

1 BEFORE THE PLANNING COMMISSION
2 OF THE CITY OF WEST HOLLYWOOD
3 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

4
5 Address:)
6 625 N. San Vicente Boulevard)
7 West Hollywood, California)
8 _____)

9 DATE: DECEMBER 3, 2015

10 COMMISSION PRESENT

- 11 Chair Altschul
- 12 Vice-Chair Aghaei
- 13 Commissioner Buckner
- 14 Commissioner DeLuccio
- 15 Commissioner Lightfoot
- 16 Commissioner Jones

17 ABSENT

18 Commissioner Huebner

19 STAFF PRESENT

- 20 Dereck Purificacion, Assistant Planner
- 21 Rachel Dimond, AICP, Senior Planner
- 22 David DeGrazia, Current and Historic Preservation Planning Manager
- 23 Shahiedah Palmer, Acting Assistant City Attorney
- 24 David Gillig, Commission Secretary

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Planning Commission Meeting

Monday, December 3, 2015

Altschul: Cathy Blaivas. Come on. Thank you, Cathy.

ITEM 2. PLEDGE OF ALLEGIANCE

Blaivas: I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

Altschul: Thank you. Roll call, David.

ITEM 3. ROLL CALL

Gillig: Good evening. Commissioner Huebner is absent tonight so the minutes will reflect that at the next meeting. Commissioner Lightfoot?

Lightfoot: Here.

Gillig: Commissioner Jones?

Jones: Here.

Gillig: Commissioner DeLuccio?

DeLuccio: Here.

Gillig: Commissioner Buckner?

Buckner: Here.

Gillig: Vice Chair Aghaei?

Aghaei: Here.

Gillig: Chair Altschul?

1 **Altschul:** Here.

2 **Gillig:** And we have a quorum.

3 **ITEM 4. APPROVAL OF THE AGENDA**

4 **Altschul:** With respect to the agenda we're going to suggest a
5 couple of changes. First of all, Item #13 we would
6 move to the consent calendar which is the...not
7 #13.

8 **DeLuccio:** You mean 12.

9 **Altschul:** 12A, the aging in place matter and Item #11A, the
10 transportation demand management item with the
11 addition of the appointment of Vice Chair Aghaei as
12 the representative on that working group and with
13 Sue Buckner as the alternative on that working
14 group. And we would move that to the consent
15 calendar. In addition it has been proposed that
16 the zone text amendment, Item 10A be transferred to
17 the consent calendar. There was one speaker who
18 was in favor of the staff recommendation who has
19 agreed to accept the transfer to the consent
20 calendar. And with all those changes, if there is
21 no objection from the members of the Commission
22 that will be the, those will be the amendments to
23 the agenda and I would move the agenda. Is there a
24 second?

- 1 **Buckner:** Second.
- 2 **Altschul:** All those in favor?
- 3 **Buckner:** What happened?
- 4 **Altschul:** Mark your, mark your....
- 5 **Buckner:** It's not coming up.
- 6 **Altschul:** It's not coming up. All those...
- 7 **DeLuccio:** Wait.
- 8 **Altschul:** We have one, two, three, four, five, six yeses, Roy
9 is not here so it is unanimously moved with the,
10 with the changes. Next item is the approval of the
11 minutes of November 19th. Are there any changes,
12 additions or corrections to those minutes? Hearing
13 none, is there a motion to approve them?
- 14 **ITEM 5. APPROVAL OF MINUTES**
- 15 **DeLuccio:** Yes, I made a motion.
- 16 **Altschul:** Motion by Commissioner DeLuccio, seconded by
17 Commissioner Jones. Please mark your votes.
18 Three, six in favor. None opposed. One abstention
19 or absence as the minutes are therefore passed.
20 Public comment?
- 21 **ITEM 6. PUBLIC COMMENT**
- 22 **Gillig:** We have two. Our first speaker will be Stephanie
23 Harker.
- 24 **Altschul:** Stephanie, yes.

1 **Harker:** Good evening Chair. Good evening Commissioners and
2 members of the public and staff. I have to leave
3 right after this for a rehearsal this evening for
4 our holiday play for the children so I wanted to
5 just say a few things on 10B and 10C. 10B, I'm
6 opposed to the staff recommendation for reasons
7 that you will probably hear at nauseam tonight. I
8 agree with those who oppose. And on 10C, I am in
9 support of the staff's recommendation for this 22
10 units of housing, WHCHC project. The new design or
11 the current design I guess, I don't know how many
12 incarnations it's gone through but the Spanish
13 Colonial style is much more appropriate for our
14 historic area tipping its hat to the historic
15 nature of that street and I'm certainly happy to
16 hear that it's not going to be six stories creeping
17 up into our residential areas since it's not
18 actually on the Boulevard. It's quite a lovely
19 project at this point. There's still some issues
20 to be worked out with the current residents and I
21 hope we will as a community and the City will bend
22 over backwards to help those people who are
23 basically being Ellised out. They do get to come
24 back. They are being given some money but they are

1 mostly seniors and disabled and people who really
2 need a hand and, a hand up let's say or a leg up
3 and so I'm in hopes that we will do everything that
4 can be done to help them. And thank you very much.

5 **Altschul:** Thank you.

6 **Harker:** Happy Holidays.

7 **Altschul:** Cathy Blaivas.

8 **Blaivas:** Good evening, Cathy Blaivas City of West Hollywood.

9 Good evening Commissioners and members of the
10 public. I too cannot stay for the whole meeting so
11 I'm going to comment on two items. The first item
12 would be with regard to the cell tower. I too am
13 opposed to the cell tower. I have concerns with
14 regard to health issues even though there seems to
15 be no stated impact, it's just a scary, scary idea
16 especially over the heads of children and I'm
17 hoping that will not be passed. I found it
18 interesting that one of the reasons for passing it
19 was the hardship for the provider and that there's
20 no other location nearby but I can't imagine
21 something can't be figured out. So I am opposed to
22 that. With regard to Item 10C, Blue Hibiscus, I
23 just want to acknowledge and I think I have done
24 this here before why I initially opposed this

1 project and that was because of the language in the
2 October 2014 consent item brought by WHCHC and that
3 was that the existing relative, excuse me, the
4 existing tenants of the Detroit bungalows all who
5 were eligible would be coming back to the new, the
6 new building. It was the word eligible that had me
7 opposed to anything that was happening. Once that
8 language was changed and that all residents were
9 guaranteed to come back to the new facility, I
10 looked at it with a different eye. I, I hope that
11 that's the case. I hope funding will not change
12 and that all of a sudden they won't. I know that
13 aspect of this is not your purview but I am in
14 hopes that this Commission can at least keep that
15 in mind this evening. The other thing is with
16 regard to their compensation, also again, not part
17 of your purview but hoping that the compensation
18 will last as long as it takes for the new building
19 to be constructed. Having said that, I noted at
20 the Design Review what Michael Blacilaivich had to
21 say with regard to the laundry room and the, and
22 the fitness room on the 4th floor, I think his
23 point is very well taken. I think those two
24 facilities would be best served on a lower floor.

1 Everything else aside, I really do appreciate the
2 attention the architect took to the neighborhood,
3 to fitting in, to complementing the neighborhood
4 even though it has a mix of styles this, this
5 building really compliments the Spanish style that
6 is so prevalent in that area. Thank you and good
7 night.

8 **Altschul:** Thank you and that concludes....

9 **Gillig:** Chair, Chair we have one more. One more speaker.

10 **Altschul:** And who is that?

11 **Mars:** Hello. My name is Michele Mars and I live on
12 Spaulding, Spaulding Avenue and I'm here to tell
13 you that as a tax paying homeowner of 30 years, I
14 oppose the proposed duplex at 7701 Lexington
15 because the style of the building is not harmonious
16 with the rest of the craftman homes in our
17 neighborhood. Also, we saw the design, it's 2,600
18 square feet and there's going to be many people
19 living there. Even though it's a duplex and it,
20 some people would think only four people would live
21 there, there are two 800 square foot basements who,
22 that could possibly house two more families
23 beneath, beneath the structure. I made a quick
24 diagram here about the park-, about the parking

1 disaster in our neighborhood. We at the end of
2 Spaulding here we have the fire department. They
3 don't have enough parking in their lot for their
4 cars. Consequently, they're encroaching on our
5 parking up here on Spaulding. The proposed duplex
6 would be here at the corner of Spaulding and
7 Lexington and there could be as many as 14 to 16
8 cars from people living in that duplex because if
9 there's six bedrooms and a couple, couples living
10 in each bedroom because as you know most people
11 don't raise their families in West Hollywood. These
12 bedrooms are not going to be occupied by children.
13 These bedrooms are going to be occupied by adults.
14 And those adults have partners, with six bedrooms,
15 you could have as many as 12 cars for the people
16 who are living in the duplex and if two people live
17 in each basement that's four more cars. So 12 and
18 4, we're looking at a huge parking disaster in our
19 neighborhood because the fire department encroaches
20 on our parking up here. Up here on Hampton...

21 **Altschul:** Excuse me.

22 **Mars:** ...we have...yes?

23 **Altschul:** When is this item on the agenda?

24 **Mars:** Excuse me?

1 **Altschul:** When is this item on our agenda?

2 **Mars:** Well, Cathy just spoke on it, so I thought it was
3 now.

4 **Altschul:** No, it isn't.

5 **Mars:** It isn't?

6 **Altschul:** No.

7 **Mars:** Oh, okay. Well then I....

8 **Altschul:** There is no Lexington item on tonight's agenda. So
9 if you wish to, to consult with staff to find out
10 when it is going to be heard and come back on that
11 date, or I don't know anything about this, this....

12 **Mars:** You don't know anything about the 7701 Lexington?

13 **Altschul:** No.

14 **Mars:** Well, I'm giving you a heads up and thank you very
15 much.

16 **Altschul:** Thank you. We will see you when it is on the
17 agenda. And thank you for coming. Are there any
18 other speakers?

19 **Gillig:** That is all.

20 **Altschul:** That will conclude the public comment for the first
21 go-around for tonight. Items from Commissioners?
22 Stacy?

23 **ITEM 8. ITEMS FROM COMMISSIONERS**

24 **Jones:** Nothing at this time.

1 **Altschul:** Donald?

2 **DeLuccio:** Nothing at this time.

3 **Altschul:** Sheila.

4 **Lightfoot:** No, sir.

5 **Altschul:** Sue?

6 **Buckner:** Only that I'd like to request that we adjourn the
7 meeting with respect for the people that were
8 injured and killed in the...our close by San
9 Bernardino. That's just my thought.

10 **Altschul:** Thank you. David?

11 **Aghaei:** None, thank you.

12 **Altschul:** Record that. And I have nothing at this time.
13 Director's report. John Keho. Oh, Stephanie I'm
14 sorry, I didn't see you.

15 **ITEM 7. DIRECTOR'S REPORT**

16 **DeWolfe:** Good evening Commissioners, members of the public.
17 I have just a few quick items for you tonight.
18 From the last City Council meeting there's two
19 items that might be of interest to you. Council
20 approved the contract with a seismic consultant.
21 This means we are kicking off this week a seismic
22 study of all of the buildings in West Hollywood.
23 That program begins with an actual field study of
24 all of the buildings in the city and once we have

1 that database assembled then we'll begin to look at
2 policy recommendations about how we can better
3 manage the seismic risk to our community. The
4 other item from the last Council meeting that you
5 might be interested in is that Council gave us
6 direction to begin the process of looking at a
7 conservation overlay zone for the Norma Triangle
8 neighborhood. So as you recall we did a
9 conservation overlay zone for the West Hollywood
10 West neighborhood recently and the Norma Triangle
11 Association requested that we take a similar look
12 at their neighborhood. Council agreed and gave us
13 that direction at their last Council meeting.
14 Coming up on Monday's meeting there's two items
15 that have come before Planning Commission. The
16 first is 1216 Flores, this is a 14 unit condo
17 building that is coming before City Council on
18 appeal on Monday and also the Center for Early
19 Education, this special plan for the expansion of
20 that campus which also came before Planning
21 Commission that will also be heard by Council on
22 Monday. That's all I have for tonight. I know you
23 have a long agenda so unless there's additional
24 questions for me.

1 **DeLuccio:** I have a quick question. I really, I have a
2 question. So we've done specific guidelines for
3 the West Hollywood West neighborhood, now you're
4 looking at the Norma Triangle. And I suspect there
5 may be another neighborhood or two that may come
6 forward at some point in the future. Have you
7 thought about perhaps doing something that's a
8 template type of, you know, analysis. Instead of
9 each time going out and getting consultants is
10 there some uniform....

11 **DeWolfe:** We're not starting from scratch with Norma
12 Triangle. We are starting with the West Hollywood
13 West guidelines as the template but we think it's
14 appropriate as do the neighborhoods that each
15 neighborhood be looked at to see if there are
16 individual issues where it needs to be tweaked to
17 be more specific and more focused for that
18 particular neighborhood. So we are starting with
19 the West Hollywood West as the guidelines and we'll
20 be tweaking that to make it fit for that particular
21 neighborhood.

22 **DeLuccio:** Terrific, thank you.

23 **ITEM 9. CONSENT CALENDAR**

24 **Altschul:** Thank you very much, Stephanie. Consent calendar.

1 We will now take up the consent calendar which
2 includes now 10A, the Zone Text Amendment and the
3 transportation working group item and the aging in
4 place. Is there a motion to approve the consent
5 calendar in total?

6 **DeLuccio:** I made a motion.

7 **Altschul:** Donald made the motion, is there a second?

8 **Aghaei:** I second it.

9 **Altschul:** David seconded it. Cast the votes. All are
10 accounted for. Six ayes, no nays and Roy is absent
11 so it, the consent calendar is approved in total.
12 Public hearings. 10A has been approved in the
13 consent calendar and we're now at 10B, 1271 North
14 Fairfax, the item with respect to the wireless
15 Verizon application for the cell tower on Fairfax.
16 A couple of things before we start. This afternoon
17 at my home at just after 4 o'clock, I received this
18 pile of correspondence and here at the desk at
19 about ten after six, I received this pile of
20 correspondence. It's certainly impossible to read
21 this much paper in that amount of time, in that
22 short period of time. So, those things that are
23 submitted just before a hearing are not really
24 going to get read nor probably going to get much

1 consideration. I would encourage anybody that wants
2 to submit stuff in writing to get it in
3 considerably before that, before the hearing so
4 that it can be given the proper consideration that
5 it deserves. With respect to the hearing, people
6 who wish to testify, people who wish to speak will
7 be given two minutes. The applicant will be given
8 10 minutes. The public will be given two minutes
9 each, the applicant will be given five minutes for
10 rebuttal. I would encourage that people who are
11 here to say something consider not being
12 repetitive. As I scan through some of this
13 material, it all seems somewhat repetitive. So if
14 you have something to say that is repetitive, what
15 is in this material or repetitive of what other
16 people have said, please consider either saying I
17 agree what has been said before or I agree with
18 what has been written in communication that has
19 been submitted to the staff. Let's try and make
20 this as, as concise and as speedy as possible and
21 now let's proceed with the staff's presentation.
22 Dereck?

23 **ITEM 10.B. 1271 N. FAIRFAX AVENUE**

24 **Purificacion:** Thank you Chair. Good evening Chair and

1 Commissioners. I'm Dereck Purificacion, Assistant
2 Planner for the City of West Hollywood. The
3 applicants Verizon Wireless and St. Ambrose Church
4 are requesting to install an unmanned wireless
5 telecommunications facility within the existing
6 bell tower of the St. Ambrose Church along with
7 related equipment within a 168 square foot
8 enclosure at ground level. The wireless facility is
9 allowed with the approval of a minor conditional
10 use permit. Wireless facilities are allowed in the
11 R-4 zone if located on the rooftop of a building
12 that is at least 80 feet in height. The applicant
13 is applying for a variance in order to locate the
14 equipment below the 80 foot minimum requirement.
15 Now before I go a little further into the
16 presentation I feel that it's important to
17 understand our limitations and how federal law
18 preempts the city from basing its decision on the
19 effects of radio frequencies. The
20 Telecommunications Act states that "No state or
21 local government or instrumentality thereof may
22 regulate the placement, construction, and
23 modification of personal wireless facilities on the
24 basis of the environmental effects of radio

1 frequency emissions to the extent that facilities
2 comply with the commissions regulations concerning
3 emissions." Now, although a city cannot make or
4 base its decision on RF emissions, the city can
5 make a decision on the criteria such as height, co-
6 location, area of location on the building itself,
7 zoning and aesthetics. Cities may exercise zoning
8 authority over wireless facilities so long the
9 regulations do not actually or effectively prohibit
10 the carrier from providing wireless service. Just
11 a quick overview of the general area. The property
12 is zoned R-4B as developed with a church and
13 accessory structure and at grade parking. The
14 building itself is approximately 45 feet in height,
15 with the only architectural projection ranging from
16 78 feet 6 inches to the top of the bell tower and
17 then 93 feet 6 inches to the top of the cross. To
18 the south are the Larchmont Charter School and more
19 at grade parking. To the east is the Crescent
20 Heights Methodist Church and R-4B multi-family to
21 the north and to the west. I'm sure you're aware
22 that we've gotten quite a bit of correspondence as
23 well as a petition in opposition of the project.
24 There has been confusion as to whether or not the

1 property owner, the Archdiocese of Los Angeles, has
2 given permission to Verizon Wireless to locate
3 their antennas on the property. Permission was
4 granted and the applicant has stated that there are
5 a few meetings organized by the school and church
6 to answer any questions that anyone might have had
7 regarding the proposal, although this was not
8 required by code. Here is a photo simulation of
9 what we would expect to see. The applicant is
10 proposing to install nine eight-foot tall antennas
11 with associated equipment within the existing bell
12 tower. The antennas will be installed on three
13 arrays with three antennas per array each pointing
14 west, north and east. There will be no antennas
15 facing south. The applicant is proposing to modify
16 the upper portion of the existing stucco finish and
17 replace it with fiberglass reinforced plastic or
18 FRP. The FRP will be finished and painted to match
19 the existing bell tower. Visually the changes will
20 be minimal if any. Along with the antennas the
21 applicant is also proposing to install two
22 equipment cabinets and a backup generator, both or
23 all three at ground level. It would be located
24 behind the property to the west. And that would be

1 screened from public right of way and from public
2 view. It would be installed within 168 square foot
3 block wall enclosure and the height of the bell
4 tower will not change and the existing cross will
5 be replaced with no changes proposed. This is just
6 another view. This is from Fairfax facing south
7 towards Fountain. Excuse me. The applicant has
8 shown that there is significant need for coverage
9 in the immediate area of Fairfax and Fountain and
10 that there is no other opportunity to collate the
11 proposed antennas and provide the coverage that's
12 needed. The applicant has shown that there are no
13 other buildings that are above 80 feet in height
14 that are feasible to address the coverage and
15 that...and are also above the 80 feet in height as
16 required by code. Under these circumstances
17 federal law would preempt the city from strictly
18 applying the 80 foot requirement and the city
19 should allow the applicant to erect the facility.
20 However, the only mechanism available to allow its,
21 the only mechanism available to allow it is a
22 variance. The intent of the code is being met as
23 placing the antennas within the bell tower will
24 conceal the antennas from being seen from the

1 public right of way. In conclusion, the applicant
2 has demonstrated that a coverage deficiency exists,
3 no property in the area meets the codes 80 foot
4 height requirement and the proposed site is the
5 best feasible location in terms of screening the
6 facility within the existing tower for necessary
7 coverage. This being said, staff is recommending
8 approval of the request of minor conditional use
9 permit and a variance. And if you have any
10 questions, I'm available. Thank you.

11 **Altschul:** Are there any questions of staff at this time?
12 Sheila?

13 **Lightfoot:** Yes, I have a couple of things that I'd like to
14 know about. Do we know what the actual area is
15 within which they need to place a cell tower in
16 order to fill the coverage gap and when I say that
17 I mean a street on the north, south, east and west?
18 Did they provide us with that information?

19 **Purificacion:** They didn't provide it to us but the applicant may
20 be covering that in their presentation.

21 **Lightfoot:** Okay. And also do you know what the range of each
22 one of the cell towers is? They provided us a map
23 with the other cell towers. Do you know what the
24 range of a cell tower is?

1 **Purificacion:** That's actually another question the applicant was
2 going to be covering today.

3 **Lightfoot:** Okay. Do we have any buildings in this area that
4 are 80 feet tall? Or in any R-4 zone that are 80
5 feet tall?

6 **Purificacion:** You know, I'm not too sure in all R-4 zones, but in
7 the area there's not.

8 **Lightfoot:** Did the...were there any other sites that were less
9 than 80 feet tall that were investigated fully?

10 **Purificacion:** There is a location over on Hayworth, I think
11 another one down on Fairfax but again I think
12 that's another question that the applicant can get
13 into more detail about.

14 **Lightfoot:** All right, I think those are...that takes care of
15 what I have to ask you.

16 **Purificacion:** Thank you.

17 **Lightfoot:** Thank you.

18 **Altschul:** Donald?

19 **DeLuccio:** You know we basically discuss aesthetics, that's
20 our role. We had a broader role I guess years ago
21 and they always had to come before the Planning
22 Commission and typically the approval is over the
23 counter, is that correct, with a, a minor
24 conditional use permit?

1 **Purificacion:** Minor conditional use permit would actually be seen
2 by the director.

3 **DeLuccio:** By the director approval and being that there is a
4 variance involved that's why it's been bumped up to
5 this, this body?

6 **Purificacion:** Correct.

7 **DeLuccio:** Okay, so my question is how...you mentioned that
8 obviously the bell tower structure is going to
9 change 'cause it's within inside the structure
10 you're going to be putting the antennas.

11 **Purificacion:** Right.

12 **DeLuccio:** And you used a word change is minimal, minimal
13 changes. We're here to discuss aesthetics, how
14 will it look after they're installed? Do we have
15 any assurance that aesthetically that the tower
16 will look the same?

17 **Purificacion:** It will look the same. The only difference you'll
18 see is on the very...actually I can show you here.
19 You can see where the opening on the upper portion
20 of the bell tower, that's the only portion that's
21 going to be modified and they would be removing the
22 stucco and they'd be replacing it with the FRP.
23 The FRP and this is something that they can, maybe
24 the applicant can get more into, it's a material

1 where the frequencies can actually go through
2 without being blocked.

3 **DeLuccio:** Currently there's speakers in the, speakers that
4 ring the bell in the tower? Are those speakers
5 going to be removed?

6 **Purificacion:** They'll remain. They'll be removed during the
7 process, but they'll be replaced.

8 **DeLuccio:** And then one final question. I know that there's a
9 lot of correspondence this evening and a lot of it
10 addresses safety issues, safety issues not having
11 to do with the transmissions, safety having to do
12 with the structural safety of the tower...

13 **Purificacion:** Right.

14 **DeLuccio:** ...after it's renovated and assurance that it's,
15 you know, it won't become a safety hazard and
16 collapse at some point seismic, have you addressed
17 that with the applicant? Has the applicant given
18 you assurance? Have you done any studies that it
19 would not become a hazard in the future?

20 **Purificacion:** Well, at this point this isn't something that we
21 normally review. It's normally reviewed during
22 plan check so everything, just like any other
23 building here in the city, it gets reviewed during
24 plan check and it meets building code so it would

1 meet the minimum requirements by building code.

2 **DeLuccio:** Okay, thank you.

3 **Purificacion:** Sure.

4 **Altschul:** Any other questions?

5 **Jones:** I have a quick, question. This may be a little
6 repetitive but I just want to make sure that I'm
7 very clear on the grounds on which we can legally
8 make a decision tonight about this agenda item. So
9 this is strictly a matter of, and this is directed
10 to both staff and to the city attorney, this is a
11 matter of land use and aesthetics, correct? We
12 cannot take into consideration the RF radiation, is
13 that correct?

14 **Palmer:** That's correct. Under the Federal
15 Telecommunications Act, your decision can be based
16 on aesthetics. It can also be based on seismic
17 safety or the structure of the building. But as
18 staff mentioned, that review would be done at a
19 later step in the process.

20 **Jones:** Great, thank you.

21 **Aghaei:** I have a question.

22 **Altschul:** David?

23 **Aghaei:** Following up with Commissioner Jones' question for
24 the city attorney so they need a variance to do

1 this under 80 feet, correct?

2 **Palmer:** That's correct.

3 **Aghaei:** And absent a finding with respect to aesthetics or
4 seismic issues, which aren't under our purview,
5 that would be under Building and Safety's purview,
6 but so going back to this absent an issue with
7 aesthetics, we legally can't deny, we can't do
8 anything about that? Is that correct? Could you
9 walk me through that please? I just want to make
10 sure we have it for the record.

11 **Palmer:** Sure. So the way the Federal Telecommunications
12 Act works it is intended to ensure that the public
13 has sufficient access to telecommunication services
14 and so that's pretty much the starting point for
15 the federal government is do people have access to
16 wireless service. So what the city does in its
17 review pursuant to the federal law is it has to
18 look at whether the applicant has established
19 number one that there is a need for coverage, and
20 the map that was shown previously shows an area of
21 red which is the void in coverage and the applicant
22 has shown to staff that there is a need for
23 additional coverage. And under the federal law if
24 that need is shown, the city is preempted from

1 essentially prohibiting the wireless carrier from
2 providing that additional coverage. And so
3 balancing that access to coverage with our land use
4 authority, that's why your decision can be based on
5 so few factors.

6 **Aghaei:** So following up, if, if we're prohibited from
7 denying it and if we, if we don't issue a variance,
8 we're denying it effectively, right? So we're
9 prohibited, it's just following the logic here. I
10 mean is....

11 **Palmer:** Right. So if a variance is not granted for this
12 property, the applicant would likely need to
13 consider other properties in the area and it's my
14 understanding from reviewing this project and
15 working with staff that there are no other feasible
16 locations within the area that would satisfy the 80
17 foot requirement. So a variance would be required
18 in any event.

19 **Aghaei:** Understood. Thank you.

20 **Lightfoot:** Oh, I...go ahead, Sue.

21 **Buckner:** One more question of our city attorney. It says
22 the initial basis is does the public have access to
23 wireless coverage and my understanding and I'll
24 wait to hear more from the applicant is that there

1 is coverage, it's just not exceptional coverage.
2 Or there's some areas, some lapse in coverage, so I
3 would like...I hope that the applicant is going to
4 address that issue because it's something that I
5 want to hear about, whether...because I haven't
6 heard that there was no coverage. They already
7 have a tower very close in there and there is
8 Verizon coverage there, it's just that during
9 certain peak hours so I'd like to see some data
10 that would support their claim that they need this
11 based on coverage. Okay.

12 **Lightfoot:**

13 Along the same lines that David brought up, would
14 it not be prudent or shouldn't for, for us to be
15 able to make a decision isn't it rather incumbent
16 upon the applicant to thoroughly investigate and
17 provide us with the information that says these are
18 the perimeters, these are the perimeters within
19 which we must provide cell tower. Here are the
20 places that we've investigated where we can
21 feasibly put that whether they all require a
22 variance or not, to then give this body something
23 to look at to say yes they definitely need the
24 coverage within this area. These are the potential
sites, this is the best one, rather than just

1 saying they picked one so we have to approve it?

2 **Palmer:** Yes, typically a wireless provider will provide a
3 coverage map showing the gap in coverage and some
4 sort of a feasibility study and again it's my
5 understanding that more than one location was
6 considered for the towers and that this location
7 was selected as the best feasible location. So the
8 applicant can certainly explain in greater detail
9 the work that they did and their feasibility study.

10 **Lightfoot:** Okay, so, so providing us with all the information
11 on that study is not required for us to make a
12 decision?

13 **Palmer:** I, I'll let staff....

14 **DeGrazia:** Yeah, I mean I would say that that's sort of up to
15 the Commission. I think the Commission needs to
16 hear all of the testimony including that from the
17 applicant and it would be up to the Commission to
18 make that decision if they feel comfortable that
19 there's been enough information transmitted.

20 **Lightfoot:** Thank you very much.

21 **DeLuccio:** Has staff received that information and do you feel
22 it's sufficient?

23 **DeGrazia:** Well we received a number of different documents,
24 one being up on the screen right now that does

1 indicate that. However, as with all applications
2 we are dependent partially on information provided
3 by applicants and signed saying that yes this is
4 indeed accurate.

5 **DeLuccio:** Thank you.

6 **Altschul:** Any other questions? If not, we will open the
7 public hearing and start with the applicant
8 representative from Verizon. Did you turn in a
9 speaker slip, sir? Is your name on it?

10 **Robinson:** Yes, sir.

11 **Altschul:** I don't have your name, I just have applicant. So
12 give us your name please.

13 **PUBLIC COMMENT:**

14 **Robinson:** My name is Justin Robinson representing Verizon
15 Wireless. I'm here with a number of Verizon
16 representatives that can help answer some of the
17 questions you guys brought up this evening. I'm
18 joined here with our RF engineer....

19 **Altschul:** By the way, you will have up to 10 minutes.

20 **Robinson:** Understood. Here with our RF engineer, Verizon
21 real estate representative as well as our
22 architectural firm who handles the architectural
23 engineering and they can address some of the
24 construction safety standards that you had brought

1 up with regards to FRP and the structural and
2 seismetology that there are some concerns. Just to
3 begin, I'd like to commend staff, we've been
4 working together for, for quite a while on this
5 site and the staff report draft resolution, all the
6 documents have been prepared great. So as you can
7 see the staff report outlined some of the photo
8 simulations, the drawings, the RF coverage maps of
9 our existing network. Hans will show you in a
10 second a little bit more detail of what we're
11 looking at from an RF perspective. We did evaluate
12 some other properties in regards to this site. And
13 that was, that information was sent over to staff.
14 We looked at the Crescent Heights Methodist Church,
15 which is located across the street. That's
16 currently a vacant church and is not, not laid out
17 in a manner that would be advantageous to, to
18 completely construct a cell site on. It's, I think
19 it's considered historical building as well. We
20 looked at the Fairfax Marquis Condominiums at 1300
21 North Fairfax. Again that building is considerably
22 too low for us to provide coverage. It's also
23 located within the City of L.A.'s jurisdiction and
24 is adjacent bordering R-1 zones which are single

1 family residential so unfortunately those, that
2 site won't work. We indentified Hayward Towers
3 Condominiums which is a block over. And you can
4 see that's the other tall building just to the
5 north and, and west of the bell tower. We looked
6 at that from an engineering standpoint and
7 determined that it was just too high, which is also
8 a concern that we're battling here. Due to
9 topography here in West Hollywood, we have kind of
10 a difficult task in controlling our signal and, and
11 Hans can speak a little bit more into that. There
12 were a few common threads in a lot of the
13 opposition letters that I read and I'm sure you've
14 all received. This, the church was constructed in
15 1950. It's not a historic building. It doesn't
16 show on the state, the national or even the City of
17 West Hollywood's historic registry. We're going to
18 modify the existing bell tower to basically conceal
19 all of our antennas. They'll...the only visual
20 difference that'll be seen to the public is we'll
21 actually close in those alcoves so that you can't
22 see the antennas and other equipment. At this
23 point I'll turn it over to Hans to kind of show you
24 some information from an RF standpoint.

1 **Calinaya:** Hello, everyone. My name is Hans Calinaya and I'm
2 the RF engineer for this site. So I just wanted to
3 first talk about the coverage and address that.
4 This map shows the existing RF signal tower as
5 early as this morning and you know as, as Justin
6 spoke earlier about looking for other candidates,
7 we identified this particular area and specifically
8 this busy intersection of Fairfax and Fountain
9 Avenue as a poor LTE coverage area and also a
10 potential capacity relief for other existing areas,
11 or other existing sites in the area and you know
12 as, as the demand for LTE grows, the need for
13 capacity and capacity relief increases on our side.
14 So right now you might have coverage in terms of
15 you know voice calling and CDMA, but as we move our
16 technology over to LTE we have to make sure that
17 there's no significant coverage gaps because it is
18 really sensitive and also we just need to move
19 traffic away from existing sites so that you know
20 we can improve customer, customer experience in
21 terms of data speeds and, and voice calling on LTE.
22 And this is a proposed propagation map for our
23 site. If you can just look comparison, it kind of,
24 it covers wherever the poor signal is in our

1 existing network now.

2 **Altschul:** I think there are a couple of questions gentlemen.

3 We'll take them now and we'll stop the clock.

4 David?

5 **Aghaei:** I just have, well two questions. First for you,

6 you said one was too low, one was too high. What's

7 the sweet spot? Like what kind of height do you

8 guys look for for these towers?

9 **Calinaya:** So it really depends on the terrain. I'm sorry, it

10 really depends on the terrain, you know, the corner

11 heights, the surrounding buildings. If there's low

12 clutter, if there's one to two story buildings

13 around then we don't need that much height. But if

14 there's a case where there's a lot of tall

15 buildings or the terrain, there's a lot of

16 elevation then we need the taller site. So it

17 really depends, it's a site per site basis.

18 **Aghaei:** And my second question if you can go back to the

19 previous map, so right now where it says St.

20 Ambrose there's a green and yellow strip there.

21 **Calinaya:** Yes.

22 **Aghaei:** So along Fairfax it seems like you guys are okay,

23 correct? But outside of that, is that where the

24 concern is? The gray around it?

1 **Calinaya:** Right. So this map is what's existing and because
2 there's nothing in this area that can dominate this
3 area in terms of coverage, we need to maximize the
4 footprint of our other sites so once this proposed
5 site comes on air, then we can pull the other sites
6 back.

7 **Aghaei:** Understood. Thank you.

8 **Altschul:** Sir, you said that some of the other sites that you
9 looked at were in Los Angeles. What is bad about
10 Los Angeles?

11 **Robinson:** Nothing is bad about Los Angeles. It's, the
12 problem was the north, I guess it would be the
13 northeast corner of Fountain and Fairfax is
14 primarily single family residential. And placing a
15 site in a single family residential zone is not
16 allowed in Los Angeles.

17 **Altschul:** I understand. But if you found another tall
18 build...quiet please. But if you found another
19 tall building in Los Angeles, would that be
20 appropriate?

21 **Robinson:** We've got, I mean we've got thousands of sites
22 throughout Los Angeles. Single family residential,
23 it just, it's against the zoning code in L.A.

24 **Altschul:** I understand that, but there's the Directors Guild

1 not too far away from there. That's up on Sunset,
2 what about that?

3 **Robinson:** From my understanding up on Sunset we've, we've got
4 existing sites up there.

5 **Altschul:** You seem to be, you seem to be reluctant to explore
6 any sites in the general area that are in Los
7 Angeles. Is there a reason?

8 **Robinson:** No, there's no reason.

9 **Altschul:** Thank you.

10 **Buckner:** Mr. Chair? Have you explored sites in Los Angeles
11 where you could get the kind of coverage that
12 you're wanting to get on this particular....

13 **Calinaya:** So unfortunately based off our propagations that we
14 ran, this is a really tight search ring and....

15 **Altschul:** Can't hear.

16 **Calinaya:** Oh, sorry. Based off our propagations that we ran
17 unfortunately this search area was pretty tight and
18 we couldn't really move it too far because we do
19 have the existing sites that you see in this slide
20 and we also do have other proposed sites to the
21 north and to the east so that's why we're kind of
22 limited in moving our sites in a different area.

23 **Altschul:** You have other proposed sites to the north and the
24 east?

1 **Calinaya:** Proposed sites.

2 **Altschul:** So you may not need this site.

3 **Calinaya:** Well, there, they're small cells, and we, based off
4 our propagations that we did run, we do need it in
5 terms of capacity.

6 **Aghaei:** When you say propagations you ran so, so just walk
7 me through this because it'd be helpful, I mean,
8 just for your reference, it would be helpful if I
9 had a map showing your other existing
10 sites/proposed sites, however, when you're saying
11 you ran a propagation are you telling me you ran
12 like a model or something saying you know this is
13 where we need it and the computer just like a black
14 box blurted out and said this is the window where
15 we need it? Is that (talking over)?

16 **Calinaya:** Right, well....

17 **Aghaei:** Dummy it down for me.

18 **Calinaya:** Well, we...each of these sites they have certain
19 fields like height, antenna size, gains, direction
20 of the antennas where they're shooting so this tool
21 that we use it propagates that, or it runs a
22 prediction on how the site actually looks in the
23 field, so based off that then we see a coverage
24 hole here and also you know we have other planning

1 tools that show us some of these sites are
2 forecasted to exhaust in terms of capacity, so
3 which is why we need another site there. Not
4 strictly just for coverage but also capacity.

5 **Lightfoot:** Can you confirm for me that you actually said what
6 you said? That 1314 Hayworth is too tall? Is that
7 what you said? The site that you explored, 1314 is
8 too tall?

9 **Robinson:** That's correct.

10 **Lightfoot:** Okay. And is it higher than 80 feet or lower than
11 80 feet?

12 **Robinson:** It is roughly, roughly 80 feet.

13 **Lightfoot:** Could you explain why it's too tall?

14 **Robinson:** Yeah, Hans can explain the engineering that goes
15 behind having (talking over).

16 **Lightfoot:** Because you do realize that 80 feet is what's in
17 our, our code. So you're saying 80 feet is not
18 appropriate for you.

19 **Calinaya:** Right. So the way that LTE works, we try to limit
20 as much interference to other sites as possible.
21 If you have more interference the worse quality of
22 your signal is. So if we have a height, and 20
23 feet does make a big difference when we look at our
24 propagation and when we look at other existing

1 sites too, it does make a significant difference in
2 terms of how far they're actually shooting. So we
3 want to try as much as we can to contain these
4 signals.

5 **Altschul:** Define other sites. You mean your other sites?

6 **Calinaya:** Oh, yes. Well, I can only say....

7 **Altschul:** You don't want to limit inference with your other
8 sites?

9 **Calinaya:** Well our whole network.

10 **Altschul:** What?

11 **Calinaya:** Our whole network. Verizon's network.

12 **Aghaei:** So, just so I understand so if you go at 13, was it
13 1314 and you're at 80 feet, you're saying that'll
14 interfere with your other cell towers and that
15 would impede the quality of your network?

16 **Calinaya:** Yes, there's a stronger probability that it would
17 interfere with our other signals.

18 **Altschul:** Would it impede the quality of AT&T's network?

19 **Calinaya:** Oh, no, we run on different frequencies.

20 **Altschul:** What?

21 **Calinaya:** We run on different frequencies so it doesn't, it
22 does not.

23 **Altschul:** Oh, you run on different frequencies.

24 **Calinaya:** Yes.

1 **Altschul:** So you would never impede the quality of anybody
2 else's network?

3 **Calinaya:** No.

4 **Lightfoot:** What is the range...okay and from what you said
5 there are, there are lots of different things that
6 you look at, but basically for a layman, what is
7 the area? You heard the questions that I asked
8 staff, what is the area, north, south, east, west
9 within which you feel that tower needs to go and
10 what is the range of the tower? This seems like, I
11 mean nine antennas, is that a lot more range than,
12 than the other sites that are on Exhibit B here?

13 **Calinaya:** Well....

14 **Lightfoot:** Will you show us the cell towers that you have? So
15 can you, you know, you're not giving us any
16 parameters to say this is why we can only settle on
17 this site. This is why we have to have this site.
18 And you're not giving us those parameters. So I'm
19 trying to see if you have those.

20 **Calinaya:** Okay. So, like I said before, if you look at the
21 existing network now, you can see that where the
22 proposed location is it is in a, an area of poor
23 coverage and so when we move down or east, or west,
24 east or north it gets closer to where the signal is

1 actually fair. So that's why our, our, you know
2 area is pretty tight because we don't want to
3 encroach onto the coverage for other sites. And
4 then it'll cause more....

5 **Lightfoot:** Okay, so what is the range then?

6 **Calinaya:** Of each site?

7 **Lightfoot:** Yeah.

8 **Calinaya:** Well, it can go as far as a half mile to a mile
9 depending on the height and line of sight.

10 **Lightfoot:** Okay, well yeah. I looked at the sites that you
11 have on Exhibit B and you know I mean it...I think
12 maybe 4,000 feet was like the, you know, the
13 longest distance between the ones that you showed,
14 that you showed in Exhibit B. So geez, okay.
15 That's....

16 **Altschul:** Question over here.

17 **DeLuccio:** I guess, I guess my question is the same as
18 (INAUDIBLE) question. To fill the gap are
19 there...you're, you chose this location but did
20 you, how did you, I'm still not clear that you
21 explore other locations like in surrounding areas
22 in Los Angeles to fill the gap within this
23 particular area. Could you have done it that way?

24 **Robinson:** There are no suitable zoning areas that have zone,

1 that are zoned for cell sites. We looked for R-
2 4's, higher density zones, we looked for
3 commercial. There are no compatible zones within
4 the City of L.A. and our design requirements that
5 would fit to meet....

6 **DeLuccio:** So you have a lot of areas that have gaps in other
7 words, okay? How's this area compared to other
8 areas where you would have to explore for the
9 future? Is this to build for future capacity
10 you're thinking more of or, or is it more for the
11 future capacity of, or is it for the current
12 situation?

13 **Calinaya:** It's both for coverage current and then mostly for
14 the future.

15 **DeLuccio:** Mostly for the future.

16 **Calinaya:** This is forecasted.

17 **DeLuccio:** Mostly for the future means there's an opportunity
18 for you to explore other areas. This time, is it
19 of the essence that you need this?

20 **Calinaya:** Well, usually these sites can take years to build
21 and we have a forecasted date of when other
22 surrounding sites will exhaust. So we try to kind
23 of start the project and then hopefully it kind of
24 coincides with when the site, other sites exhaust.

1 **DeLuccio:** And my other question had to do with seismic,
2 reading all the material after, after it's
3 completed, how's that going to affect the
4 structure? Is there any assurance that it won't
5 affect it? I understand I'm hearing that will be
6 checked at plans, when it gets to plan check, but I
7 don't exactly buy that. I think it's part of our
8 responsibility here before we send it, or just, or
9 approve it to make sure that it is seismic safe.

10 **Robinson:** Sure. It will be built to the building codes that
11 are in place. I do have a representative here that
12 can kind of go into more detail in how that is
13 built if you'd like it.

14 **DeLuccio:** Perhaps we can do that after we hear from the
15 public. I'd rather hear from the public right now.

16 **Altschul:** I think that there seems to be, huh? No, I know
17 that. I think that there seems to be a perception
18 here that since the school is involved that there
19 is more of a negative push back than when a school
20 would not be involved. Don't you think it might be
21 to your advantage and to your best interest to try
22 a little harder to find another place where you
23 wouldn't get this kind of push back? From a
24 customer relations point of view and from a

1 marketing point of view, and my suggestion along
2 those lines would be to kind of take a step back
3 and take this as kind of an educational and a
4 marketing tool to say to yourselves, perhaps these
5 people and all of their friends are going to look
6 at another service provider who isn't going to
7 impact schools.

8 **Robinson:** This is Jane Collier-Noreen from Verizon Wireless,
9 she can address some of that.

10 **Collier-Noreen:** Good evening, my name is Jane Collier-Noreen, I
11 appreciate staff and Commissioners for listening to
12 us this evening. I'd just like to point out that
13 what we're trying to do here is to provide coverage
14 for our customers in this area, in this specific
15 spot where there isn't coverage. We're talking
16 about providing also future LTE 4G coverage which
17 we don't really have right now.

18 **Altschul:** Madam, excuse me.

19 **Collier-Noreen:** So....

20 **Altschul:** Excuse me, madam. A friend of mine called me up
21 today and said she looked, and she's very savvy
22 with these things, she looked through the entire
23 staff report and noticed that her residence had no
24 coverage on your report. She gets great coverage.

1 You know it seems to me, it seems to me there's
2 kind of some double talk here.

3 **Collier-Noreen:** Okay, let's, okay let's make it simple.

4 **Altschul:** Please.

5 **Collier-Noreen:** Couple of, couple of things in regard to a school,
6 Larchmont Charter School, we co-locate and we build
7 at high schools all over Southern California. It's
8 not unusual for us to be by schools. We're in
9 private schools all the time. Common core for
10 example that is in L.A. Unified, they have to have
11 Wi-Fi, correct? So they need coverage to provide
12 Wi-Fi for common core. So we're also adding an
13 additional amount of service for common core for
14 the schools to be there for them.

15 **Altschul:** I understand. I understand that.

16 **Collier-Noreen:** And, and in respect to coverage....

17 **Altschul:** I understand and I sympathize. I'm just pointing
18 out that in this location and in this community
19 you're getting an inordinate amount of push back.

20 **Collier-Noreen:** Understood.

21 **Altschul:** I would suggest you step back, take a look. There
22 are other sites around and I think there is a way
23 to make this work in, in another situation.

24 **Collier-Noreen:** I, I guess I'm trying to point out in this specific

1 area where we've already shown where the existing
2 Verizon sites are located that we have that we're
3 providing a spot where St. Ambrose is that will
4 take, take the heavy traffic of our existing site
5 and offload that. So it's no different than say a
6 lamp with a lamp shade, and you have people
7 surrounding that lamp shade, correct? All of a
8 sudden the people outside that lamp shade area
9 can't see anything. They have shadows, nothing
10 there.

11 **Altschul:** And I'm saying...

12 **Collier-Noreen:** So we're trying to get coverage in this area and we
13 have shown alternative sites where we can't go to.
14 If we went across the street to the church we'd
15 have to build an 80 foot tall tower, correct? Am I
16 wrong? Eighty foot tall tower at the church across
17 the street which is no different, really
18 indifferent than where the Larchmont Charter School
19 is, correct? The only other alternative is the
20 site to the north, north, well northeast.

21 **Lightfoot:** 1314 Hayworth.

22 **Collier-Noreen:** Correct.

23 **Altschul:** 1314 Hayworth.

24 **Collier-Noreen:** And northwest is 1314 Hayworth which is already 80

1 feet tall or more, if everyone is saying
2 everything's correctly, we can't go 80 feet tall
3 because that then transmits over and across and
4 affects the adjacent existing sites we already
5 have. So it interferes and it causes interference
6 and then people don't get coverage.

7 **Lightfoot:** I'm sorry, I'm sorry. Didn't you just say that
8 you, at the church across the street it, it
9 wouldn't work because you had to build a tower 80
10 feet tall if you used that site?

11 **Collier-Noreen:** Well, that's your code is 80 feet, correct? Your
12 code says we would have to do 80 feet.

13 **Lightfoot:** But you said you would have to build a tower that
14 was 80 feet tall and then you've got an 80 foot
15 building and you said that's too tall.

16 **Collier-Noreen:** Yes, and we...my point is I can't do 80 feet tall
17 because 80 feet is too tall, it will interfere with
18 my existing sites already, thus people won't get
19 coverage when you interfere. Am I wrong?

20 **DeLuccio:** That's why you're asking for a variance, correct?

21 **Collier-Noreen:** We're asking for a variance to meet the code
22 requirement.

23 **DeLuccio:** No, in order to, to....

24 **Collier-Noreen:** This is an existing bell tower, we were putting

1 antennas inside it, it will be totally stealth.
2 Correct? It's the least intrusive measure available
3 then what you're asking me to do is go on the
4 alternative site which is 1314 Hayworth, if I went
5 there I would have to go at the 63 foot height
6 level of that condominium, correct? And I can't do
7 that because I'd be right at the windows of
8 somebody's home, technologically speaking. So I
9 can't go on 1314 Hayworth. I can't go above at the
10 top...on the rooftop there because my signal then
11 is then transmitting across and destroying the
12 network thus destroying my customer service. They
13 aren't going to get it. So I've got to find the
14 balance and this tower, which is already existing,
15 already there, provides that service to meet the
16 requirements for both the city, the school, us and
17 neighbors. It gets us there. It's the least
18 intrusive project to do.

19 **Altschul:** But it certainly is the most damaging to your PR.

20 **Collier-Noreen:** I, it....

21 **Palmer:** Mr. Chair?

22 **Altschul:** Yes.

23 **Collier-Noreen:** I do care about the community. I care very much
24 about the community.

1 **Altschul:** Oh, I....

2 **Collier-Noreen:** And we are a part of it. I, I'm just trying to
3 explain and....

4 **Altschul:** I understand.

5 **Aghaei:** I think the City Attorney has a comment.

6 **Altschul:** Oh, yes I do...

7 **Palmer:** Excuse me, Mr. Chair.

8 **Altschul:** I heard a voice.

9 **Palmer:** I think it may be helpful, it sounds like some of
10 the questions that the Commission has and some of
11 the information that's being provided in response
12 to those questions may be in the balance of the
13 presentation. So it may be helpful to allow the
14 applicant to conclude their presentation.

15 **Altschul:** Conclude your presentation.

16 **Palmer:** Thank you.

17 **Calinaya:** I did want to address the subject about co-locating
18 on other carrier sites. Based on our database,
19 this is what we see as other carriers in the
20 existing area. So you can see that T-Mobile, AT&T,
21 Sprint, T-Mobile, they're all accounted for. We
22 also have other tower companies like Crown Castle,
23 SBA also included in this map. And as you can see
24 we don't have anything, we can't see anything

1 there, that's there. And also the website open
2 signal is provided in the opposition letter and I
3 just wanted to point out that it's probably not the
4 most reliable tool to use in terms of where the
5 sites are located and if they are actually sites.
6 And just to double check that I checked the four
7 nearest sites around our proposed location and
8 there, two of them were off by a bit, and the other
9 two were...nothing was really nearby that shows our
10 Verizon site so you can see that the, the red
11 squares shows where our existing sites are located.
12 But according to the open signal map it does not
13 show a Verizon facility. So we can't really trust
14 this 100 percent that this is in fact other viable
15 co-locatable sites.

16 **Altschul:** Are you finished with your presentation or are
17 you....

18 **Robinson:** We'll certainly answer any questions, additional
19 questions you may have and....

20 **DeLuccio:** You didn't really answer my question about the
21 safety and seismic of the structure when it's
22 completed.

23 **Robinson:** Would you like to do that now or after the public?

24 **DeLuccio:** Whenever. We can do it after the public.

1 **Altschul:** You can choose to do it after the public and you
2 have how many minutes left on your....

3 **Gillig:** Three minutes 10 seconds.

4 **Altschul:** And we can add three minutes to your rebuttal in
5 order to cover some of the things that weren't
6 answered now.

7 **Robinson:** Fair enough. Thank you very much.

8 **Altschul:** Thank you. And we'll, we'll continue with the
9 public testimony and remember each one who chooses
10 to speak will have two minutes and please remember
11 don't be repetitive and you may certainly say I
12 agree from where are you sitting, you may rise and
13 say I agree with what everybody else is saying and
14 even read their minds what everybody else is
15 thinking. Alicia Lara to be followed by Suzanne
16 Goin.

17 **Lara:** Thank you and good evening Commissioners. My name
18 is Alicia Lara and I'm privileged to serve as the
19 chair of the Board of Directors for Larchmont
20 School. We are here to strongly oppose the
21 variance request and the cell tower. As you can
22 see there are members of our community who will
23 speak on this item and why it should not be granted
24 by the commission but before you hear these

1 arguments I want to just take a moment to introduce
2 you to this amazing school and this amazing
3 community. Larchmont was started 10 years ago by a
4 group of parents who are passionate about public
5 education. If you walk onto our campus you will
6 see our values in action, diversity, community and
7 achievement. What started out as a small
8 kindergarten to second grade program with a few
9 dozen children has grown into an extraordinary
10 pathway from kindergarten to 12th grade with over
11 1,400 students on four campuses. Today Larchmont
12 is one of the highest performing schools in the
13 District. We're proud to say that St. Ambrose is
14 one of those campuses serving over 200 children
15 ages from four years old to eight years old. These
16 are our youngest children. In 2005 we signed a
17 lease with St. Ambrose and at the time the property
18 was largely neglected and considered a blight in
19 the neighborhood. This community and these parents
20 raised hundreds of thousands of dollars to
21 refurbish the site and they also put in thousands
22 of volunteer hours to turn this blighted corner
23 into a thriving school. Today they continue to
24 tirelessly raise money and volunteer for the school

1 for programs and to keep the property well
2 maintained. I'm proud to say that the Fountain and
3 Fairfax area is vibrant economically and otherwise
4 because of the school. Our Board of Directors has
5 unanimously passed a resolution which you should
6 have which unequivocally opposes the cell tower and
7 the variance request. We are part of this
8 community, we are West Hollywood, we're proud of
9 this and we want to find a different alternative.
10 Thank you.

11 **Altschul:** And several of us included. Ms. Lara? Ms. Lara?
12 Ms. Lara? Several of us including Donald and I
13 were here in 2005 when you came before this
14 Commission and the city, and we were very happy to
15 support it.

16 **Lara:** Thank you very much.

17 **DeLuccio:** Don't we both look really good?

18 **Lara:** Thank you. It's a fabulous school and if you
19 haven't had an opportunity to come onto our campus,
20 we invite you there.

21 **DeLuccio:** Thank you.

22 **Altschul:** Suzanne Goin.

23 **Goin:** Good evening and thank you. My name is Suzanne
24 Goin, I'm the Chef and owner of Luke Restaurant,

1 just right down the road on Melrose. I'm a business
2 owner as well as a property owner here in West
3 Hollywood and I'm also a Larchmont Charter School
4 parent and a part of that community that Alicia
5 just told you about. I love West Hollywood. I
6 love doing business here, I love being a part of
7 this community. I feel great connection and pride
8 and loyalty. It's the site of my first restaurant
9 that we opened in 1998, Luke's. It's the support
10 of this creative and thoughtful city that allowed
11 me to grow my company which now encompasses 10 food
12 related businesses. As a West Hollywood business
13 and property owner, I know how careful I have to be
14 operating in this city and how much care I take to
15 do the right thing here. That said, I do not think
16 Verizon has done the necessary structural safety
17 assessments any party doing business in West
18 Hollywood must do. Nor with their alteration of
19 the bell tower are they upholding the city's
20 aesthetic, cultural and community standards. Our
21 group of parents will go into this in more detail.
22 But suffice it to say that as a West Hollywood
23 business owner who employs 50 people and brings
24 over \$4 million of revenue to the city of West

1 Hollywood, I strongly oppose Verizon's request.

2 Thank you.

3 **Altschul:** Daniel, Daniel Lazar to be followed by Matthew
4 Tabak and can we hold our applause until it's all
5 over, otherwise we'll be home on Saturday.

6 **Lazar:** Thank you Commission for hearing me out today. I
7 appreciate it. I'm Dan Lazar. I'm a parent at
8 Larchmont Charter, I'm one of the folks leading the
9 charge here. We have 1,000 names, actually more
10 than 1,000 names opposing this tower. Many of
11 these people are here tonight. I want to give you
12 a quick introduction to what we're going to cover.
13 This should help you track some of the things that
14 we found in doing our research. Number one, before
15 I say anything I want to make it very clear, none
16 of our opposition has anything to do with RF. None
17 of it whatsoever. So if anyone is inclined to read
18 into it, that is not the case. So here's number
19 one. Verizon doesn't need this tower. I don't
20 need an Audi, you don't need a Rolex, it's clearly
21 they're bump-, their towers are bumping into each
22 other. They said it themselves. There is no need.
23 That's the first thing. The second thing there is
24 an aesthetic issue here. The windows in that bell

1 tower are the bell tower and if those are going to
2 be obscured the bell tower is going to be obscured,
3 your photo showed that as well and we'll cover
4 that. Lastly, Verizon has not met the burden of
5 proof that they co-, that they tried to co-locate.
6 They have not met the burden of truth that there's
7 bad cell coverage. Is it the best in the world?
8 Perhaps not. Is it bad? I don't think it's bad
9 because I'm a Verizon subscriber and I get great
10 cell coverage because I'm on my phone everyday on
11 the way to school. I just want to conclude my time
12 is almost up, by saying that we are not a combative
13 group. We met with the church, that was our idea.
14 We called Verizon, that was our idea. This school
15 is in the spirit of collaboration. We love our
16 community, we love our kids and everything we say
17 tonight is in that spirit of cooperation and moving
18 forward on a positive note. Thank you very much.

19 **Altschul:** Thank you, Sir. Matthew Tabak followed by Kathleen
20 Davidson.

21 **Tabak:** Thank you. According to the code variances shall
22 only be issued upon a showing of good and
23 sufficient cause. Verizon claims their good and
24 sufficient cause is a coverage deficiency in the

1 areas of Fountain and Fairfax and that there is a
2 service gap at peak times. This is despite however
3 boasting of having the most extensive coverage in
4 the United States. Verizon has not presented any
5 evidence or concrete data that asserts...that
6 supports this assertion of a coverage deficiency,
7 which by the way, according to them only
8 encompasses one intersection. The only thing they
9 have done is give us a few screen shots that have
10 not been verified by anyone who's an independent
11 technical person. It's their assertion here's a
12 screen shot that says it was taken this morning.
13 We don't have any proof of that. Maybe it was
14 taken a year ago. I have no idea. They need to,
15 they need to provide documentable, verified proof
16 that there is no gap. However, a service gap does
17 not give Verizon the right to install a new tower
18 anyway. The Ninth Circuit Court of Appeals and
19 this is the most important thing here, the Ninth
20 Circuit Court of Appeals in California has already
21 ruled on this. The court said that the
22 Telecommunications Act of 1996 does not assure
23 every wireless carrier a right to seamless coverage
24 in every area it serves and that the inability to

1 cover, to cover a few blocks in a large city is as
2 a matter of law, not a significant gap. Moreover,
3 Verizon wants to improve their capacity. Improve
4 capacity means faster speed. We'd like to remind
5 the Commission that there is nothing in the
6 Telecommunication Act that guarantees wireless
7 companies the right to increase speed. Nor does it
8 guarantee them the right to address their future
9 needs. They must only address their needs now.
10 They talk a lot about the future, the
11 Telecommunications Act does not give them that
12 right. Moreover where is their alternate sites
13 analysis that they presented. They keep talking
14 about Hayworth. The fact that they said they can't
15 go there when they just talk about it, these are
16 just assertions that are not backed up by any
17 documentable independent evidence.

18 **Altschul:** Could you please sir give that citation to the City
19 Attorney?

20 **Tabak:** Which citation? The citation about the
21 Telecommunications, the Ninth Circuit?

22 **Altschul:** You just cited, you cited a case.

23 **Tabak:** You want me to give it to them now or later?

24 **Altschul:** Now would be a good time. When you finish

1 speaking.

2 **Tabak:** It's Metro v. P....

3 **Altschul:** Excuse me, sir. Sir?

4 **Tabak:** It's Metro PCS v. San Francisco.

5 **Altschul:** Well, do you have it?

6 **Tabak:** Do I have it? The entire court case, no I do not.

7 **Altschul:** Citation.

8 **Tabak:** Pardon me?

9 **Altschul:** The citation.

10 **Tabak:** I don't have the actual citation. I have it right

11 here. Yes, I do. I do have the citation.

12 **Altschul:** Thank you. Okay, you'll give it to the City

13 Attorney. Thank you very much. Rachel, Kathleen

14 Davidson to be followed by Rachel Rogers.

15 **Davidson:** Okay, good evening Commissioners. My name is

16 Kathleen Davidson and I have been a member of the

17 West Hollywood community for over 10 years. I

18 oppose this resolution. Please review my evidence

19 submitted at the beginning of this meeting. I hope

20 you have it in front of you. I have submitted

21 coverage maps of the area around 1271 North Fairfax

22 from Verizon's website, Verizon.com. This is the

23 coverage map that they provide to their customers

24 showing exceptional coverage. Also, I included a

1 coverage map of the same area from opensignal.com
2 showing all networks providing service in this
3 community. My third evidence is crime stats from
4 November to December of 2015 in the one mile radius
5 of St. Ambrose. The problem with lower antennas is
6 that they are more easily accessible and subject to
7 vandalism that will endanger public safety. It's
8 very easy to climb up on that church roof and then
9 pop in up through the window and get a hold of that
10 equipment. I have no idea if this 1924 Bell Tower
11 Foundation has been evaluated for the additional
12 weight proposed. The generator at the rear of the
13 building will have most likely sulfuric acid
14 batteries which means water cannot put them out if
15 there is a fire. Service technicians will also be
16 on and around the school property to service that
17 generator. Hopefully Verizon will disclose how
18 often and when. I believe Verizon owes the city of
19 West Hollywood and its people a specific and
20 exhaustive list of alternative sites in addition to
21 the two that were listed in their exhibit and that
22 the names of the neighborhood watch groups that
23 were mailed too are disclosed because right now it
24 just says neighborhood watch groups. I have not

1 been able to get in touch with those captains.

2 Please consider a third party engineer when

3 measuring RF per required by FCC both before and

4 after proposed projects. Thank you.

5 **Altschul:** Rachel Rogers, Rachel Rogers to be followed by Adam
6 Silverstein.

7 **Rogers:** My name is Rachel Rogers and I am a businesswoman
8 who conducts a lot of business in the city of West
9 Hollywood and particularly I do tax PR. I run
10 corp, I run communications for a wide variety of
11 tax companies. So the idea, and I do business
12 anywhere that I can because that's the brilliance
13 of tech is that you don't have to go to an office.
14 I can do it from Starbuck's, I can do it from
15 wherever I can do it and I'm always on my phone.
16 So the idea that we have no coverage in this area
17 is just ludicrous. I wouldn't be able to conduct
18 business. So that's one point that I really would
19 like to make. The second is that there was no
20 attempt to co-locate and Verizon's permit should be
21 denied because the applicant has not demonstrated
22 the need for a tower in accordance with Section
23 19.36.350 of the Municipal Code and is not found
24 the least intrusive site for the tower. This code

1 mandates that wireless transmission facilities be
2 located at least 1,000 feet apart from each other,
3 according to Open Signal a Verizon cell tower in
4 St. Ambrose Church would be located less than 1,000
5 feet from six other cell towers. This includes
6 four T-Mobile towers, a Verizon tower and an AT&T
7 tower across the street from the church.

8 **Altschul:** Thank you. Adam Silverstein to be followed by
9 Claire Rochen.

10 **Silverstein:** Hello, thank you. I worked in West Hollywood since
11 1996.

12 **Altschul:** State your name and city of residence please.

13 **Silverstein:** Adam Silverstein, Los Angeles. I'm a Verizon
14 customer and I use my phone on the property. I've
15 never had a problem once. When is a variance not a
16 variance? When an approved variance effectively
17 becomes a change in the Municipal Code because of
18 federal laws that dictate a permanent change in the
19 code which would not, which would not allow
20 discrimination against other wireless carriers
21 seeking the same variance. Approval of this
22 variance sets a precedent for the R-4B zone in the
23 West Hollywood Municipal Code for
24 telecommunications facilities. Per the

1 Telecommunications Act of 1996 Section 704,
2 prohibits any action that would discriminate
3 between different providers of personal wireless
4 services such as cellular wide area SMR and
5 broadband PCS. It also prohibits any action that
6 would ban all together the construction,
7 modification or placement of these kinds of
8 facilities in a particular area. If the West
9 Hollywood Municipal Code needs to be changed, then
10 it needs to go through the normal legislative
11 process to amend the code. Verizon's requested
12 variance violates the standard zoning requirement
13 for cellular wireless cell phone antennas with an
14 R-4B residential zone which is where St. Ambrose is
15 located. West Hollywood Municipal Code 19.36.350
16 Section 3(c)(a) states wireless transmission
17 facilities shall be allowed only if located on the
18 rooftop of a building that is at least 80 feet in
19 height or attached to the side of a rooftop,
20 stairwell or other pre-existing rooftop structure
21 on a building that is over 80 feet in height.
22 Verizon's proposed cell tower will be mounted at a
23 height of 62.5 feet, almost 18 feet below the
24 minimum height stipulated in the code. Moreover,

1 the bell tower is not a rooftop. It's a single
2 structure that is only three feet from the
3 sidewalk. If the city of West Hollywood is willing
4 to let....

5 **Altschul:** Thank you.

6 **Silverstein:** All right.

7 **Altschul:** Claire Rochen to be followed by Valerie Weiss.

8 **Rochen:** Good evening my name is Claire Rochen, I'm a
9 resident of the City of West Hollywood for the last
10 13 years. Verizon's permit should be denied for
11 another reason. Verizon's circumstances are not
12 dire enough to warrant variance approval. Doing so
13 sets another dangerous precedent for the city. The
14 West Hollywood code stipulates that a variance
15 shall be granted if failure to do so will result in
16 exceptional hardship to the applicant. The code
17 doesn't define exceptional hardship but the Oxford
18 English Dictionary does. It defines exceptional as
19 unusual and hardship as severe suffering. In this
20 way exceptional hardship means unusual severe
21 suffering. Verizon asserts that denying this
22 variance compromises its cell coverage and thereby
23 results in unusual severe suffering. We challenge
24 this assertion. Verizon has 186 billion dollar

1 market capitalization, the largest wireless network
2 in the United States and 102 million subscribers, a
3 full third of the United States. If one less
4 Verizon tower qualifies as exceptional hardship,
5 then what doesn't? Thank you.

6 **Altschul:** Valerie Weiss to be followed by Finest Bennett.

7 **Weiss:** Hi, my name is Dr. Valerie Weiss. I live in Los
8 Angeles and work in West Hollywood and I have a
9 child at Larchmont Charter School. I am a doctor
10 because I have a Ph.D. in biophysics from Harvard
11 Medical School and it's relevant because I'm going
12 to talk about materials. The tower is unsafe.
13 Verizon is requesting a minor conditional use
14 permit to erect the tower. Municipal Code 19.44.60
15 prohibits structures that endanger or otherwise
16 menace the health, interest and safety or general
17 welfare of persons residing or working near the
18 proposed use. Verizon's plan demonstrates that
19 this cell tower in St. Ambrose Church bell tower
20 will do just that in three ways. Here are the three
21 ways. First, the cell towers materials risk bell
22 tower fire and collapse. You've talked about the
23 materials in your slide. The enclosure housing the
24 antennas is made from fiber reinforced plastic or

1 FRP. FRP is a wall finish meant for interior use.
2 It is more flammable than wood. And it loses
3 strength under increased temperatures. Yet Verizon
4 will use the material to house heavy, heat
5 generating equipment outdoors including nine eight-
6 foot antenna, 12 remote radios, and two surge
7 protectors. This poses a very real risk of fire
8 and to structural integrity. Second, the Verizon
9 tower may increase the risk of earthquake damage to
10 St. Ambrose Church. Verizon will demolish and
11 rebuild the top portion of the tower in order to
12 install the cellular antennas. The bell tower is
13 within walking distance of the active Hollywood
14 earthquake fault line. A seismic assessment is
15 nowhere in Verizon's application, nor are plans for
16 a seismic retrofit of the tower. Third, we
17 respectfully remind the Commission that behind the
18 church and immediately next to the school parking
19 lot Verizon wants to build a 12 foot by 14 foot
20 enclosure that will hold radio units, and a
21 generator with 54 gallons diesel tank of fuel.
22 That's about four carloads of flammable, toxic
23 gasoline within a few feet of 200 school children
24 every day. The risks of fire and collapse are

1 especially acute because the bell tower sits only
2 three feet from the sidewalk and on one of the
3 busiest, city's busiest thoroughfares. The tower
4 violates setback rules as well. Verizon's permit
5 should be denied for another reason. The tower is
6 not in accordance, it's, it should be a minimum of
7 13.5 feet back, it will only be 3.5 feet from the
8 sidewalk.

9 **Altschul:** Thank you. Finest Bennett to be followed by
10 Katherine Daisy Gardner.

