

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, MARCH 28, 2019**  
VAN NUYS CITY COUNCIL CHAMBERS  
14410 SYLVAN STREET, 2<sup>ND</sup> FLOOR  
VAN NUYS, CALIFORNIA 91401

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:37 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Caroline Choe, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Also in attendance were Vince Bertoni, Planning Director, Arthi L. Varma, Deputy Planning Director, Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy, Office Services Assistant and Rocky Wiles, City Planner.

Commissioner Mack joined the meeting at 8:45 a.m.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince Bertoni, Director of Planning reported on the following:
  - Stated that the PLUM Committee considered the CRA Transfer of Land Use Authority Resolution and Ordinance to transfer land use authority from the CRA to the City of Los Angeles to authorize unexpired redevelopment plans and oversee project areas in the City. It will return to the City Attorney for form and legality.
  - Planning 101 sessions will continue. The focus will be on Planning for the Environment.
  - The Department of City Planning is the recipient of the Neighborhood Council Civic Engagement Award. The department was awarded for the Community Liaison Program and an individual award was given to Kinikia Gardner, in Community Planning, for her work and contribution to the Community Plan efforts in the newly launched Westside Community Plans.
- Amy Brothers, Deputy City Attorney had no report.
- There were no requests by the any of the Commissioners

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

One speaker addressed the Commission during general public comment.

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President Millman re-opened Item No. 1 to approve the minutes.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Minutes of Meeting:  
Commissioner Choe moved to approve the Minutes of Meetings for January 24, 2019, February 14, 2019, February 28, 2019 and March 14, 2019. Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Choe

Second: Mack

Ayes: Ambroz, Khorsand, Millman, Padilla-Campos, Perlman

Abstain: Mitchell

**Vote: 7 – 1**

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5  
CONSENT CALENDAR**

Item 5a. was taken off the consent calendar.

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**ITEM NO. 5a**

**CPC-2018-1650-DB-WDI**

CEQA: ENV-2018-1651-MND

Plan Area: Wilshire

Council District: 5 – Koretz

Last Day to Act: 05-13-19

**PUBLIC HEARING** – Completed February 19, 2019

**PROJECT SITE:** 8000 – 8014 West 3<sup>rd</sup> Street

**IN ATTENDANCE:**

Courtney Shum, City Planner and Nicholas Hendricks, City Planner representing the Department; Dale Goldsmith, Alix Wisner, Armbruster Goldsmith & Delvac, LLP representing the applicant; Aviv Kleinman, Planning Deputy representing the Office of Council Member Koretz.

**MOTION:**

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:

Demolition of existing structures and the construction, use, and maintenance of a new, five-story, 61-foot high, mixed-use building consisting of 50 residential dwelling units and approximately 7,065 square feet of commercial space. The project will set aside five units for Very Low Income households and will set aside an additional two units for Moderate Income or Senior Affordable households. The project will provide 76 automobile parking spaces located within a portion of the ground floor and two subterranean parking levels.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-1651-MND (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 50 dwelling units and reserving five dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following incentives and waiver of development standards:
  - a. An off-menu incentive to allow a maximum Floor Area Ratio (FAR) of 3.1 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to LAMC Section 12.21.1-A;
  - b. An off-menu incentive to allow a maximum building height of 61 feet and five stories, in lieu of the otherwise permitted 45 feet and three stories pursuant to LAMC Section 12.21.1-A; and
  - c. An off-menu waiver to allow a zero-foot rear yard above the ground floor in lieu of the rear yard requirement pursuant to LAMC Sections 12.11-C,3 and 12.14-C,2;
3. Approve, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvement to waive the otherwise required dedication and sidewalk widening along the subject property’s frontage on the south side of 3rd Street;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commissioner Millman seconded the motion and the vote proceeded as follows:

Moved: Khorsand  
Second: Millman  
Ayes: Mitchell  
Nays: Ambroz, Choe, Mack, Padilla-Campos, Perlman

**Vote: 3 – 5**

**MOTION FAILED**

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:

Demolition of existing structures and the construction, use, and maintenance of a new, five-story, 61-foot high, mixed-use building consisting of 50 residential dwelling units and approximately 7,065 square feet of commercial space. The project will set aside five units for Very Low Income households and will set aside an additional two units for Moderate Income or Senior Affordable households. The project will provide 76 automobile parking spaces located within a portion of the ground floor and two subterranean parking levels.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-1651-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 50 dwelling units and reserving five dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following incentives and waiver of development standards:
  - a. An off-menu incentive to allow a maximum Floor Area Ratio (FAR) of 3.1 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to LAMC Section 12.21.1-A;
  - b. An off-menu incentive to allow a maximum building height of 61 feet and five stories, in lieu of the otherwise permitted 45 feet and three stories pursuant to LAMC Section 12.21.1-A; and
  - c. An off-menu waiver to allow a zero-foot rear yard above the ground floor in lieu of the rear yard requirement pursuant to LAMC Sections 12.11-C,3 and 12.14-C,2;
3. Deny, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvement to waive the otherwise required dedication and sidewalk widening along the subject property's frontage on the south side of 3rd Street;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

Commissioner Padilla Campos seconded the motion and the vote proceeded as follows:

Moved: Ambroz  
Second: Padilla-Campos  
Ayes: Choe, Mack, Mitchell, Perlman  
Nays: Khorsand, Millman

**Vote: 6 – 2**

**MOTION PASSED**

## ITEM NO. 5

### **CONSENT CALENDAR** – (Items 5b and 5c)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

#### **MOTION:**

Commissioner Perlman moved to approve the consent calendar, including Staff's Technical Modification dated March 27, 2019, for Item 5b. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman  
Second: Choe  
Ayes: Ambroz, Khorsand, Mack, Millman, Mitchell, Padilla-Campos

**Vote: 8 – 0**

#### **MOTION PASSED**

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Upon request from Commissioner Perlman, President Millman re-opened Item No. 01.

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## ITEM NO. 1

### **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- **Commissioner Requests:**
  - Commissioner Perlman requested that a representative from the Department of Building and Safety attend a City Planning Commission meeting to provide insight regarding enforcement.

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President Millman recessed the meeting at 9:46 a.m. The meeting reconvened at 9:56 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Mitchell, Padilla-Campos and Perlman in attendance.

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## ITEM NO. 6

### **CPC-2016-3903-VZC-DB-SPR**

CEQA: ENV-2016-3904-MND

Plan Area: Sherman Oaks - Studio City  
Toluca Lake - Cahuenga Pass

Council District: 4 – Ryu  
Last Day to Act: 04-15-19

**PUBLIC HEARING** – Completed February 22, 2019

**PROJECT SITE:** 4445 - 4465 North Lankershim Boulevard

10850-10862 Riverside Drive  
10847-10867 Landale Street

**IN ATTENDANCE:**

Courtney Schoenwald, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Erika Iverson and Brad Rosenheim, Rosenheim & Associates Inc. and Winston Chang, Architect, representing the applicant.

**MOTION:**

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:

The construction, operation, and maintenance of a mixed-use building comprising 179 residential apartment units, including eight dwelling units reserved for Very Low Income Households, and approximately 5,684 square feet of commercial floor area, with a maximum height of approximately 60 feet (exclusive of roof projections), varying from two to five stories on a 67,315-square foot portion of the site, and a Floor Area Ratio (FAR) of 2.40:1. Off-street parking will be provided at grade and within two subterranean levels for a total of 263 parking spaces. The project provides 19,336 square feet of open space. The site is currently developed with an approximately 62,562 square-foot, seven-story Adaptive Re-Use building in the northeast portion of the project site. Combined, the Adaptive Re-use Building and new construction will result in 234 apartment units and 14,184 square feet of commercial floor area on the site. A total of 263 automobile parking spaces are required and provided onsite for both the Adaptive Re-Use and new construction, and 237 bicycle parking spaces are proposed across both parts of the project site.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3904-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from the C2-1VL-RIO and P-1VL-RIO Zones to the (T)(Q)RAS4-1VL-RIO Zone and (T)(Q)RD1.5-1VL-RIO Zone;
3. Approve, pursuant to LAMC Section 12.22 A.25 and Government Code Sections 65915-65918, a Density Bonus Incentive to permit a total of 179 units with eight units set aside for Very Low Income Households, with one On-Menu Incentive for an increase in height to 60 feet in lieu of the 50-foot height limitation;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated March 27, 2019; and
6. Adopt the Findings, as amended by Staff's Technical Modification dated March 27, 2019.

Commissioner Ambroz seconded the motion, and offered a friendly amendment. Commissioner Khorsand agreed to the amendment and the vote proceeded as follows:

Moved: Khorsand  
Second: Ambroz

Ayes: Choe, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Vote: 8 – 0

**MOTION PASSED**

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**ITEM NO. 7**

**CPC-2018-1672-CU-ZV**

CEQA: ENV-2018-4524-MND

Plan Area: Van Nuys-North Sherman Oaks

Council District: 4 – Ryu

Last Day to Act: 05-13-19

**LIMITED PUBLIC HEARING HELD**

**PROJECT SITE:** 13645, 13601 West Riverside Drive  
13500, 13618 West Huston Street

**IN ATTENDANCE:**

William Huguen, City Planning Associate, Courtney Shum, City Planner representing the Department; and Brett A. Lowart, President, Notre Dame High School, applicant; Rawad Hani, General Technologies & Solutions, Traffic Engineering, representing the applicant.

**MOTION:**

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:

The phased renovation and expansion of an existing private high school across one parcel currently improved with Notre Dame High School. The school will expand from a maximum of 1,000 students to a maximum of 1,250 students.

The phases of development are outlined as follows:

- Phase 1: Construction of a parking structure consisting of 183 automobile parking spaces (net addition of 110 spaces) with a maximum height of 35 feet.
- Phase 2: Construction of a cafeteria/banquet hall consisting of 14,000 square feet of floor area and a subterranean parking area with 47 automobile parking spaces (net addition of three spaces) with a maximum height of 26 feet.
- Phase 3: Redevelopment of an existing courtyard and the renovation of the existing STEM classroom building.
- Phase 4: Construction of a practice gymnasium consisting of 13,600 square feet (including a 6,895 square-foot assembly area) with a maximum height of 36 feet.
- Phase 5: Renovation and expansion of the existing Burn Building for classroom and theatre purposes consisting of a 7,500 square-foot addition with a maximum height of 36 feet.
- Phase 6: Renovation and expansion of the existing Holy Cross Center for administrative and religious purposes consisting of a 2,200 square-foot addition with a maximum height of 18 feet.
- Phase 7: Construction of a new classroom building consisting of four classrooms, 5,200 square feet, and a maximum height of 30 feet.

The project will result in a net increase of 42,500 square feet of floor area and provide a net total of 844 automobile parking spaces (consisting of 393 permanent spaces and 451 spaces for

special events), 36 long-term bicycle parking spaces, and 86 short-term bicycle parking spaces. During construction, the school will utilize off-site automobile parking.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-4524-MND, as circulated on February 7, 2019, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, pursuant to Section 12.24 U.24(b) of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the continued operation, renovation, and expansion of an existing private high school in the R1 and RD1.5 Zones;
3. Approve, pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.26 E.5 to allow required parking spaces to be provided through the lease of off-site parking spaces, in lieu of a covenant;
4. Approve, pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.4 to allow 844 automobile parking spaces in lieu of the 887 automobile parking spaces otherwise required;
5. Adopt the Conditions of Approval, as modified by the Commission; and
6. Adopt the Findings.

Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Khorsand  
Second: Perlman  
Ayes: Ambroz, Choe, Mack, Millman, Mitchell, Padilla Campos, Perlman

**Vote: 8 – 0**

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#### **ITEM NO. 8**

**CPC-2017-3892-CU**

CEQA: ENV-2017-3893-CE

Plan Area: Van Nuys- North Sherman Oaks

Council District: 6 – Martinez

Last Day to Act: 04-03-19

**PUBLIC HEARING** – Completed February 11, 2019

**PROJECT SITE:** 6854 North Tyrone Avenue

**IN ATTENDANCE:**

Lucy Martinez, Planning Assistant, Sarah Hounsell, City Planner and Michelle Levy, Senior City Planner representing the Department; Benjamin Fiss, Pacific Zoning, LLC, representing the applicant.

**MOTION:**

Commissioner Choe put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:



Conversion of a new 4,868 square-foot single-family dwelling into a congregate living health facility with 18 beds and a request for reduced onsite parking to provide four parking spaces in lieu of the required 10 parking spaces in the R1 Zone. The facility will operate 24 hours with a staff of four employees per shift.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.24 U.12 of the Los Angeles Municipal Code (LAMC), a Conditional Use for the use and maintenance of Congregate Living Health Facility with 18 beds in the R1 Zone;
3. Disapprove, pursuant to LAMC Section 12.21 A.4(y), a Reduced Onsite Parking with Transportation Alternatives to allow four onsite parking spaces in lieu of the 10 required parking spaces;
4. Approve, pursuant to LAMC Section 12.24 S, a 20 percent reduction in onsite parking to allow four parking spaces onsite instead of the five parking spaces as allowed by LAMC Section 12.21 A.4(u);
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Choe  
Second: Mack  
Ayes: Ambroz, Khorsand, Millman, Mitchell, Padilla Campos, Perlman

**Vote: 8 – 0**

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President Millman recessed the meeting at 11:47 a.m. The meeting reconvened at 12:17 p.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla Campos and Perlman in attendance.

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#### **ITEM NO. 9**

**CPC-2017-3118-CU**  
CEQA: ENV-2017-3117-CU  
Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian  
Last Day to Act: 04-03-19

**PUBLIC HEARING** – Completed February 11, 2019

**PROJECT SITE:** 7330 North Coldwater Canyon Avenue

**IN ATTENDANCE:**

Marianne King, City Planning Associate, Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner representing the Department; and Oscar Ensafi, Approved Plans, Inc., representing the applicant.

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:

Continued use of an existing pawn shop and to permit a Recycling Collection and Buyback Center, including scrap metal recycling, on a 18,199 square-foot lot in the M2-1VL Zone previously used for an auto-dismantling and storage yard. The project includes the construction of an 800 square foot storage building.

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301, Class 1, and Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Approve, pursuant to LAMC Section 12.24 W.33, a Conditional Use, , to permit the continued use of a pawn shop in the M2 Zone;
3. Approve, pursuant to LAMC Section 12.24 U.22, a Conditional Use to permit a Recycling Collection and Buyback Facility on an 18,199 square-foot site in the M2 Zone;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

Commissioner Millman seconded the motion and the vote proceeded as follows:

Moved: Ambroz  
Second: Millman  
Ayes: Choe, Khorsand, Mack, Mitchell, Padilla Campos  
Nays: Perlman

**Vote: 7 – 1**

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Commissioner Ambroz left the meeting at 12:58 p.m.

Commissioner Padilla Campos left the meeting at 1:35 p.m.

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#### **ITEM NO. 10**

#### **CPC-2008-3470-SP-GPA-ZC-SUD-BL**

Council District: 3- Blumenfield

CEQA: ENV-2008-3471-EIR

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

#### **IN ATTENDANCE:**

Tim Fargo, City Planner, Michelle Levy, Senior City Planner, and Blake Lamb, Principal City Planner representing the Department; Andrew Pennington, Planning Deputy representing the Office of Council Member Blumenfield.

#### **MOTION:**

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following with modifications, if any, stated on the record:

A five-year status report on development in the Warner Center Specific Plan area for the five-year period from December 25, 2013 to December 25, 2018.

1. Approve the Warner Center 2035 Plan Five-Year Status Report for the period between December 25, 2013 and December 25, 2018 pursuant to Section 10.4.2 of the Warner Center 2035 Specific Plan.
2. Approve and recommend to the City Council any actions necessary to ensure that the City's implementation of the Plan complies with its requirements and stated intents.

Commissioner Millman seconded the motion and offered a friendly amendment. Commissioner Khorsand agreed to the amendment and the vote proceeded as follows:

Moved: Khorsand  
Second: Millman  
Ayes: Choe, Mack, Mitchell, Perlman  
Absent: Ambroz, Padilla Campos

**Vote: 6 – 0**

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Commissioner Choe left the meeting at 2:21 p.m.

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#### **ITEM NO. 11**

##### **ADVISORY NOTICE FOR ABOVE-GRADE PARKING**

CEQA: Not Applicable  
Plan Area: Citywide

Council District: N/A  
Last Day to Act: N/A

##### **IN ATTENDANCE:**

Ken Bernstein, Principal City Planner and Arthi L. Varma, Deputy Planning Director representing the Planning Department.

Ken Bernstein, Principal City Planner, updated the Commission on the Advisory Notice for Above-Grade Parking.

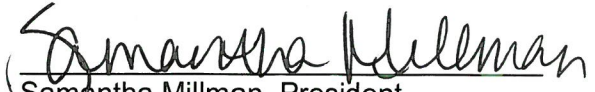
There was no motion required

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There being no further business before the Commission, the meeting adjourned at 2:31 p.m.

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Samantha Millman, President  
Los Angeles City Planning Commission

  
Samantha Millman, President  
Los Angeles City Planning Commission

  
Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**APR 11 2019**

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE