



CITY OF BEVERLY HILLS  
City Hall Room 280-A  
455 N. Rexford Drive  
Beverly Hills, CA 90210  
SYNOPSIS

**PUBLIC WORKS COMMISSION REGULAR MEETING**

October 9, 2014  
8:30 a.m.

The meeting was called to order at 8:34 a.m.

**A. ROLL CALL**

Commissioners Present: Felsenthal, Wolfe, Aronberg, Shalowitz and Pressman  
Commissioners Absent: None.

**B. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Chair Pressman.

**C. COMMISSION MINUTES**

Consideration of the Minutes of the Public Works Commission Special Meeting of August 13, 2014. MOTION by Vice Chair Pressman, SECONDED by Commissioner Aronberg to approve as presented. Absent objection by the Commission, the Minutes are approved by order of the Chair.

**CARRIED 5/0**

Consideration of the Minutes of the Public Works Commission Special Meeting of September 11, 2014. MOTION by Commissioner Aronberg, SECONDED by Commissioner Wolfe to approve as amended. Absent objection by the Commission, the Minutes are approved by order of the Chair.

**CARRIED 5/0**

**D. ORAL COMMUNICATIONS FROM THE AUDIENCE**

None.

**E. REPORT FROM THE CHAIRPERSON**

Mayor's Cabinet Meeting – Chair Pressman attended the meeting of September 9, 2014.

**F. NEW BUSINESS**

1. Recognition of Outgoing Chair

Chair Shalowitz thanked Vice Chair Pressman for his prior service as Commission Chair.

2. Status Report – Hazen & Sawyer

Mr. Walker provided an update. Phase One is 90% complete. A draft report, containing recommendations and improvements, will be submitted to Staff then actions on moving forward will be reviewed.

3. Psomas Workshop Follow Up

Mr. Gobas and Mr. Thornton provided an update. Commission feedback is being reviewed.

4. Water Service Obligation to City of West Hollywood

Ms. Tse provided an update. In conjunction with the City Attorney's Office, Staff is researching the City's obligation to provide water to West Hollywood.

5. Water Rate Setting and Budget Schedule

Ms. Tse provided an update. Review should begin no later than December to reach the July 1, 2015, effective dates.

**G. CONTINUED BUSINESS**

1. Status Report – Water Treatment Plant

Mr. Cuneo provided an update. Design and cost estimates for the Plant rehabilitation are complete. Final design is slated for completion by year's end; the project should go out to bid early 2015 with construction in the spring.

2. Status Report – Foothill Well Project

Mr. Cuneo provided an update. Three proposals have been received and interviews are in process; proposals include design, permit, construction management, geotechnical work and engineering but not construction.

3. Reports from Sub-Committees

**Conservation & Education Sub-Committee** Commissioner Wolfe provided an update. The Sub-Committee is ascertaining penalties and the 10% reduction calculations using Munis.

Regarding the City's response to conserving water, Mr. Chavez stated a preliminary report of the City's water meters and usage will be available to the Commission in November and that residents can report leaks via the City's website. The goal is education and voluntary compliance.

**Street & Sidewalk Improvements Sub-Committee** Vice Chair Pressman stated data from a 2013 RFP was analyzed. A smaller, 3.5 million dollar plan has been identified. The project will begin mid-2015.

4. Outstanding Action Items from Previous Meeting

Mr. Cartagena provided an update. Status is as follows:

OPEN	CLOSED	ONGOING	ON HOLD
	65	26, 46, 51, 54, 56, 63, 64.	34

5. Capital Improvement Program Projects Under Public Works Management

None.

6. Discussion of Future Agenda Items and Areas of Priority

Commissioner Felsenthal asked that each Commissioner's view of the extent of conservation desired be established, that the idea of outsourcing for project completion be looked into and whether bids can be requested from firms already holding City-specific knowledge can be discussed. He requested Staff provide reports to the Commission faster, especially when decisions pertaining to those reports are sought.

**H. COMMENTS FROM COMMISSIONERS**

- Vice Chair Pressman noted water bills are lacking data; he asked when the City's version can move forward.
- Regarding center medians on Sunset Boulevard from Whittier to Rodeo Dr., Chair Shalowitz asked if turf removal and/or drought resistant plants are possible to see if feasible and pleasing to the eye. Commissioner Wolfe stated this is high on the Conservation & Education (C&E) Sub-Committee agenda. It is not cost feasible, but rebates reduce the expense. Ms. Tse will meet with Community Development to discuss artificial turf, share information with the C&E Sub-Committee then bring the topic to the Commission.
- Chair Shalowitz noted Team Beverly Hills takes place November 5<sup>th</sup> from 5:45 – 9:00 p.m. for Public Works. Commissioners Felsenthal, Aronberg and Wolf will join. Ms. Tse will send out reminders.

**I. COMMENTS FROM STAFF**

- Mr. Chavez provided an update on the MWD Tour. On Friday October 17<sup>th</sup>, start time is 6:00 a.m. Regarding water lines, some lines running through Beverly Hills are not City lines. The main line that recently broke twice belongs to DWP; they will be replacing it up to the City limit. Staff is actively engaging MWD and DWP regarding this issue.
- Regarding work plan item and priorities discussed at the City Council Study Session on October 7, 2014, Council stated items are to be directed to Staff then submitted to Council liaisons for review. Regarding conservation, Staff is working to update the Water Conservation webpage and prototype displays for City businesses.

**J. ACTION ITEMS**

- The Commission requests a copy of the initial Hazen & Sawyer report when ready.
- Chair Shalowitz requested *Water Service Obligation to City of West Hollywood* remain on the agenda.
- Chair Shalowitz requested *Water Rate Setting and Budget Schedule* be placed on November's agenda.
- Chair Shalowitz requested the Commission be kept informed as the Plant process continues.
- Chair Shalowitz requested information about the City's conservation efforts be provided to the Commission.
- Chair Shalowitz requested a conservation representative of West Hollywood be invited to the next Meeting.
- Vice Chair Pressman requested the Street & Sidewalk Improvements Plan be provided to the Commission.
- Vice Chair Pressman requested a report covering what the new water bill will look like.
- Chair Shalowitz requested *Beverly Hills, West Hollywood Water Usage Compared* on November's agenda.

**K. ADJOURNMENT**

There being no further business, Chair Pressman, with the consent of the Commission, adjourned the meeting at 10:46 a.m.



**CITY OF BEVERLY HILLS**  
455 N. Rexford Drive  
Beverly Hills, California 90210

**TRAFFIC & PARKING COMMISSION**  
**REGULAR MEETING SYNOPSIS**  
**November 6, 2014**  
**9:00 AM**

**MEETING CALLED TO ORDER**

Date / Time: November 6, 2014 / 9:03 AM

**ROLL CALL**

Commissioners Present: Commissioners Manaster, Grushcow, Steinberg, Vice Chair  
Friedman, Chair Licht

Commissioners Absent: None

Staff Present: Martha Eros, Bijan Vaziri, Russell Platamone, Karen Myron

**1. POLICE DEPARTMENT REPORT**

- Lieutenant Foxen and Sergeant Mader provided an update on the Police Department Report and reviewed information on the Photo Red Light Enforcement Program.

**MAYOR'S CABINET MEETING**

- Chair Licht provided a brief update on the Mayor's Cabinet Meeting.

**COMMUNICATIONS FROM THE AUDIENCE**

- David Lewin

**2. ADOPTION OF MINUTES**

Minutes from the Traffic & Parking Commission Regular Meeting of October 2, 2014

Motion: Motion by Commissioner Steinberg, Second by Vice Chair  
Friedman to approve the minutes as presented (4-0-1, Manaster  
abstain).

Action: **The minutes were approved as presented.**

**3. PARKING OPERATIONS QUARTERLY REPORT**

- Parking Services Manager Russell Platamone provided an update for the Commission on the quarterly operations report, as well as recent Halloween parking enforcement.

*(Taken out of Order)*

**5. 2015 TRAFFIC & PARKING COMMISSION MEETING CALENDAR**

- The Commission elected to cancel the January 2015 meeting, and to move the May 2015 meeting date to Monday, May 4, 2015.

*(Return to order)*

**4. TRAFFIC & PARKING COMMISSION WORK PLAN PRIORITIES**

- The Commission developed work plan priorities for consideration:
  - Disabled Placards
  - Preferential Permit Parking Zone consolidation
  - Taxi Franchise
  - Technology
  - Parking Inventory Plan
  - Enhancement of crosswalk visibility Citywide

**6. STATUS REPORT**

- a. Trousdale Estates Update
- b. North Santa Monica Boulevard Reconstruction Project
- c. Commercial Vehicle Idling
- d. Tour Bus Activity
- e. Taxi Franchise Update
- f. Traffic and Parking Commission Project Matrix
- g. Correspondence

**SUBCOMMITTEE REPORTS (ORAL)**

- None.

**COMMENTS FROM COMMISSIONERS (ORAL)**

**MEETING ADJOURNED**

Date / Time: November 6, 2014 / 11:22 AM



**CITY OF BEVERLY HILLS**  
455 N. Rexford Drive  
Beverly Hills, California 90210

**PLANNING COMMISSION  
REGULAR MEETING SYNOPSIS  
NOVEMBER 13, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: November 13, 2014 / 1:33 pm

**ROLL CALL**

Commissioners Present: Commissioners Shooshani, Rosenstein, Corman, Vice Chair Block  
Commissioners Absent: Chair Fisher  
Staff Present: Jay Trevino, Michele McGrath, Ryan Gohlich, Andre Sahakian, Emily Gable, Karen Myron, David Snow

**COMMUNICATIONS FROM THE AUDIENCE**

Gregg Silver, Tom Levyn, Yar Meshkaty.

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Acting Chair to approve the agenda as presented (4-0).  
Action: The agenda was approved as presented.

**APPROVAL OF MINUTES**

1. Approval of Minutes from the Planning Commission Special Meeting of October 9, 2014.

Motion: Motion by Order of the Chair to approve the minutes as amended (4-0).  
Action: The minutes were approved as amended.

**PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENTS/PLANNING AGENCY PUBLIC HEARINGS**

2. 509 Sierra Drive

**Minor Accommodation and Second Unit Use Permit**

Request for a Minor Accommodation and a Second Unit Use Permit to allow a second story addition to an existing accessory structure located within the required side and rear yard setbacks, and to allow complete independent living facilities within the accessory structure

located on a property in the Central Area of the City, North of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Planner: Andre Sahakian, Associate Planner  
Applicant: Inrawity Anunt c/o Nanta Neovakul  
Project Representative: Gus Duffy, AIA  
Public Input: None.

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Shooshani to adopt the resolution as amended (3-1, Corman no).

**Action: The resolution was adopted as amended.**

### 3. 14 North La Cienega Boulevard

#### The Phoenix Restaurant

Request to renew and modify a previously approved Extended Hours Permit and Development Plan Review to allow the subject restaurant to operate until 2:00 AM, seven days per week. Additionally, the Planning Commission may consider revocation of the subject Extended Hours Permit and Development Plan Review. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Lonnie Moore and Michael Malin  
Project Representative: Jason Somers  
Public Input: Barry Levine, Pam Meadow

*The Commission took a recess at 2:58 pm*

*The Commission reconvened at 3:48 pm*

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Corman to adopt a resolution revoking the Development Plan Review as amended (4-0).

**Action: The resolution to revoke the Development Plan Review was adopted as amended.**

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Corman to adopt a resolution conditionally approving an Extended Hours Permit as amended (4-0).

**Action: The resolution to conditionally approve an Extended Hours Permit was adopted as amended (4-0).**

**4. 1001 North Roxbury Drive**

**Central R-1 Permit**

Request for a Central R-1 Permit to allow a 108 square foot accessory structure to be located within 100' of a front property line on an estate property. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Planner: Emily Gable, Assistant Planner  
Applicant: Jason Somers  
Public Input: None

Motion: Motion by Commissioner Corman, Second by Commissioner Rosenstein to adopt the resolution as amended (4-0).

**Action: The resolution was adopted as amended.**

**5. 9882 South Santa Monica Boulevard**

**Peninsula Hotel**

Request for a Conditional Use Permit and Extended Hours Permit to allow an approximately 2,160 square foot addition to the subject property, 883 square feet of additional open air dining area, and modifications to existing conditions of approval pertaining to hotel operations. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Mitch Dawson  
Public Input: Brendan Huffman

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Shooshani to adopt the resolution as amended (4-0).

**Action: The resolution was adopted as amended.**

**COMMITTEE REPORTS**

- Single Family Residence Bulk and Mass Standards Task Force
- Zoning Code Reorganization Task Force
- Planning Commission / Cultural Heritage Commission Joint Subcommittee
- Rooftop Lunchroom Subcommittee
- Hillside Development Standards Subcommittee

**COMMUNICATIONS FROM THE COMMISSION**

Commissioner Rosenstein requested an update from staff regarding the Brew Dog Pub.

**COMMUNICATIONS FROM THE CITY PLANNER**

Interim City Planner Jay Trevino confirmed the Planning Commission Special Meeting on November 20, 2014 to discuss Planning Commission Priorities.

**6. Upcoming Projects List**

**Action:** Received and filed.

**7. Building Permit Activity Report – 10/1/14 thru 10/31/14**

**Action:** Received and filed.

**8. 2014 Meeting Schedule**

**Action:** Received and filed.

**9. 2015 Draft Meeting Schedule**

**Action:** This item was continued to the November 20, 2014 Planning Commission special meeting.

**MEETING ADJOURNED**

Date / Time: November 13, 2014 /5:02 pm



**CITY OF BEVERLY HILLS**  
455 North Rexford Drive  
Beverly Hills, CA 90210

**HEALTH AND SAFETY COMMISSION  
SPECIAL MEETING SYNOPSIS**

November 17, 2014  
4:00 p.m.

**THE MEETING WAS CALLED TO ORDER**

Date / Time: October 27, 2014 / 4:07 PM

**ROLL CALL**

Commissioners Present: Chair Kopeikin, Vice Chair Lurie, Millan, Schwartz, Demeter, Nazarian, Ross

Commissioners Absent: None.

Staff Present: P. Mottice Muller, A. Tarazon, E. Anderson.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Millan.

**ORAL COMMUNICATIONS FROM THE AUDIENCE**

Action: There were no oral communications from the audience.

**INFORMATIONAL ITEMS**

- Commission Calendar

Action: Received and filed.

**ADOPTION OF MINUTES**

Consideration of the Action Minutes of the meeting of October 27, 2014.

Motion: MOVED by Lurie, SECONDED by Ross to approve the action minutes of the October 27, 2014 Health and Safety Commission meeting with changes made.

Action: Approved (7/0).

## REPORT FROM THE CHAIRPERSON

Action: Beverly Hills Unified School District liaison Lewis Hall provided an update on health and safety issues in schools, including vaccination information.

## NEW BUSINESS

### 1. HEALTH AND SAFETY AWARD

The Commission reviewed the history of the Health and Safety Awards and Commissioners discussed requirements, nomination forms, and outreach ideas to reinstate the Awards.

### 2. "EAT WELL BEVERLY HILLS" HEALTHY RESTAURANT PROGRAM

Commissioners discussed the follow-up information provided on the 'Eat Well Beverly Hills' healthy restaurant initiative to promote local restaurants that offer healthy meal options as part of the Mayor's Healthy City initiative.

### 3. DANGERSTOPPERS

The revised '*Dangerstoppers: Pet Safety*' video was presented, as well as the new episode, '*Dangerstoppers: Cyber Security*.' Commissioner Demeter is working with the City's Cable department on the next episode focusing on Healthy Lifestyles. Future episode ideas were also discussed, but will be postponed until the next meeting.

### 4. ELECTION OF CHAIR AND VICE CHAIR

The Commission nominated and voted Vice Chair Myra B. Lurie as Chair and Commissioner Lisa Kay Schwartz as Vice Chair for the Health and Safety Commission for the year November 18, 2014 – June 30, 2015.

### 5. HONORING OUTGOING COMMISSIONERS

Commissioners and staff thanked outgoing Chair Stacia Kopeikin and Commissioner Gail Millan for their service to the community.

### 6. 2015 HEALTH AND SAFETY COMMISSION MEETING CALENDAR

Provided the scheduled meeting dates for calendar year 2015. Commissioners reviewed and approved the calendar.

## COMMUNICATION FROM THE DIRECTOR OF EMERGENCY MANAGEMENT

Action: Pamela Mottice-Muller, Director Office of Emergency Management reported on the following items:

- Commission Structure Report Update  
Ms. Muller announced the Council discussion on the Commission Re-Structuring Report would be presented to the City Council on November 18, 2014. If approved, it would go into effect around January 2015.
- Business C.E.R.T. Update  
The Business C.E.R.T. class course would be held on November 18-19 at the Beverly Hilton Hotel. Commissioners Schwartz, Lurie, Demeter, and Nazarian volunteered to help out at the event.

- Senior Networking Event Debrief

Elizabeth Anderson, Human Services Specialist reported the event held at Greystone Mansion on November 5 was a success with sixty participants. Ms. Anderson thanked Commissioners for their support.

#### **COMMUNICATION FROM COMMISSION**

Action: Commissioner Schwartz announced the next Mayor's Healthy City Lunch and Learn program event would be held on November 19 in the Municipal Gallery, focusing on "Healthy Holidays."

Vice Chair Lurie requested an update on the current AT&T oDas project in the Trousdale area. Director Muller would work with staff to provide an update report on the project at the next Health and Safety Commission meeting in December.

#### **ADJOURNMENT**

Date / Time: October 27, 2014 / 6:04 PM.



**CITY OF BEVERLY HILLS**  
455 N. Rexford Drive  
Beverly Hills, California 90210

**ARCHITECTURAL COMMISSION  
REGULAR MEETING SYNOPSIS  
November 19, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: November 19, 2014 / 1:32 PM

**ROLL CALL**

Commissioners Present: Commissioners Kaye, Peteris, Blakeley, Vice Chair Gardner Apatow, Chair Bernstein

Commissioners Absent: None

Staff Present: William Crouch, Cindy Gordon, Karen Myron

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**APPROVAL OF AGENDA**

Motion: Motion by Chair Bernstein, Second by Commissioner Peteris to approve the agenda as amended, moving Item #4, KLS, and item #7, 150 El Camino Drive, to the consent calendar (5-0).

Action: The agenda was approved as amended.

**APPROVAL OF MINUTES**

1. Minutes from the Architectural Commission Regular Meeting on October 15, 2014.

Motion: Motion by Chair Bernstein, Second by Vice Chair Gardner Apatow to approve the minutes as presented (5-0).

Action: The minutes were approved as presented.

**CONSENT CALENDAR**

4. **KLS (PL1430345)**  
**404 North Beverly Drive**

Request for approval of a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Kate Sullivan – KLS  
Public Input: None

**7. 150 EL CAMINO DRIVE (PL1430441)**

Request for approval of a revision to a previously approved façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Andrew Mangan – Wolcott Interiors  
Public Input: None.

Motion: Motion by Vice Chair Gardner Apatow, Second by Commissioner Kaye to approve the Consent Calendar as amended (5-0).  
Action: The Consent Calendar was approved as amended.

**CONTINUED BUSINESS**

**2. 9725 WILSHIRE BOULEVARD (PL1407104)**

Request for approval of a façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.  
*(This project will be continued to the December 17, 2014 Architectural Commission meeting)*

**3. EH NATIONAL BANK (PL1426639)**

**8484 Wilshire Boulevard**  
Request for approval of a sign accommodation for multiple business identification signs. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.  
*(This project will be continued to the December 17, 2014 Architectural Commission meeting)*

**NEW BUSINESS – PUBLIC HEARINGS**

**5. REVERSE AGING CENTER (PL1430371)**

**455 North Roxbury Drive**  
Request for approval of a revision to a previously approved façade remodel and business identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Jacob Webster – All American Permits  
Public Input: None.

Motion: Motion by Vice Chair Gardner Apatow, Second by Commissioner Peteris to approve the resolution as amended (5-0).

**Action: The resolution was approved as amended.**

**6. DOOR TO DOOR VALET CLEANERS (PL1430510)**

**9849 South Santa Monica Boulevard**

Request for approval of a revision to a previously approved façade remodel, business identification signage, and a sign accommodation to allow business identification signage to face private property. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Project Agent: Michael Palmer – MPA Architects  
Public Input: None.

Motion: Motion by Commissioner Peteris, Second by Vice Chair Gardner Apatow to approve the resolution as amended (5-0).

**Action: The resolution was approved as amended.**

**8. 335 & 345 NORTH MAPLE DRIVE**

Request for approval of a sign accommodation to allow ground signs on a non-primary boulevard, a sign accommodation to allow a building identification sign below a height of twenty-five feet, and directory signs. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Project Agent: Patricia Costopoulos – Tishman Speyer  
Public Input: None.

Motion: Motion by Vice Chair Gardner Apatow, Second by Commissioner Peteris to approve the resolution as amended (5-0).

**Action: The resolution was approved as amended.**

*The Commission took a recess at 2:57 pm.*

*The Commission reconvened at 3:07 pm.*

**9. SERAPIAN (PL1430515)**

**204 North Rodeo Drive**

Request for approval of a façade remodel, business identification signage and a construction barricade. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner

Project Agent: Milan Lojdl - Architect

Public Input: None.

Motion: Motion by Commissioner Blakeley, Second by Vice Chair Gardner Apatow to approve the resolution as presented (5-0).

Action: **The resolution was approved presented.**

**DISCUSSION**

- Commissioner Blakeley read to the Commission a letter which he intends to have presented to the City Council to express the Commission's concerns with commercial signage and related enforcement in the City. The full Commission expressed support for this letter.
- 2015 Architectural Commission Priorities
  - Associate Planner Cindy Gordon reviewed the Commission's priorities for 2015
- 2015 Architectural Commission Meeting Schedule (**Tab 10**)
  - No changes were made to the proposed dates for 2015
- Architectural Awards
  - Associate Planner Cindy Gordon reviewed potential candidates for the upcoming Architectural Awards

**COMMUNICATIONS FROM THE COMMISSION**

- Chair Bernstein gave a brief report from the Mayor's Cabinet Meeting.

**COMMUNICATIONS FROM THE URBAN DESIGNER**

- Staff-level Approvals (**Tab 11**)

**MEETING ADJOURNED**

Date / Time: November 19, 2014 /4:42 PM