11 **Bennett:** Hi, my name is Finest Bennett, a Larchmont Charter
12 School parent, a 16 year resident and owner in West
13 Hollywood. Verizon's assertion that erecting the
14 tower results in no (INAUDIBLE) consequence to the
15 church has not been fully vetted. Verizon's
16 proposed a significant structural alteration at the
17 top of the tower where the equipment is to be
18 located. This necessitates an evaluation of the
19 structural integrity of this tower base upon which
20 all of this work rests and that it meets current
21 standards. Otherwise it is rendered a pointless
22 exercise. If the tower is found to be deficient
23 and an enhancement is prepared to shore up those
24 deficiencies then it is within the purview of the

1 planning board to assess the aesthetic impact of
2 these enhancements and we can discard the dubious
3 claim on the table currently that there are no
4 aesthetic impacts. It's unclear how sealing off
5 the bell tower constitutes no significant impact to
6 the tower. Drawings are an abstract tool used to
7 convey information but the tower is a three
8 dimensional object. Verizon's own photographic
9 exhibits convey the tower in its truer context as a
10 three dimensional object with both positive and
11 negative spatial features that are recognizable,
12 discernible and impressionable. Sealing off the
13 tower undermines these qualities. The Planner
14 defined FRP as fiber reinforced plastic. Can it
15 hold paint? The weight of the antennas? Can be it
16 formed to hold a crisp line? Does it age? Does it
17 age in the same manner as the surrounding
18 materials? In the interest of authentic
19 representation an onsite mock up can be constructed
20 of the very design intended which could best
21 demonstrate all of these traits in the manner they
22 are intended to be applied. Thank you so much.

23 **Altschul:**

Katherine Gardner to be followed by Andrea
24 Bendewald.

1 **Gardner:** Hi, I'm Katherine Daisy Gardner, Larchmont Charter
2 School parent. I wanted to talk about aesthetics.
3 Verizon's permit should be denied because the cell
4 tower degrades the aesthetic integrity of an
5 architecturally important West Hollywood building.
6 This is a violation of L.A. County Code Ordinances
7 Title 22 Planning and Zoning, Section 22.56.040
8 conditional use permits burden of proof. Now, the
9 Verizon rep stated that the church was built in the
10 50's. That is partially true. The church was
11 rebuilt in the 1950's but the original church was
12 designed in 1924 by noted Los Angeles Church
13 Architect Ross Montgomery. Ross Montgomery also
14 built St. Cecilia's in Pasadena, St. Catalina's, or
15 St. Catherine's on Catalina, St. Andrews; he
16 rebuilt the Santa Barbara Mission and he designed
17 the Calvary Cemetery Mausoleum, one of the most
18 significant architectural monuments in the United
19 States. He also worked briefly with Frank Lloyd
20 Wright. The bell tower itself was either part of
21 Montgomery's original design or it pays tribute to
22 his style in the 1920's which is when he was
23 experimenting with art deco, most notably in the
24 Doheny Chapel. The tower's clean lines, minimalist

1 cross and metallic copper ball are important
2 examples of the art deco style but the tower's most
3 important detail is its windows. And you heard the
4 representative say those would be blocked off to
5 hide equipment. Now you can see these windows from
6 several blocks away on Crescent and Fountain.
7 They're part of the West Hollywood skyline. They
8 were designed to frame L.A.'s heavenly skies and
9 blocking the window with nine antennas will destroy
10 this visual statement, undermine the intent of its
11 designer and more importantly altering the windows
12 means altering the most striking architectural
13 feature on this street. Thank you.

14 **Altschul:** Thank you. Andrea Bendewald to be followed by Mia,
15 Mia Mavano.

16 **Bendewald:** Hi, I'm Andrea Bendewald, I'm a parent at
17 Larchmont. I want to talk about incompatible with
18 existing future land uses. The following
19 statements regard West Hollywood's resolution
20 number PC15-1161. Section 5D, compatibility with
21 existing and future land uses. Verizon's tower is
22 not in accordance with West Hollywood's Municipal
23 Code 19.52.040 which mandates that projects be
24 compatible with the existing and future land uses

1 on site and in the vicinity of the subject
2 property. The existing land use for this site and
3 the vicinity of the subject property is for a
4 public school and contrary to Verizon's claims,
5 LAUSD does not allow the sitting of cell towers
6 near public schools. We are a public school. As
7 outlined in the resolution put forth by the Board
8 of Larchmont Charter School, the health and safety
9 of our students, teachers and staff are fundamental
10 concerns of Larchmont Charter School. Because of
11 the aforementioned safety hazard arising from the
12 cell tower, fire, structural collapse, seismic
13 risk; the project potentially endangers nearly 200
14 children and therefore is not compatible with the
15 West Hollywood Municipal Code 19.52.040 and the Los
16 Angeles County General Plan. Thank you.

17 **Altschul:** Mia Mavano followed by Nona....

18 **Mavano:** Hello, my name is Mia Mavano and I'm a parent at
19 Larchmont Charter School. Thank you so much for
20 hearing us. There was insufficient proof of
21 alternative site analysis as has been touched upon
22 previously. We demand that Verizon conduct and
23 provide proof of an alternative site analysis as
24 required by the city of West Hollywood to show that

1 there's no other place within the city where the
2 tower can be located. There was also insufficient
3 notification. We are requesting a continuance
4 because Verizon violated resolution number PC15-
5 1161 Section 2 notification by not properly
6 informing Larchmont Charter School of the pending
7 permit and tonight's hearing. Though our addresses
8 are different, Larchmont Charter and St. Ambrose
9 are located on the same site. Larchmont Charter
10 School occupies the former campus of St. Ambrose
11 school. We share the entire church property, the
12 fencing surrounding the property and auditorium and
13 the parking lot. Moreover the signs announcing
14 Verizon's application and tonight's hearing were
15 posted around the corner from the school, out of
16 sight from parents as they entered and left the
17 parking lot. A notification out of view from its
18 recipients does not qualify as notification.
19 Verizon is subject to accessibility improvements.
20 Verizon intends to occupy space on the site with
21 their equipment. The church and Verizon will enter
22 into a lease agreement of which the church will be
23 compensated for the use of site and facility. As a
24 result, upgrades to the site and facility are

1 proposed in order to facilitate this understanding.
2 This is a tenant improvement project and per the
3 current codes a percentage of the construction cost
4 of the project would need to be allocated to
5 accessibility improvements on the site and building
6 and Verizon has not provided any documentation
7 regarding this allocation. Thank you so much.

8 **Altschul:** Michelle Baron followed by Nona Feld-, Fiedman.

9 **Baron:** Hi, I'm Michelle Baron, I'm a parent at Larchmont
10 Charter. I want to talk about the need for
11 emergency 911. Verizon claims in its documentation
12 that there is unreliable access to wireless service
13 for emergency or 911 use. We would agree that is
14 important. But what Verizon fails to mention is
15 that since 1997 FCC ruling 94-102 requires any
16 wireless carrier to connect any 911 call from any
17 cell phone. 911 calls are guaranteed to be
18 connected, that's the law. This is probably why
19 Verizon has not mentioned any dropped 911 calls or
20 mentioned any failure for 911 calls to go through
21 because they already do. What Verizon also didn't
22 tell the Commission is that the City of Los Angeles
23 has instituted LA-RICS or Los Angeles Regional
24 Interoperable Communications System. The system

1 consists of 63 fixed towers and 15 mobile units
2 that use wireless technology to allow police and
3 firefighters to send and receive large amounts of
4 information. So not just in the area of Fountain
5 and Fairfax, but in all of Los Angeles County. Our
6 emergency service providers are covered. Thank
7 you.

8 **Altschul:** Nona Fiedman followed by Grace Ong.

9 **Fiedman:** Hi, my name is Nona Friedman. In summary, we urge
10 you to deny this request for a variance and
11 conditional use permit because it would set a
12 dangerous precedent. It's grossly out of
13 compliance with West Hollywood Code, it's not on a
14 rooftop, it's 80 feet in height, it's not 80 feet
15 in height, it's less than 1,000 feet away from
16 eight other wireless facilities, St. Ambrose Church
17 is not the least intrusive site. Federal law does
18 not guarantee Verizon seamless coverage. There's
19 no documentation or testing to prove their claim of
20 a service gap or that they've attempted to co-
21 locate and finally, most importantly, it
22 jeopardizes safety in terms of danger of fire or
23 collapse. When Larchmont parents caught wind of
24 the tower, many of its committed, many committed to

1 pulling their kids from school if that tower goes
2 up. This exodus would have a catastrophic impact
3 on the school. We will lose many of the parents
4 who fundraise, assist in the classroom, and teach
5 after school. It will also damage the school's
6 reputation and raise doubts about our campus. We
7 may cease to exist. That's our reality that we
8 have to face. I'm opposed to the tower. Thank
9 you.

10 **Altschul:** Kristina Jasiukonis.

11 **Jasiukonis:** (INAUDIBLE).

12 **Altschul:** Thank you. Grace Ong.

13 **Ong:** Good evening Commissioners, thank you for
14 listening. I'm opposing Verizon's cell phone tower
15 because I think they violate West Hollywood
16 Municipal Code 19.74.020 notice of hearing that
17 Section B(2) mailing. Notice shall be mailed or
18 delivered at least 10 days before the hearing to
19 the following, applicant and owner, local agencies,
20 surrounding residents and property owners, persons
21 requesting notice. I'm a parent from Larchmont
22 Charter School. The first time I heard about the
23 plan for this cell phone tower was only a few weeks
24 ago. Starting around November 20, I started

1 talking to some of our neighbors. Everyone's
2 response was that they were unaware about this
3 plan. They have never been informed by mail. Now
4 one parent from our school went to the City Council
5 to get a copy of notification which supposedly was
6 sent out to all the residents within 500 feet
7 radius. I got a copy in my hand and started talking
8 to more neighbors during Thanksgiving weekend.
9 Only one said she had received the notification but
10 it was unclear to her what the hearing was about.
11 All other residents claim that they have never seen
12 such mail. All together I believe I talked to 50
13 people live or work very closely to the cell phone
14 tower, the future cell phone tower, that means that
15 98 percent of resident never received the mail or
16 they are all disorganized. Our school office staff
17 is extremely organized. We are also one tenant
18 within the 500 feet radius of the future cell phone
19 tower. We, too, have never received such
20 notification. I only talk to a small number of
21 residents around. I believe more people within the
22 500 feet radius was not properly informed about
23 this hearing. Otherwise our turnout would be a lot
24 better.

1 **Altschul:** Kristina Jasiukonis.

2 **Jasiukonis:** Oh, I just agree with what's been said.

3 **Altschul:** Thank you, thank you. Thank you. Yelena Viner,
4 no, no. Marelle Abaunza.

5 **Abaunza:** Hi, my name is Marelle Abaunza. I've been a
6 resident of West Hollywood for 10 years and I've
7 watched the city grow into an amazing community
8 that I'm incredibly proud of. I'm also a parent at
9 Larchmont School and I'm only going to say one
10 thing, which is, this day and age where we are so
11 bombarded by technology there has, there has to be
12 places that are still sacred and a school and a
13 church should be two of those places. So in case
14 it isn't obvious to Verizon, there is a very
15 passionate community, very committed community,
16 asking you to kindly please find somewhere else to
17 put your tower. Please.

18 **Altschul:** Yelena, Yelena Viner to be followed by Polly Lin.

19 **Viner:** I came to support Grace and I, I heard many people
20 and Verizon and I feel that Verizon did not, failed
21 to show data gap in coverage and proof of, proof
22 should be on them to prove that they really need
23 this particular location. I think they need to
24 look further. They need to look maybe on Sunset as

1 you mentioned. There are a lot of commercial
2 buildings there that are not next to the school. I
3 think people that their children go to school which
4 is very close to where I live are very passionate
5 about it and I think their, their voice needs to be
6 heard. As a resident of West Hollywood, I think it
7 might even, it might affect the future, you know,
8 the future of West Hollywood of that, of that
9 particular area where property owners will have a
10 hard time to find new tenants especially ones with
11 small children. Because tenants who have small
12 children will definitely explore school
13 surroundings and they will be very concerned about
14 the tower. So they...that might lower the value of
15 some, of some properties and that, there is also a
16 hazard of the falling antenna, or it, just a hazard
17 of having tower that might affect the, the school
18 and people that live in West Hollywood area.

19 **Altschul:** Thank you, ma'am.

20 **Ong:** Yelena? I just want to, Yelena is a property
21 manager of an apartment building whom I spoke to
22 when I was canvassing.

23 **Altschul:** Your name?

24 **Ong:** My name is Grace Ong. And her name is Yelena.

1 **Altschul:** Thank you, thank you. Polly Lin to be followed by
2 Eleanor Comegys.

3 **Lin:** Good evening Commissioner, how are you. My name is
4 Polly Lin. I work in West Hollywood for three
5 years. I, I represent USA Printing which is
6 located on Santa Monica Boulevard and Fairfax which
7 is only one block away from St. Ambrose Church.
8 The owner of our company is also the property owner
9 of our workspace. One cell tower moving into the
10 neighborhood will invite more, even more cell
11 towers to move in. Our owner doesn't want this
12 area to be blighted. He also doesn't want a tower
13 to lower his property values. Many people in my
14 company come to work either by bus or park in the
15 neighborhood. We don't feel very safe walking by a
16 tower that is loaded with many antennas. West
17 Hollywood is a very beautiful city compared to a
18 lot of other cities in the greater Los Angeles
19 area. We enjoy working here and all the nice shops
20 around. We just don't want to see West Hollywood
21 to become unsightly, ugly or uninviting to all the
22 nice businesses around which we enjoy visiting
23 after work. Thank you.

24 **Altschul:** Eleanor Comegys to be followed by Amos Newman.

1 **Comegys :** Good evening Commissioners. My name is Eleanor
2 Comegys. I have been a resident of West Hollywood
3 since 1991 and my family including my eight year
4 old daughter and my husband and I live at 1233
5 North Orange Grove Avenue which is in the immediate
6 vicinity of where the tower would be. I don't
7 really have anything to add. Everybody has been so
8 eloquent in their reasons, but I just want to say
9 that living in the neighborhood I don't think
10 people in the community have been accurately aware
11 or have been noticed, or I'm sorry, have been
12 notified of this tower. None of my neighbors knew
13 about it. I received the notification as someone
14 pointed out the sign is in an area where if you're
15 not going down Fairfax you're not going to see it.
16 And I think you would have a lot more people in
17 this room if people who reside in the area knew
18 that this cell tower was going up. Thank you.

19 **Altschul :** Amos Newman to be followed by Dan Morin.

20 **Newman :** Hi, I'm Amos Newman, I've been a resident of West
21 Hollywood for 20 years now. I'll make this fast
22 because I know David is starving. I just want to
23 say that what's really great about West Hollywood,
24 it's true, right? What's really great about West

1 Hollywood is that we, we you know as a community,
2 you know, can do this and can come before you guys
3 and, and make what we all believe is, you know, is
4 a passionate case. You guys enforce the rules and
5 you know where do you draw the line? If you allow
6 this variance at 60 feet is the next one at 40
7 feet? Is the next one a lamp post? Where, so
8 where does that end? You know, the skyline and a
9 couple of people have pointed it out, you know, the
10 bell tower has a you can see through the bell
11 tower, you can see the blue sky, it's a beautiful
12 bell tower. It really highlights the street. That
13 will be completely destroyed. The other thing I
14 wanted to point out is, is it's not a coincidence
15 that they've chose a church site to put their cell
16 tower. The reason they've done so is because
17 churches, they stay there forever. The church
18 doesn't sell its property so what Verizon is
19 essentially doing is making the primary purpose of
20 this property a cell tower. So I, needless to say,
21 I'm against it. Thank you.

22 **Altschul:** Dan Morin to be followed by Poppie Harris.

23 **Morin:** Dan Morin, City of West Hollywood. Verizon seems
24 to have no friends here this evening. I'm speaking

1 solely as a 37 year resident of West Hollywood. I
2 would deny this request solely based on the
3 inability of Verizon to completely and adequately
4 articulate why they need this in the first place.
5 It seems that they want to have coverage in every
6 square inch of this territory and to me, and no pun
7 intended, it seems to be overkill. I don't quite
8 understand it and I think also it would have been
9 helpful for Verizon to have some kind of rendering
10 of what the bell tower will look like after the
11 installation of, of these towers because I have no
12 idea from what was shown on the screen of what's
13 going to happen afterwards so maybe even just on
14 aesthetic grounds I would oppose this. I also am
15 curious and its not been mentioned although it's
16 perhaps not part of the conversation, but I'm
17 wondering what St. Ambrose or the Archdiocese of
18 Los Angeles is being paid by Verizon to have this,
19 these towers at this location. As a lapsed
20 Catholic I appreciate that. I, I...that hasn't
21 been raised and I'm sure that St. Ambrose and the
22 Archdiocese is not giving this space away so
23 where...how much are they getting? How much have
24 they been paid and this has not been mentioned. I

1 don't know if it's germane to the conversation but
2 it's certainly a question that entered my mind.
3 And therefore I conclude my comments and wish you
4 all a very happy holiday.

5 **Altschul:** Poppie, Poppie Harris to be followed by Karen
6 Eyres.

7 **Harris:** Hi. My name is Poppie Harris and I'm a resident of
8 West Hollywood and have been for 20 years. A
9 question that I have is where were the alternative
10 site maps Verizon showed during their presentation,
11 were they available to the public before or is
12 Verizon in violation of the Brown Act? I'd also
13 like to say that while walking the streets and
14 collecting hundreds of signatures in the area on
15 North Orange Grove and Sunset, in particular
16 Verizon showed a map of other cell sites by other
17 providers in the area and they were not all on that
18 map. I know this because I spoke to a gentleman at
19 North Orange Grove and Sunset who has an AT&T one
20 on the building next to his house. He will then,
21 if this were to ever happen have it coming to the
22 back of his house from the church. I oppose the
23 cell tower. It is unsafe and not necessary. I'm
24 confident another location could be found not on

1 top of a school. There's a reason LAUSD doesn't
2 allow it and neither should West Hollywood. If we
3 don't begin to take a very conscious approach for
4 approval these towers will be everywhere, even
5 where not needed. Let's be careful and thoughtful
6 before it's too late. Thank you.

7 **Altschul:** Karen Eyres followed by Ana Palacios.

8 **Eyres:** Good evening Commissioners. My name is Karen
9 Eyres, I'm a 13 year resident of West Hollywood.
10 I'm also a member of the Women's Advisory Board and
11 I'm here to appeal to you as a fellow public
12 servant. I know that coming up on your agenda
13 sometime is going to be the five year strategic
14 plan for aging in place and it's something that we
15 do, you know, as volunteers and public servants is
16 to look over these city plans and to make sure that
17 we're looking ahead to protect and provide safety
18 and resources for our community's most vulnerable
19 people. In the aging in place report we're looking
20 at of course the people who are looking to stay as
21 they get older in the City of West Hollywood.
22 Well, this I think is a similar situation where
23 we're charged with a task of looking after the
24 safety and welfare of some of our most vulnerable

1 community members which are children. And just I
2 would urge you to reject this proposal just based
3 on the idea that there could be any sort of danger
4 with this facility and what it entails, that the
5 safety and security and well being of the children
6 can be compromised in any way. You know, whether
7 it's one child or, or you know 250, it doesn't make
8 a difference. It's our responsibility to provide
9 them with that protection. Thank you.

10 **Altschul:** Ana Palacios followed by Todd Feder.

11 **Palacios:** Hi. I am Ana Palacios. I'm sorry but my English is
12 very, very bad. I need an interpreter.

13 **Altschul:** Your name please.

14 **Wiseman:** My name is Daniella Wiseman.

15 **Altschul:** And your city of residence?

16 **Wiseman:** We are members of Larchmont Charter.

17 **Altschul:** And what is your city of residence?

18 **Wiseman:** Los Angeles.

19 **Altschul:** Thank you.

20 **Wiseman**

21 **(translation):** Thank you. I only would like to say that around
22 1,000 families have signed saying no to the cell
23 towers. Those families from West Hollywood you
24 represent. When I was asking for signatures to

1 those families and some kids came to me and asked
2 me can I sign please? And that motivated me more
3 and more to think that they have the right to, to
4 give their opinion, so they decide on where to live
5 and how to live. Please respect their rights. The
6 majority of the people sitting here believe that
7 there is not to be a cell tower around them.
8 Please. Our consciousness will be in peace knowing
9 that these kids in their future or future
10 generations will live in peace, with a future with
11 no cell towers. Thank you so much. Thank you.

12 **Altschul:** Thank you.

13 **Feder:** Hi, my name is Todd Feder, I concur with everything
14 everyone said. I live at 1275 North Hayworth which
15 is about 100 yards from the site. I didn't know
16 anything about this until two days ago and only
17 found out about it because somebody in my building
18 slipped something underneath my door that was
19 handed to her from someone on the street. No one in
20 the building knew about it. The girl next door
21 said she would, you know, if this passes she'll be
22 moving out and, and my apartment looks right out on
23 the church so I see that from where I live and I
24 don't want that disrupted among other things and

1 that's it. Thank you.

2 **Altschul:** Thank you. Isabella Oliver followed by Michael
3 Wojtkielewicz. Isabella Oliver? Yes.

4 **Oliver:** Hello. I'm Isabelle Oliver. I've been a resident
5 of West Hollywood for 25 years and I live also
6 about 100 feet from this proposed site and I see
7 the bell tower. For one thing, what is a bell
8 tower if, if the alcoves are closed? I'm not sure
9 how that works and I'm sure it won't look very good
10 but that's not really exactly what I'm so concerned
11 about. I also just found out about this two days
12 ago, just through an e-mail from a friend and I
13 think, I actually know that if we were properly
14 informed, that this room would be standing room
15 only. I know that. And, and the stack that you
16 have to read would be so giant and it's just so
17 sad. I would really be compelled to think about
18 moving if this did, does happen and if I had a
19 child in that school, I would take my child out of
20 that school. And if, if there was a cell phone
21 tower on top of a school and I had just moved into
22 the area, I would not ever bring my child into that
23 school. And just one more thing that both of my
24 parents have Verizon and I have been with Verizon

1 in the past living exactly where I live in that
2 purple area where it's supposed to be, and there
3 has been no problems with reception whatsoever. So
4 thank you.

5 **Altschul:** Michael, Michael Wojtkielewicz followed by Cynthia
6 Blatt.

7 **Wojtkielewicz:** Commissioners, members of the public good evening.
8 My name is Michael Wojtkielewicz, resident of West
9 Hollywood. Without intent or purpose I believe the
10 question of whether a variance should be granted at
11 the subject property at 1271 North Fairfax was
12 actually answered by this very Commission two weeks
13 ago. On November 19th this body approved a
14 variance or two for a property address at 1035
15 Vista Street zoned R-3D. The basis for that
16 decision was called out by this Commission as a
17 positive cumulative proposed design deemed
18 exemplary offered in benefits to the immediate
19 surrounds including the actual new four residential
20 units proposed for this site. That stated, let me
21 be clear in voicing that what is on tonight's
22 review is no way, shape or form another 1035 Vista
23 Street. The variance asked for tonight has no
24 positive cumulative benefit for the R-4 zone

1 neighborhood around Fairfax and Fountain. Instead
2 the variance would grant transformation of a sacred
3 architectural element that references and
4 symbolizes faith, desecrating it by allowing its
5 prostitution as a sacrilegious Trojan horse masking
6 the desired self interest of Verizon, a for profit
7 commercial industry. This variance is just as
8 those who have requested it, as well as any entity
9 that would possibly grant it, iconoclastic. The
10 variance requested by Verizon a cell carrier that
11 is known to self promote itself as mightier than
12 thou makes mockery of the intended use of a bell
13 tower belonging to an existing place of worship.
14 Additionally, this non-required unrelated
15 application appears the contradiction if not
16 conflict to the tax exempt status of the land,
17 which is a beneficiary to the beliefs and the needs
18 of the faithful flock of parishioners who have
19 offered up prayers for humanity for decades. This
20 proposal and the variance needed displays no
21 benefit to or concern for the innocent children
22 schooling at their desk or playing outdoors during
23 recess on the property adjacent. Thank you so
24 much.

1 **Altschul:** Cynthia Blatt followed by Leslie O'Toole-Roque.
2 **Blatt:** Hi, Cynthia Blatt, West Hollywood. First of all
3 I'd just like to say that I agree with everything
4 that was said tonight by this incredibly smart
5 group that I wish I was a part of. But I did want
6 to say a couple of things. One is that I actually
7 thought that the categorical exemption that was
8 granted for this under the, under CEQA Section 1503
9 was improperly granted because 1503 is defined and
10 governed by the California Public Resources Code
11 Section 21083 and in Section B3 of that code it
12 says the environmental effects of a project will
13 cause substantial adverse effects on human beings
14 either directly or indirectly. Okay, so this may
15 refer to the RF radiation but one of the parents
16 who wrote a letter gave you guys a statutory
17 citation to support this kind of opposition in the
18 findings of the Second District Federal Court of
19 Appeals which says that municipalities may use
20 "prudent avoidance" to ask Verizon to choose
21 another site if other options exist and their site
22 of first choice is a densely populated municipal
23 site such as a school or a hospital. So, I would
24 say to Verizon keep your customer base and withdraw

1 from this. Also, also there are other sites, this
2 has been brought up several times today. So, thank
3 you very much. I wish I had more to say but they
4 said it much better. Thank you.

5 **Altschul:** Leslie O'Toole-Roque followed by Mimi Quan.

6 **O'Toole-Roque:** Good evening Commissioners and members of the
7 public, my name is Leslie O'Toole-Roque, I was a
8 West Hollywood resident for eight years before I
9 was lucky enough to purchase property in Spaulding
10 Square where a historical district we comprise 4th
11 Street, Orange Grove, Ogden, Gennesse and Spaulding
12 between Sunset and Fountain. I knew of this
13 because I also happen to be a parent of a Larchmont
14 Charter School student, not at this campus. When I
15 taught kindergarten, you know, potential
16 kindergartens in 2007 and 2008, Larchmont School
17 was far and away the most impressive. I went to the
18 sites, you know, at St. Ambrose and it was
19 absolutely phenomenal and as several people have
20 said this evening, you know, the quality of the
21 parents here is testament to the quality of the
22 school. All of these people chose to send their
23 parents to school. I'm also a very occasional
24 member of the St. Ambrose congregation. My son was

1 christened there, baptized there, sorry. It was
2 founded by Father O'Toole who's almost certainly
3 related to me, this is extremely personal to me.
4 This is the view from my porch, the St. Ambrose
5 bell tower. It's a stunning view, our, you know,
6 the eye line of many of us in Spaulding Square is
7 already been damaged by enormous buildings going
8 up. There's one on Hayworth Avenue that's already
9 conflicting with our eye line. There are plenty of
10 studies about the impact of cell towers on property
11 prices. I'm slightly embarrassed to be arguing on
12 this point. I understand how fortunate I am, but
13 there was a study conducted in 2014 by Tate
14 (INAUDIBLE) Power, a website, it's a small study
15 but it concludes this. The overwhelming majority
16 of respondents 94 percent reported that cell towers
17 and antennas in a neighborhood or in a building
18 would impact interest in a property and the price
19 they would be willing to pay for it. Seventy nine
20 percent said under no circumstances would they ever
21 purchase or rent a property within a few blocks of
22 a cell tower or antenna. If my son was attending
23 this campus, I would withdraw him from the school.
24 It would be devastating, it's a fantastic school.

1 Thank you.

2 **Altschul:** Mimi Quan followed by Raymond Quan.

3 **M. Quan:** In 2012, the Middle Class Tax Relief and Jobs
4 Creation Act, Section 6409, would allow for a 20
5 foot increase in height of an existing structure,
6 so if we're talking about esthetics in terms of the
7 Bell Tower in the future, they can come and modify
8 that, possibly 20 feet in height or in width as
9 well. So what happens is when they...if there's an
10 application process for it, the City cannot deny
11 the co-location of any additional sites to that.
12 So basically once you approve this site, then any
13 future co-locations are kind of out of your hands,
14 so it would impact the esthetics so they could
15 stick things possibly to the outside of it and the
16 City couldn't do anything about it. Also, you all
17 have to always remember the bottom line is the
18 motivation behind Verizon is always about how much
19 money they're going to make, profits, and I just
20 wanted to keep that in mind because, you know, when
21 you're deciding these things, always think well
22 what's their motivation, profits. Thank you.

23 **Altschul:** Raymond, Raymond Quan followed by David Sutton.

24 **R. Quan:** I'm Raymond Quan. I want to point out some real

1 basic here. If Verizon's trying to tell you and
2 tell this audience that it's really necessary here,
3 it's so necessary they can override your local
4 codes using the Federal Telecom Act. Well, where
5 is there need? Where is there documentation that
6 it's good for this community? They have a...I'm
7 looking at their job description, justification,
8 this four pages, it's really less than that, and
9 two-thirds of it is generic cell phone advertising.
10 There's nothing specific except for a little
11 paragraph about this area, there's that what you
12 want to know, and where are the people in our
13 audience saying they have a problem that needs to
14 be filled? Look at their...what they submit to
15 you. They submit these color book maps and they
16 attack the open source maps, but they don't tell
17 you that they're changing their own maps. Do you
18 remember the map they showed you they'd done this
19 morning? Did you notice it looked different? It's
20 different color coded. It's different colors, the
21 ones you got before and also the coverage area is
22 bigger than it used to be. It's because they've
23 changed the scale. They don't tell you that.
24 Matter of fact, they eliminated the scale. You

1 know, you used to say 95, 85, negative 75 decibels.
2 Now it says good, fair and bad. Well what happened
3 to the numbers? They dropped the numbers. I know
4 there's some numbers. We did research on root
5 metrics. We have objective third party data that
6 actually root metrics is advertised on Verizon's
7 own website that it's, it's an objective, showing
8 that how good they are and root metrics shows they
9 have very good signal. They're top rated signal,
10 it's green, and that's what it's...they even have
11 in this actual area of the application, it says
12 negative 85 db. They don't give you any numbers.
13 Negative 85 db is good, but they don't tell you,
14 they came to tell you they're making you trust that
15 they have a gap but they haven't proven that at
16 all. There's no drive tests either. Thank you.

17 **Altschul:**

David, David Sutton to be...David Sutton to be
followed by Susan Levine. David Sutton?

19 **Sutton:**

Good evening, thank you for letting us speak here.
20 I'm a part of the same Ambrose Parish Council. I
21 am in favor of putting this device in our church
22 depot. Just as a history part, when the
23 Archdiocese in the past bought a property for
24 church and school, they would buy the property,

1 they would build a school first and the
2 parishioners would have their mass in the school
3 gymnasium. So we're very aware of the need for
4 safety of children even though there's been some
5 instances where the church has failed in it. Now
6 the, the pastor and the parishioners should be
7 concerned as well because the device is going to be
8 above our heads. I sing in the church choir and
9 the property belongs to St. Ambrose and the
10 archdiocese of Los Angeles. We want to have a
11 happy relationship with those around us. We want
12 to serve the community. They give a significant
13 amount of money to us. We're poor, but we're still
14 there. We need the money. I think it's in the
15 neighborhood of \$25,000, which is a pittance but it
16 may pay the salary of a secretary. We're
17 struggling and we, we are concerned. Now there's
18 two things that are operating here. One is fear
19 and anger. If there were a danger then you are
20 justified but the...all the conclusive evidence
21 that has been put forth and studied by Father
22 Dennis and the Archdiocese has shown that it is
23 legal, that it is safe because the distance that's
24 involved. I can look at the sun and I can burn my

1 eyeballs out in 20 seconds, but it doesn't mean
2 that I cannot step out and I get ultraviolet
3 radiation. So....

4 **Altschul:** Thank you, sir, your time is up.

5 **Sutton:** Thank you.

6 **DeLuccio:** I have a question. Sir?

7 **Altschul:** Wait a minute. Wait a minute.

8 **DeLuccio:** Sir, I have a...I got confused, you said \$25,000,
9 what was that, for compensation for...?

10 **Sutton:** Somewhere in the neighborhood. I'm not an expert
11 on it.

12 **DeLuccio:** Over what period of time is that? Just curious.

13 **Sutton:** Per year.

14 **DeLuccio:** A year, thank you.

15 **Altschul:** Sir, I have a question also. Mr. Sutton? Just as
16 I tried to get Verizon to be somewhat customer
17 friendly, your...the church's tenant is the charter
18 school and the tenant is saying to you they don't
19 like this and they don't like it big time. Don't
20 you think that being responsible to your tenant who
21 I assume pays the church a lot of money as rent has
22 something to say to you?

23 **Sutton:** Well that's a significant thing because we might
24 have to close the church if, if the charter school

1 doesn't work out. However, the Archdiocese will
2 support St. Ambrose no matter what and I think
3 rather than trying to win this battle, which you
4 might lose the war but the, but the school might
5 eventually disappear from your midst. If there was
6 a real danger, they wouldn't put it in. There is
7 not a real danger.

8 **Altschul:** Well perception sometimes overrules, you know,
9 any...everybody's thoughts (talking over).

10 **Sutton:** Well the pastor sleeps underneath the steeple there
11 and it, you know, he has studied it. The
12 parishioners have studied it, so I think you're
13 very biased against the (talking over).

14 **Altschul:** All right, I, I'm just suggesting you take back to
15 whoever the powers that be are. The consideration
16 of your, your major source of funds.

17 **Sutton:** It has been dually noted and studied.

18 **Altschul:** Thank you. Thank you. This is not a dialogue,
19 it's a monologue.

20 **Male:** Can I respond? 'Cause I had some additional
21 information to his statements.

22 **Altschul:** Pardon?

23 **Male:** No response? Okay.

24 **Altschul:** No. Susan...where are we? Susan Levine followed

1 by Villanueva.

2 **Levine:** Yes, hi, good evening. Thank you for having this
3 hearing. I'm going to simply and strongly state
4 that I, I, I am strongly against this tower and
5 mainly because of the gross negligence of Verizon
6 to inform the residential public. I live on
7 Hayworth Avenue directly adjacent to the church
8 tower and school. In fact, I have a square view of
9 the tower and have lived there for 15 years and,
10 and because I am a dog owner, I walk the, I'm on
11 the streets often and if this was an issue, all of
12 the people that have animals talk about things in
13 the area and nobody knew about this. That is, that
14 is gross negligence on behalf of a very large and
15 intrusive structure and I'm not going to go into
16 the reasons. They're all very eloquently stated
17 tonight but it seems to me that it is a significant
18 safety concern for the residents and the children
19 and again, I'm just going to state, that is...there
20 was very little information disseminated in the
21 residential public about this and that is my number
22 one concern and again, as another person said, the
23 room would be packed and that I only recently found
24 out about this and live 50 feet from this. It's

1 very disturbing. Thank you and I hope we have a
2 positive resolution.

3 **Altschul:** D. Villanueva. I don't have a first name, just D.
4 Villanueva.

5 **Villanueva:** Hi, good evening, my name is Demetria Villanueva
6 and I am a resident of West Hollywood and have been
7 so for 10 years. I live in the building directly
8 behind St. Ambrose at 1270 North Hayworth. Our
9 bedrooms are on the second floor and while the
10 pastor may sleep beneath the steeple, our bedrooms
11 are directly across from the bell tower. First of
12 all, I am also a Verizon wireless customer and have
13 been since 1997 and since I have been living in
14 this facility, this building, I have received
15 excellent coverage, both data, cellular, text, etc.
16 We did not receive any significant notification and
17 if it weren't for the activism of Grace Ong and
18 stepping out to the community and notifying us, we
19 probably would not be here today. I further wanted
20 to say that I found the coverage maps of the area
21 quite confusing. I didn't find that the legend was
22 pretty detailed and I was just stumped. That's all
23 of my comment for today. Thank you so much.

24 **Altschul:** Thank you. Dana Klein. Dana Klein and that'll be

1 our last speaker.

2 **Klein:** Hi, my name is Dena Klein. I am a resident of Los
3 Angeles and I'm a parent at Larchmont Charter. I
4 just wanted to make sure that the public and the
5 parishioners here knew that we as a school have
6 reached out to the church to try to come up with
7 some negotiation that would make sense to
8 understand that it's really a difficult financial
9 state that they're in, in the same way that we're
10 always in a difficult financial state, always
11 trying to raise a ton of money and so we had a
12 meeting to compromise and we were turned down from
13 that meeting. We tried to talk. Our...the amount
14 that we pay to the church is about 10 times what
15 we're understanding that they're going to be
16 getting from Verizon, so, so we're trying really
17 hard to be a good tenant to them and try to figure
18 out how we can have a compromise, but we're not
19 okay with the cell tower going up. We just want to
20 come up with another plan and so far our other
21 plans have been turned down.

22 **Altschul:** Thank you. Dana?

23 **DeLuccio:** I don't...no, we actually....

24 **Klein:** Dena, like Pasadena.

1 **DeLuccio:** Our role here is not really the finances but was
2 your compromise a financial compromise?

3 **Klein:** We came up with a bunch of different ideas and in
4 fact we were really encouraged because when we had
5 the meeting with the priest and the deacon, the
6 deacon had come up with a great idea of some way
7 that they could earn some additional revenue by
8 using our shared space after hours and that was
9 really encouraging to us 'cause we thought that
10 that would be a great, a great option.

11 **DeLuccio:** Thank you.

12 **Klein:** Thank you.

13 **Altschul:** Thank you. David?

14 **Gillig:** The following people chose not to speak, but they
15 wanted their views read into the record. The
16 following people oppose staff's recommendation for
17 approval: Cathy Blaivas and Stephanie Harker.

18 **Altschul:** Thank you and now applicants, you will have eight
19 minutes, up to eight minutes if you need it for
20 completing your presentation and rebuttal combined.

21 **Collier:** Thank you again. I really appreciate the community
22 and everything I've heard this evening. Verizon
23 Wireless really does care about every community we
24 go into. I'm a strong proponent personally of

1 charter schools. I highly back them up. I have a
2 sister in law that advocates for them, so I'm very
3 much a part of the charter school community. As a
4 Verizon Wireless employee I'd like to ask for a
5 continuance respectfully from Planning Commission,
6 if that's possible. I'd like to perform a third
7 party drive test to show Verizon's wireless
8 position on why we need the coverage and showing
9 the gap so it's a little bit more explan-, explains
10 a little bit more. I'd like to go into a little
11 bit more detail on the alternative site analysis
12 since I see there's a whole lot of question about
13 that and if there is another alternative site,
14 Verizon Wireless will definitely look at that. I'd
15 like to discuss that with staff if that's possible
16 if we do find something that is, that is agreeable
17 and, and hopefully the Larchmont Charter School can
18 help us out and, and make sure that....

19 **Altschul:** Ma'am, are you the, the one in charge here of this
20 application?

21 **Collier:** So far.

22 **Altschul:** Well who would be the ultimate person in charge? I
23 mean there seems to be in my estimation at least a
24 lack of preparation for, for coming to this

1 hearing.

2 **Collier:** Understood.

3 **Altschul:** There was a tremendous amount of preparation and
4 time taken by the opponents of your application.

5 **Collier:** And, and...

6 **Altschul:** They (talking over).

7 **Collier:** ...I, I appreciate that.

8 **Altschul:** May I finish?

9 **Collier:** I, I think (talking over).

10 **Altschul:** May I finish? They have spent hours apparently.
11 This is one of the most prepared group of people I
12 have seen. Every time (clapping). Listen to that.
13 We have over the course of the years, not recently,
14 but over the course of the years we have had cell
15 phone applications that were opposed and dozens and
16 dozens and dozens of people have gotten up with the
17 same old hue and cry about how it is damaging to
18 their well being, health wise. We didn't hear that
19 tonight. We heard a group of people who did a
20 certain huge amount of homework, a certain huge
21 amount of thought, gave a huge, huge amount of
22 thought to the entire situation and we heard a
23 couple of people from Verizon who gave a huge
24 amount of thought to practically nothing. And this

1 is not reasonable to come and ask for more time to
2 get your act together. Do you think so? You
3 cannot tie up hundreds of people by shoddy work.
4 That's my opinion. Now whether you get to continue
5 it or not is, is up to these seven people. I'm
6 only one vote. But that's, if you understand this
7 expression, grand chutzpah.

8 **Collier:** And I'm sorry for that impression from Verizon
9 Wireless. We certainly would like to...I think
10 sometimes maybe we get too involved into the
11 technological side of things and can't explain it
12 properly so that's what we (talking over).

13 **Altschul:** There was no explanation at all. It was
14 gobbledygook and double talk.

15 **Collier:** Understood.

16 **Altschul:** Compared to what came out from your very well
17 educated and very well thought, thought out
18 opponents and as far as my thinking is concerned, I
19 would not grant a continuance and you can take the
20 case to the City Council.

21 **Collier:** Understood.

22 **Palmer:** Sir Chair? If that is the request of the
23 Applicant, however as you indicated earlier that
24 would be subject to a vote of the Commission.

1 **Altschul:** We're going to vote.

2 **Palmer:** Okay, great.

3 **Altschul:** You don't need to, you don't need to remind us
4 (talking over).

5 **DeLuccio:** Is there a streamlining, a streamlining act on
6 this?

7 **Palmer:** No, this...the Permit Streamlining Act is not
8 applicable to this type of project.

9 **DeLuccio:** Okay, thank you.

10 **Altschul:** Are you requesting continuance?

11 **Collier:** Yes, sir.

12 **Altschul:** Is there a motion to continue?

13 **DeLuccio:** I think we...we might have dis-....

14 **Altschul:** Just, you want to discuss?

15 **DeLuccio:** Can we have discussion?

16 **Altschul:** Go ahead.

17 **DeLuccio:** Yeah, can we have a discussion?

18 **Aghaei:** Do you have anything else to add Ms. Collier? To
19 your...do you have anything else to add to your
20 rebuttal?

21 **DeLuccio:** You have six more minutes. No?

22 **Buckner:** You have significant amount of time for your
23 rebuttal if you want to take that.

24 **Altschul:** Well she wants a continuance. She doesn't want to

1 go ahead with the application right now.

2 **Aghaei:** So....

3 **Altschul:** If she's denied the continuance, we'll let her have
4 the, the six more minutes and go ahead if she wants
5 it.

6 **DeLuccio:** Why don't we leave the public hearing open for a
7 moment and have a discussion? Maybe we can call
8 you back if we need to. Is that...would that work
9 or do you have...do you want to say something?

10 **Aghaei:** So you know, just thinking out loud, my...as
11 Commissioner...as Chair Altschul just mentioned,
12 we've had a lot of these applications come before
13 us and, you know, a lot of the time it's, you know,
14 very run of the mill, but that's because we're
15 presented with the, you know, a proper book of, you
16 know, just everything we need, you know, all the
17 data, all the, the reports, and so on and so forth.
18 So it makes it, you know, it makes it impossible
19 for us to refute this type of situation. What we
20 have here, you know, is...you know, we're being
21 told that, you know, this is, you know,
22 everything...you know, this is what we need but I
23 don't, you know, I don't know where the other
24 towers are, I don't know what the other proposed

1 sites were, you know, it's just I'm, I'm being fed
2 this situation, I'm being fed a series of facts, so
3 you know, I, I just don't feel like I have a
4 complete view of the applicant's thought process to
5 understand how...why this is necessary. (Talking
6 over). I understand per the City's...you know, as
7 the City Attorney mentioned earlier that, you know,
8 if it's necessary we have to move forward with this
9 and so on and so forth. They haven't really kind
10 of met that burden in my opinion. I don't know why
11 it's necessary. So I...Don?

12 **DeLuccio:** Well it's very subjective what they presented this
13 evening as far as the data goes and needing the
14 coverage or not needing the coverage. I wasn't
15 clear. I wasn't convinced they did, however,
16 looking at the esthetics also, did we have in your
17 presentation Dereck, did you show us what it's
18 going to look like? Can you put that up again?

19 **Purificacion:** Yes.

20 **DeLuccio:** Because I....

21 **Altschul:** Excuse me, this is not a motion on the item. This
22 is a motion...this is whether or not anybody wants
23 to make a motion for a continuance.

24 **DeLuccio:** Well I'm...I, I have some questions I would like to

1 ask at this time 'cause I'm not sure if I want a
2 continuance or I want to make a motion for denial.
3 So I need to....

4 **Altschul:** The only motion acceptable now is the motion for a
5 continuance, yes or no. If (talking over).

6 **DeLuccio:** Are you making a motion for a continuance?

7 **Altschul:** No. I'm asking (talking over).

8 **DeLuccio:** Is somebody making a motion?

9 **Altschul:** I'm asking if any one of the Commissioners are
10 making a motion for a continuance.

11 **DeLuccio:** I'm not ready to 'cause I need to discuss this a
12 little bit more...

13 **Altschul:** No.

14 **DeLuccio:** ...before I can make a motion.

15 **Altschul:** We can discuss it if, if there is no continuance,
16 we will proceed with the hearing.

17 **Jones:** Can we discuss the reasons why we would offer or
18 not grant a continuance? I think that would be
19 prudent and to the benefit of the public (talking
20 over).

21 **DeLuccio:** And I, I need help in understanding if...the
22 esthetics is my, my, my thing is, I want to know
23 if...did you present something to show the
24 esthetics? Is this it? The picture?

1 **Purificacion:** The one that's up right now, yes.

2 **DeLuccio:** And where did this come from that was in the yellow
3 folder?

4 **Purificacion:** That came from the public.

5 **DeLuccio:** Okay. Okay I'm not, I'm not in favor of a
6 continuance, I'm in favor of making a motion to
7 deny because I don't think esthetically (talking
8 over).

9 **Altschul:** That's not appropriate right now.

10 **DeLuccio:** Okay, then....

11 **Altschul:** They, they have not finished their hearing.

12 **DeLuccio:** Well....

13 **Buckner:** Oh, you're...I'll tell you what, to finish this
14 off, I'll make a motion for continuance and if
15 there's a second, then we'll do a vote on it and
16 then we can move forward.

17 **Altschul:** Is there a second for the motion for continuance?

18 **DeLuccio:** I haven't heard enough yet to....

19 **Altschul:** The motion dies for lack of con-, lack of a second.
20 Ms. Collier, do you wish to continue please with
21 the hearing?

22 **Collier:** No, we'll move forward. Thank you.

23 **DeLuccio:** Then I...okay.

24 **Altschul:** You'll move forward with the hearing? Yes, go

1 ahead.

2 **Collier:** With...I'm sorry, I believe you wanted to move
3 forward since we aren't going to be able to do a
4 continuance, correct?

5 **Altschul:** Yes, you have eight more minutes.

6 **Buckner:** For your rebuttal. For your (talking over).

7 **Altschul:** For your rebuttal and to move forward with whatever
8 it is you want to present.

9 **Collier:** I'll go ahead and give up that time.

10 **Altschul:** All right.

11 **DeLuccio:** Are you going to close the hearing? I'll make a
12 motion.

13 **Altschul:** Well let's leave it open.

14 **DeLuccio:** I'd like to make a motion.

15 **Altschul:** Go ahead, Donald.

16 **DeLuccio:** I'm going to make a motion for denial and I'm going
17 to base it on the aesthetics. I really don't think
18 the...what they're, they're planning to do here
19 esthetically looks compatible with the structure
20 and based on that, I'm, I'm, I'm going to make
21 a...my reason for denial is based on aesthetics.

22 **Altschul:** Is there a second?

23 **Palmer:** And for...just as a point of clarification for the
24 record, by aesthetics, are you referring to the

1 closure of the windows in the bell tower?

2 **DeLuccio:** Yep. I don't think they work. I don't think
3 it's...

4 **Palmer:** Thank you.

5 **DeLuccio:** ...compatible, as compatible with the structure
6 when...after it's complete.

7 **Altschul:** Discussion. Sue?

8 **Buckner:** Okay, well I, I am not convinced that it's
9 compatible, that the esthetics of it, there's any
10 reason...that we can go forward on that basis. I
11 don't think that Verizon has met its burden of
12 proving to us that it's necessary and that there's
13 no other location, there's no facts, no
14 documentation, no independent evidence to support
15 their contention that it's required and I
16 just...there's not good or sufficient cause to do a
17 variance at this point. I just...I cannot support
18 this item.

19 **DeLuccio:** Yeah, 'cause also the var-, also my thing, I don't
20 think compat-, I don't know what they're going to
21 do with the structure on the ground also. That's
22 another issue. I, I don't see the treatment, any
23 esthetic treatment to how they're going to enclose
24 the structure on the ground floor either. That....

1 **Buckner:** Or how it could be safe.

2 **Altschul:** I believe the motion should be, be on the basis
3 that you brought up Donald and the mot-, and, and
4 all of the reasons that Sue brought up also.

5 **DeLuccio:** Yes, absolutely, yeah, I, I...that can be part of
6 my motion.

7 **Altschul:** Any, any further discussion? Anybody else?

8 **Lightfoot:** Well if we need any more reasons for the...

9 **Altschul:** Go ahead, Sheila.

10 **Lightfoot:** ...for the motion to deny. I would just, I would
11 just refer to the additional correspondence, Item
12 10B, the first 11 pages, which is what, what the,
13 the Larchmont Charter School Board submitted
14 because they have it outlined very well for all of
15 the potential reasons for, for denying this. So
16 that's it.

17 **Altschul:** Donald, will you agree to having that incorporated
18 into your motion?

19 **DeLuccio:** The only thing that's part of the rec-, yes,
20 because that's part of the, the record this
21 evening.

22 **Altschul:** And you'll accept that....

23 **Buckner:** I'd like...I will too and I'd also like to add that
24 the Ninth Circuit Court reasoning I think applies

1 here also.

2 **Altschul:** Fine.

3 **Palmer:** I would, I would caution the Commission to not
4 incorporate the Ninth Circuit ruling into your
5 findings for your motion. And I can, I can provide
6 some additional information, it's just the way
7 that, that case was quoted to you and presented to
8 you doesn't provide the full context of the, the
9 ruling of the court and I don't think it's, it
10 should be incorporated without that additional
11 information.

12 **Jones:** What about the LAUSD resolutions pertaining to cell
13 siting next to schools? Can we...can that be...I'm
14 asking if it can be a basis for us to deny it.

15 **Palmer:** I would recommend that the Commission not do that.
16 You haven't seen those resolutions, you don't know
17 what they say and there are different jurisdiction
18 than you (talking over).

19 **Jones:** For the benefit of the record, that's why I'm
20 asking.

21 **Altschul:** Anybody else wish to add to the discussion?

22 **Jones:** There's a lot I have to say.

23 **Altschul:** Are we ready for a vote?

24 **Jones:** But I don't know, I don't know that it matters at

1 this point. I just, I like to be as transparent as
2 possible in the way that we think about the way
3 that we make these decisions. I do want to make a
4 few notes. First, I...there are lots of feelings
5 in this room right now and I'm very impressed by
6 the fact that so many people came out to speak
7 tonight. For those of you who don't always attend
8 Planning Commission meetings, this is a pretty,
9 this is a pretty full house, so this is, this is a
10 large, a large group. You know, I'm not...I guess
11 I'm...there's a lot of feelings. I'm really
12 interested in the facts and, you know, there are a
13 lot of cell towers in the area. I'm not
14 necessarily opposed one way or the other to cell
15 towers. I actually have lived in an area. I don't
16 live actually far from this site at all, a couple
17 of blocks away where I didn't have cell coverage
18 for almost two years, not, not ideal. But it seems
19 to me that it is appellant upon the applicant here
20 to do its due diligence, not just in showing us
21 proof and the burden of proof and then working with
22 the community, and I'm not inclined to support this
23 particular project based on, based on...it just
24 doesn't feel like this A+ student is very well

1 prepared in this incident and it's disappointing
2 'cause I just really don't feel like there's any
3 excuse. Again, I have...there's so many other
4 things I have to say. I do want to ask staff for
5 record, was everyone within a 500 foot radius of
6 this project noticed? Can we get that on record?

7 **Purificacion:** Yes, they were noticed, November (talking over)
8 they were sent out by mail, correct. Oh and mail
9 and onsite posting.

10 **Jones:** And the St. Ambrose building is not a registered
11 historic building, correct?

12 **Purificacion:** That's correct.

13 **Jones:** Okay. That's all, thanks.

14 **Buckner:** Let me ask more question about the notice because
15 so many people said that they didn't get notice.
16 So when you mail it out, do you mail it out to
17 every address or is it mailed out to registered
18 voters? How...where do you get your list for
19 mailing?

20 **DeGrazia:** We get our list for mailing from an outside
21 consultant and it goes to all addresses, so that
22 residents get it and we also send it to owners of
23 all of those properties as well.

24 **DeLuccio:** And we do the mailing, the City does the mailing on

1 behalf...

2 **Purificacion:** Correct.

3 **DeLuccio:** ...of the Applicant?

4 **DeGrazia:** Yes.

5 **DeLuccio:** Okay, thank you.

6 **Buckner:** Thank you.

7 **Altschul:** Any other discussion? Well I remember if it
8 was...somebody said it was 2005 when the school
9 opened, just so that's 10 years ago and there was
10 considerable opposition to the school from the
11 neighbors. All of a sudden they were all riders
12 and they all work during the daytime. And they
13 all, and they all had this huge fear that the
14 children playing in the playground were going to
15 ruin their careers. And they got up one after the
16 other, remember Donald?

17 **DeLuccio:** I do.

18 **Altschul:** They got up one after the other and we had to
19 listen for over an hour to this. Maybe a couple of
20 hours. And I don't know what happened to their
21 careers but look what happened to this wonderful
22 school. Congratulations to all of you parents.
23 The children raised you well. And thank you for
24 coming here and I expected to come here and listen

1 and fall asleep to the old harangue about the
2 radiation. My goodness. What, what a wonderful,
3 what a wonderful group you are. What a wonderful
4 job you did for your kids. I don't know whether in
5 the end it's...you know, the cell site should be
6 there or shouldn't be there but that's not the
7 point. The point is you have a cause, you, you
8 carried that cause to the ultimate and your
9 research and your preparation in your communication
10 and in your, your love for your kids. If nobody
11 else has anything to say, let's vote. Two more.
12 One more.

13 **Aghaei:** So we're voting to deny it?

14 **Altschul:** The vote is to deny the application. All six are
15 in, the vote is unanimous to deny. David? Hang
16 on, wait, wait, we're not through. We're not
17 through. David will, will tell you what happens
18 next.

19 **Gillig:** The resolution of the Planning Commission just
20 approved which was a denial memorializes the
21 Commission's final action on this matter. This
22 action is subject to appeal to the City Council.
23 Appeals must be submitted within 10 calendar days
24 from this date to the City Clerk's office. Appeals

1 must be in writing and accompanied by the required
2 fees. The City Clerk's office can provide appeal
3 forms and information about a waiver of fees.

4 **Altschul:** We'll take a 10 minute break.

5 **Altschul:** The meeting will come back to order.

6 **Palmer:** Mr. Chair?

7 **Altschul:** Yes?

8 **Palmer:** I'd like to just provide a point of clarification
9 on the last item.

10 **Altschul:** Yes.

11 **Palmer:** The Commission voted to deny the project and we
12 will need to bring back to you a resolution of
13 denial so that will be before you at your next
14 meeting on January 21st. I believe it would be on
15 the consent calendar and that will be the final
16 action on that item.

17 **Altschul:** Correct. So that the appeal period starts then?

18 **Palmer:** That is correct.

19 **Altschul:** Fine, will somebody get in touch with the....

20 **Palmer:** We've advised the Applicant's representative.

21 **Altschul:** Good. All right, the next item is Item 10.C., 1123
22 to 1129 North Detroit. The subject is the...the
23 Applicant is the West Hollywood Community Housing
24 Corporation. Rachel?

1 **Dimond:** (INAUDIBLE). Thank you.

2 **Altschul:** Your mic isn't on.

3 **ITEM 10.C. 1123-1129 N. DETROIT STREET**

4 **Dimond:** Good evening, thank you Commissioners. Before you
5 this evening is an application at 1123-1129 North
6 Detroit Street called Blue Hibiscus. Included in
7 this application are three requests for a
8 demolition permit, development permit and a lot
9 line adjustment, which is a lot tie in this case.
10 The subject property is located on North Detroit
11 Street between Santa Monica Boulevard and Lexington
12 Avenue on the west side of the street and contains
13 basically two sites. On the southern site is an
14 existing 11 unit affordable housing project. I'm
15 sorry, eight unit affordable housing project and on
16 the north lot there is two structures that
17 contained three rental units. Again, there are
18 three applications that you're looking at today.
19 There are 11 existing units that are requested to
20 be demolished in order to construct 22 affordable
21 housing units. They're all one bedroom units
22 ranging from 533 to 605 square feet. As part of
23 the application, the applicant is requesting two
24 setback modifications which are 10% reductions in

1 front and rear setbacks as well as two incentives
2 out of the three that they're allowed to request as
3 part of an affordable housing project, as well as a
4 lot tie to combine the two lots into one
5 development site. The front and rear setback
6 modifications are shown on the screen. The
7 allowable setbacks in this district, or the minimum
8 setbacks are 15 feet for the front and rear and
9 they are requesting front and rear setbacks of 13
10 feet six inches and as a result of that, those
11 first story setback reduction, the second story
12 setback gets pushed in a little bit further.
13 Additionally, there is a requirement as part of
14 their incentives, they're requesting a reduction be
15 required, habitable space on the front façade.
16 City code requires that at least 50% of the first
17 story of the front façade be habitable space. In
18 this case, the office and lobby, which are
19 considered habitable space are about 34% of the
20 façade length and the second concession...or
21 incentive requested is to allow for all of the
22 common open space to be located on the roof. The
23 regulations allow 40% of that common open space to
24 be on the rooftop and in this case they're

1 requesting all 1,000 square feet of common open
2 space required to be on the roof and as you can see
3 outlined in red, they have a rooftop deck that
4 includes some garden beds and seating areas for
5 residents. This is the front façade of the
6 building. Essentially, the project which is a
7 Spanish Colonial Revival style is four stories and
8 it steps down to three stories on the northeast
9 corner, stepping down to the adjacent building.
10 This is a view of the rear façade and the south
11 façade and you can see Detroit on the right of the
12 screen as well as the north façade and we'll get to
13 Stephanie Reich, the Urban Designer who will speak
14 a little bit more to the design and some of the
15 Design Review Subcommittee comments. We did
16 receive 13 letters that are included in your packet
17 including concerns from tenants about parking
18 restrictions. Another letter about lack of
19 involvement of the Neighborhood Watch groups and
20 then one tenant submitted the remainder of the
21 letters, specifically concerns were regarding
22 Section VIII housing vouchers and then since
23 publication we did receive one additional letter in
24 support which is included on the table in front of

1 you. Also since the application or since the staff
2 report was submitted to you we did have a number of
3 conditions that I wanted to review and there is a
4 supplemental memorandum on the table in front of
5 you as well. We did have one Commissioner express
6 concern to staff about deed restriction length and
7 the ability for tenants to return to the project.
8 The Applicant has committed to allowing tenants to
9 return back to the project once it's complete. So
10 should you want to require these conditions with
11 approval, there are two conditions that could be
12 added, 1.7 and 1.8. 1.7 would allow current
13 tenants to retain the right to move back into units
14 in the new structure upon certificate of occupancy
15 as long as they express interest within six months
16 of their notice to vacate the existing and then
17 condition 1.8 would deed restrict the units for a
18 minimum of 55 years and that's our standard in West
19 Hollywood. The Public Works Department also
20 requested two conditions be added to the
21 application and to the resolution 151163 including
22 the requirement for a small site low impact
23 development plan which is for storm water
24 management as well as a sewer capacity availability

1 request from the City of Los Angeles Bureau of
2 Engineering. Both standard conditions that we
3 place on projects, they just didn't make it into
4 the resolution. And with that, I'll move to
5 Stephanie Reich, the Urban Designer.

6 **Reich:**

7 Good evening Commissioners, Stephanie Reich, Urban
8 Designer for the City of West Hollywood. The
9 project before you is a very good transition from
10 the coming project at the Faith Plating site which
11 is seven stories to the adjacent property which is
12 a lower scale. It moves from four stories to three
13 stories with a balcony at the street and facing the
14 north side. The historic revival style is very
15 complimentary to the building and to the
16 neighborhood. The style has been carried out with
17 integrity, with details that appear to be high
18 quality. The Design Review Subcommittee spoke very
19 favorably about the design with a request for a
20 couple of minor modifications which we are, we are
21 very certain that could be accomplished during the
22 Plan Check period. If there are no other
23 questions, we are here for questions or any
24 comments you may have.

24 **Buckner:**

Stephanie, did the applicant agree to make these

1 modifications that were recommended or is it
2 something that still has to be decided in Plan
3 Check?

4 **Reich:** The, the con-, those pieces are conditioned in the
5 approval and, and we will work with the applicant.
6 They are very minor modifications but because of
7 the speed at which it moved from the Design Review
8 Subcommittee to Planning Commission, those haven't
9 been worked out quite yet.

10 **Lightfoot:** Something just very briefly, the rear setback, it
11 says that it's similar to the adjacent setbacks.
12 Can you tell me what the, what the adjacent
13 setbacks are?

14 **Dimond:** You know, I don't have that information in front of
15 me.

16 **Lightfoot:** Do you recall if they are very similar? I know
17 that the, the building in front...I don't, I don't
18 know which is being considered the back, whether,
19 you know, whether that is the side, whether that's
20 the side setback for them, but they're asking for
21 it to be 13 feet six inches, which isn't that, you
22 know, that much under. I just wondered if you
23 knew.

24 **Dimond:** I don't know the exact measurement from the

1 property to the north but the property to the
2 south, which is the Domain project, essentially
3 there is no rear setback there and so it's actually
4 the building just runs across to the...to Formosa.

5 **Lightfoot:** Okay. All right, thank you.

6 **DeLuccio:** Commissioner Lightfoot, were you the one who put
7 these additional, these conditions 1.7 and 1.8?

8 **Lightfoot:** Yes, and I can either address those now or probably
9 it would be better if I addressed them later in
10 deliberations.

11 **DeLuccio:** Yeah, and I have one question, I know that one of
12 the letters refer to there not being any guest
13 parking space and that's not required in this
14 project, correct?

15 **Dimond:** That's correct, any project with over 25%
16 affordable housing on site is only required one
17 parking space per unit and no guest housing...no
18 guest parking.

19 **DeLuccio:** And then is that...is this street preferential
20 parking?

21 **Dimond:** It is.

22 **DeLuccio:** But, but in the...and actually there's no...I'm not
23 suggesting we do this if we move forward with this,
24 there's no restriction in here that says they can't

1 request guest parking spaces.

2 **Dimond:** That's correct, there's actually a condition that
3 they can get a certain number of guest parking
4 spaces per year per tenant.

5 **DeLuccio:** That's in here?

6 **Dimond:** Yes.

7 **DeLuccio:** Okay. I can, I can find it, thank you.

8 **Lightfoot:** It's 1.6 I think.

9 **DeLuccio:** You would know that.

10 **Lightfoot:** No, no, no, actually it's, it's farther in there,
11 but it, it is in there.

12 **DeLuccio:** Thank you.

13 **Buckner:** No, it's not 1.6.

14 **Lightfoot:** No, it's not.

15 **DeLuccio:** I'm okay, I can find it myself. Thank you.

16 **Altschul:** You ready? Applicant? Who is the applicant's
17 representative? Hi.

18 **PUBLIC COMMENT:**

19 **Conerly:** Hello. Good evening, my name is Robin Conerly and
20 I'm the Executive Director of West Hollywood
21 Community Housing Corporation and we're located on
22 Santa Monica Boulevard and Sierra Bonita which is
23 on the east side of the City and we're here to
24 thank you for considering our request to develop

1 this, this project. Actually we, we're
2 redeveloping it. It's two properties at 1123 and
3 1129 Detroit Street, into a multi-family project
4 that will provide housing opportunities for 11 low
5 income people. There will be no cell phone tower.
6 With me today is Jesse Slansky, our Director of
7 Real Estate Development, who will give you a
8 background on the project and also here to present
9 to you is our Architectural firm, (INAUDIBLE)
10 represented by Lise Bornstein and Kristin Cosgrove
11 and we also have our landscape architect Jill
12 Blessley and we have many directors, several
13 directors from our Board. I know we had quite a
14 few community supporters, but at 9:00 they, they
15 had to go home, so you will hear from some of those
16 people. Thank you.

17 **Slansky:**

18 Good evening, Honorable Commissioners, my name is
19 Jesse Slansky, I'm the Director of Real Estate
20 Development at WHCHC. The Detroit bungalows were
21 built in the 1920's and we've owned them for over
22 25 years. Due to the property's age, extremely low
23 rents and escalating maintenance costs, the
24 bungalows operate at a loss. For years we've,
we've been struggling to maintain them to the high

1 standards we pride ourselves on. At the end of
2 last year the opportunity arose to acquire the
3 neighboring parcel. This acquisition would allow
4 us to redevelop the property, increase the number
5 of affordable units and create a brand new LEED
6 certified building with modern amenities and
7 features. We are committed to our residents.
8 Every resident of the Detroit bungalows is
9 guaranteed a unit at the new building. Every
10 resident will receive generous relocation
11 compensation that is well over the City's
12 requirements. We've hired an experienced
13 relocation consultant to provide the residents with
14 as much assistance as they need to find temporary
15 replacement housing during the construction period.
16 We want to make this transition as minimally
17 disruptive as possible. When contemplating the
18 redevelopment, we looked at many possible concepts
19 for the building. We've engaged with the residents
20 throughout the design process and we're excited to
21 have had near unanimous participation and support.
22 We've engaged neighbors and community stakeholders.
23 Based on the feedback we've received, we crafted
24 the proposal being presented tonight. So now I'd

1 like to introduce our Architect Lise Bornstein who
2 will present the proposed design concept. Thanks.

3 **Bornstein:**

3 Hi, my name is Lise Bornstein. I just want to make
4 sure to get back to our slides here. Okay. Hi,
5 again my name is Lise Bornstein, I'm with
6 (INAUDIBLE) Architects. I want to start with where
7 we started with the project and that is with our
8 design process. There we go. We met with Jesse
9 and Robin from WHCHC many times to talk about
10 different ways to organize the project site and
11 different approaches we could use for the design
12 and they shared with those ideas to the neighbors
13 and to the current residents and we formed this
14 sort of collective continuous feedback loop which
15 sort of organically led us to a California Spanish
16 revival style. It, it echoes the character of the
17 area and it fits with the residential neighborhood
18 that exists currently. We drew inspiration from
19 many, many buildings through West Hollywood,
20 architectural elements such as ornamental railings
21 and bright colored tile and decorative fixtures,
22 all of which have those unique and individual
23 textures that are so unique to this style. And one
24 of the most recognizable features of the California

1 Spanish style is a casual yet composed arrangement
2 of massing. It's, it's almost like a village, a
3 composition, in its composition. So we used these
4 and further articulated the façade with careful
5 balance of solids and voids and different ways we
6 articulated the balconies, lowering roofs and
7 projecting with bay windows to create a rhythm and
8 cadence across the façade that really brought a
9 human scale to the project. Large windows are
10 found throughout the project and not only bring a
11 lot of light and air into the, into the units, but
12 are eccentric and eclectic in their styles and
13 differentiated so that residents can find an
14 individuality in place within their new home.
15 Another large massing move that we made in the
16 project was to step back at the fourth floor and
17 that would allow us to transition to the...our
18 neighbors at the north and what that did was it
19 gave us the opportunity for really great roof deck
20 where we have container gardens and places for
21 residents to sit and enjoy the afternoon and
22 clustered around that we have all of our amenities
23 for the project, residential services. There is a
24 laundry room and a gym and a community room with a

1 teaching kitchen that opens out into the, opens out
2 into the deck and we really see this as the heart
3 of the building. This is the social center of the
4 building to promote those connections that make a
5 community. We wanted to bring that idea community
6 and connection down to the ground level. Detroit
7 Street is a beautiful street to walk along and we
8 wanted to focus a lot of our design energy at,
9 continuing that traditional, that, that pedestrian
10 tradition. So we made moves such as we divided the
11 driveway entry into two separate entries, arched
12 entries separated. You'll see the plan on the left
13 side. There's a planting strip in the center to
14 again create that human scale to the ground plane
15 and we recessed the entry to create a welcoming
16 feel for visitors and residents as they enter the
17 project and have this shady trellised front patio
18 where residents can sit out and wait for a ride or
19 simply just people watch. We also put attention to
20 introducing finer details at, at the ground level,
21 tiles and textures within the ground plane that
22 again enhance and enrich the pedestrian experience.
23 One of the most important elements of our ground
24 floor is, ground level experience is the landscape.

1 It is one of...we are targeting a LEED gold
2 certification. We will have many sustainable
3 items, moves in the building including solar hot
4 water and recycled content materials, but landscape
5 will be a really important part in creating that
6 home feeling and I want to introduce Jill Blessley.
7 She's our landscape Architect to kind of run
8 through the landscape that she has designed.

9 **Blessley:**

Yes, good evening, I'm Jill Blessley with
10 (INAUDIBLE) Landscape Architects. In approaching
11 the landscaping for this project, we wanted to play
12 off the Spanish style architecture and introduce a
13 lot of Mediterranean style plants. We, we are of
14 course looking at drought tolerant landscaping and
15 that plays well into the Mediterranean scene. So
16 we are...also want to have a lot of color and, and
17 seasonal color insofar as what's within the drought
18 tolerant restrictions and with quite a range of
19 plant pallet, but predom-, color pallet, but
20 predominantly blues and lavenders and some yellows
21 and also pick up on the, the burgundy tones on the
22 building itself, so we have some plants with a,
23 with a rust color foliage as well. So I've lost
24 my, lost my...there we are.

1 **Altschul:** I stopped the clock.

2 **Blessley:** Okay, thank you. The...so the...and the front
3 entry area we do anticipate that people might be
4 sitting out there waiting for rides, so that will
5 be very floral and with a lot of detail and
6 interest with lavender with blue hibiscus, of
7 course, some russet colored euphorbias and some low
8 flowering acholeas and low flower-, low flower-,
9 lots of, lots of flower color in there. We have
10 introduced a trellis element over the entry so
11 we're intending to put bougainvillea on that. One
12 of the comments that came up in the Design Review
13 Board was softening the, the stair tower, so we're
14 now intending to introduce a...it doesn't show on
15 this drawing because we haven't caught up to it
16 yet, but introduce a green screen panel with some
17 flowering trumpet vines to buffer that main south
18 stair tower. One aspect of this project we also
19 have...in the rear yard we've got a big Malacca
20 tree which is drought tolerant, will also will
21 scale to the building and we have in the...I've
22 lost it again. We also have some tall shrubs in
23 the back that will help buffer that west façade so
24 these plants will get up to about 18-20 feet, so to

1 scale that. We also want to point out that much of
2 our landscaping is on dirt or in fact all of it at
3 grade level is on dirt so we will have bigger
4 plants than we would otherwise have. Thank you.

5 **Altschul:** Thank you. Any disclosures? Sheila?

6 **Lightfoot:** Yes, I had e-mail communication with the applicant,
7 all contained within the staff report.

8 **Altschul:** Sue?

9 **Buckner:** No. Mr. Chair, none.

10 **Altschul:** David?

11 **Aghaei:** I met with the applicant team and everything we
12 discussed is in the staff report.

13 **Altschul:** Donald?

14 **DeLuccio:** I received an e-mail from the applicant but we, we
15 never had a further communication.

16 **Altschul:** Stacey

17 **Jones:** I met with the applicant on site and we discussed
18 what was contained in the staff report.

19 **Altschul:** And I met with the applicants in their office and
20 discussed the project and the design and the
21 models. We'll open the public testimony. Dan
22 Morin? Dan Morin?

23 **Morin:** Present.

24 **Altschul:** Oh yeah, yeah.

1 **Morin:** Somebody left their pen. Was this Verizon?
2 Anyway, Dan Morin, City of West Hollywood. My only
3 concern about this pro-, I mean everybody...I
4 didn't go to the meeting that talked about the
5 architecture, but from what I read and from what
6 I've seen, the architecture is certainly not as bad
7 as some of the...actually it's very good. There's
8 other very bad...I don't know, I call them IKEA
9 homes, but my concern, I know that the corporation
10 has mentioned that the people in these bungalows
11 right now will be getting monies to be able to
12 sustain them. My concern is if the project, and we
13 all know how this possibly goes down, if the
14 project, the construction does not come in on time
15 and is extensively delayed, are there protections
16 in place for the tenants in the event that that
17 should happen. That's my greatest concern. My
18 concern again is that the tenants are able to
19 sustain themselves during the construction and are
20 able to return to this beautiful building. Thank
21 you.

22 **Altschul:** Michael Wojtkielevicz to be followed by Karen
23 O'Keefe.

24 **Wojtkielevicz:** Is it three minutes or two?

1 **Altschul:** Three.

2 **Wojtkielevicz:** Three, thank you, John. Good evening once again,
3 Commissioners, members of the public, Michael
4 Wojtkielevicz, resident of West Hollywood. So over
5 a year ago a seemingly simple decision was
6 requested which was to authorize approval for funds
7 marking the start of redevelopment for 1123-1129
8 North Detroit Street, better known as the home of
9 the Detroit Bungalows. On the surface, this
10 appeared a relatively easy decision to make even
11 though the existing bungalow units had undergone
12 upgrades including accessibility some seven years
13 prior and yes, for others, the yes or no choice at
14 hand seemed a no brainer because after all the new
15 project will provide more affordable housing.
16 However, as with most things in life, reality was
17 not just black and white. It was an important fact
18 worthy of consideration. Should the new project
19 target only those who held a special needs
20 classification, then any existing resident of the
21 bungalows who fell outside this category no matter
22 how long they lived there, no matter their poverty
23 level, no matter the fact that they may be of
24 senior age, they would in fact become displaced

1 permanently. For the first time WHCHC was making a
2 decision whose consequence would not only
3 temporarily displace their own residents, but
4 perhaps actually permanently displace longstanding
5 West Hollywood residents. This was a milestone.
6 As such, at the time I could not lend support given
7 the unknown of whether there was one singular
8 existing resident that would face displacement
9 permanently or whether there were multiple
10 households. The action being taken was the
11 equivalent of being Ellised out except for this
12 case it was being basically Ellised out of
13 Federally funded affordable housing. The
14 disclaimer regarding this was made to the public
15 two weeks later on October 20th within City Council
16 paperwork for agenda Item 5.A. On page four, under
17 tenant relocation assistance, one simple line read,
18 "Eligible existing residents will be given the
19 right of first refusal to become tenants in the new
20 development." So as we know today, the proposed
21 project before us is only 22 units, all of which is
22 defined to serve those of special needs. That
23 said, having been assured that there are now
24 provisions to bring any existing Detroit Bungalow

1 resident who falls outside of the special needs
2 classification, I can in good faith and
3 wholeheartedly support this project. Thank you.

4 **Altschul:** Thank you. Karen O'Keefe to be followed by Ramon
5 Mendez. Karen O'Keefe? Not here. Ramon Mendez.

6 **Mendez:** Good evening members of the Planning Commission and
7 staff. My name is Ramon Mendez, I'm a 24 year
8 resident of West Hollywood, a 23 year member of the
9 Board of Directors and I have the honor of being
10 Board Chair for the last five years of West
11 Hollywood's Community Housing Corporation. All
12 board members have their personal motivation to
13 volunteer their time. Mine for the last 23 years
14 has been that we have been providing permanent
15 affordable housing for seniors, low income
16 families, people with HIV and AIDS, people with
17 special needs, challenges and most recently
18 transition age youth in our Sobeia Courtyard
19 project. Our Board of Directors were 15 members,
20 we have about half of the Board here, if you could
21 raise your hand. Nine of the Board members here
22 are WEHO residents, three of those nine residents
23 are residents of three of our projects and you'll
24 be hearing from a few of them tonight. Our mission

1 is to develop safe, decent and affordable housing
2 for people with limited incomes including those
3 with special needs and which enhances the community
4 and supports economic diversity. We envision
5 sustainable communities of healthy, diverse
6 neighborhoods within the Greater Los Angeles area.
7 A primary role of being a Board member is to ensure
8 the corporation's activities meet our mission and
9 Blue Hibiscus indisputably does achieve this.
10 By increasing the availability of permanent
11 affordable units in 22 units, to 22 units in this
12 beautiful building means that at least 22
13 individuals will contribute to the economic
14 diversity for the City for many years to come. I
15 ask the Planning Commission to please approve Blue
16 Hibiscus. Thank you very much.

17 **Altschul:** Clara Denson to be followed by Duke Mason.

18 **Denson:** Good evening, my name is Clara Denson and I'm an 11
19 year resident of West Hollywood. I've also served
20 on several...on the Board of Directors in the
21 capacity of Vice Chair and currently the Board's
22 secretary. I'm also a resident of the Havenhurst
23 Building. I have been so for the last...for going
24 on 11 years now and being here is an honor and a

1 privilege to tell you how much it has changed my
2 life. You know, we can be complacent at times in
3 our life, things go and, and you're happy and, and
4 all of a sudden it takes something to just shock
5 you and that's what happened to me in 2000 when I
6 had a very thriving corporate career in fundraising
7 and all of a sudden I'm looking at possibly being
8 seated in this wheelchair and have been now going
9 on 15 years. It threw my life in, I know, needless
10 to say, just behooves me. Well, I found out about
11 West Hollywood Housing Corporation and I entered
12 the lottery through the help of the Westside
13 Independent Living Agency and my life has changed
14 and now I'm, I'm thriving, I'm on the Board. When
15 I came into West Hollywood and into...and they gave
16 me the keys to my apartment and said do you want to
17 see your new home, and it is just that. It is my
18 home. I'm able to share it with other people, very
19 diverse culture and we're there for each other.
20 We're able to thrive. We're able to feel safe and
21 we're able to hold your head up high and be a part
22 of...please support this project. We are so needy
23 of affordable housing and we need this. So I ask
24 you please, it's just amazing what they do and, and

1 I'm just grateful to be here. I'm proud to be a
2 resident and to be, to be of service to the...on
3 the Board and I can just tell you, you have no idea
4 what it does for someone that life has just changed
5 all of a sudden on a dime, on a whim, and to know
6 that you have a place that's yours and it's safe,
7 and that you can thrive, you can learn to do things
8 that you thought were...you were not going to be
9 able to do. You have support. You have people
10 around you that will come to you and reach out to
11 you. Park Resident Services, I had been sick and I
12 have a tendency to isolate. Well they hadn't heard
13 from me and hadn't heard from me. I, anything I
14 could do by phone, I did by phone and all of a
15 sudden there was a knock at my door and there was
16 Marisol. She's one of our public, our Resident
17 Services and she brought me noodles, chicken noodle
18 soup. You have no idea what that did for me. And
19 so I say, please support this project. It's
20 brilliant, it's beautiful and thank you.

21 **Altschul:** Thank you. Duke Mason to be followed by Tiffany
22 Lowery.

23 **Mason:** Hi, I'm Duke Mason, proud resident of West
24 Hollywood. I'm also a member of the Board of

1 Directors of the Housing Corporation and also a
2 member of the City's Lesbian and Gay Advisory
3 Board. I'm here tonight to support the project for
4 many reasons, some of which are very personal to
5 me. I joined the Board recently because of the
6 WHCHC's commitment to the future. They know that
7 the number one issue facing many of our citizens
8 today is the lack of affordable housing. Many of
9 these citizens are transition age youth who would,
10 according to statistics, end up on the streets just
11 a couple of years after cycling out of County
12 foster programs. I want to make sure that West
13 Hollywood lives up to its legacy as a progressive
14 inclusive City for all, for the next generation and
15 the Blue Hibiscus project sticks to our roots and
16 value. Thank you very much.

17 **Altschul:** Thank you, Tiffany Lowery followed by Alex Bazley.

18 **Lowery:** Hi, good evening Commissioners. My name is Tiffany
19 Lowery and I am a new member on the Board, WHCHC.
20 Like Clara, she spoke so eloquently. I am also a
21 resident of the Courtyard at La Brea. I've been
22 there two years. I am someone whose life has been
23 totally impacted as well. About two years ago, I
24 had been in the food and beverage industry for

1 probably 18 years, bartending, waitressing,
2 cocktailing, you name it. I had completely worn
3 out the cartilage in my hip, my right hip. I could
4 barely walk, I was on a cane, and I had to stop
5 working. I was living right up the street on
6 Poinsettia, the same neighborhood, paying fair
7 market rent, \$1,400, \$1,450 a month and all of a
8 sudden my life was turned upside down, financially,
9 emotionally, not to mention the physical pain. I
10 had control over nothing at that point. I got an
11 e-mail, I got an e-mail one day and everything
12 changed from there. It was from the Actor's Fund
13 and I thought wow, I'm going to jump on this, but
14 there's no way out of thousands of applicants and
15 sure enough, I got the lottery and from that day
16 forward everything just fell into place and my life
17 changed overnight, literally. I was able to take
18 what I had, move in, everything just worked out. I
19 was able to get back on my feet. I'm finishing a
20 Master's now in clinical psychology. Affordable
21 housing is so needed. I worked every day, I had
22 three jobs. It's not about...I know there's
23 stigmas that we all have and I have to admit I
24 probably did too. The types of people that live in

1 affordable housing. What does that mean for our
2 community? It means that good people, good people
3 have the opportunity to have a good place to live,
4 a safe place to live and I'm just grateful that I
5 was lucky enough to be a part of that and I ask for
6 your guys' support. Thank you.

7 **Altschul:** Alex Bazley to be followed by Karl Lott.

8 **Bazley:** Hello Commissioners, first let me thank you all for
9 your service to the community by serving on this
10 body. We really appreciate it. I know it's really
11 tough work. My name is Alexander Bazley. I've
12 been a resident of West Hollywood for about eight
13 years and I currently serve on the board of
14 Directors for the WHCHC. I also manage the West
15 Hollywood Gateway on Santa Monica Boulevard and La
16 Brea as well as other retail shopping centers in
17 Orange County and Los Angeles. I would like to
18 read a letter of support that has been transcribed
19 by current residents of the Detroit Bungalows that
20 also includes an important request. Dear
21 Commissioners, we are all current residents of the
22 Detroit Bungalows who support the Blue Hibiscus
23 project and look forward to moving in when it is
24 completed. However, we are concerned about the

1 question of guest parking. Every unit in the
2 building will have dedicated parking space and will
3 take cars off the street that are currently being
4 parked there since Detroit Bungalows has no off
5 street parking. However, the Blue Hibiscus will
6 have no guest parking and we know from talking with
7 some of our neighbors who live in the Dylan, that
8 the residents of the building are not eligible for
9 preferential parking permits, but must park either
10 in the Dylan garage or at a meter. We understand
11 that this will be up to the Planning Commission to
12 decide whether or not we can continue to purchase
13 preferential guest permits as we can do right now.
14 We hope the Commission will decide to grant us this
15 privilege. We are a low income community which
16 means that most of our friends are also low income
17 and we fear that if our friends cannot park on the
18 street they will not...or they may simply find
19 excuses not to come see us in the evening. We hope
20 the Commissioners will consider this request and we
21 respectfully urge them to rule in our favor.
22 Sincerely, Mark Miller, Kenneth Campbell, David
23 Polocin, James Hayes, Mary Diaz, and Greg Sanders.
24 Thank you.

1 **Altschul:** Thank you, Mark...Karl Lott to be followed by Mark
2 Edwards.

3 **Lott:** Good evening, I'm Karl Lott, I've lived in the City
4 of West Hollywood for 27 years. I'm on the Board
5 of Directors at WHCHC. One of the reasons I joined
6 the Board is because I love the diversity in West
7 Hollywood. This is such a great community and we
8 really need economic diversity. There is such a
9 need for affordable housing and serving on, on the
10 Board of Directors of WHCHC has let me see how
11 great that need is and I just have a couple of
12 points to note to you, to point out how, how that
13 need is continuing to grow. Just a couple of years
14 ago when we opened another project with 42 units,
15 we received 2,400 applications for those 42 units.
16 It's likely we're going to receive that many again
17 for the, for the new projects. The needs continue
18 to grow and the Blue Hibiscus project where there's
19 22 units will be a small step, but it's an
20 important step in that direction. We really do
21 need this project and I, I urge you to support it.
22 Thank you.

23 **Altschul:** Mark Edwards.

24 **Edwards:** Mr. Chair, fellow...I mean Mr. Chair,

1 Commissioners, my name is Mark Edwards. I
2 represent the applicant. I've been doing the
3 community outreach, but I'm here to share two
4 inputs from community members who support the
5 project. The first person is Andrew Falk. He
6 lives at 1133 North Formosa Avenue. He is
7 President of the Homeowner's Association and he
8 wanted to share that he thinks the Detroit could
9 use a little sprucing up as it is, in his opinion,
10 the shabbiest street in West Hollywood I bet and we
11 certainly need more affordable housing. It's true,
12 all the construction is getting annoying, but a 22
13 unit building is a much smaller deal than these
14 several hundred unit buildings popping up around
15 here and the other two low income, but basically he
16 wanted to say that the other two low income
17 buildings are built by WHCHC on Detroit. He really
18 likes them. He thinks they are a wonderful
19 addition to the community. And then the other
20 person is Lynn Russell who lives and has a business
21 in the City of West Hollywood, and she wanted me to
22 share that the Blue Hibiscus project on Detroit is
23 an outstanding project worthy of your approval,
24 clearly has reached high standards with its

1 esthetics and sustainability goals giving special
2 attention to consideration of future residents and
3 compatibility with the surrounding neighborhood.
4 It is my understanding that all current residents
5 of the Detroit Bungalows have the right to move
6 into the building at their current rent rate or if
7 appropriate, might even qualify for one of the
8 specific designations lessening their rent. The
9 WHCHC will assume all relocation expenses. This
10 particular project underscores the contribution of
11 several WHCHC projects, particularly the
12 outstanding location on Havenhurst, which appears
13 exemplary in many respects. Please consider a
14 unanimous approval. Thank you.

15 **Altschul:** David?

16 **Gillig:** The following people chose not to speak but they
17 wanted their views read into the record. They are
18 all in support of staff's recommendation of
19 approval. Cathy Blaivas, Stephanie Harker, Estevan
20 Montemayer, Karen O'Keefe, and Frederick Mintchell.

21 **Altschul:** Thank you. And applicant's rebuttal, Robin, Jesse,
22 who? There was nobody testifying saying anything
23 against it, so there's not much to rebut.

24 **Conerly:** I just want to reiterate that all of the residents

1 of the Detroit Bungalows may be moved back into the
2 building when it is done. And I think Jesse can
3 talk a little bit, there was a question about what
4 if the construction takes a long period of time?

5 **Slansky:** Oh, thank you.

6 **Conerly:** Yes, that's....

7 **Slansky:** Sorry, I didn't mean to cut you off. The, the City
8 of West Hollywood's current required relocation
9 payment for qualified tenants which is usually just
10 defined as seniors or people with disabilities is
11 \$17,000. We are paying on average \$40,000 to each
12 tenant, more than double what's required by the
13 City. So yes, there is a risk that there could be
14 delays, but we are more than doubling the current
15 City requirement in terms of relocation
16 compensation and any relocation compensation
17 remaining when they move back, residents are
18 entitled to keep. We're not going to be reducing
19 benefits if they...if the project is faster,
20 completed faster and they move back earlier,
21 everyone's entitled to their full relocation
22 compensation.

23 **Altschul:** What if El Nino comes and rains delay construction?

24 **Slansky:** We....

1 **Altschul:** Are there reserve funds to assist for longer
2 assistance, longer subsidies (talking over).

3 **Slansky:** Well we...sorry, I don't mean to cut you off.
4 The....

5 **Altschul:** No, you get the idea.

6 **Slansky:** I get the idea. We are estimating that the
7 displace-, that the time of displacement would be
8 24 months. The relocation compensation is based on
9 42 months. So, we have not quite doubled, but
10 almost (talking over). We have, we have about a
11 year and a half additional built in.

12 **Altschul:** What about the question that one of your witnesses
13 brought up about the parking for guests?

14 **Slansky:** We fully support that. We...I mean we would like
15 the residents to be eligible to have preferential
16 parking permits.

17 **Altschul:** All right, thank you. Anything Robin? Thank you.

18 **Conerly:** That's it.

19 **Lightfoot:** I have a, I have a very just elementary question
20 and maybe the, maybe the architect is the one that
21 can answer it. It seems silly but originally I had
22 heard one of the comments from the Design Review
23 Subcommittee about the, the laundry room and the
24 gym being on the upper floor and, you know, I was

1 thinking that doesn't seem right. However, when I
2 look at all the community space and all of that, I
3 thought well, gee, how nice, put it in your laundry
4 and, you know, go and have a cup of coffee or
5 whatever, but I just wondered do...what do you do
6 extra since that is above apartments? Whether it's
7 the gym or the laundry, what do you do extra so
8 there's no disturbance below?

9 **Bornstein:** Hi, my name is Lise again. You know, this is
10 something that we did consider and it was brought
11 up in one of the early meetings with the neighbors,
12 and so we have been asking around. We would engage
13 in an acoustic consultant whose specialty this is,
14 but in the past our experience has been that there
15 are isolators that we can introduce, there are
16 thicker underlayments that we can introduce to the
17 floor assembly that helped mitigate the vibration
18 and noise, and that typically works and, and
19 there's like...they would help us with the specs
20 but it's, it's a fairly straightforward mitigation.

21 **Lightfoot:** Okay. You, you are taking that into consideration?

22 **Bornstein:** Oh, absolutely.

23 **Lightfoot:** Okay.

24 **Bornstein:** Absolutely, yes.

1 **Lightfoot:** Okay. Thanks.

2 **Jones:** I'd like to ask a quick question. Actually, that's
3 a good question too, but following up on that. Was
4 the question that was raised at the Design Review
5 Subcommittee by the other...by I don't know who it
6 was, but the person who brought this up about the
7 laundry and the gym, was it a question of noise or
8 was it a question of access?

9 **Slansky:** My understanding was a question of noise and
10 vibration.

11 **Jones:** Okay, great, thank you.

12 **Altschul:** Donald?

13 **DeLuccio:** Nothing.

14 **Aghaei:** Yeah, I, I was at the meeting. I think it was also
15 an issue of plumbing, 'cause people were worried
16 that if, you know, for whatever reason the plumbing
17 backed up that there'd be a leak in the units
18 below, so that was the concern, but that was more,
19 you know, that's a practical issue of Building &
20 Safety (talking over).

21 **DeLuccio:** Yeah, my, my question had to do with, there's a
22 couple of conditions I guess Commissioner Lightfoot
23 is proposing that, that go into the resolution.
24 You okay, you're okay with those?

1 **Lightfoot:** Yes.

2 **DeLuccio:** And when do you plan on starting construction and,
3 and asking folks to relocate?

4 **Slansky:** We currently anticipating...currently anticipate
5 giving notices to vacate with...I mean I want to
6 say within the next 30 days, but we're not going to
7 give people notices on Christmas Eve.

8 **DeLuccio:** You already have the...you're not going to give
9 them notices....

10 **Slansky:** I said we're not giving peop-, I, I want to say in
11 the next 30 days or so, but we're not giving people
12 notices on Christmas Eve.

13 **DeLuccio:** Oh, okay. Nice of you.

14 **Slansky:** We...if people get, people get 120 days and then
15 any eligible tenants which are tenants who are 62
16 and older or disabled can extend the term for one
17 year.

18 **DeLuccio:** To stay there.

19 **Slansky:** So we don't...we do not anticipate starting
20 construction until December of next year.

21 **DeLuccio:** Okay and my other question is, the condition...when
22 they...when you give notice, is there some kind of
23 packet you give them 'cause how do they...I think
24 everybody would...obviously they would probably

1 know it, that they can express an interest and move
2 back in, but they have to give that to you in
3 writing within six months if they have an interest
4 to, to come back, is...but is that something that
5 you, you explain to them when they leave?

6 **Slansky:** Yes. This, this is a new, newly presented
7 condition to us, but we absolutely have no problem
8 including that in the relocation package.

9 **DeLuccio:** Is that something you, you do anyway? That you
10 plan to do anyway?

11 **Slansky:** Yes.

12 **DeLuccio:** And I may...what I'm saying is it documented in
13 writing when you, when you give your notice to
14 them, the 120 day notice is it?

15 **Slansky:** Yes.

16 **DeLuccio:** Well longer to age 50...seniors, etc., do you put
17 that in writing that they, they can express an
18 interest to come back?

19 **Slansky:** Yeah.

20 **DeLuccio:** Okay, thank you.

21 **Lightfoot:** Okay, Jesse, also along those lines, you sent me,
22 you sent me the, the fact sheet and that's what I
23 used to serve as a basis for what I thought should
24 go into the resolution. Because as this project

1 has gone along, what really garnered the community
2 support was the fact that, you know, that you're
3 guaranteeing that all of the existing residents can
4 go back. So there is several points on the, on the
5 fact sheet that you gave me and the language that
6 is going into this, into this condition is a little
7 more vague, which I'm not really that happy about,
8 but along the lines of what Donald was asking, I
9 think that we need to know that there is a process
10 in place by which no one is going to fall through
11 the cracks. You know it's like, that opt out, you
12 know, the choice whether you can opt out versus
13 have to positively opt in. So I don't know exactly
14 what the process is, but I would like the condition
15 that we have to be a little more, a little more
16 concrete. Would you be opposed, opposed to that?

17 **Slansky:** No, we're not opposed.

18 **Lightfoot:** Okay, very good, thank you.

19 **Buckner:** Were you thinking maybe that there be...in the
20 packet some kind of form that they could fill out
21 that they could present that would clearly
22 demonstrate their interest in writing.

23 **Lightfoot:** Yes, and, and almost, you know, and I would rather
24 see it be something where they would have to say

1 that they did not want to come back. You know, or,
2 or it has to go, it has to go through rent
3 stabilization or, you know, something like that.

4 **Slansky:** My only concern with having it be an opt out
5 instead of an opt in is that the demand for these
6 units is overwhelming, so to hold a unit and then
7 find out that someone doesn't want it....

8 **Lightfoot:** Oh, no, no, no, I meant like immediately. I, I
9 didn't mean like down the, you know, down the road
10 and I don't know whether rent stabilization could
11 be the...you know, could oversee that or whatever.
12 I'd just like something a little more concrete in
13 the condition.

14 **DeLuccio:** Yes, I...when I was asking, you know, is that when
15 you give them their notice, their 120 day notice,
16 that it's...and it's part of that noticing.

17 **Slansky:** Absolutely.

18 **DeLuccio:** And they're obviously going to receive that notice
19 and do they need to sign that, acknowledge that
20 they received it, the notice?

21 **Slansky:** I believe the answer is yes, but I don't (talking
22 over).

23 **DeLuccio:** Yeah, I would rather 'cause then...'cause you're
24 going to notify them and then you're going to make

1 a payment to them.

2 **Slansky:** Yes.

3 **DeLuccio:** So they obviously...yeah, okay. And Elizabeth
4 Savage is here from Rent Stabilization, can she
5 perhaps (talking over).

6 **Lightfoot:** Yes, maybe, maybe (talking over) staff can help us
7 out with this.

8 **DeLuccio:** Yeah. Thank you.

9 **Lightfoot:** Thank you, Jesse.

10 **Savage:** Good evening, good evening Commissioners, it's nice
11 to see you all again and Mr. Chair as well. I'm
12 Elizabeth Savage, Director of Rent Stab-, of Human
13 Services and Rent Stabilization. There are two
14 factors in a condition. One is making the
15 condition and the other is the comfort level that
16 it would be fulfilled. This developer at 1234
17 Hayworth, when it was the fully Ellis Building by a
18 private developer, pursued every prior resident and
19 found many, many, many of them, as much as
20 possible, that had other tragic situations. Some
21 of the prior residents had passed away, but as soon
22 as they got the property, they were able to bring
23 back, I think it was seven or eight residents to
24 1234 Hayworth, some of whom are still there today.

1 So they have a track record in being able to do
2 this, which is important. You can add a condition
3 if you want to, that's your prerogative, but you
4 know, an opting out or opting in, the assurance is
5 that, that people have a full opportunity to, to
6 come back to a high quality product and this
7 developer can bring us that. They've assured the
8 community publicly over and over again if they
9 violate that, it's not a good thing. They wouldn't
10 do that. We have...I have confidence in their
11 capacity to do this. The work that they did in
12 bringing folks back at 1234 Hayworth I have to tell
13 you was extraordinary. I go to housing
14 conferences, I know what they do and don't do, and,
15 and they provided much care for who had been West
16 Hollywood residents to have them come back. So
17 that's my two cents on it. If you want us to
18 interact with the Housing Corp on this further, we
19 can do that. We work with them closely, regularly
20 on these things. If there are any blips or things
21 like that, we stay in close communication
22 additionally. So if there's a condition or some
23 sort of oversight you want us to do, we typically
24 don't do that. Governing bodies don't govern the

1 developer in that way.

2 **DeLuccio:** And it's in the record this evening actually.

3 **Conerly:** We also have...because we're using Federal funds in
4 the project, we have a very detailed relocation
5 plan, which we're happy to share with you and it
6 really is the, the path, the path that we have to
7 walk that our tenants get to walk with us and that
8 our relocation consultant follows and we're happy
9 to share that with you.

10 **Altschul:** Is that it, Sheila?

11 **Lightfoot:** Yeah, I, I think maybe we might be able to tighten
12 up the language just, just a little bit. It says,
13 it says current tenant shall retain the right to
14 move into units in the new structure upon
15 certification of occupancy so long as interest to
16 move in is expressed in writing by the tenant to
17 the applicant within six months of being issued a
18 Notice to Vacate. That sounds, that sounds like
19 the, the residents have to take it upon themselves
20 to write a letter in the proper structure, you
21 know, and get that off. That doesn't sound like
22 it's something that's part of the package where,
23 you know, they can check a box and say yes, they
24 want to come back and I'd like to see it something

1 more like that.

2 **Savage:** You're having expressed the concern tonight will
3 make us extra vigilant about it. Remember that the
4 Housing Division signs off on the Certificate of
5 Occupancy and we would not sign it until we had
6 assurances and some paperwork from them, so I
7 would, I would say don't worry. They're not going
8 to risk their public reputation and we're not going
9 to let people fall through the cracks.

10 **Lightfoot:** Yes, and I do know how to go, go back and watch
11 videos of these, of these meetings, so thank you
12 very much.

13 **Palmer:** And if I could just add on to that, the, the way
14 that the condition is worded, it does not preclude
15 a form being provided in the packet which would
16 allow a resident to check a box and just sign their
17 name. That can be done as well.

18 **Buckner:** I would...personally I would...I think that would
19 be a worthwhile thing to do so that that...we have
20 very specific because I would hate for somebody not
21 be able or be uncomfortable about signing, sending
22 a letter, making sure it has the right
23 word...verbiage in it to indicate that they are
24 interested in returning.

1 **Lightfoot:** Thank you, Sue. Yeah, I think so.

2 **Altschul:** Do you want Ms. Savage to hold their hand and make
3 the mark?

4 **Buckner:** No.

5 **Lightfoot:** No, that wouldn't be necessary but if we could
6 change the language somehow to make it, you know, a
7 form, return the form that's included, that would
8 be included in their package or something like
9 that. Could you help us here?

10 **Palmer:** Sure. The condition is drafted just to say that
11 something in writing needs to be received and that
12 really preserves the record so that, you know, the
13 units aren't being held without some sort of
14 evidence that the unit is desired by a person who
15 would, would fill that unit, so it's balancing, you
16 know, a couple of different needs here and, you
17 know, again the requirement that it's in writing
18 doesn't preclude what it sounds like you are
19 looking for which is just the easiest way possible
20 for....

21 **Lightfoot:** Okay. Okay, but how about that, you know,
22 that...the provided form, the provided form
23 expressing the applicant's desire be returned
24 with...in six months, something like that.

1 **Palmer:** Yes, we can....

2 **Lightfoot:** The provided form, a provided form, something...can
3 we change it like that?

4 **Palmer:** Yes, we, we can definitely add in a reference to a
5 form that will be provided with the, the relocation
6 package.

7 **Lightfoot:** Okay.

8 **Buckner:** And it should say six months after they issue the
9 notice has been (INAUDIBLE). It...the language of
10 being issued a notice, it should be within six
11 months after issued a Notice to Vacate. That's
12 much clearer I think.

13 **Dimond:** We can just add a sentence after that that states
14 that a form shall be (talking over).

15 **Altschul:** Sheila, is that sufficient?

16 **Lightfoot:** Yeah.

17 **Altschul:** All right and is there any more, is there any more
18 discussion or any more comments?

19 **DeLuccio:** I move the item.

20 **Altschul:** Let's then close the public testimony portion of
21 the public hearing.

22 **DeLuccio:** I made a motion to approve the project with the
23 conditions, outlined condition 1.7, modified, with
24 your modified language, condition 1.8 and condition

1 6.14 and condition 6.15 and City Attorney, we don't
2 need to bring this...this does not need to come
3 back to us, right? 'Cause you can incorporate this
4 right into the resolution.

5 **Palmer:** That's correct. With the, the caveat that I just
6 want to read the exact language into the record so
7 that it's clear. I would propose revising
8 condition 1.7 to read, current tenants shall retain
9 the right to move into units in the new structure
10 upon Certificate of Occupancy so long as interest
11 to move in is expressed in writing by the tenant to
12 the applicant within six months of receipt of a
13 Notice to Vacate the existing premises which may be
14 satisfied by completing and returning a form to be
15 provided in the relocation package.

16 **DeLuccio:** Great.

17 **Altschul:** Very good.

18 **Lightfoot:** Yes, that's wonderful.

19 **DeLuccio:** The only thing I was struggling with on this was I
20 know that there was a notice, somebody, I'm sorry,
21 at least one, was it a tenant of the building wrote
22 a notice or some tenants about waiving the
23 condition in here having to do with prefer-, not
24 allowing permits, parking permits. My preference

1 would be just to leave the condition in here. I
2 don't really feel I'd want to take it out. I just
3 think it's going to start a precedent and I would
4 imagine if it's an affordable housing building, are
5 all 22 spaces going to be used anyway? I...we
6 closed the public hearing, so you can't really
7 answer the question and also there is an
8 opportunity to, to get I think a generous amount of
9 guest parking permits each year. So....

10 **Lightfoot:** Oh, actually, you know, I think this, this might be
11 a good time to, to make a recommendation because I
12 do not think that the daily parking passes are now
13 available at Plummer Park. Can someone confirm
14 whether or not that's the case?

15 **Dimond:** We don't know at this point.

16 **Lightfoot:** Well you know, because if someone has a car and
17 they're going to be parking there, they can
18 certainly drive to get one of the, one of the daily
19 parking passes. If someone does not own a car and
20 they have a spot, then their guests can park in
21 their spot. So you know, I think actually this
22 might...you know, they're better off than some of
23 the other units. But I think that we should make a
24 recommendation that parking permits become

1 available at Plummer Park for people to pick up. I
2 think now it's City Hall, the Sheriff's Station and
3 Kings Road parking lot. So just as an aside maybe
4 we can make that as a recommendation to the
5 Council.

6 **DeLuccio:** Was that part...wouldn't be part of this
7 resolution?

8 **Lightfoot:** No, no.

9 **DeLuccio:** I guess it's an aside.

10 **Lightfoot:** No.

11 **DeLuccio:** And, and, and also as far as, obviously I made a
12 motion to, to approve their project. I think it's
13 a wonderful project and we need, we need that
14 additional housing and, and it's so well designed
15 so congratulations to the Housing Corporation and
16 to all the tenants and hopefully they'll all
17 return.

18 **Aghaei:** And I second the motion.

19 **DeLuccio:** Thank you.

20 **Lightfoot:** Yes, and thank you for such a beautiful project.

21 **Altschul:** All right, everybody vote please.

22 **Jones:** I actually...I just want to be clear on the
23 parking. So we are not moving forward with
24 preferential parking?

1 **DeLuccio:** No, we're leaving...no, we're not. We're leaving
2 the condition in here where....

3 **Jones:** Condition that....

4 **DeLuccio:** They cannot, they cannot have parking permits,
5 preferential parking.

6 **Altschul:** We have five votes, one more please.

7 **DeLuccio:** They cannot park, they cannot have parking permits,
8 preferential parking permits but they can have
9 visitor parking permits.

10 **Altschul:** We have five votes, one more please. Thank you.
11 Motion passed unanimously. Thank you all very
12 much. David?

13 **Gillig:** The Resolution the Planning Commission just
14 approved memorializes the Commission's final action
15 on this matter. This action is subject to appeal
16 to the City Council. Appeals must be submitted
17 within 10 calendar days from this date to the City
18 Clerk's office. Appeals must be in writing and
19 accompanied by the required fees. The City Clerk's
20 Office can provide appeal forms and information
21 about waiver of fees.

22 **Altschul:** Item 11.A. was passed to the Consent Calendar.
23 Item 11.B, the Planning Commission meeting
24 scheduled for the next calendar year. David, is

1 that you?

2 **ITEM 11.B. PLANNING COMMISSION MEETING SCHEDULE FOR CALENDAR**
3 **YEAR 2016**

4 **DeGrazia:** There is no presentation. If the Commission feels
5 comfortable with the dates, they can go ahead and
6 adopt that and if there are changes, you can let us
7 know as well.

8 **DeLuccio:** Is it...well right now we're adopting is the only
9 one you canceled. You don't have any cancellations
10 on that, do you? The first of January only.

11 **Gillig:** Yeah, that's all we have at this time.
12 Traditionally throughout the year we will ask the
13 Commission regarding specific holidays and dates as
14 we get closer depending on how busy the schedule
15 is.

16 **DeLuccio:** Okay, sounds fine. I'm fine with that.

17 **Altschul:** That's fine.

18 **DeLuccio:** Yeah.

19 **Altschul:** All right, moving on. Unfinished Business, 12.A.
20 was adopted...was moved to Consent Calendar and
21 passed. No excluded Consent Calendar. David, your
22 update?

23 **DeGrazia:** No real update tonight. I just wanted to let
24 everyone know our next two meetings are canceled,

1 the 17th of 2015 and then January 7th, 2016. Our
2 next meeting will be on January 21st, 2016.

3 **Buckner:** Well that means Happy New Year's everybody.

4 **Altschul:** Happy New Year.

5 **Buckner:** And, and (talking over) holiday season, Merry
6 Christmas, Happy Hanukah, all that.

7 **Altschul:** David, any public comment? David, any public
8 comment?

9 **ITEM 15. PUBLIC COMMENT**

10 **Gillig:** Yes, we have two, our first speaker is Don Morin.

11 **Morin:** Again, Dan Morin, City of West Hollywood, and all
12 you lovely people out in the dark. I was very
13 impressed by the zeal of the opponents of the
14 towers at St. Ambrose. I just wish that that zeal
15 would also...and, and this...and the, the comments
16 from the members of the Commission regarding the
17 individuals who showed up tonight in force to
18 oppose Verizon, which shot themselves in the foot
19 royally, would be translated into...oh, before I
20 have a senior moment, I digress for a moment and
21 no, I'll just do this for the public record because
22 the WHCHC, I hope I said that right, it took me
23 forever to say GLCSC when I was at Aid's Project
24 Los Angeles. That was about three months but now

1 they're changed the name. Anyway, this 22 unit
2 apartment building on, on Detroit, I would hope
3 that the monies or the WHCHC would definitely
4 petition the City Council to approve construction
5 of affordable housing at the lot the City now owns
6 at the corner, at the southwest corner of Crescent
7 Heights and Santa Monica Boulevard, the former
8 Walgreen's site. I've heard rumors that that's
9 going to be possibly a parking lot, which is
10 appalling to me. The City is in desperate need of
11 affordable housing and I can't imagine a better
12 location than to have it go up on there. So that's
13 my recommendation to the people who are not in the
14 room, WHCHC, to the members of the Commission, to
15 the City Council, etc., and so on. But getting
16 back to the zeal of the people who are opposed to
17 the tower, I was ambivalent when I came into the
18 room. I, as I said, I think Verizon did an
19 incredibly poor job on a presentation for a multi-
20 billion dollar company, but I caution the people
21 who came up to me with positive comments after I
22 had some comments of my own that Verizon unlike
23 people who appeal your decisions to move
24 construction along, Verizon has enormous wealth to

1 get the best possible attorneys you can imagine and
2 they are certainly not going to take this lying
3 down. I just wish that the people that were here
4 who were applauding, who were congratulating each
5 other, I said to a few of them, where are you when
6 the Commission...when you people approved the
7 demolition of affordable housing that's just coming
8 down the pike like there's no tomorrow. I just
9 wish that they would translate that energy in
10 trying to get affordable housing in the City. It's
11 just a very...I guess if I doesn't affect you
12 personally, unfortunately there's no motivation and
13 I wish you a very happy holiday. Again, now that
14 there's only us intimate group here.

15 **Altschul:** Thank you. Michael Wojtkielevicz.

16 **Wojtkielevicz:** So one last time, Michael Wojtkielevicz, City of
17 West Hollywood. I want to thank you all,
18 especially those Commissioners who were here a year
19 ago because ironically tonight or this date pretty
20 much signifies a year which I came before you on
21 the issue of Saul Towers. Not that I needed to
22 because my circumstance was that AT&T needed no
23 Planning Commission review. AT&T was taking
24 advantage of the fact that a mixed use development

1 came upon the boulevard at Sierra Bonita, zoned C-
2 3, three stories, 30 feet, got double bonus, five
3 stories, 50 feet and that was their sweet spot, 50
4 feet. They needed no public, no public review, no
5 public notification and I came before you after
6 presenting a petition to City Council on November
7 3rd, 2014 of 200 signatures following it up on the
8 17th of November stating that in equity that
9 happens when you force people onto the boulevard
10 and what is happening in...I was hoping to talk
11 about this on the aging in place thing is because
12 the City is changing. The village is gone and some
13 of the people who are being...I use the word
14 forced, it's an option. You know, when, when
15 you're, you're pushed onto the boulevard, low
16 income, next year you're going to have somebody
17 selling units of senior at Avalon Bay. It's 24/7
18 noise. Your health especially for those disabled
19 which is already compromised leads more likely to
20 stress, hypertension, diabetes, and other things.
21 So I think this, this is something that I'm going
22 to talk to Elizabeth Savage about more, but I'm
23 going to be bringing it up as, as to the
24 appropriateness for some, some, some segments of

1 our society being put onto the boulevard. The best
2 thing about the Blue Hibiscus is this, everyone
3 gets to come back and trust me, it wasn't a typo
4 last year, I was in the meetings. The person, the
5 person who said how important affordable housing is
6 to her, and I get that because it is to me, they
7 voted for the potential permanent displacement of
8 longstanding West Hollywood residents. I took a
9 stance. I was the only one. It wasn't easy. It's
10 cost me and that's okay, because it was worth it,
11 but the second thing best about Blue Hibiscus is
12 that it's not on the boulevard. So you made a very
13 special evening even much more special. You could
14 tell that you all were enjoying it and so were we.
15 Thank you.

16 **Altschul:** Thank you. Items from Commissioners? Sheila?

17 **ITEM 16. ITEMS FROM COMMISSIONERS**

18 **Lightfoot:** Merry Christmas and Happy New Year.

19 **Altschul:** Thank you, Sue?

20 **Buckner:** Same here, look forward to seeing you next year.

21 **Altschul:** David?

22 **Aghaei:** Same here, thank you.

23 **Altschul:** Donald?

24 **DeLuccio:** Ditto.

1 **Altschul:** Stacy?

2 **Jones:** Same.

3 **ITEM 17. ADJOURNMENT**

4 **Altschul:** And same for me. This meeting is adjourned until
5 January 21st, Thursday, in this room, 2016.

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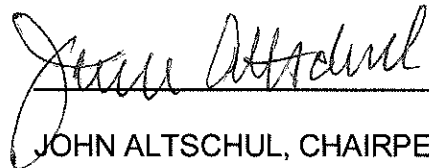
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 21st day of January, 2016 by the following vote:

AYES: Commissioner: Buckner, DeLuccio, Jones, Lightfoot, Vice-Chair
Aghaei, Chair Altschul.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Huebner.



JOHN ALTSCHUL, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY

CERTIFICATE AND

DECLARATION OF TRANSCRIBER

I, KIMBERLY MCVAY, hereby declare as follows:

I am located at 21220 Devonshire Street, Suite 202-B, Chatsworth, California 91311. I am the person who transcribed the foregoing Planning Commission Meeting minutes of December 3, 2015, in its entirety.

I have transcribed this transcript to the best of my ability and certify that this written transcript is a true and accurate account thereof. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

I further certify that I am not of counsel or attorney for any of the parties in the foregoing matter or in any way interested in the outcome of the matter set forth in this transcript.

EXECUTED this 31st day of December 2015 at Chatsworth, California.



KIMBERLY MCVAY

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