



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Teleconference Meeting
October 21, 2021**

West Hollywood, California

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 Hoopingarner called the meeting of the Planning Commission to order at 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commission Secretary Gillig led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Carvalheiro, Dutta, Lombardi, Thomas, Vinson, Vice-Chair Jones, Chair Hoopingarner.

Commissioners Absent: None.

Staff Present: Roger Rath, Assistant Planner, Laurie Yelton, Associate Planner, Antonio Castillo, Senior Planner, Doug Vu, Senior Planner, Jennifer Alkire, Current and Historic Preservation Planning Manager, Ric Abramson, Urban Design and Architecture Studio Manager, Lauren Langer, City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Vice-Chair Jones suggested Item 11.A. – 8850-8878 Sunset Boulevard, Draft Environmental Impact Report be moved after Item 10.B. – 9001-9017 Santa Monica Boulevard.

ACTION: Approve the Planning Commission agenda of Thursday, October 21, 2021, as amended. **Moved by Vice-Chair Jones, seconded by Chair Hoopingarner and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. **October 7, 2021**

ACTION: Approve the minutes of Thursday, October 7, 2021 as presented. **Moved by Vice-Chair Jones, seconded by Commissioner Lombardi and passes, noting Commissioner Vinson abstained.**

6. PUBLIC COMMENT. None.

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department commented on the City Council hybrid meeting. He stated the earliest possible return to in-person meetings for Planning Commission may be January 2022.

The City Council meeting on Monday, November 15, 2021 will be a study session regarding public safety issues.

8. ITEMS FROM COMMISSIONERS.

Chair Hoopingarner reminded staff that page numbers are extremely important on written materials submitted in the packet. She requested larger projects and the renderings should be eye level view, as well as a walk around of the project at eye level.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 1200 1204 N. Orange Grove Avenue:

Laurie Yelton, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 21, 2021.

She stated the applicant is requesting a tentative tract map for the subdivision of a three-story, five-unit multi-family residential building that was administratively approved on January 6, 2020 into a common interest development.

She stated staff would like to add the following condition to Resolution No. PC 21-1428:

Condition 1.7: "Off-street parking shall be provided as shown on the approved plans. Because this project is located within a permit parking district, no annual residential and guest parking permits will be granted to the occupants, whether lessees, renters, or owners, of the project. Each individual unit within the project may be granted up to fifty (50) one-day visitor parking passes annually. This condition of approval shall be reflected within all lease/rental agreement(s) and CC&Rs for the project."

Staff recommends approval.

Chair Hoopingarner opened the public hearing for Item 10.A.

HOLLY MANDEL, WEST HOLLYWOOD had concerns regarding parking for residents and construction workers.

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

Chair Hoopingarner moved to: 1) approve staff's recommendation of approval as amended.

Seconded by Vice-Chair Jones.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1428 as amended:** a) add Condition 17) "Off-street parking shall be provided as shown on the approved plans. Because this project is located within a permit parking district, no annual residential and guest parking permits will be granted to the occupants, whether lessees, renters, or owners, of the project. Each individual unit within the project may be granted up to fifty (50) one-day visitor parking passes annually. This condition of approval shall be reflected within all lease/rental agreement(s) and CC&Rs for the project." "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE TRACT MAP (MINOR LAND DIVISION NO. 82796) FOR THE SUBDIVISION OF A THREE-STORY, FIVE-UNIT RESIDENTIAL BUILDING INTO A COMMON INTEREST DEVELOPMENT, LOCATED AT 1200-1204 N. ORANGE GROVE AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.A. **Moved by Chair Hoopingarner, seconded by Vice-Chair Jones and unanimously passes.**

The Resolution the Planning Commission just approved for the property located at **1200-1204 N. Orange Grove Avenue, West Hollywood, California** 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.

B. 9001-9017 Santa Monica Boulevard:

Antonio Castillo, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 21, 2021.

He stated the applicant is requesting to amend the development agreement to extend the term of the agreement by twenty-four (24) months for the substantial completion of construction and operation of the restaurant and commercial spaces.

The approved project with a Development Agreement was originally approved in December of 2007 and consisted of the construction of an 79,420-square-foot, five (5) story mixed use building, rising to 55 feet in height. The Development Agreement was subsequently amended in 2011, 2013, 2015, and 2017. Pursuant to the development agreement, the owner is required to pay the City a sum of \$1,000,000, of which \$500,000 has been paid, with required interest. The building is currently under construction.

The development includes 129 parking stalls located in two levels of subterranean parking. The commercial component of the building is located on the first above-ground floor and consist of 4,271 square feet of retail space and 6,121 square feet of restaurant space with 250 square feet of associated outdoor dining. The residential component of the mixed-use building consists of thirty-eight (38) market-rate residential units and eight (8) inclusionary residential units and was to be located on the second through fifth floors.

The applicant has communicated to staff the uncertainty of completing construction and occupying the building by the January 8, 2022, conclusion of the development agreement. Pursuant to Section 6.9 of the development agreement the owner is requesting a two-year extension to the term of the development agreement and a concurrent two year extension to the expiration to the Project Approvals. allow this extension, the development agreement would be amended, as follows:

- a) The term of the Development Agreement as set forth in Section 6.1.1 (last revised in the Fourth Amendment to Development Agreement) be further extended for an additional twenty-four (24) months or up to and including January 8, 2024, to allow the owner ample time to complete construction, initiate the intended uses of the project, record the final Tract Map, and get the project open and running; and
- b) The expiration of the Project Approvals as set forth in Section 2.6, including the Tentative Tract Map, Minor Conditional Use Permit, and Administrative Permit, be further extended to expire consistent with the term of the Development Agreement.

He stated the key factors outlined by the owner that delayed the progress and contributed to delays of the project are: a) delays in obtaining approvals, delays in plan check, and engineering comments; b) declaration of local emergency; c) city standards for conducting construction; d) difficult retail leasing environment; and e) difficulties in obtaining building components, equipment, and materials; labor slowdowns with the onset of the COVID-19 pandemic.

Staff recommends approval of the extension.

The commission requested clarification of the 24 month extension timelines, and tenant improvements.

Chair Hoopingarner opened the public hearing for Item 10.B

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative. He provided a history of the project and spoke regarding the requested timeline, and the effect of the Covid-19 pandemic on building supplies and labor. He requested support of the request.

The commission requested clarification on the project's current state of completeness, how long work was ceased due to Covid-19, and construction hours.

The commission had concerns about the impact to the surrounding residential area.

There were no official disclosures.

There were no public speakers.

Commissioner Carvalho moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Lombardi.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1430 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL APPROVE THE REQUEST TO AMEND THE DEVELOPMENT AGREEMENT TO EXTEND THE TERM OF THE DEVELOPMENT AGREEMENT BY TWENTY-FOUR (24) MONTHS FOR THE PROPERTIES LOATED AT 9001-9017 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Carvalho, seconded by Commissioner Lombardi and unanimously passes.**

Commissioner Lombardi recused himself from the digital platform of the meeting at this time on the advice of the City Attorney's office. He stated his employer currently has a business relationship with one of the consultants on the following proposed project.

The following item was moved and heard out of order as part of the amended agenda.

11. NEW BUSINESS.

A. 8850-8878 SUNSET BOULEVARD DRAFT ENVIRONMENTAL IMPACT REPORT:

Doug Vu, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 21, 2021.

He stated the purpose of this item is to receive information pertaining to the Draft Environmental Impact Report (DEIR) for the proposed mixed-use development project and provide comments on the adequacy of the environmental document.

The DEIR has been prepared for the City of West Hollywood by the City's environmental consulting firm, Dudek, to evaluate the potential environmental effects that would result from development of the proposed project in conformance with the California Environmental Quality Act (CEQA) statutes and implementing guidelines. The City of West Hollywood is the lead agency under CEQA.

He reiterated the discussion for the Planning Commission during this public comment period will be limited to the DEIR only, and the Commission will not be deliberating the merits of the proposal or deciding to support or oppose the project at this time. In the coming weeks, staff will gather all comments on the Draft EIR and work with the environmental consultant to respond to each correspondence received during the comment period. Subsequently, the Planning Commission will hold a public hearing, receive public comment, deliberate, and take an action to recommend that the City Council approve or deny the project and certify the Final Environmental Impact Report (FEIR).

The project site is currently developed with four one- and two-story commercial buildings totaling approximately 21,000 square feet that are currently occupied by the Viper Room nightclub, two liquor stores, two restaurants, a barbershop, a professional office, and two retail stores. The site also contains surface parking lots behind the buildings on the southern portion of the properties. There are also four existing roof-mounted billboards including one on the east end of the site above Turner's Liquor and three on the west end above the former Aahs! Gift Store.

The proposed project includes demolition of all existing improvements and the construction and operation of a new mixed-use hotel and residential development along the south side of Sunset Boulevard that would extend the full city block between Larrabee Street and San Vicente Boulevard.

The development would contain approximately 240,000 square feet of floor area above grade, 180,000 square feet of underground floor area, and rise 15 stories with a height of 189 feet measured from Sunset Boulevard. New digital and static billboard signage on Sunset Boulevard would also be incorporated into the project. The commercial portion of the development includes 115 hotel guestrooms and ancillary uses such as meeting rooms, spa/gym, outdoor pools, restaurants, and lounges, as well as a new nightclub space for the Viper Room. A publicly accessible outdoor café and terrace with an adjacent landscaped green roof garden would be provided three to four stories above Sunset Boulevard. The residential portion includes 31 market-rate condominiums and 10 income-restricted units with amenities including a gym, movie screening room, and outdoor pool. The proposed project would also include an emergency rooftop helicopter landing facility for police and fire services only, and five subterranean levels, four of which would primarily be used as a parking garage providing 240 spaces. All vehicular access into the proposed mixed-use development would be from San Vicente Boulevard, except for a driveway on Larrabee Street for commercial trucks to access the underground loading spaces. All egress from the site would be onto Larrabee Street.

Eric Wilson, Dudek continued staff's presentation and detailed the Environmental Review process.

The DEIR has been prepared in conformance with CEQA and its implementing guidelines. A summary of the potential environmental impacts and a list of the proposed mitigation measures that are recommended in response to the project's potentially significant impacts.

Based on the analysis contained in the DEIR, the proposed project's impacts to the following categories were determined to be less than significant with no mitigation required:

Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems.

Based on the analysis contained in the DEIR, the proposed project's impacts to the following categories were determined to be less than significant with mitigation measures incorporated:

Cultural Resources – Mitigation measures are recommended to reduce potential impacts to unanticipated discoveries of archaeological resources and human remains during construction-related activities to a less than significant level.

Geology and Soils – Mitigation measures are recommended to ensure that the proposed building is constructed in a manner that would reduce geologic and geotechnical hazards to the extent feasible and prevent the destruction of fossil specimens by heavy machinery to a less than significant level.

Hazards and Hazardous Materials – Mitigation measures are recommended to ensure that contaminated soils are properly identified, excavated, and disposed of off-site if encountered during construction excavation, and worker health is protected from any potential on-site contamination to a less than significant level.

Based on the analysis contained in the DEIR, the proposed project's impact to the following category was determined to be significant and unavoidable with mitigation measures incorporated:

Noise – Mitigation measures are recommended to ensure that long-term operational noise impacts associated with the project are reduced to a less than significant level based on the regulations of the City's Noise Control Ordinance. Mitigation measures are also recommended to reduce short-term construction noise impacts of the project at nearby noise-sensitive receptors including residences and West Hollywood Elementary School to a less than significant level, based on the quantitative noise thresholds established by the West Hollywood General Plan 2035 and its Environmental Impact Report. However, the effectiveness of these measures (including an impermeable sound barrier up to 24 feet high maintained for the duration of project construction) would be limited at higher floor levels of the London Hotel, which is the nearest noise-sensitive receptor and immediately adjacent to the southern project site boundary. Short-term construction noise impacts would remain significant and unavoidable.

The commission requested clarification regarding mitigation and compliance, and questioned why an alternate that would comply with the Sunset Specific Plan, was rejected.

Chair Hoopingarner opened public comments for Item 11.A.

NICK SHAFFER, WEST HOLLYWOOD commented on global warming and overdevelopment, traffic issues, delivery services, the London West and ongoing functions, street parking, guest permits, and employee parking.

SUSAN MILROD, WEST HOLLYWOOD commented on traffic issues, parking, ground water, massing and design, segregation, and no open access.

RICHARD LEWIS, WEST HOLLYWOOD commented on the pleasing architecture of the project.

ROXANNE, WEST HOLLYWOOD commented on the political system, global impact, housing, and traffic issues.

ROBERT BORGHANDY, WEST HOLLYWOOD spoke in support of the project.

ACTION: Close public comment for Item 11.A. **Motion carried by consensus of the Commission.**

The commissioners commented on construction mitigation, noise mitigation, sound walls and barriers, length of construction, parking concerns, hotel events, traffic queuing, accessible outdoor green spaces and accessibility, ingress and egress on San Vicente Boulevard and Larrabee Street, differentiation between public and private views, location of affordable housing units, massing and height, regional draw, traffic impacts on Los Angeles County Fire Station No. 8 at Cynthia Street, geology, groundwater and dewatering, earthquake construction and wave impacts on the rooftop pools, tiebacks, land use and lack of visibility of the primary design feature, landscaping and vegetation, lack of green roofs, height consistency, conference room and event spaces, and heliport noise.

Chair Hoopingarner encouraged the public to send any written comments and concerns regarding this proposed project to Doug Vu, Senior Planner, dvu@weho.org

Chair Hoopingarner recused herself from the digital platform of the meeting at this time. She stated her residence is within 500' of the proposed project located at 8615 West Knoll Drive.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:30 P.M. AND RECONVENED AT 8:40 P.M.

Vice-Chair Jones assumed Acting Chair duties for the remainder of the meeting with the recusal of Chair Hoopingarner.

Commissioner Lombardi returned to the digital meeting platform at this time.

10. PUBLIC HEARINGS.

C. 8615 West Knoll Drive:

Roger Rath, Assistant Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, October 21, 2021.

He stated the proposal is a request to demolish an existing single-family dwelling with a detached garage and construct a new five-story, 11,165 square-foot ten-unit multi-family building with one affordable unit and one level of semi-subterranean parking garage.

The subject property previously received Planning Commission approval on February 7, 2019 for a five-story, ten-unit condominium building. Due to construction challenges with the approved project, the applicant has submitted a new project.

The new project contemplates three one-bedroom units ranging in size from 780 square-feet to 1,120 square-feet and seven two-bedroom units that range from 1,085 to 1,420 square-feet. The average unit size is 1,404 square-feet, which is below the allowable 1,500 square-foot average unit size in the R3 zone. To satisfy the City's requirement for inclusionary housing, the applicant is proposing one very low income unit that qualifies the project for a density bonus.

The project qualifies for two affordable housing concessions because the applicant is providing one very-low-income unit, in addition to the parking incentives for density bonus housing projects. The applicant has requested one concession for an additional story, not to exceed 10 feet of the total project. Therefore, with the concession, the total allowable height is 55 feet and 5 stories.

The subject property exceeds the private open space area with all 10 units providing a minimum of 120 square feet. Common open space is provided in the rear yard outside the required setbacks with the minimum required of 300 square feet on the elevation as well as the 1,250 square feet roof-top.

Ric Abramson, Urban Design and Architecture Studio Manager, presented the design review subcommittee report. He spoke and detailed neighborhood compatibility, massing, and height, building materials, semi-subterranean parking, rooftop common open space, landscaping and plant palette, solar panels and screening of the mechanical units, outdoor balconies, frontage and public accessibility, open air corridor, and rear yard and garden space with native soil. He requested this design should be deemed exemplary.

Roger Rath, Assistant Planner stated the following amendment shall be made to Resolution No. PC 21-1429, Condition 8:

- a) Materials shall be equal or better to those shown on the plans reviewed and approved by the Planning Commission at its meeting of ~~February 7, 2019~~ October 21, 2021.

He stated staff would like to add the following condition to Resolution No. PC 21-1429:

Condition 1.10) "With the adoption of this resolution, all previous approvals established in Resolution Nos. 19-1306 and 19-1306 are hereby rescinded."

Staff recommends approval.

The commission brought to staff's attention in Resolution No. PC 21-1429, there are references to a ten unit condominium building. It should be referenced as an apartment building.

The commission requested clarification regarding the date of the historic resource evaluation and stated all documents should be finalized with the correct date. They asked for further clarification regarding the parking incentives.

Acting Chair Jones opened the public hearing for Item 10.C.

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicant's report. He provided a history of the proposed project and spoke regarding the exemplary designation.

MARCELLO POZZI, LOS ANGELES architect, continued the applicant's report. He spoke and detailed the façade, massing, height, building materials, recesses, landscaping and native soil, subterranean parking, unit sizes and layouts, elevations, roof top, downspouts, and lighting.

There were no public speakers.

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

The commission questioned and requested clarification regarding access to the rear open space, balcony sizes on the west side of the building, and the subterranean parking garage entrance.

The commission spoke in favor of the additional housing stock and in favor of the exemplary design and elegance of the building. They questioned and had concerns with the stark white wall on the north and west elevations. They discussed the possible obstruction of the five-foot Fire Department access area in the private open space for Unit No. 3.

Commissioner Lombardi disclosed for the record he spoke with the applicant's representative, and they discussed matters contained in the staff report.

Commissioner Thomas disclosed for the record she spoke with the applicant's representative, and they discussed matters contained in the staff report.

Acting Chair Jones disclosed for the record she spoke with the applicant's representative, and she had no questions.

Roger Rath, Assistant Planner read into the record the following corrections to Resolution No. PC 21-1429:

Section 1. ... "The application proposes the demolition of a single-family dwelling and construction of a ten-unit ~~condominium~~ apartment building with one affordable unit and semi-subterranean parking." ...

Condition 2.1) "This approval is for the demolition of a single-family dwelling and detached garage and the construction of an approximately 9,440 square-foot, five-story ten-unit ~~condominium~~ apartment building with a semi-subterranean parking on a property located at 8615 West Knoll Drive."

Commissioner Carvalho moved to: 1) approve staff's recommendation of approval with staff's amendments.

Seconded by Commissioner Lombardi.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1429 as amended:** a) amend Section 1. *"An application for Demolition Permit (21-0005) and Development Permit (21-0005) was filed on March 25, 2021, by Jeffrey Seymour on behalf of the property owner 8615 West Knoll, LLC. The application proposes the demolition of a single-family dwelling and construction of a ten-unit ~~condominium~~ apartment building with one affordable unit and semi-subterranean parking. The project is located within the R3C (Residential, Multi-Family Medium-Density) zone. The application was deemed complete on July 16, 2021";*

b) add Condition 1.10) "With the adoption of this resolution, all previous approvals established in Resolution No. PC 19-1306 and Resolution No. PC 19-1306 are hereby rescinded.";

c) amend Condition 2.1) *"This approval is for the demolition of a single-family dwelling and detached garage and the construction of an approximately 9,440 square-foot, five-story ten-unit ~~condominium~~ apartment building with a semi-subterranean parking on a property located at 8615 West Knoll Drive."*;

d) amend Condition 8. a) *“Materials shall be equal or better to those shown on the plans reviewed and approved by the Planning Commission at its meeting of ~~February 7, 2019~~ October 21, 2021.”* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A DEMOLITION PERMIT AND DEVELOPMENT PERMIT FOR THE DEMOLITION OF A SINGLE-FAMILY DWELLING WITH DETACHED GARAGE, AND CONSTRUCTION OF A FIVE-STORY, TEN-UNIT RESIDENTIAL BUILDING WITH SEMI-SUBTERRANEAN PARKING, LOCATED AT 8615 WEST KNOLL DRIVE, WEST HOLLYWOOD, CALIFORNIA”; and 3) Close the Public Hearing for Item 10.C. **Moved by Commissioner Carvalho, seconded by Commissioner Lombardi and passes, noting Chair Hoopingarner recused.**

The Resolution the Planning Commission just approved for the property located at **8615 West Knoll Drive, West Hollywood, California** 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. 8850-8878 SUNSET BOULEVARD
DRAFT ENVIRONMENTAL IMPACT REPORT:**

ACTION: 1) This item was moved and heard after Item 10.B. as part of the amended agenda. **Moved by Vice-Chair Jones, seconded by Chair Hoopingarner and unanimously passes.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager’s Update.

Jennifer Alkire, Current and Historic Preservation Planning Manger provided an update of tentative items scheduled for upcoming Planning Commission meetings.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Thomas stated her concerns and confusion with managerial procedures of the public hearing for 8615 West Knoll Drive.

B. Subcommittee Management.

Jennifer Alkire, Current and Historic Preservation Planning Manger provided an update of tentative items scheduled for Design Review Subcommittee, Long Range Planning Projects Subcommittee, and Sunset Arts and Advertising Subcommittee meetings.

- 17. ADJOURNMENT.** The Planning Commission adjourned at 10:00 p.m. to a regularly scheduled meeting on Thursday, November 4, 2021, beginning at 6:30 p.m. This meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda). **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 18th day of November, 2021 by the following vote:

AYES: Commissioner: Carvalheiro, Dutta, Lombardi, Thomas, Vinson,
Acting Chair Jones.

NOES: Commissioner: None.

ABSENT: Commissioner: Chair Hoopingarner.

ABSTAIN: Commissioner: None.



STACEY E. JONES, ACTING CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY