

Subject: FW: 8899 Beverly Boulevard Project
Date: Thursday, July 18, 2013 11:05 AM
From: David DeGrazia <ddegrazia@weho.org>
To: Curtis Zacuto <curtis@ecotierraconsulting.com>

-----Original Message-----
From: MC [mailto:s-tiger@roadrunner.com]
Sent: Wednesday, July 17, 2013 4:58 PM
To: David DeGrazia
Subject: 8899 Beverly Boulevard Project

Dear David

i received your letter from the city regarding the proposed development at 8899 Beverly Blvd.

My home is directly across the street at 8921 Rosewood Ave and will be severely impacted by the proposed development. I have lived here for almost 20 years and have seen the neighborhood change and develop but never to the massive scale they are now proposing to do directly across the street from my home. I bought my home in this neighborhood as I loved the charm, stillness and energy of the area, and the fact that is it so conveniently located. Obviously with this massive project looming we have several concerns.

1) My husband and I both work from home, and with the type of work we do the impact of noise greatly affects our ability to work and therefore our income. My husband coaches actors on a daily basis, and even on weekends at times, and it often requires that their auditions be put on tape to be submitted to the casting office. Most auditions are done this way as you will be able to verify with the casting studio currently located on the ground floor of 8899 Beverly Blvd. We coach, film and edit their audition material right from home and send it off the the casting offices. We have been doing this for several years. This enables us to sustain our livelihood as independent contractors.

2) I also have a healing practice, (Medical Qigong) and treat clientele at home for various ailments, during the times my husband does not need the space. The peace and tranquility that our garden and back office offer clients is what they love and what differentiates our services from others. As an energy healer these qualities are essential while working with a client to provide a safe and nurturing enviroment. Please visit my website at www.swimmingtigerqi.com for a better understanding of what I do.

Our home will be severely impacted by the noise and debris, and accessibility to our home during the entire period of construction, will be effected. This in turn will effect our income and livelihood and is of great concern to us.

3) The added number of housing units that will now occupy this small amount of space across the street will make the parking situation even more difficult than it already is.

On street sweeping days we already have to park a block or 2 away if we didn't park in a space early enough.

4) The plans indicate that the entrance to the 8899 structure will now be on Rosewood Ave, bringing even MORE commercial and delivery vehicles to this already busy street. Needless to say this will increase the noise level even more.

This street is already tight for 2 vehicle to pass by when cars are parked on either side of the street and now commercial and utility vehicles are going to be crossing back and forth on regular basis?

Why can the access point not remain on Beverly Blvd. as it currently is. It works for Bristol farms. The residents also fought for that, as we are doing now.

5) Additionally this is greatly going to affect the traffic in our area. The reasons are obvious.

6) Needless to say the additional gasses and fumes that will be deposited into our area will effect the air quality. Do we really need studies to prove the obvious, or is the study to see how little oxygen humans need to survive?

7) Also it has been brought to my attention that a zoning change has been requested from residential to commercial.

West Hollywood West is known for its quaint and charming homes, and its residential community. It is a remaining gem in the midst of all the hustle and bustle.

I purchased my home here as I loved the neighborhood feel and the little park across the street. Not to live across from a bustling commercial endeavor.

When do we draw a line? When there is nothing left?

Don't misunderstand, I am for land improvement, and adding value to our neighborhood, however not at the expense of the neighborhood. There are plenty of areas around this parcel of land available for sale with commercial zoning.

I urge you to keep the zoning R1 and to preserve the integrity of this neighborhood for many generations to enjoy.

Clearly this project is massive. Unfortunately we don't have all have the financial means to battle an enterprise of this magnitude. Realistically it will take several years to complete regardless of what we have been told.

Our livelihood will be greatly impacted. We can only ask that you please take our issues into consideration and help us.

Thank you for your time.

Musetta Celentano
8921 Rosewood Ave
West Hollywood, CA, 90048



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON CHAN
Chief Engineer and General Manager

July 25, 2013

Ref File No.: 2665883

Mr. David DeGrazia, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216

Dear Mr. DeGrazia:

8899 Beverly Boulevard Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on July 11, 2013. The proposed development is located within the jurisdictional boundaries of District No. 4. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Sherman Relief Trunk Sewer, located in San Vicente Boulevard at Beverly Boulevard. This 21-inch diameter trunk sewer has a design capacity of 6.8 million gallons per day (mgd) and conveyed a peak flow of 5.2 mgd when last measured in 2009.
2. Wastewater generated by the proposed project will be treated by the City of Los Angeles Hyperion Treatment System. Questions regarding sewerage service for the proposed project should also be directed to the City of Los Angeles' Department of Public Works.
3. The expected increase in average wastewater flow from the project site is 8,010 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific

information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar

cc: M. Tremblay
J. Ganz

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard
West Sacramento, CA 95691
(916) 373-3715
(916) 373-5471 – FAX
e-mail: ds_nahc@pacbell.net

July 12, 2013

Mr. David DeGrazia, Planner

City of West Hollywood

8300 Santa Monica Boulevard
West Hollywood, CA 90069

RE: SCH# 2013071026 CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the “**8899 Beverly Boulevard Project;**” located in Kern County, California

Dear Mr. DeGrazia:

The Native American Heritage Commission (NAHC) has reviewed the CEQA Notice regarding the above referenced project. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine if a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s). The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a

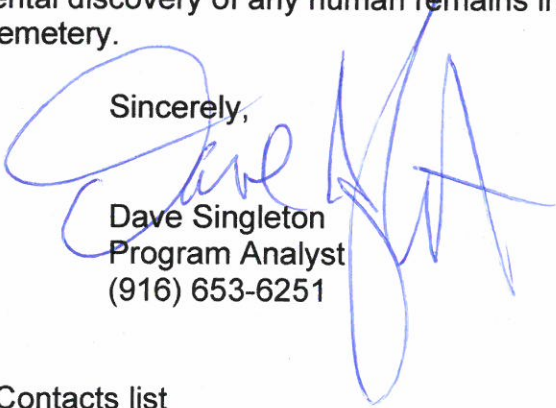
separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

Also, CEQA Guidelines Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f). Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans. Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,


Dave Singleton
Program Analyst
(916) 653-6251

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts
Los Angeles County
July 12, 2013**

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3094 Mace Avenue, Apt. B Gabrielino
Costa Mesa, , CA 92626
calvitre@yahoo.com
(714) 504-2468 Cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
(619) 294-6660-work
(310) 428-5690 - cell
(760) 636-0854- FAX
bacuna1@gabrielinotribe.org

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
gabrielenoindians@yahoo.
(626) 926-4131

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013071-26; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the 8899 Beverly Boulevard Project; located in the City of West Hollywood, Los Angeles County, California

**Native American Contacts
Los Angeles County
July 12, 2013**

Gabrielino-Tongva Tribe
Conrad Acuna,
P.O. Box 180
Bonsall , CA 92003

Gabrielino

760-636-0854 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013071-26; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the 8899 Beverly Boulevard Project; located in the City of West Hollywood, Los Angeles County, California

August 5, 2013

Mr. David DeGrazia, Senior Planner
City of West Hollywood
Community Development Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216

Dear Mr. DeGrazia:

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR).
8899 BEVERLY BOULEVARD PROJECT
8899 BEVERLY BOULEVARD AND 8846-8908 ROSEWOOD AVENUE
CITY OF WEST HOLLYWOOD
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS COMMENTS**

Thank you for the opportunity to review the NOP associated with the 8899 Beverly Boulevard Project. The proposed project is a mixed-use development of the adaptive re-use of the existing 10-level retail/commercial office building currently onsite and development of a new residential use to the rear along Rosewood Avenue. The total number of units within the project would be 81, including 69 market-rate units and 12 affordable units.

The following Los Angeles County Department of Public Works comments are for your consideration and relate to the environmental document only:

Utilities and Service Systems:

1. The EIR should discuss the collection and disposal of additional wastewater that would be generated within the proposed project area, especially its potential impact on the available capacity in the existing local sewer lines for both peak-dry and wet-weather flows pursuant with Statewide General Waste Discharge Requirements (Order No. 2006-0003).

For questions regarding the Utilities and Service Systems comments above please contact Anna Maria Gilmore of Sewer Maintenance Division at (626) 300-3360 or agilmore@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Matthew Dubiel at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

Subject: FW: 8899 Rosewood

Date: Tuesday, August 6, 2013 11:02 AM

From: David DeGrazia <ddegrazia@weho.org>

To: Curtis Zacuto <curtis@ecotierraconsulting.com>

From: Harris Shepard [mailto:hshepard@harrisshepard.com]

Sent: Tuesday, August 06, 2013 10:41 AM

To: David DeGrazia

Cc: City Council Web Email Address

Subject: 8899 Rosewood

Hello; thank you for the opportunity to speak at our community forum on July 31 ... I know today is the last day to bring our comments ... so briefly I wanted to make some points that I feel are very important

1. I am very concerned about the high rise in the 8899 development that is to be the home of many condos ... to expand what is already an enormous building (is it 30 feet to the east, west and north?!) will overpower the neighborhood .. in terms of light, noise, and congestion. Also, particularly with the number of children in the neighborhood, the possibility of asbestos contamination is of great concern. In addition, while the terraces on the office building are virtually unused, once they are tuned into condos, what about the noise pollution?
2. Next, what happens to the beautiful green space and the trees that make our block so beautiful and peaceful? What happens to this area ... and the gorgeous, mature trees ... are they gone?

Thank you for the opportunity to address my concerns.

HARRIS SHEPARD  **PUBLIC RELATIONS, INC**

Harris Shepard

President

1801 Avenue of the Stars, Penthouse 1430

Los Angeles, CA 90067

(310) 277-0437 FAX (310) 277-0535

www.harrisshepard.com <<http://www.harrisshepard.com/>>

Subject: FW: 8899 Beverly Boulevard EIR concerns
Date: Tuesday, August 6, 2013 11:02 AM
From: David DeGrazia <ddegrazia@weho.org>
To: Curtis Zacuto <curtis@ecotierraconsulting.com>

From: Marysia Miller [mailto:marysiamiller@mac.com]
Sent: Tuesday, August 06, 2013 11:02 AM
To: David DeGrazia
Cc: City Council Web Email Address
Subject: 8899 Beverly Boulevard EIR concerns

August 6, 2013

Hi David,

Thank you for spearheading the public meeting. As you requested, please note my objections below. I am still very concerned about the way you named the Project 8899 Beverly and 8846 Rosewood. The name in itself says they are two separate addresses, so shouldn't there be two sets of permit applications? And aren't we required to have separate hearings etc on the separate address? Rosewood and Beverly are two distinctly different addresses?

That was the first issue. The next is what you said about our homes and our personal liability if in fact, the construction within the purview of 8899, loosens our foundation or cracks our home, that we would be liable. Shouldn't the City regulate the construction in some way and also note the condition of the surrounding property to assure safe building practices. The flood zone next to our property on the 8899 may be soft and cause some kind of a small collapse. It has already caused erosion to our land, (for which 8899 assumed liability and paid to repair) and shouldn't they be liable if our home collapses as the yard did? This is a concern. As is the length of time this project will take. Please note LaCienega and Melrose, with

or with out a bond, this project has been going on for years..still incomplete and a traffic nightmare. Is this what we can expect?

The next concern I have, which may or may not seem like a big deal is where will all of the dog walkers in our area go? The city has provided two stops for them and if there is no more access to the property (whose ownership is in question) where will all of us go with our animals? Many of us are older and walking to the park next to library may be difficult. Has the developer and the city provided an alternate area? There are no green areas on the plan to replace what is existing. This is an issue that requires a resolution.

Important again..the dust, construction massing, the obvious service entrance from Rosewood to 8899 shown in their plan, the fire pit, the outdoor swimming area, the excess parking, the excess noise, the (what I feel) is the very unneighborhood like design of the rear of the building , the overcrowding of Rosewood side, the lights and noise all night long from outside balconies, the vandalism we can expect, the oversize of the building with 30+ foot additions on three sides, the loss of our view, the loss of our light, the loss of our trees, and mostly the overall sabotage to our lifestyles and safety by speeding cars and trucks..noise all day and night, the loss in value to our homes..

Much of this was covered but I would like to be sure that all of it is. I would also like to know if these people hired by the City and paid by Angelo Gordan, the New York Hedge Fund company that partnered with Tyler Segal and John Irwin; will actually come to the neighborhood and experience what we all feel. This is the most important part of our lives in the City. Our neighborhood, its life..19 children under 6 years old, on one block who should not worry about speeding trucks..and asbestos being released into our atmosphere. So will these people actually come to view the neighborhood? Will they go downtown to pull the records of the 'sick' building? Or are they working with a specific agenda given by the developer who pays them?

By the way, are they going to replace the lost jobs for the businesses they remove to build condo's? Does the EIR report study the occupancy rate of the existing businesses on Beverly, which seems to already have more than a fair share of for lease signs?

What I have written are the concerns I have about my environment that should be

addressed.

Marysia Miller

marysiamiller@mac.com

310-497-6000

Subject: FW: EIR 8899 Beverly resident concern
Date: Tuesday, August 6, 2013 11:36 AM
From: David DeGrazia <ddegrazia@weho.org>
To: Curtis Zacuto <curtis@ecotierraconsulting.com>

From: Tom Sano [mailto:isaotomsano@yahoo.com]
Sent: Tuesday, August 06, 2013 11:19 AM
To: David DeGrazia; City Council Web Email Address
Cc: Teresa Ejanda
Subject: EIR 8899 Beverly resident concern

Hello Mr. DeGrazia,

I am a resident on Rosewood Ave. across from 8899 Beverly under EIR assessment. My family and I live at address 8913. My wife, Teresa, and I have three young children ages 8 yrs, 3 yrs, and 2 yrs old. The planned construction across the street is a big concern for us and our three children for health and safety reasons.

The following is a list of our concerns:

1. Large vehicles for construction
2. Traffic
3. Pollution - where does the car exhaust from underground parking garage get vented to
4. Escaping gasses - during and after construction
5. Sewer
6. Safety
7. Construction massing
8. Design of project itself
9. Design of homes on Rosewood
10. Service entrance to building off of Rosewood vs. Beverly
11. Firepit
12. Outdoor swimming area
13. Parking
14. Asbestos
15. Dust
16. Noise
17. Treeless project
18. Green strip park area

We are extremely concerned about the long term health effects on our children from asbestos, dust and other pollution escaping during construction activities and after construction due to increased density.

We look forward to the results of this next step.

Sincerely,

Tom and Teresa Ejanda-Sano

Subject: FW: 8899 development

Date: Tuesday, August 6, 2013 11:57 AM

From: David DeGrazia <ddegrazia@weho.org>

To: Curtis Zacuto <curtis@ecotierraconsulting.com>

-----Original Message-----

From: Jackie Fronen [mailto:lini410@aol.com]

Sent: Tuesday, August 06, 2013 11:54 AM

To: David DeGrazia

Subject: 8899 development

We own the property across the street of project and are completely behind Marysia Millers concerns on all the issues she described.

It is incomprehensible to me to what point these developers have gotten, avoiding all the red tape us as landowners have needed to adhere to.

It is a down right shame to everyone associated with west Hollywood to have allowed any of these plans and questionable green zone area property they have claimed they own.

Why doesn't anyone take the concern Marysia Miller so well describes seriously??

Hoping you will look into this and find out who was behind allowing any of this and who may have profitted from this behind the scenes otherwise this could have never have been approved in our beloved area we so cherish and allow big giants to come in and basically have a free hand to do what they want, whereas we as single homeowners see our treasured properties loose its charm and values as well as safety hazards for our neighbors children as well as our health due to environmental hazards associated with all this.

Worse even is earth movements due to this monstrous construction and heavy truck traffic, and the audacity of the city of west hollywood not to hold the developpers responsible for damage resulting from their actions as Marysia said her land and soil shifting....

Very much appreciate you looking into all of this.

Sincerely,

Jackie and Marc Fronen

Subject: FW: 8899 Beverly: EIR topics

Date: Tuesday, August 6, 2013 1:09 PM

From: David DeGrazia <ddegrazia@weho.org>

To: Curtis Zacuto <curtis@ecotierraconsulting.com>

From: James J. Perkins [mailto:JJP@manningllp.com]

Sent: Tuesday, August 06, 2013 12:00 PM

To: David DeGrazia

Cc: Seth William Meier

Subject: 8899 Beverly: EIR topics

Dear Mr. Degrazia,

I own 8839 Rosewood Avenue. I request that each of these areas be studied and addressed in the draft EIR:

1. Resulting loss of light
2. Resulting increased shading
3. Environmental effects from the loss of green space.
4. Effects of the loss of the recreation area for the neighborhood caused by loss of the green strip.
5. Increased traffic, both during construction and afterwards.
6. Sufficiency of planning for staging the construction, for both the Beverly side and the Rosewood side of this project.
7. Effects of the dust and other pollution caused to the neighborhood during the construction.
8. Effects of a failure to remove the forty foot wall of concrete that separates the existing building from Rosewood.
9. Effects on the existing water, gas, electrical, and sewer system for the area. This should incorporate the Application proposal for addressing these issues.
10. Effects on subterranean water under and through the project, as per the Application. Soil subsidence and resulting damage to both existing and new structures should be evaluated.

11. Effects of heavy construction traffic on the existing Rosewood and Beverly roadbeds.
12. Effects on the existing traffic flow on Rosewood and Beverly caused by the construction.
13. Adequacy of testing for, and the planned remediation of, asbestos and other hazardous materials from 8899.
14. Assessment of the source of the present parking pressure on Rosewood.
15. Assessment of the probable resulting parking pressure on Rosewood.
16. Assessment of what options are available to minimize changes to parking pressures on Rosewood.
17. Assessment of how the service and move-in/out access for the new building and its tenants will be handled, and the probable effects on the neighborhood.
18. Assessment of the Application request that commercial activity be allowed for the Rosewood side of the project. This should include effects on parking, traffic, noise, pollution, and general quality of life for the neighborhood.
19. Assessment of the effects of a fire pit on the community safety and peace and quiet.
20. Assessment of the effects on community safety of the application request for a pool. Nineteen children under the age of five now live on this section of Rosewood.
21. Assessment of the probable change in noise and light pollution caused by 8899 residential units which open onto balconies facing Rosewood.
22. Assessment of the absence of any construction completion mandates within the Application.
23. Effects of the planned setbacks of the Rosewood residences proposed in the Application, as compared to the setbacks of the existing Rosewood residences.
24. Effect of an absence of spacing between the Rosewood units. All existing residences on Rosewood have driveways which extend to the backyards between the units. Under the Application, no such spacing exists, creating a solid wall of residences out of character with the existing neighborhood. This should be compared with the option of building twelve single family units which are in harmony with the setbacks and spacing of the existing homes. In addition, the aesthetics of the proposed Rosewood residences should be compared with the existing neighborhood.
25. Assessment of the possible and probable precedent effects on the General Plan if a Specific Plan is approved for this Application. This should include effects on the aesthetics of West Hollywood as a

whole, and especially on the future effects on the environment and the quality of life of West Hollywood residents.

Respectfully submitted,

James J. Perkins, Esq.

Manning & Kass

Ellrod, Ramirez, Trester

801 S. Figueroa St, 15th Floor | Los Angeles, California 90017
Tel: 213.624-6900 | Fax: 213.624-6999

Direct: 213.430.2696

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Los Angeles | Orange County | San Francisco | San Diego | Scottsdale

Subject: FW: 8899 Beverly Boulevard Project - EIR
Date: Tuesday, August 6, 2013 1:10 PM
From: David DeGrazia <ddegrazia@weho.org>
To: Curtis Zacuto <curtis@ecotierraconsulting.com>

From: Seth William Meier [mailto:seth@theflyovers.com]
Sent: Tuesday, August 06, 2013 12:28 PM
To: David DeGrazia
Subject: 8899 Beverly Boulevard Project - EIR

Dear David,

Things to consider in the EIR:

Aesthetically the 8899 project is overreaching in size and by adding 28' to the east west and north side creates a dark monolith blocking the view of the hills to the residents south of Beverly while blocking the sun from the residents on Rosewood.

Please look into how the size will impact, sun, shade, noise, air traffic and massing of density on a building already 3x the size it should be.

The Rosewood expansion would eliminate a green strip that was gifted to the city and residents and was a condition to the approval of the building of the original building. Most of all of the Trees that have existed for decades will be cut done that creates a buffer between the residential and the commercial building.

Please look into how reduction of trees that already create a buffer from the 8899 building would change air quality, quality of life, landscape and aesthetic.

The visual characteristic of the proposed townhomes do not match in size and design of the current residential neighborhood.

with the added sides of the 8899 building, more sound will be reflected back towards the residential neighborhood, that already comes from places such as the Abbey. The added open balconies and penthouse floor will add noise that does not currently exist.

Please look into where new sounds would come from, mechanical structures, vents and the like which already cause issues from this building and have not been addressed.

In regards to a specific plan, it needs to adopt the general plan which this project does not by trying to circumvent the existing r1-b Zoning.

Please look into how a specific plan with commercial allowances would effect a residential neighborhood.

Also, how other specific plans that have been approved have effect residential areas.

Already, we have sewage issues on Rosewood and the addition of any sewage from a residential component to the Rosewood line would be detrimental to the existing system. Already the water table is very high and with the addition of retaining walls, I fear the water is going to be diverted to harmful areas.

Please look into the existing water table and sewage requirements.

Traffic is already impossible on Rosewood, With the added residents, on street parking will rise even if covered parking is offered, traffic will increase including all the new residents of 8899 main building having access thru a direct conduit to Rosewood that previously was unavailable. Already this building has inadequate parking capacity. By creating a specific plan, there is no guarantee that the townhomes on Rosewood would only be used for residential purpose, opening a door for commercial use.

Please look into existing traffic problems as many already use Rosewood as a conduit around

beverly, even with speed bumps, it is a problem.

I encourage the city to strongly consider the negative impact that this project would have upon the existing residents and taxpayers of west Hollywood.

--

Sincerely,

Seth

Seth William Meier
323-902-7384

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South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

August 1, 2013

David DeGrazia, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216

Notice of Preparation of a CEQA Document for the 8899 Beverly Boulevard Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: www.aqmd.gov/ceqa/hdbk.html. SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore,

when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at imacmillan@aqmd.gov or call me at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

July 31, 2013

David DeGrazia, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216

Dear Mr. Degrazia:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING, "8899 BEVERLY BOULEVARD PROJECT" IS A MIXED-USE DEVELOPMENT OF THE ADAPTIVE RE-USE OF THE EXISTING 10-LEVEL RETAIL/COMMERCIAL OFFICE BUILDING AND DEVELOPMENT OF NEW RESIDENTIAL USES TO THE REAR, 81 TOTAL UNITS, INCLUDING 69 MARKET-RATE AND 12 AFFORDABLE UNITS, 8899 BEVERLY BOULEVARD AND 8846-8908 ROSEWOOD AVENUE, WEST HOLLYWOOD (FFER #201300102)

The Notice of Preparation of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We will reserve our comments for the draft EIR analysis.

LAND DEVELOPMENT UNIT:

1. The proposed development requires additional County of Los Angeles Fire Department, Land Development review and approval. The Initial Study, City of West Hollywood 8899 Beverly Boulevard Mixed-Use Project dated 7-11-13, does not provide adequate information for a comprehensive review by the County of Los Angeles Fire Department, Land Development Unit. Submit the following for additional review. One copy of the site plan and one copy of the architectural elevations. Include on the site plan all existing fire hydrants within 300 feet of the lot frontage. Indicate the type of the proposed sprinkler system. Indicate the construction type

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUAHDY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

and the square footage of all proposed and existing structures as well as any overhead power lines and their kilovolts. Upon review of the required information additional comments will be provided in regards to the Notice of Preparation (NOP) of a Draft Environmental Impact Report for this development.

2. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within Contract Cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities.

The County of Los Angeles Fire Department, Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.
3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
4. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.
5. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.
6. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
7. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
8. Commercial Fire Flow: The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the 2011 County of Los Angeles Fire Code Appendix B Table B105.1
9. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

- b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
 - e) A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.
10. High Density Residential Fire Flow: The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the 2011 County of Los Angeles Fire Code Appendix B Table B105.1
11. High Density Residential Hydrant Requirements: Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
- a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c) When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
12. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
13. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking, and shall be designated as a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
14. The 28 feet in width shall be increased to:
- a) 34 feet in width when parallel parking is allowed on one side of the access way.
 - b) 36 feet in width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.

- d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
15. When serving land zoned for residential uses having a density of more than four units per net acre:
- a) A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length.
 - b) The length of the cul-de-sac may be increased to 1,000 feet if a minimum of 36 feet in width is provided.
 - c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
16. All access devices and gates shall meet the following requirements:
- a) Any single gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
 - d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.
17. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
18. The County of Los Angeles Fire Department, Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.
19. Submit proposals for all street vacations (closures) to the County of Los Angeles Fire Department, Land Development Unit for review and approval. The proposal shall be submitted through the Department of Public Works.
20. Submit three sets of water plans to the County of Los Angeles Fire Department, Land Development Unit. The plans must show all proposed changes to the fire protection water

system, such as fire hydrant locations and main sizes. The plans shall be submitted through the local water company.

21. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Nancy Rodeheffer, at (323) 890-4243 or nrodeheffer@fire.lacounty.gov.
22. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Based on the submitted documents the Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ij

Subject: FW: Further issues with 8899 Beverly Project

Date: Tuesday, August 6, 2013 5:39 PM

From: David DeGrazia <ddegrazia@weho.org>

To: Curtis Zacuto <curtis@ecotierraconsulting.com>

From: jd@jenerationinteriors.com [mailto:jd@jenerationinteriors.com]

Sent: Tuesday, August 06, 2013 5:03 PM

To: David DeGrazia; City Council Web Email Address

Subject: Further issues with 8899 Beverly Project

Dear David-

I forgot to mention my most important reason for moving into this neighborhood...R1 zoning. I do not wish to live in an area with multiple family housing. Is City Hall just going to ignore that this project would require a special zoning permit or are pockets of the people who vote on the variance being lined with the developers money? It's absurd! This is an R1 neighborhood period! Using Rosewood as a delivery entrance for service vehicles is against current zoning! This change of zoning would show favor to out of state investors over residents. I pay my taxes and also operate a business in the City of West Hollywood. I have a valid, current City of West Hollywood business license so why are business owners and residents being ignored?

Jennifer Dyer

jd@jenerationinteriors.com

310-601-0841

Principal

Jeneration Interiors

www.jenerationinteriors.com <<http://www.jenerationinteriors.com>>

310-601-0841

Subject: FW: EIR For the Beverly Rosewood project

Date: Wednesday, August 7, 2013 10:21 AM

From: David DeGrazia <ddegrazia@weho.org>

To: Curtis Zacuto <curtis@ecotierraconsulting.com>

-----Original Message-----

From: Joel Ring [mailto:joelesq22@gmail.com]

Sent: Wednesday, August 07, 2013 9:49 AM

To: David DeGrazia

Subject: EIR For the Beverly Rosewood project

To reiterate My concerns are as follows:

Traffic on Rosewood safety on Rosewood we already have speed bumps this will increase Traffic Parking on Rosewood is already tight because all of the commercial parking adding new residents will only make the situation worse any new resident should not have any ability to park on Rosewood since they have their own underground parking that includes no guest parking.

Land-use I don't think a change in zoning is appropriate in this vicinity especially since we just did a general plan.

Light air and pollution Will be negatively affected and my house is virtually next door to the project My asthma is extremely bad already I cannot have any asbestos in the air or dust and debris in addition I am concerned about noise coming from the balconies and condo units in the high-rise building that will now be doubled in size.

Green space- The project proposes to remove our pocket park green strip along Rosewood This pocket park has Being used by the community for many many years and the developers propose to remove it without replacing it with another pocket Park which is desperately needed in the neighborhood. Traffic should all be done from Beverly no Rosewood access should be allowed For construction staging or deliveries to the project before after and during construction.

Also any sound from this giant condo building being proposed along Beverly will project over the entire neighborhood as well as the solid walls behind the proposed townhome condos will only reflect noise back on the Rosewood.

Hydrology I am afraid about the construction of such a large project on Rosewood and the effect it will have on the water table and flooding in the neighborhood.

This project will create a nuisance for all neighbors With virtually no upside for the neighborhood.

Changing the zoning to commercial will ruin the residential aspect of the neighborhood. The charm of the residential street on Rosewood will be obliterated by this scope of a building and development.

There are mature trees that the developers proposing to remove this is offensive and objectionable especially since they are not planning to replace the pocket park For the neighborhood Which would also benefit their own Development.

Construction noise will be excessive considering the proximity to houses like my own, And in addition any noise from the condo units up above with open windows Or balconies will be excessive. Also resident in the condo building on Beverle will be able to see into my backyard and my neighbors backyards this is offensive especially since it is a new construction that

was not there when I bought my home.
Sent from my iPhone

Subject: FW: 8899 Beverly Boulevard EIR concerns
Date: Wednesday, August 7, 2013 10:22 AM
From: David DeGrazia <ddegrazia@weho.org>
To: Curtis Zacuto <curtis@ecotierraconsulting.com>

From: Douglas Stanton [mailto:Doug@DStantonArchitects.com]
Sent: Tuesday, August 06, 2013 7:53 PM
To: Marysia Miller; David DeGrazia
Cc: City Council Web Email Address; James J. Perkins
Subject: RE: 8899 Beverly Boulevard EIR concerns

Hello David,

I appreciate the opportunity to express my concerns regarding the proposed mega infill project, 8899 Beverly Blvd. My criticisms of the proposed development are:

1. Vehicular and pedestrian access to the site from Rosewood.

We have commercial use on Beverly Boulevard, and residential use on Rosewood. The more sensitive residential use should be protected from the disruptions of the commercial use. Rosewood should not be violated with additional vehicular traffic, whether that would be of commuters, clients, shoppers, workers, and especially not of service vehicles of any kind (deliveries, trash collection, etc.). All vehicular and pedestrian access to the commercial uses on Beverly should be accessed on Beverly Blvd. only. Utilizing Rosewood for access to the commercial uses is blatantly misusing Rosewood as the service alley for Beverly Boulevard. Rather than abusing Rosewood as the service access to Beverly Blvd., steps should be taken to protect and buffer Rosewood from the commercial disruptions of Beverly. This principal of protecting residential zones is simple and fundamental urban planning, which values where people live, and their quality of life, over commerce and profit.

2. Loss of rare West Hollywood Park space.

While the strip of green parkway along Rosewood is not a large park, it is precious within its locale. It is a beautiful piece of urban design, giving the residents a sense that that West Hollywood cares about green spaces and about its citizens by maintaining the small park for public enjoyment. Little parks such as this are not showy to outsiders, but they can be one of the reasons people take pride in where they live. Closely related to point #1 above, it is

greenery which is the ideal buffer between commercial and residential uses. A larger and more elaborate example close by is the linear park along Santa Monica Blvd. in Beverly Hills. Due to cohesive city planning from its inception, when Beverly Hills created the residential zone north of Santa Monica Blvd near to the commercial zone south of Santa Monica (the 'Triangle'), the city planners set aside land for the beautiful linear park to separate the uses and which also beautifies the city. This park not only protects the homes from the commercial areas, but it enhances the residences. In the same manner, the smaller park along Rosewood protects, buffers and enhances the homes, and it also enhances the entire neighborhood from Rosewood to Rangeley. When the parking spaces were originally created behind Beverly Blvd. there was at least the foresight to create the green space for the neighborhood. The currently proposed development has no such common good in mind for West Hollywood, but only that of maximizing short term profits at the expense of the quality of life in the neighborhood.

3. An unhealthy mix of residential and commercial use on Rosewood.

Currently it is illegal to operate a business out of most of the residential areas of West Hollywood, including along Rosewood. The proposed specific plan would allow commercial uses within the new 'housing' on Rosewood, for the purpose of creating higher demand for those residences, which could easily become more in use as offices than as living quarters. This potential ability to run businesses out of the new 'homes' would further increase the vehicular traffic, make street parking even more difficult, and generally increase traffic congestion on Rosewood, which at the present time is too busy, with speeding cars despite the speed bumps in place.

My above concerns are the specific reasons I object to the proposed project. Generally, I am opposed to the notion that greater density and more high end construction is a solution to anything in the current state of the environment and the economy, and that packing more businesses and people into a smaller area will make West Hollywood a better place for anyone.

Sincerely,
Doug Stanton



Douglas Stanton Architect

401 N. Robertson Blvd.

West Hollywood, CA 90048

ph 310.205.8800

www.dstantonarchitects.com <www.dstantonarchitects.com>



August 7, 2013

David DeGrazia, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Blvd
West Hollywood, CA 90069-6219

RE: Notice of Preparation of a Draft Environmental Impact
Report – 8899 Beverly Boulevard Project
8899 Beverly Boulevard
8846-8908 Rosewood Avenue

Dear Mr. DeGrazia:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR) for the 8899 Beverly Boulevard Project (Project). Included in this letter is a list of issues the City of Beverly Hills would like studied in the draft EIR that is to be completed for the Project. It is our understanding that the Project includes properties addressed 8899 Beverly Boulevard and 8846-8908 Melrose Avenue. The project would involve the adaptive re-use of the existing retail/commercial office building and the development of new residential uses along Rosewood Avenue. The Project would include 81 residential units, office, retail and restaurant uses, and off-street parking for 257 vehicles.

ANALYSIS REQUESTED

- 1) Due to the Project's close proximity to the City boundary, there is a potential that the City of Beverly Hills and its residents could experience negative impacts both during the construction of the Project and as a result of operation thereafter. This project has a potential to create negative impacts and

therefore the City of Beverly Hills requests that the potential for any environmental impact, including the following specific issues, be studied in the draft EIR:

TRAFFIC

- 2) Please conduct traffic analyses for the following intersections located in the City of Beverly Hills near the project site. This list should be considered the minimum amount of analysis to conduct to estimate traffic impacts from the project. Based on results in the upcoming draft EIR, the City of Beverly Hills may request additional streets studied.
 - a) N. Doheny Dr, N Maple Dr.,
 - b) N. Doheny Dr, Santa Monica Blvd.,
 - c) N. Doheny Dr, Burton Way,
 - d) Beverly Blvd., Santa Monica Blvd.
- 3) Please analyze the following residential street segments using City of Beverly Hills residential impact thresholds and methodology:
 - a) N. Oakhurst Dr, between Burton Way and Beverly Blvd.,
 - b) N. Wetherly Dr, between Wilshire Blvd and Burton Way,
 - c) N. Almont Dr, between Wilshire Blvd and Burton Way.
- 4) Please estimate cumulative traffic generated from all projects (approved/pending) within a one mile radius of the project site. The City of Beverly Hills Transportation Division maintains up to date lists of all major projects occurring and pending in the City of Beverly Hills. The Transportation Division can be reached at (310) 285-2556.
- 5) When studying intersections and street segments in the City of Beverly Hills, including shared intersections and street segments, please use City of Beverly Hills thresholds and methodology for calculating Level of Service. Please contact the City's Transportation Division at (310) 285-2556 for the methodology and thresholds of significant impact criteria.

INFRASTRUCTURE

- 6) If the project is to be connected to the Beverly Hills sewer and storm water systems, please provide a complete analysis of the impacts of the project including sewer area and hydrology studies and calculations using Los Angeles County Department of Public Works standards and format. Please also provide utility plans showing all sewer and storm drain connections including their sizes, where applicable. The sewer area study should include existing conditions and future wet conditions estimating increased load on existing sewer lines within the City of Beverly Hills. In the event that

the project would be connected to the City of Beverly Hills' systems, larger pipes may be required to accommodate the added service. Depending on the adequacy of the existing lines, the applicant can expect to pay for the system upgrades (if needed) due to the additional proposed discharge generated from this project.

CONSTRUCTION IMPACTS

- 7) All potential construction related impacts for the proposed project should be studied in detail, and when applicable, mitigation measures should be proposed. This includes, but is not limited to all of the following:
- a) Heavy haul routing,
 - b) Haul frequency,
 - c) Truck size,
 - d) Hours of construction,
 - e) Location of construction ramps and driveways,
 - f) Construction parking supply and demand,
 - g) Duration of the project and calendar,
 - h) Dust control and truck wheel washing practice,
 - i) Pavement quality control, and
 - j) Any other construction related issues and information that could impact City of Beverly Hills neighborhoods.
- 8) If any construction related haul route passes through the City of Beverly Hills, dust control for construction traffic needs to be addressed. We request that the EIR specify the mitigation measures for this issue.

PUBLIC NOTICE

- 9) Thank you again for this opportunity to provide input on the environmental review of this project. Please list me as primary contact for the City of Beverly Hills, and place my name on the list of interested parties to receive copies of all notices issued regarding the Project. Please also provide a copy of any notice of determination that may be filed with respect to the Project, pursuant to the provisions of Public Resources Code Section 21197 (f).

8899 Beverly Boulevard NOP

August 7, 2013

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If you have any questions regarding this letter, please feel free to contact me at (310) 285-1127 or by email at pnoonan@beverlyhills.org.

Sincerely,



PETER NOONAN, AICP CEP

Senior Planner, Community Development

cc: Jeff Kolin, City Manager, City of Beverly Hills
Mahdi Aluzri, Assistant City Manager, City of Beverly Hills
Susan Healy Keene, AICP, Director of Community Development, City of Beverly Hills
Jonathan Lait, AICP, City Planner, City of Beverly Hills
George Chavez, Director of Public Works, City of Beverly Hills
Aaron Kunz, AICP, Deputy Director of Public Works - Transportation, City of Beverly Hills