products, Parking Resources; Public Parks and Open Spaces; Community Facilities; Streetscape and Mobility Improvements; Public Health and Sustainability; and other public benefits identified through the public process consistent with established city goals.

The commission questioned what the motivation was to include the Planning Commission in this process, and if these issues and concerns would be examined during the actual entitlement process.

Staff clarified the public benefits would be part of the entitlement process, and that Planning Commission would review benefits in an advisory capacity to the City Council.

Discussion was held regarding the proposed transparency and predictability of the public benefits policy, and the different ways in which to include the public in the process.

The commission requested clarification how other municipalities handle this subject matter, how residual land values are calculated and negotiations, and where in the process the public benefits policy is offered for public engagement.

The commission had concerns with the economic valuation tool, and stated this appears to be speculative, regarding the calculations and economic aspects.

The commission stated their support regarding the public transparency, indicated this would enable the commission to make a more informed decision about these discretionary items, if there is an indication what the public benefit will be. They would like to see a larger and earlier forum to engage the community

Commissioner Hoopingarner moved to: 1) continue this item to the first publicly noticed meeting in January, 2018, in order to provide additional opportunities to review the components, and allow staff to address some of the concerns that were brought forward.

MOTION FAILS.

Staff reiterated this item is strictly for comments which will be forwarded to City Council. This is not an item for recommendation.

Commissioner Hoopingarner stated she has no ability to make her comments on the economic valuation tool, because the information is deficient.

Commissioner Bass moved to: 1) receive and file with the comments provided.

Seconded by Commissioner Altschul.

ACTION: 1) Receive and file with comments provided by the commission. **Moved by Commissioner Bass, seconded by Commissioner Altschul and passes, noting Vice Chair Jones absent and Commissioner Hoopingarner voting NO.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update. None.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

Commissioner Hoopingarner questioned staff if the economics valuation tool would be feasible to use to determine if a developer actually needs concessions to build affordable housing.

Bianca Siegl, Long Range and Mobility Planning Manager stated that was not the intent of the tool, but staff can look into this with the consulting team.

17. ADJOURNMENT: The Planning Commission adjourned at 10:25 P.M. to a regularly scheduled meeting on Thursday, December 7, 2017 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.**

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 1st day of February, 2018 by the following vote:

AYES: Commissioner: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner.

NOES: Commissioner: None.

ABSENT: Commissioner: Chair Buckner.

ABSTAIN: Commissioner: Acting Chair Jones.



STACEY JONES, ACTING CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY