

APPENDIX G

Comment Letters

DEPARTMENT OF TRANSPORTATION

DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0475
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

November 19, 2019

Mr. Adrian Gallo
City of West Hollywood
Planning & Development Services Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216

RE: 7617 Santa Monica Boulevard Project –
Draft Sustainable Communities
Environmental Assessment (DSCEA)
GTS # 07-LA-2019-02879
Vic. LA-2/PM: 10.621

Dear Mr. Adrian Gallo:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the above referenced DSCEA. The proposed project is the construction of a new, 4-story, mixed-use residential building with a Floor Area Ratio (FAR) of 2.025. The building would contain 71 residential units within 48,975 square feet of residential floor area and approximately 9,240 square feet of ground-floor commercial uses. The entire building would be approximately 63,560 square feet in size and would include a 2-level subterranean parking garage with 177 parking spaces and 21 bicycle parking spots. The site currently contains a car wash. The City of West Hollywood is considered the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located on State Route 2 (SR-2), also known as Santa Monica Boulevard. As discussed in the DSCEA, the project is well-served by transit and is considered a Transit Priority Project. Specifically, the project is serviced by the West Hollywood Cityline Blue-Orange line and the following Los Angeles County Metropolitan Transportation Authority (Metro) bus lines: 2-302, 4, 217, 218, 780, and 704. Furthermore, during peak periods the 704 and 780 Metro Rapid lines have less than 15-minute headways at the intersection of Fairfax Avenue & Santa Monica Boulevard. This intersection is located less than a ½ mile west of the project site, meaning that the project is in a high-quality transit corridor.

In terms of active transportation facilities serving the project, there are Class II bike lanes on N. Fairfax Avenue, and sidewalks along SR-2, Spaulding Avenue, Stanley Avenue, and Curson Avenue.

Due to the project's infill nature, high quality access to transit, and access to bicycle and pedestrian facilities, Caltrans does not expect project approval to result in a direct adverse impact to existing State transportation facilities.

The following information is included for your consideration.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Furthermore, Caltrans encourages the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions, as well as facilitates a high level of non-motorized travel and transit use. Thus, Caltrans supports the Transportation Demand Management (TDM) strategies this project has incorporated, such as providing 21 bicycle parking spaces. Additional TDM strategies that the City of West

Hollywood may want to consider integrating into this project include:

- Decrease the amount of vehicle parking provided to be no more than required, which would be approximately 135 spots for this project
- Provide a continuous bicycle facility on Santa Monica Boulevard east of N. Orange Grove Avenue
- Install a HAWK signal and bulb-out at the intersection of N. Spaulding Avenue & Santa Monica Boulevard
- Separate bicycle storage for residents and commercial patrons, and ensure that all bike parking is secure
- Widen the sidewalk and install a bus stop shelter at the Santa Monica Boulevard & N. Genesee Avenue intersection

Please make every attempt to reduce VMT. For additional TDM options that can reduce VMT, please refer to:

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>

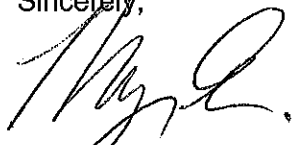
As a reminder, Senate Bill 743 (2013) mandates that VMT be used as the primary metric in identifying transportation impacts of all future development projects under CEQA, starting July 1, 2020. For information on determining transportation impacts in terms of VMT on the State Highway System, see the Technical Advisory on Evaluating Transportation Impacts in CEQA by the California Governor's Office of Planning and Research, dated December 2018: http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf.

Also, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods. If construction traffic is expected to cause delays on any State facilities, please submit a construction traffic management plan detailing these delays for Caltrans' review.

In addition, storm water run-off is a sensitive issue for Los Angeles county. Please be mindful that the project needs to be designed to discharge clean run-off water.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS# 07-LA-2019-02879.

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

MARK RIDLEY-THOMAS
SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

November 13, 2019

Adrian Gallo, Associate Planner
City of West Hollywood
Planning and Development Services Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069

Dear Mr. Gallo:

NOTICE OF AVAILABILITY OF A DRAFT SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT, "7617 SANTA MONICA BOULEVARD PROJECT," INVOLVES THE CONSTRUCTION OF A NEW 4-STORY MIXED-USE RESIDENTIAL BUILDING, THE PROPOSED BUILDING WOULD BE APPROXIMATELY 63,560 SQUARE FEET IN SIZE AND WOULD ALSO INCLUDE A 2-LEVEL SUBTERRANEAN PARKING GARAGE, LOCATED AT 7617 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, FFER 2019006288

Notice of Availability of a Draft Sustainable Communities Environmental Assessment has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

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

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

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

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

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.
2. Where Fire Apparatus Access Roads or a water supply for fire protection are required to be installed such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with Section 205.2.
3. Fire Apparatus Access Roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.
4. Approved Fire Apparatus Access Roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The Fire Apparatus Access Road shall comply with the requirement of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
5. Fire Apparatus Access Roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 [California Code of Regulations, Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads) (a) Roads. Required Access Roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in-width. Such right-of-way shall be unobstructed and maintained only as access to the public street.
6. The dimensions of approved fire apparatus roads shall be maintained as originally approved by the fire code official.
7. Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from Fire Apparatus Access Roads to exterior openings shall be provided when required by the fire code official. [California Code of Regulations, Title 19, Division 1, §3.05(b)] Fire Department Access and Egress (Roofs) (b) Roofs. No person shall install or maintain any security barrier such as barbed wire fencing, razor wire fencing, chain link fencing, or any other fencing material cable aerial, antenna, or other obstruction on the roof of any commercial establishment in such a manner as to obstruct or render egress or access hazardous in the event of fire or other emergency.

8. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.
9. Multiple residential and commercial units having entrance doors not visible from the street or road shall have, in addition to the requirements of Section 505.1 above, approved numbers grouped for all units within each structure and positioned to be plainly visible from the street or road. Said numbers may be grouped on the wall of the structure or on a mounting post independent of the structure.
10. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official.
11. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
12. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. The required fire flow for the proposed development has been calculated to provide a minimum required flow of 2,250 GPM at 20 POUNDS PSI FOR 2 HOURS.
13. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C or by an approved method.
14. When required by the fire code official, a fire hydrant and other firefighting water source shall be identified by the installation of a blue raised reflective pavement marker or identified by other approved means.
15. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.
16. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, and Group R-3 buildings shall be as specified in Tables B105.2 and B105.1(2).

17. For all occupancies other than one- and two-family dwellings, and Group R-3 buildings, including commercial, industrial, multi-family dwellings, private schools, and institutions, fire hydrant spacing shall be 300 feet (91.44 m). No portion of lot frontage shall be more than 200 feet (60.96 m) from, via vehicular access, a public hydrant. No portion of a building shall be more than 400 feet (121.92 m) from, via vehicular access, a properly spaced public hydrant.
18. The average spacing between fire hydrants shall not exceed that listed in Table CC105.1.
19. For buildings not exceeding three stories or with an eave height not exceeding 30 feet (9144 mm) in height, Fire Apparatus Access Roads shall have an unobstructed width of not less than 26 feet (7925 mm) exclusive of shoulders and an unobstructed vertical clearance of clear to the sky. For buildings exceeding three stories or with an eave height exceeding 30 feet (9144 mm) in height, Fire Apparatus Access Roads shall have an unobstructed width of not less than 28 feet (8535 mm) exclusive of shoulders and an unobstructed vertical clearance of clear to the sky.

The County of Los Angeles Fire Department Land Development Unit's comments are general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

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

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

Adrian Gallo, Associate Planner
November 13, 2019
Page 5

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

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

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

November 17, 2019

Adrian Gallo, Associate Planner
City of West Hollywood
Planning and Development Services Department
8300 Santa Monica Blvd.
West Hollywood, California 90069-6216

Dear Mr. Gallo:

I am writing to give my public comments in regard to the 7617 Santa Monica Blvd. project.

In an August 22, 2019, meeting with the developers and local residents, I brought up my concerns regarding the development. I learned that there would be a fourth floor aquatic center on the west side of the four-story building, and that this aquatic center would consist of a swimming pool and a clubhouse, and that the pool area would not be enclosed, but open to the air.

I asked that the pool and aquatic center be located on the west side of the building overlooking the parking lot where 7-Eleven is located.


The reason I ask that that the aquatic center be moved is primarily due to our noise concerns—noise that may arise from loudspeakers, loud music, pool parties, and all other sounds that can emanate from a large open space where people congregate. Especially one that is part of a new commercial enterprise.

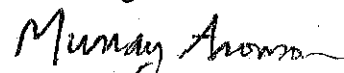
The planned aquatic center overlooks at least 21 units in close proximity, directly adjacent and behind the development. Affected would be approximately 30 individuals. This does not include the firemen at the fire station who are directly adjacent to the aquatic Center, and who may also have concerns.

Far fewer people will be affected by a move of the aquatic center to the eastern side of the proposed structure, since there are no large residential apartment buildings adjacent to it or directly behind it.

Thank you for considering our concerns in regards to the planning and development of this project.

Sincerely,


Fred Piegonski


(also) Murray Aronson

(Residents of two units in the apartment building at 1116 N. Spaulding, West Hollywood)

November 25, 2019

Ref. DOC 5352690

Ms. Adrian Gallo, Associate Planner
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069

Dear Mr. Gallo:

DEIR Response for 7617 Santa Monica Boulevard Project

The Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report (DEIR) for the subject project on October 24, 2019. The proposed project is located within the jurisdictional boundaries of District No. 14. We offer the following comments:

1. 2.5 PROJECT CHARACTERISTICS, *page 2.0-3*, second paragraph – The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before this project is permitted to discharge to the Districts' Sewerage System. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. The developer should contact the Districts' Wastewater Fee Public Counter for more specific information regarding the connection fee application procedure and fees.
2. XIX. UTILITIES AND SERVICE SYSTEMS, *page 4.0-124*, first paragraph – The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Gardner Avenue Trunk Sewer, located in Gardner Street north of Santa Monica Boulevard. The Districts' 15-inch diameter trunk sewer has a capacity of 1.8 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2013. Wastewater generated by the proposed project will ultimately be treated by the City of Los Angeles Hyperion Treatment System.
3. TABLE XIX-2, *page 4.0-125*, Estimated Sewerage Generation – The table describes the proposed project as 21 residential studios, 31 residential 1-bedroom units, 19 residential 2-bedroom units, and 9,240 square feet of commercial space. Based on the Districts' average wastewater generation factors, the expected average wastewater flow from the project site, as described above, is 11,443

gallons per day. The demolition of the existing carwash on the project site would decrease the expected average wastewater flow to 7,037 gallons per day.

All other information concerning Districts' facilities and sewerage service contained in the document is current. If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar