



PLANNING COMMISSION MINUTES
Regular Meeting
March 15, 2007

West Hollywood Park Auditorium
647 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair D'Amico called the meeting of the Planning Commission to order at 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: Patrick Tighe led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, DeLuccio, Hamaker, Thompson, Vice-Chair Guardarrama, Chair D'Amico*.

Commissioners Absent: Bartolo.

Staff Present: Jory Phillips, Senior Planner, Rachel Heiligman, Associate Planner, Francie Stefan, Senior Planner, Steve Bailey, Building and Safety Manager, Tony Kim, Associate Planner, David DeGrazia, Senior Planner, John Chase, Urban Designer, John Keho, Planning Manager, Susan Healy Keene, Community Development Director, Mike Jenkins, City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, March 15, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Guardarrama and unanimously carried.**

5. APPROVAL OF MINUTES.

A. March 1, 2007

ACTION: Approve the Planning Commission Minutes of Thursday, February 15, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

6. PUBLIC COMMENT.

CONSTANTINE VELLICE, WEST HOLLYWOOD, commented on landscaping issues at the Mediterranean Village Apartment complex.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on loopholes within the Zoning Ordinance and suggested changes.

7. ITEMS FROM COMMISSIONERS.

Commissioner Thompson stated for the record he will be officially resigning from the Planning Commission. His last meeting will be on Thursday, April 5, 2007. He thanked staff, fellow commissioners and the public for this opportunity of service.

Commissioner Hamaker thanked Commissioner Thompson for his exceptional service to the Planning Commission and wished him well.

Vice-Chair Guardarrama thanked Commissioner Thompson for his exceptional service to the Planning Commission and wished him well. He suggested the commission should focus on actual tree size and not just box size for future projects.

Commissioner Altschul thanked Commissioner Thompson for his exceptional service to the Planning Commission and wished him well.

Commissioner DeLuccio thanked Commissioner Thompson for his exceptional service to the Planning Commission and wished him well. He commented on the landscaping issues at the Mediterranean Village Apartment complex and requested an update at the next meeting.

Chair D'Amico thanked Commissioner Thompson for his exceptional service to the Planning Commission and wished him well.

8. CONSENT CALENDAR.

A. Resolution of Intent: Consideration of a Resolution of Intention to initiate amendments to the Zoning Ordinance regarding housing land use issues.

ACTION: 1) Adopt Resolution No. PC 07-726 as presented "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD TO INITIATE AMENDMENTS TO MUNICIPAL CODE TITLE 19 [ZONING ORDINANCE]." **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried; notating the abstention of Commissioner Bartolo.**

9. PUBLIC HEARINGS.

**A. Automated Teller Machines
Zone Text Amendment 2005-010:**

Continued from Thursday, October 5, 2006. Jory Phillips, Senior Planner, provided background information as presented in the staff report dated Thursday, March 15, 2007.

He provided a history of the request to consider an amendment of the City of West Hollywood Zoning Ordinance to eliminate parking requirements for exterior automated teller machines not associated with an on-site financial institution. He detailed design standards, inventory of existing ATM's, high volume pedestrian areas and the proposed zone text amendment.

The proposed amendment will eliminate parking requirements for non-bank affiliated exterior ATM's within an area of West Hollywood with the highest amount of pedestrian travel.

Staff recommends approval of this change of the Zoning Ordinance to the City Council.

Commissioner Altschul pointed out the correct number of exterior on-site banking ATM's not listed in the staff report.

Chair D'Amico opened public testimony for Item 9.A.:

KEVIN GEARY, LOS ANGELES, presented the applicants report. He provided detailed background information on exterior non-bank ATM's, parking requirements and pedestrian traffic. He requested approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on design standards and private right-of-way. She suggested a renewal time and / or a Sunset Clause for this item.

KEVIN GEARY, LOS ANGELES, presented the applicants rebuttal. He detailed the reasons why a permit was not originally applied for, parking requirements, and public right-of-way.

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

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 06-704 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2005-010 REGARDING PARKING REQUIREMENTS FOR AUTOMATED TELLER MACHINES NOT ASSOCIATED WITH AN ON-SITE FINANCIAL INSTITUTION, LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA", and 3) Close Public Hearing Item 9.A. **Moved by Commissioner Altschul, seconded by Commissioner Thompson and unanimously carried; notating the abstention of Commissioner Bartolo.**

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:00 P.M. TO ALLOW FOR PRESENTATION SET-UP AND RECONVENED AT 7:05 P.M.

B. Green Building Standards.

General Plan Amendment 2007-001, Zone Text Amendment 2007-001, Negative Declaration: Continued from Thursday, February 15, 2006. Steve Bailey, Building and Safety Manager, Francie Stefan, Senior Planner, and Rachel Heiligman, Associate Planner, provided background information as presented in the staff report dated Thursday, March 15, 2007.

Steve Bailey, Building and Safety Manager, provided and detailed background information on the Green Building Program development and the process and steps taken by staff to date.

Francie Stefan, Senior Planner, reiterated staff's request and detailed the recommendation to City Council regarding establishing a green building program for private development. The action includes: 1) adoption of a Negative Declaration pursuant to CEQA; 2) amending the General Plan to include a green building policy for private development; 3) amending the Zoning Ordinance with baseline requirements applicable to all projects, a minimum point threshold for compliance with the Green Building Point System; and 4) adopting the Green Building Point System table into the Zoning Ordinance by reference. She presented a thorough explanation regarding Phase I and Phase II of the green building program.

Rachel Heiligman, Associate Planner, detailed the program structure. She elaborated on green building requirements and the green building point system. She stated for the record an amendment to the existing alternative transportation section of the Zoning Ordinance would include the requirement of residential projects to require bicycle parking. She spoke on education outreach efforts and staff training.

Chair D'Amico opened public testimony for Item 9.B.:

MARC YEGER, WEST HOLLYWOOD, spoke in support of staff's recommendation, but had concerns regarding applicability, historic properties, incentives and education components.

RIC ABRAMSON, WEST HOLLYWOOD, spoke in support of staff's recommendation, but had concerns regarding the point-based system, cumulative impacts and future on-going funding for staff and training.

EDWARD LEVIN, WEST HOLLYWOOD, spoke in support of staff's recommendation, but had concerns regarding incentives, education proponents and monitoring.

FRED VANACORE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

HASSAN MOINZADEH, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

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

Commissioner Thompson questioned the education proponent.

Vice-Chair Guardarrama stated his support for the point system and questioned staff if there are monetary thresholds where this would not apply to tenant improvement and remodels. He asked if this would prevent someone from installing a high-end professional cook-top in their home.

Rachel Heiligman, Associate Planner, stated the point system would only be applicable to new development projects; therefore tenant improvements and remodels have been removed from the point system. The point system would not preclude the use of high-end appliances.

Commissioner Thompson stated his support for ongoing education and commented on the implementation system.

Commissioner Hamaker questioned funding and education regarding various city staff.

Commissioner DeLuccio commented on the education aspect and suggested business community involvement.

Chair D'Amico read into the record the concerns brought forward by Commissioner Bartolo. She was unable to attend the meeting and voiced her concerns in an e-mail. This was made available to all commissioners and the general public for review.

ACTION: 1) Adopt Resolution No. PC 07-716 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2007-001 AND ZONE TEXT AMENDMENT 2007-001 TO CREATE A GREEN BUILDING PROGRAM FOR PRIVATE DEVELOPMENT”, and 2) Close Public Hearing Item 9.B. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Bartolo.**

THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 7:50 P.M. TO ALLOW FOR PRESENTATION SET-UP AND RECONVENED AT 8:05 P.M.

- C. 1041 N. Formosa Avenue (The Lot Motion Picture Studio)**
Final Supplemental Environmental Impact Report, Comprehensive Development Plan Amendment 2000-001, General Plan Amendment 2007-002, Zone Map Amendment 2007-001, Zone Text Amendment 2007-003: Continued from Thursday, February 1, 2007. David DeGrazia, Senior Planner, provided background information as presented in the staff report dated Thursday, March 15, 2007.

He stated the application is to amend an existing Comprehensive Development Plan (CDP) for *the lot* Motion Picture Studios. The current owner is proposing to amend the Comprehensive Development Plan by changing what is to be demolished and built. The revised Comprehensive Development Plan would result in a 669,149 square-foot expansion, resulting in a reduction of 15,761 square-feet when compared to the existing Comprehensive Development Plan. The project will result in the potential addition of four new sound stages, new state of the art studio support office space, post-production facilities, and new parking facilities to accommodate the expansion.

Terry Hayes, Principal, Terry Hayes and Associates, detailed the CEQA process, the Supplemental Environmental Impact Report and the historical preservation aspects of the site.

Madonna Marcelo, Senior Associate, Terry Hayes and Associates, presented a detailed visual presentation of the overview of *the lot* Motion Picture Studios and proposed changes to the site plan.

John Chase, Urban Designer, spoke on the proposed design changes and detailed the past historical characteristic design issues.

Commissioner Altschul questioned the expiration date regarding the Comprehensive Development Plan (CDP).

Michael Jenkins, City Attorney, detailed the legalities surrounding the amendment of the Comprehensive Development Plan (CDP).

Chair D'Amico questioned the proposed various height limits.

Commissioner DeLuccio questioned the design review process.

Commissioner Altschul questioned the height of the parking garage.

Chair D'Amico opened public testimony for Item 9.C.:

GREGG HARLESS, MANHATTAN BEACH, representing BA Studios, LLC, presented the applicant's report. He detailed the history and facts of the motion picture lot and spoke on the project that was originally approved in 1993. He spoke on the plaza parking area, the studio's special events' business, circulation, historical preservation strategy, ADA compliance, massing and height limits.

AMY FORBES, LOS ANGELES, representing BA Studios, LLC, land-use attorney, presented the applicant's report. She detailed the massing and height limits to the amended project.

Commissioner Hamaker disclosed for the record she had several conversations with Ira Handleman.

Chair D'Amico disclosed for the record he had several conversations with the applicant and Ira Handleman regarding the packet.

Commissioner Altschul disclosed for the record he met with the applicant and Ira Handleman.

Commissioner DeLuccio disclosed for the record he met with Ira Handleman.

JOSEPH M. CLAPSADOLE, Chair, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation.

ROBERT NUDELMAN, HOLLYWOOD, Director, Preservation Issues for Hollywood Heritage. He spoke in support of the projects entitlements, but has concerns regarding the process, height limits and preservation issues.

LYNN RUSSELL, WEST HOLLYWOOD, spoke in support of staff's recommendation.

STEVE SMITH, WEST HOLLYWOOD, has concerns regarding this item. He spoke on historical preservation issues and height limits.

FRED VANACORE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MIKE BUHLER, LOS ANGELES, Director of Advocacy, Los Angeles Conservancy. He spoke in support of the projects entitlements, but has concerns regarding the Supplemental Environmental Impact Report.

STEVE WAYLAND, WEST HOLLYWOOD, spoke in support of staff's recommendation.

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

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns regarding this item. He spoke on historical preservation issues and continuity.

AMY FORBES, LOS ANGELES, representing BA Studios, LLC, land-use attorney, presented the applicant's rebuttal. She detailed the historical preservation issues, the Supplemental Environmental Impact Report, and provided a visual overlay presentation of the future development.

GREGG HARLESS, MANHATTAN BEACH, representing BA Studios, LLC, presented the applicant's rebuttal. He spoke on the history of the property and the change that is needed.

Commissioner DeLuccio questioned the change in square-footage and height limits.

Discussion was held regarding the legalities of the Eastside Project Area Committee (PAC) and their (possible) involvement in this project.

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

Commissioner Hamaker commented on and questioned the original Santa Monica West façade and had issues regarding the height limits.

Commissioner Altschul commented on the historical aspect of the original Santa Monica West façade, and spoke on the compatibility of the neighborhood.

Commissioner Altschul moved to: 1) approve staff's recommendation regarding all five (5) resolutions.

Seconded by Commissioner DeLuccio.

Commissioner DeLuccio commented on the height limits and stated his support of this item.

Commissioner DeLuccio amended the motion to include: 1) the Planning Commission Design Review Subcommittee shall be involved in the new Formosa offices and soundstage design process.

Commissioner Altschul agreed to this with the added verbiage: 1) “to the extent possible”.

Vice-Chair Guardarrama stated his support of the motion.

Commissioner Thompson commented on the thematic and universal design of sound stages and motion picture lots. He stated his support of the motion.

Commissioner Hamaker questioned the legalities of purview regarding the designs of the proposed buildings.

Chair D’Amico stated he does not support the design aspects of this project or the motion.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 07-720 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, ADOPT A MITIGATED MONITORING PROGRAM AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, FOR THE PROPERTY LOCATED AT 1041 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA”; 3) Adopt Resolution No. PC 07-722 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT 2007-002 AND ZONING MAP AMENDMENT 2007-001 IN CONJUNCTION WITH THE PROPOSED AMENDED COMPREHENSIVE DEVELOPMENT PLAN, FOR THE PROPERTY LOCATED AT 1041 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA”; 4) Adopt Resolution No. PC 07-721 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING TEXT AMENDMENT 2007-003, REGARDING ENTERTAINMENT PRODUCTION FACILITIES IN THE CC ZONING DISTRICT,, FOR THE PROPERTY LOCATED AT 1041 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA”;

5) Adopt Resolution No. PC 07-723 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVE COMPREHENSIVE DEVELOPMENT PLAN 2001-001, FOR THE PROPERTY LOCATED AT 1041 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 6) Close Public Hearing Item 9.C. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, DeLuccio, Thompson, Vice-Chair Guadarrama,
NOES: Hamaker, Chair D'Amico.
ABSENT: Bartolo.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:35 P.M. TO ALLOW FOR PRESENTATION SET-UP AND RECONVENED AT 9:45 P.M.

**Chair D'amico left the meeting at this time. Vice-Chair Guardarram officially assumed the role of Chair for the remainder of the meeting.*

Commissioner Hamaker recused herself from the dais at this time. She stated she is currently on the board of the West Hollywood Community Housing Corporation.

D. 7530 Santa Monica Boulevard.
Demolition Permit 2006-037, Development Permit 2006-051, Negative Declaration: Tony Kim, Associate Planner, background information as presented in the staff report dated Thursday, March 15, 2007.

He stated the applicant is requesting to demolish an existing office building and construct a new five-story, forty-two unit mixed-use, affordable housing structure. The ground floor contains approximately 3,842 square-feet of commercial space along Santa Monica Boulevard, with a community room and thirteen parking spaces accessed from the rear alley. Twenty-nine additional parking spaces for the residential units are located in a subterranean garage accessed from the rear alley.

The residential units on the upper four stories consist of one-bedroom units measuring approximately 620 square feet each. Laundry facilities and other support services are located on the first floor. Thirty-two of the units each contain approximately 100 square feet of private open space while ten of the units do not contain any private open space. 2,256 square feet of common open space is provided in a central courtyard on the second floor. Additional common open space is provided in two roof gardens located on the west side of the fifth floor.

He detailed neighborhood meetings, Planning Commission Design Review Subcommittee, public comments, SB 1818, additional floor area ratio, additional building height and story, reduced private open space and the reduction of off-street parking requirements.

John Chase, Urban Design detailed the urban design requirements.

Staff recommends approval.

Commissioner DeLuccio disclosed for the record, he received a phone call from Robin Conerly, Executive Director, West Hollywood Community Housing Corporation.

Commissioner Thompson disclosed for the record, he received a phone call from Robin Conerly, Executive Director, West Hollywood Community Housing Corporation.

Vice-Chair Guardarrama disclosed for the record, he received a phone call from Robin Conerly, Executive Director, West Hollywood Community Housing Corporation.

Vice-Chair Guardarrama opened public testimony for Item 9.D.:

ROBIN CONERLY, LOS ANGELES, Executive Director, West Hollywood Community Housing Corporation, presented the applicant's report. She detailed the history of the property and spoke regarding parking issues, affordable rental housing costs, green building principles, public transportation, private patios and rooftop gardens.

PATRICK TIGHE, SANTA MONICA, architect, presented the applicant's report. He detailed the overall project and commented on massing, subterranean parking, street elevation, front and unit setbacks, office and commercial space, solar power and landscape garden design.

DENISE KOTULA, WEST HOLLYWOOD, opposes staff's recommendation of approval.

LOVELY L. BRYDAN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

SUZANNE DIETRICH, WEST HOLLYWOOD, Chair, West Hollywood's Disability Advisory Board, has concerns regarding this item. She support's staff's recommendation, but has concerns regarding accessibility and the communal gardens. She would like to see this item return to the Disabilities Advisory Board for review.

STEVE WAYLAND, WEST HOLLYWOOD, spoke in support of staff's recommendation.

SHAWN MADRIGEL, WEST HOLLYWOOD, opposes staff's recommendation of approval.

STEVE SMITH, WEST HOLLYWOOD, spoke in support of staff's recommendation.

YOLA DORE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

SOFIA KOMSKAYA, WEST HOLLYWOOD, spoke in support of staff's recommendation.

FRED VANACORE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

BRIAN DAHLGREN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She stated her support for affordable and disabled housing, but has concerns regarding the waiver of the Zoning Ordinance regarding SB 1818.

RIC ABRAMSON, WEST HOLLYWOOD, spoke in support of staff's recommendation.

TODD ELLIOT, LOS ANGELES, representing the West Hollywood Community Housing Corporation, presented the applicant's rebuttal. He spoke on massing, height limitations and SB 1818. He requested the words "as appropriate" stricken in relation to Condition 11.1. He stated the applicant is willing to continue a dialogue with the Disabilities Advisory Board.

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

Commissioner Thompson stated his support for this project and the exemplary design. He spoke on the neighborhood revitalization this project will produce. He would like to see the Planning Commission Design Review Subcommittee involved in the on-going construction and planning stages.

Commissioner Thompson moved to: 1) approve staff's recommendation.

Seconded by Commissioner DeLuccio.

Commissioner Altschul stated his support for this project. He recommended the Disabilities Advisory Board continue to have in-put on an ongoing basis. He could not support the amendments the applicant requested regarding Section(s) 5.3 and 11.1. He commented on SB 1818.

Commissioner DeLuccio stated his support for this project.

John Keho, Planning Manager, stated there is an incorrect street name referenced in Section 6.17, which will be corrected in the final resolution.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 07-725 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2006-037 AND DEVELOPMENT PERMIT 2006-051, TO PERMIT THE DEMOLITION OF AN EXISTING OFFICE BUILDING AND THE CONSTRUCTION OF A FIVE-STORY, FORTY-TWO-UNIT MIXED-USE, AFFORDABLE HOUSING STRUCTURE, FOR THE PROPERTY LOCATED AT 7530 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.D.
Moved by Commissioner Thompson, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:

AYES: Commissioners Altschul, DeLuccio, Thompson, Vice-Chair Guadarrama,

NOES: None.

RECUSED: Hamaker.

ABSENT: Bartolo, Chair D'Amico.

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Director's Report.

Susan Healy Keene, Community Development Director, stated the official groundbreaking for the Pacific Design Center Red Building will be on Thursday, March 29, 2007 at 9:00 A.M. She thanked Commissioner Thompson for his years of service as a Commissioner and as past Chair of the Planning Commission.

B. Planning Manager's Update.


John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission.

14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS. None.

16. ADJOURNMENT: The Planning Commission adjourned at 10:45 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, April 5, 2007 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 5TH DAY OF APRIL, 2007.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
Acting