City of West Hollywood
California 1984

PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
December 4, 2025

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

Land Acknowledgment: "The West Hollywood City Council acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples."

1. CALL TO ORDER: Chair Gregoire called the meeting of the Planning Commission to order at 6:30 p.m.

A.A. URGENCY FOR JUST CAUSE REMOTE PARTICIPATION VIA TELECONFERENCE PURSUANT TO STATE AND LOCAL LAW: This request was made after the legal posting of the Planning Commission agenda for Thursday, December 4, 2025. Therefore, this item is proposed to be added to the agenda to allow Commissioner Hoopingarner to participate via the Zoom platform.

Chair Gregoire moved to: 1) add this item to the agenda as an urgency item for Zoom participation.

Seconded by Commissioner Solomon.

ACTION: Add this Urgency item for just cause to the December 4, 2025, agenda. **Moved by Chair Gregoire, seconded by Commissioner Solomon and unanimously passes. (7/0)**

B.B. TELECONFERENCE MEETING ATTENDANCE REQUEST PURSUANT TO AB 2449: The Planning Commission will consider a request under AB 2449 to allow attendance via teleconference for Planning Commissioner Lynn M. Hoopingarner.

Chair Gregoire moved to: 1) approve Commissioner Hoopingarner's participation via the Zoom platform.

Seconded by Vice Chair Jones.

ACTION: 1) Officially allow Commissioner *Hoopingarner to participate in the Planning Commission meeting of Thursday, December 4, 2025, via teleconference, per the guidelines as outlined in AB 2449 and read into the record by Isaac Rosen, Deputy Legal Counsel. **Moved by Chair Gregoire, seconded by Vice Chair Jones and passes, noting Commissioner Hoopingarner abstaining. (6/1)**

2. PLEDGE OF ALLEGIANCE. Chair Gregoire led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Carvalheiro, Edwards, Harris, *Hoopingarner, Solomon, Vice Chair Jones, Chair Gregoire.

Commissioners Absent: None.

Staff Present: Laurie Yelton, Associate Planner, Adria Stauber, Assistant Planner, Jennifer Davis, Senior Contract Planner, Paul Caporaso, Senior Planner, Saima Qureshy, Current and Historic Preservation Planning Manager, Francisco Contreras, Long Range Planning Manager, Jennifer Alkire, Assistant Director, Isaac Rosen, Deputy Legal Counsel, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA.

Chair Gregoire suggested Items 14.A and 14.B should be moved and heard out of order after Item 7. Director's Report.

He further confirmed Item 5.A. Approval of Minutes, November 20, 2025, will be continued by staff to Thursday, January 15, 2026.

ACTION: Approve the Planning Commission agenda for Thursday, December 4, 2025, as amended. **Moved by Chair Gregoire, seconded by Commissioner Carvalheiro and unanimously passes. (7/0)**

5. APPROVAL OF MINUTES.

A. November 20, 2025

ACTION: Continue to Thursday, January 15, 2026. **Moved by consensus of the commission as part of the approved agenda. (7/0)**

6. PUBLIC COMMENT. None.

7. DIRECTOR'S REPORT.

Jennifer Alkire, Community Development Assistant Director, stated at the City Council meeting on Monday December 1, 2025, the council approved two zone text amendments; one regarding facilitating housing typologies for unhoused persons, and persons with special needs and the other was to encourage and facilitate the conversion of existing commercial development into residential units.

She stated Mayor Byers announced Jackie Rocco will be the new West Hollywood City Manager, replacing Davied Wilson when he officially retires in January 2026.

She thanked the commission for their service to the community and to the city during this year, and she wished everyone happy holiday and a happy new year.

14. ITEMS FROM STAFF.
The following items were heard out of order as part of the amended agenda.

A. Planning Manager's Update.
Jennifer Alkire, Community Development Assistant Director, provided an update of tentative items scheduled for upcoming Planning Commission meetings.

She stated this is the last meeting for this calendar year, as the Planning Commission meeting on Thursday, December 18, 2025, will be officially cancelled.

B. Subcommittee Management.
Jennifer Alkire, Community Development Assistant Director, provided an update of tentative items scheduled for Design Review Subcommittee, Sunset Arts and Advertising Subcommittee and Long-Range Planning Projects Subcommittee meetings.

She stated the Long Range Planning Projects subcommittee will be officially cancelled on Thursday, December 18, 2025.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS SECTION I:
PROJECTS SUBJECT TO THE HOUSING ACCOUNTABILTY ACT. None.

10. PUBLIC HEARINGS, SECTION II:
OTHER ITEMS THAT REQUIRE A PUBLIC HEARING UNDER THE LAW.

A. 8228 SANTA MONICA BOULEVARD:
There were no official public disclosures.

Laurie Yelton, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, December 4, 2025.

She stated the proposal is a request to expand the existing 1,492-square-foot interior bar, known as Or Bar, into the rear exterior surface parking lot, with full alcohol service permitted until 12:00 a.m. daily.

Since the project involves an expansion of a legal nonconforming bar use, the request triggers the requirement for a conditional use permit and will bring the use into compliance with current zoning regulations. With the addition of the outdoor area, the combined bar area (interior and exterior) will total 2,844 square feet. Four parking spaces, including one ADA-accessible space, will remain in the surface parking lot.

The existing interior area of the tenant space is approximately 1,492 square feet. The proposal includes an expansion of the existing bar use into the rear, unenclosed surface parking area of approximately 1,352 square feet, which includes a 654-square-foot outdoor lounge area, a 175-square-foot bar area adjacent to the existing building, and approximately 523 square feet dedicated to storage, back-of-house functions, and required path-of-travel space.

The perimeter of the outdoor area will be enclosed with permanent, raised, self-irrigated planter boxes. Planter boxes will be located along the west, south, and east edges of the patio, with the accessible path of travel located along the west and south sides. Along La Jolla Avenue, the planter boxes are approximately five feet in height, and the steel gate and fence along the south edge of the patio vary between seven feet six inches and eight feet in height due to site grading. Three new canopy trees will be planted in native soil within the patio area, adjacent to the southern planter edge.

She confirmed there was a neighborhood meeting held on August 26, 2025, and spoke regarding neighborhood compatibility, owner responsibilities, noise control and analyses, hours of operation seating layout, commercial activity, safety, pedestrian orientation, design, and nightlife uses.

She stated there have been no past noise complaints related to the current bar operations. To minimize potential noise impacts, the outdoor patio has been designed with a continuous perimeter planter that provides physical and acoustic buffering. All outdoor speakers will be mounted below the canopy line, directed downward toward the seating area, and equipped with volume-limiting devices to prevent excessive sound levels. The audio system will automatically reduce volume after 10:00 p.m. each night to minimize potential impacts to nearby residences.

Staff recommends approval of the proposed project as conditioned.

The commission questioned what a verified noise complaint is, the exterior seating capacity, proximity to the residential area, outdoor smoking regulations, various noise impacts, pedestrian safety, parkway trees, and planter boxes.

Chair Gregoire opened public comments for Item 10.A.

ROB NOVENGER, WEST HOLLYWOOD, co-owner, presented the applicant's report. He provided background information of the business and location, and emphasized they are a cocktail lounge. He spoke regarding neighborhood compatibility, outdoor lounge area, limited interior space, possible noise complaints, current parking lot and late night activities in the alley.

CARLOS FLOREZ, WEST HOLLYWOOD, architect, continued the applicant's report. He stated the parking spaces, and the planter boxes would act as barriers for the possible noise. He provided before and after renderings, a video, and spoke regarding outside lighting, parking stalls, storage facilities, trash area, handicap ramp, and the height of the proposed outdoor structure, fencing, and materials.

The commission questioned the location of the trash facilities, trash odors, occupancy load, landscaping, parkway tree species, ambient noise, and proposed outdoor noise levels.

WREN BACH, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

PEDRO VIVAS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

STACY FASS, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the outdoor space, noise and lighting.

ROBERT SHERMAN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

NATE RAVEN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

The following West Hollywood residents chose not to speak but are in support of staff's recommendation of approval: STEPHANIE SCHESTAG, PATRICIA SMETS, SOFIA FINN, OMAR EMILIO HERNANDEZ, ALE S WREN BACH, DOUGLAS DOTY, JEFFREY EZROS, JOEL EDMUND WERNER, PEDRO VIVAS, and SARAH DIAZ.

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

The commission spoke about the revitalization and elevation of this area. They stated their overall support for the proposed activation of the outdoor space and supporting a small local business. They stated staff has tried to mitigate all the proposed sound issues. They proposed a three and twelve month review to address any possible issues or concerns that may arise, which would be brought back to the commission on Consent Calendar.

They had concerns regarding the light spill over into adjacent properties, and the proposed trees should be an alternative. They questioned the occupancy numbers which are not correctly shown on the plans that were presented, which was discussed with possible amendments.

Regarding a future update, staff read into the record the following condition:

11.16) "At three and twelve months following commencement of use, the Planning Commission shall receive written updates regarding operations of the business including any law enforcement calls for service or code compliance activity. Additional reviews may be required, if necessary, based on the information provided. Planning Commission may place the item on a future agenda for further action at that time to modify any of the conditions of approval pursuant to Section 19.80.060.D of the West Hollywood Municipal Code."

Commissioner Solomon moved to: 1) approve staff's recommendation of approval, with the addition of a three and twelve month update.

Seconded by: Commissioner Edwards.

ACTION: 1) Approve staff's recommendation of approval, 2) **Adopt Resolution No. PC 25-1626 as amended:** a) add Condition 11.16) *"At three and twelve months following commencement of use, the Planning Commission shall receive written updates regarding operations of the business including any law enforcement calls for service or code compliance activity. Additional reviews may be required, if necessary, based on the information provided. Planning Commission may place the item on a future agenda for further action at that time to modify any of the conditions of approval pursuant to Section 19.80.060.D of the West Hollywood Municipal Code."* **"**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTIONS §15301 (EXISTING FACILITIES) AND §15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES), AND APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO ALLOW THE EXPANSION AND INTENSIFICATION OF USE OF AN EXISTING BAR TO INCLUDE AN OUTDOOR AREA WITH FULL ALCOHOL SERVICE LOCATED AT 8228 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (OR BAR)" and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Solomon, seconded by Commissioner Edwards and unanimously passes. (7/0)**

Commission Secretary Gillig read into the record: Resolution No. PC 25-1626 approved by the Planning Commission for the property located at **8228 Santa Monica Boulevard, West Hollywood** 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. Deadline to file an Appeal on this decision is **Monday, December 15, 2025, at 5:00 p.m.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:25 P.M. AND RECONVENED AT 8.35 P.M.

B. ZONE TEXT AMENDMENT:
ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN COMPLIANCE WITH STATE LAW:
There were no official public disclosures.

Adria Stauber, Assistant Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, December 4, 2025.

She stated The Planning Commission will hold a public hearing to consider a zone text amendment regarding Section §19.36.310 of Title 19 (Zoning Code), Chapter 19.36 of the West Hollywood Municipal Code (WHMC) to comply with recent changes to State law that impose new limits on local authority to regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

She clarified this zone text amendment is a technical update and it does not create or cite new programs. It simply updates the zoning framework, so the land use regulations reflect current state mandates.

She provided background information and clarified the changes regarding the following Assembly Bills which directly affect the changes to the West Hollywood Zoning Ordinance:

Assembly Bill 462, Coastal Development Permits; Disaster-Affected Areas; Assembly Bill 1154, JADU Owner-Occupancy; Short-Term Rental; Senate Bill 9; SB 54, ADU Ordinance Submittal to HCD; Approval; and Senate Bill 543 – ADU Size; Number of ADUs; Impact Fees; Application Timeline.

AB 462 took effect immediately when signed, but technically it doesn't require any change to a local Accessory Dwelling Units ordinance; the City is merely required to comply with new rules for the issuance of a Certificate of Occupancy. The remaining bills take effect January 1, 2026.

For the City's Accessory Dwelling Units ordinance to remain valid and enforceable, it must comply with the new changes in state law. Adopting the proposed ordinance ensures that the City's ADU ordinance will remain in compliance with state law.

Staff recommends that the Planning Commission adopt the draft resolution, recommending that the City Council adopt the proposed ordinance.

The commission requested confirmation of all the proposed changes to state law, and verified nothing has been included that would be considered discretionary under state law.

Chair Gregoire opened public comments for Item 10.B.

There were no public speakers for this item.

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

Vice Chair Jones moved to: 1) approve the draft resolution recommending to the City Council adoption of the proposed ordinance.

Seconded by Commissioner Hoopingarner.

ACTION: 1) **Adopt Resolution No. PC 25-1630 as presented: "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE ADOPTING AN AMENDMENT TO TITLE 19, THE ZONING ORDINANCE OF THE WEST HOLLYWOOD MUNICIPAL CODE, RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17" and 2) Close the Public Hearing for Item 10.B. **Moved by Vice Chair Jones, seconded by Commissioner Hoopingarner and unanimously passes. (7/0)**

Commissioner Carvalheiro recused himself from the meeting at this time, stating he has personally worked in the past on the Sunset Boulevard Billboard Projects (Phase 1).

C. 8222 SUNSET BOULEVARD:

Vice Chair Jones disclosed for the record she spoke with the applicant. They discussed matters contained in the staff report.

Commissioner Hoopingarner disclosed for the record she spoke to a member of the public. They discussed matters contained in the staff report.

Jennifer Davis, Senior Contract Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, December 4, 2025.

She stated the proposed project is to construct a double-sided billboard with a 1,000 square foot full-motion animated east-facing billboard and a 480 square-foot full-motion animated west-facing billboard and public realm enhancements. There is currently no billboard on this site.

Each of the billboard faces are curved. The east facing sign face is 56' above the existing sidewalk grade, and the west facing sign is 49' above sidewalk grade. The billboard structure, with hammered white metal aluminum cladding over the main column, which is exposed for viewing from below, is 60'6" above grade.

In between the two billboards is a vertical support structure that supports iridescent dichroic glass panels. Laminated dichroic glass is used in architecture to lend a dramatic visual impact. Dichroic glass is glass which can display multiple and different colors depending on how sunlight interacts with it. It creates a distinct visual impact by changing color in different lighting conditions or from various angles. This material, together with the educational displays in the plaza below, give the project its name, "The Chrysalis." The single pole structure at the innermost of the vertical element is a matte white finish. A secondary structure supports the dichroic glass pieces.

The project site will contain an educational plaza with seating, pedestrian lighting, landscaping with a butterfly garden and an educational display at the base of the billboard structure. The plaza is poured structural concrete, finished with a terrazzo-like topping containing recycled glass fragments and stainless-steel butterflies. The glass fragments and the cast-in-place butterflies are arranged to draw the pedestrian into the plaza, towards the butterfly garden at the rear of the plaza. There is a central triangular butterfly and pollinator garden, separated by a low wall of dichroic glass panels and a curved concrete viewing bench.

An illuminated informational panel will be integrated into the vertical column with information about plants and pollinators in the garden. At the rear of the plaza will be a 42" high curved wall with vertically cantilevered dichroic glass panels, enclosing the plaza area. This wall controls public access to the butterfly and pollinator garden which sits on the roof beyond the wall, although this garden does have a visual public view from the plaza. Also on the wall will be a series of stainless-steel cutouts depicting the lifecycle and migration patterns of the Monarch Butterfly. Linear LED strip lights set into the plaza terrazzo will provide a visual link from public sidewalk to the central planter and the perimeter glass and concrete railing beyond lights set into the plaza terrazzo will provide a visual link from public sidewalk to the central planter and the perimeter glass and concrete railing beyond.

This proposed design was reviewed by the Sunset Arts & Advertising Subcommittee (SAASC) on October 10, 2024. SAASC was supportive of the design and the creation of an "urban folly" and an active inviting pedestrian space. The subcommittee complemented the project's design and aesthetic and that the revised designs were very much improved over the original submission. The subcommittee asked additional clarification questions regarding architectural lighting and the lighting of both the billboard and the plaza.

She detailed the pedestrian plaza, pollinators, night view, view shed analyses, and the CEQA addendum.

Paul Caporaso, Senior Planner, continued the staff presentation. He spoke and detailed the development agreement and public benefit payment, which included the minimum annual guarantee (MAG), capital expense credit, revenue share, estimated total city revenue, and estimated total public arts programming value.

Staff recommends approval of the sign permit, zoning map amendments and development agreement.

The commission requested clarification on the revenue share, percentages of the programming time, tolling of the public benefit payment, recovery of the maintenance costs,

Chair Gregoire opened public comments for Item 10.C.

IAN BIRCHALL, SAN FRANCISCO, architect, provided the applicant's report. He provided a history of the project site and current tenants. He spoke regarding the design of the pedestrian plaza, information panel, glass panels, critical views, dichroic glass, construction, landscaping and gardens, views, lighting and light levels, and elevation images.

DALE GOLDSMITH, LOS ANGELES, continued the applicant's report. He commented on the concerns brought forward regarding the site line of the Harper billboard, located at 8228 Sunset Boulevard. An animated descriptive video was shown regarding different site lines and how it affects this billboard.

The commission asked for clarification regarding the billboard located at 8228 Sunset Boulevard and questioned if any development agreement is in effect.

SCOTT LUECKE, WEST HOLLUYWOOD, opposes staff's recommendation of approval.

DALE GOLDSMITH, LOS ANGELES, presented the applicant's rebuttal. He spoke regarding the aesthetic analyses, monitored security cameras for the pedestrian plaza, sustainability and solar panels.

The commission questioned the applicant and requested clarification regarding the monitoring of the security cameras, and protecting the landscaping.

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

The commission stated their support of the billboard design and pedestrian plaza. They spoke regarding the uniqueness of the billboard and solar panels and had concerns regarding the maintenance of the landscaping and garden areas, and questioned the language in Condition 4.1.1.2.

Clarifying the commission's question regarding Condition 4.1.1.2., Isaac Rosen, Deputy Legal Counsel stated the commission may decide as a body to make a recommendation to the City Council the terms; noting, permitted sign revenue and advertising revenue may be replaced in the development agreement with the defined term 'gross revenue payment.

Commissioner Hoopingarner moved to: 1) approve staff's recommendation of approval to the City Council with the following recommendations: a) Condition 4.1.1.2. as read into the record by counsel, and b) the calculation spread sheet should be included as an attachment.

Seconded by Commissioner Harris.

ACTION: 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 25-1633 as presented with the following recommendation:** *a) the terms; permitted sign revenue and advertising revenue may be replaced in the development agreement with the defined term 'gross revenue payment, and b) the calculation spread sheet should be included as an attachment:* **"**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT IN CONJUNCTION WITH NEW OFF-SITE ADVERTISING BILLBOARDS AND PUBLIC REALM ENHANCEMENTS AT 8222 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" **3) Adopt Resolution No. PC 25-1632 "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE MAP AMENDMENT IN CONJUNCTION WITH A DEVELOPMENT AGREEMENT FOR NEW OFF-SITE ADVERTISING BILLBOARDS AND PUBLIC REALM ENHANCEMENTS AT 8222 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." **4) Adopt Resolution No. PC 25-1631** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A SIGN PERMIT FOR NEW OFF-SITE ADVERTISING BILLBOARDS AND PUBLIC REALM ENHANCEMENTS AT 8222 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." and 5) Close the Public Hearing for Item 10.C. **Moved by Commissioner Hoopingarner, seconded by Commissioner Harris and passes, noting Commissioner Carvalheiro recused. (6/1)**

11. NEW BUSINESS. None.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

The following items were moved and heard out of order after the Directors Report as part of the amended agenda:

A. Planning Manager's Update.

B. Subcommittee Management.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS. None.

ADJOURMENT. The Planning Commission adjourned at 9:45 p.m. to a regularly scheduled meeting on Thursday, December 4, 2025, 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 on this 15th day of January 2026 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

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DAVID S. GREGOIRE, CHAIRPERSON
PLANNING COMMISSION

ATTEST:

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DAVID K. GILLIG, COMMISSION SECRETARY