

1 BEFORE THE PLANNING COMMISSION
2 OF THE CITY OF WEST HOLLYWOOD
3 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
4 In the Matter of Planning Commission Agenda Minutes

5
6 Address:)
7 West Hollywood Park Public Meeting Room)
8 625 N. San Vicente Boulevard)
9 West Hollywood, California)
10)

11 DATE OF MEETING: November 17, 2022

12 PLANNING COMMISSION:	STAFF:
13 Stacey E. Jones, Chair	Jennifer Alkire, Planning Mgr.
14 Marquita Thomas, Vice-Chair	Adrian Gallo, Assoc. Planner
15 Rogerio Carvalheiro, Commissioner	Lauren Langer, City Attorney
16 Kimberly Copeland, Commissioner	Dereck Purificacion, Assoc. Pl
17 David Gregoire, Commissioner	Roger Rath, Associate Planner
18 Michael A. Lombardi, Commissioner	Joseph Heredia, B/S Permit Tec
19 Erick J. Matos, Commissioner	Isaac Rosen, Asst. Attorney
20	David Gillig, Secretary

21 And Public Speakers.
22
23
24

25 **Planning Commission Meeting**

26 **November 17, 2022**

27 Jones: All right. Thank you everyone. We're going to go
28 ahead and get started. The West Hollywood Planning
29 Commission acknowledges that the land on which we
30 gather and that is currently known as the City of
31 West Hollywood is the occupied unseated seized
32 territory of the Gabrieleno Tongva and Gabrieleno
33 Kizh peoples. This Planning Commission meeting is
34 being live broadcast and teleconferenced on the
35 City's website and is also provided on a wide array
36 of streaming media platforms to offer access to the
37 public to the fullest extent possible. You may call
38 in to make a comment and you may also listen into
39 this meeting by dialing 669 900 6833, meeting ID
40 89195189124 and then press the pound sign. WeHo TV
41 staff have confirmed that this Planning Commission
42 Meeting is currently streaming successfully on
43 Spectrum Channel 10 and online at WeHo.org/WeHoTV.
44 In addition, and as a courtesy, this meeting is
45 also successfully streaming on the City's You Tube
46 Channel at Youtube.com/WeHoTV and on ROKU, APPLE
47 TV, FIRE TV, and ANDROID TV. WeHo TV staff monitor
48 this broadcast on all platforms throughout the

49 meeting and will notify the Planning Commission
50 Secretary should broadcast disruptions arise.
51 Please do not interrupt the live meeting by calling
52 or texting the Planning Commissioners about
53 difficulties viewing the meeting. Please understand
54 that internet speeds, device reliability, third
55 party platform reliability, and individual or
56 personal technical issues are out of the scope of
57 this broadcast. If you are experiencing viewing
58 difficulties while watching this live stream,
59 please reload the page or visit WeHo.org/WeHoTV to
60 access our official live stream and to view a list
61 of other available streaming options and a guide to
62 troubleshoot your connection. If you continue to
63 experience difficulties, you can also call 323 848
64 3151. Thank you for coming tonight, everyone. I'm
65 calling to order this meeting of the West Hollywood
66 Planning Commission. This is a regularly scheduled
67 meeting. It is Thursday, November 17th and we are a
68 little bit behind schedule. It's 6:36 p.m. right
69 now. Item 2 is The Pledge of Allegiance. We haven't
70 seen this many people in person in a long time by
71 the way, so I just want to thank you all for coming
72 out. But because I can't see that well, I'm going

73 to ask one of our fellow Commissioners to lead us
74 in the pledge. Vice Chair Thomas, would you be so
75 kind?

76 (Group Pledge of Allegiance)

77 Jones: Thank you for being game to do that. Item three is
78 roll call. David, can you please call roll for us?

79 Gillig: Good evening, Commissioners. Commissioner Matos.

80 Matos: Present.

81 Gillig: Commissioner Lombardi.

82 Lombardi: Present.

83 Gillig: Commissioner Gregoire.

84 Gregoire: Present.

85 Gillig: Commissioner Copeland.

86 Copeland: Present.

87 Gillig: Commissioner Carvalheiro.

88 Carvalheiro: Present.

89 Gillig: Vice Chair Thomas.

90 Thomas: Here.

91 Gillig: Chair Jones.

92 Jones: Here.

93 Gillig: And we have a full quorum.

94 Jones: Thank you. Item 4 is approval of the agenda. This
95 is approval for the agenda of Thursday, November
96 3rd. Wait. I think that this is, I think this might

97 be a misprint. Am I misguided here? I think this
98 may have belonged under Item 5, approval of the
99 minutes since we would have approved the agenda for
100 the last meeting at the last meeting.

101 Gillig: It would be for approval for Thursday, November
102 17th. That is a typo.

103 Jones: Okay, great. Thank you. Just wanted to make sure
104 I'm not, my eyes aren't deceiving me. In any case,
105 it looks like we have a motion on the floor from
106 Vice Chair Thomas, seconded by Commissioner Matos.

107 Gillig: And the motion carries unanimously to approve the
108 agenda for Thursday, November 17th, 2022, as
109 presented.

110 Jones: Great. Thank you. Approval of the minutes. We have
111 two items here that we will need to vote on
112 separately. Item 5A, this is for the October 20th,
113 2022, meeting. This is a court transcription, which
114 is why I believe it took a little bit longer than
115 usual. Do we have a motion and a second?

116 Gillig: We have a motion by Commissioner Matos, seconded by
117 Commissioner Gregoire.

118 Gillig: And the motion carries, noting Commissioner
119 Carvalho is abstaining from this vote, approving
120 the minutes for October 20th, 2022, as presented.

121 Jones: Great, thank you. Item 5B is the minutes for
122 November 3rd, 2022. This is from our meeting two
123 weeks ago.

124 Gillig: We have a motion by Commissioner Matos, seconded by
125 Chair Jones. Vice Chair Thomas? Thank you. And the
126 motion is unanimous approving the minutes for
127 November 3rd, 2022, as presented.

128 Jones: Great, thank you. Item 6 is public comment. For any
129 of you who aren't familiar with the format, it's
130 totally fine. We do it every two weeks here, but I
131 don't expect every one of you to be intimately
132 familiar so I'm going to quickly run you through
133 kind of how this works. So, if you have a public
134 comment that is not pertaining to one of the agenda
135 items for tonight, one of the actual public
136 hearings that we have, that would be 10A, 10B, or a
137 new business item, 11A, you can give it at this
138 time. But if you want to speak on one of those
139 items, you should please give your name on a
140 speaker slip to our secretary here, Mr. Gillig,
141 sitting at the front. He's a lovely person. And you
142 can enlist to speak during one of those periods.
143 There will also be a general public comment portion
144 at the end of the meeting. This is following all of

145 our public hearings and new business items. So
146 again, this is a time for public comment that is
147 general feedback pertaining to things that are not
148 on our agenda for this evening. So, with that being
149 said, David, do we have any public speakers?

150 Gillig: Chair, I have no public speakers here in chambers.
151 We do have one on the Zoom platform.

152 Jones: Great.

153 Gillig: And I'll hand that over to Joe.

154 Joe: Yes. We do have one public speaker. It is Lynn
155 Russell. Lynn, please state your name and city of
156 residence and then star 6 to unmute, please.

157 Russell: Good evening, Chairman Jones, and fellow Planning
158 Commissioners. This is Lynn Russell in West
159 Hollywood. Although the City established a process
160 whereby buildings of potential cultural resource
161 considerations were to be examined, it appears
162 quite arbitrary and inconsistent. There are several
163 examples of arbitrary decisions. Most of whatever
164 steps taken by the city appear in somewhat of a
165 workstyle staff report and the documents do not
166 represent a clear, concise, and transparent
167 process. And in some instances, individuals and or
168 groups of residents have been unnecessarily

169 burdened by the owners appeals when the chief point
170 was inconsistency of procedure in addition to
171 faulty information. There, I have a list to offer
172 of five properties. They are not all the properties
173 under this category, but it's at least five. 1257
174 North Switzer. And these are more completely
175 discussed and characterized in the Staff Report.
176 Number two is 1150 North Orange Grove Boulevard.
177 The third, 8001 to 8003 Santa Monica Boulevard.
178 Number four, 8000 Fountain Avenue. And lastly, 950
179 North Ogden, which never actually made it into a
180 hearing or discussion, and it was the last
181 remaining Dutch Colonial example in West Hollywood.
182 As a result of inconsistent process and procedures,
183 failing to receive a reasonable and transparent
184 public review, the slow erosion of West Hollywood's
185 historic and architectural path and culture is lost
186 to erosion. Failure of the City to maintain even
187 handed knowledgeable staff member, conversant in
188 the essence of historic preservation element is
189 avoidable. The sad results speak for themselves and
190 are entirely preventable. West Hollywood inherited
191 a wealth of historical cultural resources. It is
192 very easy to note the outstanding examples, but it

193 takes a minimal amount of diligence to recognize
194 those in the fabric of the landscape, which
195 comprise varied neighborhoods in the community
196 representing a quality of life. Historical
197 preservation deserves to be regarded as a living,
198 breathing element in the community and not some
199 detached decorative artifact. I'm requesting that
200 you, that you increase your advocacy for correct
201 policy and procedures and possibly agenize this
202 subject for the future, which will hopefully be
203 respected in maintaining our cultural history.
204 Thank you so much. And I see we went through the
205 approval of the agenda, strangely the request for
206 continuance on the item of 1317 North Crescent
207 Heights Boulevard seems to have been strangely
208 ignored. So that is sad as well. Thank you so much.

209 Gillig: Thank you, Lynn. And Chair, I want to give, we have
210 several callers that have called in on Zoom. I just
211 want to give them an opportunity if they do want to
212 speak on a general comment to star nine. Star nine
213 from your telephone to let us know if you'd like to
214 speak under a general comment. And Chair, it looks
215 like we are all clear.

216 Jones: Great. Thank you very much. Item 7 is Director's

217 Report.

218 Alkire: Mr. Keho was not available to be here this evening,
219 so there will be no Director's Report.

220 Jones: All right. Thank you. Item 8 is items from
221 Commissioners. Do we have any items from
222 Commissioners this evening? Okay. If you think of
223 anything, we will have another one of these at the
224 end. All right. Item 9 is consent calendar. We have
225 none. Item 10A is public hearing, so we will have
226 our first public hearing. Just to note, matter of
227 procedure, because of some of the technical issues
228 we've been having if any of you were here for our
229 last meeting, we had some technical issues. We
230 eventually had to end the meeting early so we're
231 going to do a five-minute break between each one of
232 the public hearings and then the new business items
233 as well. So just so you know, just to make sure
234 that everybody can participate via Zoom and that
235 everyone has a view of our and your faces and
236 everybody can hear everything that's going on. So,
237 with that, Item 10A is our first public hearing.
238 This is 511 North Flores Street. This is a public
239 hearing to consider a request to subdivide a three-
240 story, six-unit residential development into a

241 common interest development and adopt a new
242 categorical exemption pursuant to CEQA guidelines
243 Section 15332 for the property located at the
244 aforementioned address. And I will hand this over
245 to staff for presentation.

246 Rath: Thank you. Thank you. Good evening, Chair and
247 Commissioners. My name is Roger Rath. I'm one of
248 the Associate Planners with the Current and
249 Historic Preservation Planning Team. And I will be
250 presenting this item for you tonight. So, the item
251 before you is a request for a general check map for
252 the subdivision of the previously approved three-
253 story, six-unit multifamily development. The
254 subject property is located near the intersection
255 of Flores Street and Rosewood Avenue in the R3-B
256 zone, a medium density, multi-family residential
257 zone. The lot is currently vacant. The six-unit
258 multifamily development was administratively
259 approved on April 22nd, 2021, and currently
260 undergoing building and safety plan check review.
261 The item tonight is for the subdivision request
262 only. Since the development was already approved,
263 the development itself including development
264 standards and designs are not before you this

265 evening. It is staff's assessment that the
266 subdivision of this building would not be
267 detrimental to the public welfare and would not
268 impede implementation of the general plan nor the
269 purpose and intent of the provisions of the zoning
270 ordinance. Therefore, staff recommends that the
271 Commission approve the subdivision request subject
272 to the finding and conditions, condition of
273 approval set forth in the draft resolution. That
274 concludes my presentation. I'm available for any
275 questions you may have and the applicant I believe
276 is in the audience too.

277 Jones: Thank you very much, Roger. Do we have any
278 questions for staff, Commissioner Matos?

279 Matos: Thank you, Chair Jones. Good evening. I wanted to
280 see how long has this site sat vacant for.

281 Rath: I can look that up. There's, we have a demolition
282 permit on file so let me just pull that up.

283 Matos: I can ask a follow-up question.

284 Rath: Yeah, sure.

285 Matos: So, the follow-up question I had and there's only
286 two, would be has the applicant indicated if
287 they're going to lease or sell the condos with the
288 subdivision request?

289 Rath: For that second question, I'll defer to the
290 applicant to reply to that. But in terms of the
291 development, or the demolition permit, I'm sorry,
292 that permit was issued back in October 16th, 2018.
293 For the exact date of when the demolition started,
294 that should be deferred to the applicant as well.

295 Matos: Okay. Thank you.

296 Jones: Any other questions for staff about items contained
297 in the Staff Report at this time? No? If not, then
298 I will give the applicant an opportunity to, this
299 would be an opportunity to present as opposed to at
300 a regular public hearing. If you'd like to say
301 anything or to address any of the questions. After
302 that we'll do public comment then you have an
303 opportunity to rebut should you wish to. Yeah. You
304 would just need to come up please to the podium.
305 Just state your name, city of residence, and your
306 relationship to the project.

307 Poursartip: Good evening. I'm -

308 Jones: Oh, sorry. It's, I just want to make sure that you
309 know just please begin with that so everybody can
310 hear you.

311 Poursartip: Good evening. My name is Farshid Poursartip. I'm
312 the project manager for this project. To answer

313 your question, the owner, the new owner bought this
314 property in 2019. That time it came with a permit
315 for 10 units, four-story building and it wasn't
316 financially feasible to build the building. So,
317 the, he decided to apply for new permit. And I
318 believe since 2019 this property is vacant. And
319 subdivision, I think at this point, they're not 100
320 percent sure, but they want to have the option if
321 they want to sell, they could sell the units.

322 Jones: All right. Thank you very much. I'll give an
323 opportunity if anybody wants to ask questions of
324 the applicant once they come up for rebuttal should
325 they wish to. David, so we're going to move into
326 public comment for this now. David, do we have any
327 public speakers on this item in the auditorium or
328 on Zoom?

329 Gillig: Chair, I received no public comment speaker slips
330 for this item in Chambers. If there's anybody on
331 the Zoom platform that would like to speak on this
332 item, please star 9 for me if you're calling in. If
333 you're on the Zoom platform, just simply raise your
334 hand. And Chair, it looks like we are all clear.

335 Jones: Okay. Okay, so at this time I'm going to keep the
336 public hearing open. Do we have any questions of

337 the, for the applicant from Commissioners at this
338 time? No? Okay. So, I'm going to go ahead and close
339 the public hearing. We can move into deliberation.
340 As a point of order, I need to make sure we do
341 disclosures at this time. I'm going to start from
342 left to right. Anybody have any disclosures? No?
343 All right. Great, thank you. So, we have a motion
344 on the floor. We have a second on the floor. We can
345 call the question.

346 Gillig: Thank you. Commissioner Carvalheiro moved it,
347 seconded by Vice Chair Thomas. And the motion
348 passes unanimously. We do have an appeal process
349 for this item. The resolution that the Planning
350 Commission approve memorializes the Commission's
351 final action on this matter. This action is subject
352 to appeal to the City Council. Appeals must be
353 submitted within ten calendar days from this date
354 to the City Clerk's Office. Appeals must be in
355 writing and accompanied by the required fees. The
356 City Clerk's Office can provide appeal forms and
357 information about the waiver of fees.

358 Jones: Great. Thank you, David. So, as I mentioned before,
359 we are going to take a quick five-minute break.
360 This is the opportunity for you to stretch your

361 legs, stay where you are. There are restrooms
362 nearby. If you did park in the parking structure,
363 there is a way to validate your ticket.

364 (Off Record)

365 (On Record)

366 Jones: All right, everyone. Please take your seats. We're
367 going to go ahead and get, call the meeting back to
368 order. We were just on a break. Our next public
369 hearing is Item 10B. This is 1317 North Crescent
370 Heights Boulevard. This is a public hearing to
371 consider a request to demolish all existing
372 structures and construct a new five-story, 90-unit
373 apartment building with 14 affordable units over a
374 subterranean parking garage and adopting a
375 categorical exemption pursuant to CEQA guideline
376 Section 15332 for the property located at the
377 aforementioned address. And I will hand the mic
378 over to our lovely staff.

379 Gallo: Thank you, Chair Jones, and Commissioners. I'm
380 Adrian Gallo with the City's Planning Division. On
381 the screen is an aerial view of the subject
382 property, sorry, which is located on the northwest
383 corner of Crescent Heights Boulevard and Fountain
384 Avenue. The property contains four buildings that

385 house Temple Bethel, Neiman Hall, Saper Hall, and a
386 school. These buildings were constructed between
387 1952 through 1968. The facility was extensively
388 remodeled in 2000. The parking for the facility is
389 located in two locations in the north lot of Neiman
390 Hall and the lot across the street, Crescent
391 Heights Boulevard east of the temple. The
392 development in this area consists mostly of high-
393 density multi-family structures from two to three
394 stories in height. The property was included in the
395 City's historic resources survey for commercial
396 properties completed in 2016 by GPA Consulting and
397 received a 6Z status code. The GPA identified the
398 site as a religious property and the National Park
399 Services, National Park Service best practice
400 guidance in evaluating properties for historic
401 significance indicates that religious properties
402 are only eligible if they have secular significance
403 such as architectural artistic distinction or
404 historical importance. The GPA concluded that the
405 building lacked historical, I'm sorry,
406 architectural distinction. Their research also
407 indicated that Hollywood Temple Bethel was founded
408 in the early 1920s and services were originally

409 held at their first purpose-built synagogue at 1508
410 North Wilton Place in Los Angeles. Because this
411 other existing property has a more significant
412 association with the congregation and no other
413 potential significant associations were identified,
414 their expert analysis determined that the property
415 was not eligible for designation at any level,
416 local, state, or national. Staff also conducted
417 research and found no evidence to contradict the
418 findings. The proposal is a request to demolish the
419 four buildings on the property in order to
420 construct an approximately 120,000 square foot
421 five-story 90-unit rental apartment building with
422 14 units of affordable housing. A total of 125
423 single parking stalls are contained within a
424 subterranean garage of one and a half levels of
425 access from a two-way driveway on the north side of
426 the property. The project is also providing
427 approximately seven on street parking spaces on
428 Fountain, on the Fountain side of the new building,
429 were currently there is a no parking zone. On the
430 Crescent Heights frontage of the site, four
431 additional on street parking spaces are provided.
432 The sidewalk and parkway area will be widened to

433 approximately 15 feet with a parkway along the
434 entire length of the property frontage, allowing
435 for greater pedestrian safety. For corner parcels,
436 the front step back is measured from the side of
437 the property that has the shortest frontage. In
438 this case the front step back would be on Fountain
439 Avenue and on the Crescent, and the Crescent
440 Heights Boulevard would be the street side yard.
441 The staff determined an alternate primary frontage
442 for the site would be more appropriate. For this
443 project, the Crescent Heights Boulevard frontage is
444 considered the primary frontage as staff finds it
445 aligns with the existing site conditions of the
446 neighboring properties and also having Crescent
447 Heights Boulevard as the primary frontage allows
448 for optimal ingress and egress from the site. The
449 applicant is requesting a reduction in the required
450 front set back. The Planning Commission may grant
451 deviations from required setbacks where the
452 Planning Commission finds that the combination of
453 height and setbacks or similar standards for code
454 compliant development triggers requirements for
455 lack of safety access methods that would conflict
456 with city plans or policies. The minimal front

457 setback for this site is 16 feet. The fire
458 department is requiring a maximum distance of 30
459 feet from the edge of the parking lane on Crescent
460 Heights Boulevard to the façade wall of the
461 proposed apartment building for fire apparatus
462 access. This distance allows for a 6-foot 2 front
463 setback. This is the minimum extent necessary for
464 the fire department to safely access the building
465 without having to create a new fire lane or to
466 avoid the conflict of city, to avoid the conflict
467 with city requirements. Because the project
468 provides 14 affordable dwelling units, the project
469 is utilizing a 35 percent density bonus and
470 qualifies for up to three concessions. The
471 applicant is requesting only one concession, an
472 additional 7 and a half feet of height adding one
473 additional story to bring that allowed building
474 height to 52 feet, 6 inches and five stories. This
475 project has been reviewed and is consistent with
476 the city's affordable housing requirements and the
477 city's housing division supports the units as
478 proposed. The affordable units will be assigned as
479 part of the inclusionary unit agreement. The
480 project complies with all the standards for the

481 multifamily development, for multifamily
482 residential development and the applicable
483 requirements from the zoning code. At this point,
484 I'd like to ask Rick Abramson, the architect, to
485 speak about the project design.

486 Abramson: Good evening, Chair and Commission. Rick Abramson,
487 City Architect. This project reflects so many of
488 the values of the city for new high-density
489 housing. We really appreciated the applicant's
490 openness during the process, to hear comments at
491 design review, and staff comments along the way,
492 and make revisions that, you know, we feel are
493 quite positive. At the urban design level, offering
494 and pulling the building back along Fountain
495 creating parking that doesn't exist, acknowledging
496 more loading and package delivery and other types
497 of delivery needs, they've created not only a
498 special room to accommodate that, but even within
499 the onsite parking, they've also thoughtfully
500 integrated that. They've looked at the corners and
501 how this project might fit in, both across the
502 street to the east, which is a project the
503 Commission approved within the last year, but also
504 looking at La Fontaine to the south, having a very

505 carefully calibrated relationship between the level
506 of the courtyard on that project and this project,
507 really thinking beyond the property lines
508 themselves inciting a new building. The project
509 also integrates many, many different types of
510 common space, which is not what we have been seeing
511 lately. There are a variety of roof decks at
512 different levels. There are, in addition to the
513 main courtyard with the pool at ground level,
514 interior rooms, a yoga studio, little theater
515 space, really thoughtfully integrated spaces for
516 the residents who are living in a sort of larger
517 density situation at all scales. So, I think that's
518 to be commended as well. And it's something that I
519 think hopefully going forward more applicants will
520 follow that lead. With respect to the parking,
521 they've pulled back from the property lines, which
522 again, is not the norm. They've created a
523 substantial native soil band along Crescent
524 Heights, which now affords the opportunity to
525 create many canopy trees, and pollinator plantings.
526 Another very much appreciated move. I think overall
527 the material pallet is quite good. They are using
528 plaster as a tertiary material, which, you know, we

529 kind of discourage. But if it's going to be used in
530 a tertiary way, that's fine, although we would
531 suggest that the plaster be an eco-lime plaster, so
532 that might be something the applicant can address
533 when they present the project. There's also been an
534 integration of solar panel arrays, which are
535 addressing, you know, energy consumption and energy
536 demand in a very positive way. The private open
537 space is not just provided but thoughtfully
538 integrated for the most part through recessed
539 decks, which provide an indoor-outdoor protected
540 space and intend to be quite useful, more so than
541 projecting balconies. So, for everyday living, they
542 also provide a lot of through ventilation which
543 helps to reduce the demand on energy as well.
544 Other, other smaller gestures, they've been very
545 thoughtful about recessed entries and operable
546 windows to increase the ventilation. And even
547 within the units themselves, this applicant team is
548 providing some areas for home office pods, which
549 again is something as a staff we're strongly
550 encouraging, acknowledging that going forward more
551 and more people are teleworking and the old days of
552 just well, convert a bedroom. You know, we have to

553 think more strategically. So, in this case to
554 actually allow some alcoves and other spaces that
555 can be dedicated to working from home I think is
556 very thoughtful. So overall from a design
557 perspective, we feel that this project really
558 embodies so many of the goals for the city going
559 forward and we really appreciate the sort of
560 collaborative nature that the applicant took with
561 this one and the subcommittee. Thanks.

562 Gallo: Providing, sorry, affordable housing is a key goal
563 to the city and proposed project will provide 14
564 new affordable housing units within a new apartment
565 building. Staff believes that the concession
566 requested through the state bonus density law helps
567 facilitate a viable project without creating
568 significant impacts on the environment. The
569 project's architectural and urban design elements
570 will significantly enhance the streetscape and
571 improve pedestrian activity along Crescent Heights
572 Boulevard and Fountain Avenue. As designed, the
573 project will become a new urban landmark that is a
574 contextual and appropriately scaled solution for
575 the site that will enhance the quality of life in
576 this area of the city. The project as proposed and

577 subject to the requested concession allowed under
578 state density and local law, complies with
579 applicable, objective general plan and zoning
580 standards and staff is recommending approval of the
581 project. Thank you and I'm here to answer any
582 questions you may have.

583 Jones: Great. Thank you. Do we have any questions for
584 staff about items contained in the Staff Report?
585 Commissioner Matos, please go ahead. Commissioner
586 Copeland, you're next.

587 Matos: Thank you, Chair Jones. Good evening. I have a
588 couple of questions. I notice that in the staff
589 report, the inclusionary units, which for everyone
590 in the audience are the affordable units that are
591 included in the project is 14 of them, didn't
592 indicate the number of bedrooms that each very low
593 income and moderate-income inclusionary units would
594 have. Do we have an idea of what we are looking for
595 out of that?

596 Gallo: I spoke to housing before the meeting, and they
597 would require nine one bedrooms and five two
598 bedrooms.

599 Matos: So that's nine one bedrooms and five two bedrooms?

600 Gallo: Correct.

601 Matos: Okay. Is there a need or opportunity for this
602 Commission to consider memorializing that in the
603 resolution?

604 Gallo: We can add that to the Commission's 3.1 if you
605 wish.

606 Matos: Okay. Wonderful. And then my next question is I'm
607 looking at Exhibit C, specifically page 1, A100.
608 And I'm seeing there was an illustration that you
609 placed earlier where there was a setback of around
610 100 feet, or I mean I'm sorry, 30 feet from the
611 front of the project to the parking lane. Wondering
612 if you could explain that 30 feet and what the
613 purpose of that is?

614 Gallo: So, the fire department requires no more than 30
615 feet from the edge of the outside parking space to
616 the front of the building. So, in this case, that
617 means that the required setback for the property
618 would be, end up being 6 foot 2. The determination
619 on the front setback on normal projects is, the
620 average of the properties to the north of this. In
621 this case, the average came out to 16 feet, so
622 there's a conflict there. In this case, because of
623 the fire department requirement, we have to land on
624 the fire department requirement of 30 feet, which

625 produces a setback of 6 foot 2.

626 Matos: Has the fire department weighed in on the ability
627 to start the 30-foot setback from the curb rather
628 than 8 feet from the curb?

629 Gallo: In recent projects they have taken that approach
630 where they've measured it from the curb face.

631 Matos: Okay. And then what, if, if they were to measure it
632 from the curb face, where would that put the front
633 set back requirement with that 30 feet in mind?

634 Gallo: That would add 8 feet to the 6 foot 2 to bring it
635 to 14 foot 2.

636 Matos: Okay. My next question is you had mentioned the
637 average setback for the surrounding properties,
638 what was the average setback?

639 Gallo: Sixteen feet.

640 Matos: Okay. And is there an opportunity for us to
641 consider and do outreach to the fire department in
642 advance of plan check to examine utilization of the
643 30-foot setback from the parking lane versus the
644 curb?

645 Gallo: We can do that.

646 Matos: Okay. And that's all I have for now. Thank you.

647 Jones: Thank you. Commissioner Copeland, please go ahead.

648 Copeland: Thank you, Chair. As far as design, what about the

649 western side of the property bordering Havenhurst?
650 Or what measures are in place on the design to
651 lessen any quality-of-life impacts on those
652 neighbors in these smaller buildings on Havenhurst
653 that the rooftop decks and so forth would be
654 looking down on?

655 Abramson: Thank you, Commissioner. The west side is the least
656 resolved, I would agree with that. I think with the
657 discussions we had had with the applicant was
658 encouraging using landscaping, especially some tree
659 canopies to help buffer that relationship to the
660 westerly properties because that is where the
661 tallest building component would be in that
662 northwest corner. And that there is perhaps some
663 opportunities to integrate some plantings that
664 would help with that.

665 Copeland: So, there's nothing set right now as far as that,
666 that border for that, for that purpose?

667 Abramson: I think we can let the applicant maybe address
668 that. Maybe other things they might consider.

669 Copeland: Okay. The other questions I have are just a couple
670 of questions to clarify about the historic resource
671 assessments done in 2016. Were these done on these
672 buildings individually? And most specifically, was

673 a cultural resource assessment for the synagogue
674 done or was this strictly a commercial survey done
675 for the site as a whole, collectively?

676 Alkire: So, in this case we are relying on the survey that
677 was done in 2016 for nonresidential buildings. The
678 conclusions that were reached in that survey are
679 considered substantial evidence to support the
680 conclusion that we made. The historic resource
681 assessment requirement has been in place for
682 buildings that are, were evaluated in a survey that
683 is older than, that what we would typically rely
684 on. So, for a lot of our multifamily buildings that
685 were analyzed by a survey in 2008 or that don't, or
686 that were never assessed via survey or do not have
687 a status code associated with them, then we would
688 require the individual HRA or Historic resource
689 Assessment for those buildings so that we have that
690 information. But anything that has a survey that is
691 still in good standing like the 2016 commercial
692 survey, we would go ahead and rely on that
693 information.

694 Copeland: Okay. So, we don't know specifically if that, that
695 synagogue was, as far as a cultural resource
696 designation specifically reviewed on its own for

697 that -

698 Alkire: Yes. It was evaluated -

699 Copeland: It was?

700 Alkire: -- as part of that survey given a status code of 6Z

701 which means it's not eligible at any level.

702 Copeland: Okay. So that wasn't just for the whole site, that

703 was for - that one individually was also -

704 Alkire: It was, it was for the site but as part of the site

705 they look at each of the buildings on the site.

706 Copeland: Okay.

707 Alkire: So, yes, it was.

708 Copeland: And, and the documentation, is that available for,

709 for public and, and Commission review including the

710 Parks and Rec Forms that state each is ineligible

711 for designation as a state or local cultural

712 resource and why?

713 Alkire: Yeah. All of the information for all of our

714 historic preservation surveys and information is

715 available at Wehopreservation.org.

716 Copeland: So, does, that information should be -

717 Alkire: Uh-huh (AFFIRMATIVE).

718 Copeland: -- available there?

719 Alkire: It should be there. Uh-huh (AFFIRMATIVE).

720 Copeland: But it's just not in our, our packet specifically?

721 Okay. I think that's the only questions I have
722 right now, but there could be some later. Thank
723 you, Chair.

724 Jones: Thank you. Commissioner Gregoire, I saw your hand
725 go up. Please go ahead.

726 Gregoire: I notice the pool is in the front of the building.
727 I was just curious about that. That's not common to
728 see that. Is there anything in our, our code that
729 speaks to that? Is there any requirement for
730 privacy or -

731 Gallo: There's no requirement for privacy in our code.

732 Gregoire: Okay. I'm correct that I did note that there's no
733 guest parking provided for the building. Am I
734 correct that under state law we're not allowed to
735 require guest parking?

736 Gallo: Correct.

737 Gregoire: Were there discussions with the applicant about any
738 concerns about the lack of guest parking? I also
739 noted in the staff report that there's, it's a
740 permit parking zone and the residents of this
741 building won't have access to that permit parking
742 zone. I was wondering if there had been any
743 discussions about troubles that the residents will
744 have with guest parking?

745 Gallo: The condition placed on the project allows them to,
746 the tenants of the building to apply for a visitor
747 passes but not for parking permits that allow them
748 to park for an extended period of time on the
749 streets. That's a condition we placed on newer
750 developments to try to alleviate the burden of, of
751 the streets that are impacted by parking for the
752 existing buildings that are there now.

753 Gregoire: Okay. Thank you.

754 Jones: Thank you, Commissioner Gregoire. Commissioner
755 Lombardi?

756 Lombardi? Thank you, Chair.

757 Jones: Go ahead.

758 Lombardi: My questions have actually already been asked, but
759 maybe just to get some clarification on one of
760 them. With regards to the fire lane and that 30-
761 foot setback. Is there precedent that that 30-foot
762 dimension has been carried from the curb on other
763 projects? And my chance do we --

764 Gallo: Martel and Detroit have taken advantage of that.

765 Lombardi: Okay.

766 Gallo: We've taken advantage of that.

767 Lombardi: Okay. Thank you.

768 Jones: Sorry. I'm having some issues with my microphone.

769 Vice Chair Thomas, did you have a question? Please
770 go ahead.

771 Thomas: Okay, thank you. Thank you, Chair. My question
772 around historic preservation has been answered. For
773 the public, could you please speak a little bit
774 about the Housing Accountability Act, what it means
775 for projects in the city and under what conditions
776 a project can be denied?

777 Rosen: Chair Thomas, so a Housing Accountability Act
778 project means the city has made a finding as part
779 of the recommendation that the project complies
780 with all objective development design and
781 subdivision standard in the city's code. And as a
782 result, that means that a body hearing a Housing
783 Accountability Act Project would be limited to
784 denying that housing project only if they made
785 findings based on substantial evidence that there
786 was a specific adverse impact that's citable in
787 terms of being able to be located and, and cited
788 within local or state authority that would be a
789 specific adverse impact on the public health and
790 safety.

791 Thomas: And this is a HAA project?

792 Rosen: Correct. It qualifies as an HAA project as

793 residential units only. And based on staffs'
794 determination it is consistent with the objective
795 applicable standards within the City's code.

796 Thomas: Thank you.

797 Jones: Questions for staff? No? Any other questions for
798 staff at this time? Okay. So, before we call the
799 applicant up to give their presentation, I just
800 want to ask for any disclosures at this time. Do I
801 have any disclosures? Do we have any disclosures?

802 Matos: Yes.

803 Jones: Commissioner Copeland, please go ahead.

804 Copeland: I did speak with residents about matters contained
805 in the staff report and I did visit the site on a
806 few occasions. That's it. Thank you.

807 Jones: Thank you.

808 Matos: Chair Jones, I also spoke with members of the
809 public, residents of the city, about this, matters
810 contained in the staff report, and I also did a
811 site visit.

812 Jones: Great.

813 Carvalheiro: Same.

814 Lombardi: Same here.

815 Jones: Same. I also live a block and a half away from the
816 site, so I literally drive by it every day. Okay.

817 All right. Well, with that we will go ahead and
818 call the applicant up to give their presentation.
819 They will have ten minutes to speak. We will then
820 do public comment. We will then have the applicant
821 able to rebut and then we will move into
822 deliberation. Hi.

823 Tighe: Good evening, Chair Jones, Vice Chair Thomas, and
824 Commissioners. Thank you for the opportunity to
825 present this new building for the City of West
826 Hollywood. My name is Patrick Tighe. My firm is
827 Tighe Architecture and it's a pleasure to be here
828 tonight and a privilege to work on this job. We've
829 been working on this building for many years.
830 Kervin is with me seven years to be exact. So, it's
831 wonderful to be here tonight at this point. The
832 project has gone through many iterations, and we
833 are proud to present the latest one to you. I want
834 to thank Planning, especially Adrian Gallo, the
835 City Architect, Rick Abramson, for their input.
836 Also, the Design Review Subcommittee has provided
837 us great feedback that we've incorporated in the
838 design. And thanks to the neighborhood groups that
839 have voiced their thoughts along the way. 1317
840 Crescent Heights is a new multi-family building to

841 be built on this prominent corner. As stated in the
842 staff reports, it's 90 new homes for the community,
843 15 of which are allocated as affordable for a total
844 of 14 affordable units. Seven are very low, and 7
845 are designated as moderate. There will be 125
846 parking spaces. The building is designed to fit
847 within the context of its surroundings. The scale
848 and the character of the building are reflective of
849 the neighborhood. The building is pulled away from
850 the street at the corner, providing generous
851 outdoor spaces that are both public and private.
852 The landscape area is extended from the corner 200
853 feet in one direction along Crescent Heights and
854 100 feet in the other direction along Fountain. The
855 proposed landscaped corner responds to the corner
856 conditions of the adjacent properties. The La
857 Fontaine Building is similarly pulled back from
858 its corner as is the new proposed project on 1300
859 Crescent Heights across the street. So, all three
860 sites with their open corner conditions combine to
861 create a larger urban landscape gesture at this
862 prominent intersection. So, it's important to us
863 that the landscape play a very important role in
864 this project, and we really wanted to feature

865 landscape in a genuine way, not just as a token.
866 This diagram shows the relationship of the La
867 Fontaine Building. It was important to us to make
868 a strong connection. It's a beautiful building. So,
869 we did so by elevating the amenity portion, the
870 pavilion of our own project. So, the outdoor spaces
871 of the two projects align and speak to each other.
872 From the outdoor space of La Fontaine you can see
873 over and through the site at Crescent Heights
874 across the way. We also employed a landscape
875 strategy called the Ha-Ha. That's where we raise
876 the terrace of the courtyard above the street. The
877 fence is located at the lower level at the sidewalk
878 and integrated heavily with the landscape. So,
879 there's a physical barrier for security, but,
880 provided, but it's, but the visual connection is
881 also maintained. The public and the private realms
882 are separated, but at the same time they're very
883 much connected. These drawings talk about the
884 native soil. The subterranean, as Rick mentioned,
885 the subterranean levels are pulled away from the
886 street allowing for the opportunity for the plants
887 and trees to be planted in the native soil.
888 Ultimately the landscape can achieve mature growth

889 that will add to the idea of a fully integrated
890 landscape design. This outdoor amenity contributes
891 to the city's larger goals regarding native soil
892 enrichment and providing an urban habitat for
893 wildlife propagation. The landscape architecture
894 firm Gray Green with whom we are working as an
895 expert on these types of environments. A series of
896 diagrams that talk about the massing. This shows
897 the maximum allowable massing after the setback.
898 So, this is what could be built on the site. We
899 propose an L shape configuration, pushing the
900 building back away from the street creating a huge
901 courtyard. A cut is also provided to further break
902 the volumes to allow for fire access. The
903 circulation through the building is open air and
904 open at all ends. The building has two front
905 elevations, one at the highest part of the site at
906 Crescent Heights and one at the lowest portion at
907 Fountain. The building is terraced from one end of
908 the slope site to the other. The building is a
909 composition of voids within the overall massing
910 that are defined by the private outdoor spaces that
911 are required of each unit. So, this is a render
912 that shows the building at Crescent Heights. As I

913 mentioned the courtyard sits high above the street
914 and serves as a buffer between the building and the
915 street. Generous landscape is integrated into the
916 design providing more than the required outdoor
917 open space. We're required to have 2,000 square
918 feet of open space and we have almost 20,000. The
919 main entrance of the building is accessed through
920 the courtyard. This building shows, this render
921 shows the building at the corner. As I mentioned,
922 the building is pushed away from the intersection.
923 This transparent volume floats above the landscape
924 at the corner of the lot. This pavilion houses the
925 shared amenities for the residents. So inside there
926 there's common spaces, gym, meeting rooms,
927 etcetera. This is an up-close render of the same
928 corner and I just want to emphasize the integration
929 of the landscape; the building is just enveloped
930 with the landscape. And it was also considered,
931 important that we consider the underside of this
932 pavilion because as you can see, it almost becomes
933 like a fifth elevation. So, we propose kind of an
934 art piece, we call it the ripple effect. It's just
935 an idea at this point, but the idea that this image
936 reflection of water is emblazoned on the other side

937 of the underside surface of the pavilion. We also
938 wanted to design the lighting in a way to reinforce
939 that. So, as you can see from the diagram, the
940 columns are lit from below and the columns are
941 inset into the volume and there's an opportunity
942 for lighting at the top and the bottom. This aerial
943 render shows that same piece, the elevated bar. The
944 bar gives an identity to the building and as I
945 mentioned, contains the amenities for the
946 residents. So, from that there's easy access down
947 to the courtyard and up to the rooftop gardens. The
948 pavilion is wrapped with an exterior screening
949 device. So, this is just a program diagram that
950 shows two levels of parking, 125 parking spaces
951 below 90 units of stacked and terraced apartments
952 and then multiple outdoor roof decks are provided.
953 Parking levels, 125 parking spaces. The vehicular
954 entry is located off of Crescent Heights, far away
955 from the busy intersection. And then the entry to
956 the building at this, at this level is located off
957 of Fountain. We worked closely with the city and
958 Athens to locate the trash room, the compactor, the
959 adjacent loading area, all having direct access to
960 the street. That was important to the city. The

961 ground level plan shows the building wrapping
962 around the courtyard, the main entry to the
963 building is within the courtyard. There's lots of
964 amenities for the residents also located at the
965 ground level along the courtyard. And then outdoor
966 amenities that include swimming pool and spa. And
967 yes, they are located at the front of the building,
968 but as I mentioned, the way it's designed, it's
969 completely private and away from view from the
970 public. The second level shows a variety of one-
971 bedroom and two-bedroom units. The circulation as a
972 mentioned is open air allowing for natural light
973 and ventilation. The third and fourth floor levels
974 show multiple outdoor terraces again. And then at
975 the fifth, the mezzanine levels, are multiple
976 townhomes and more outdoor spaces. Durable and
977 sustainable materials are used throughout cast
978 (UNINTELLIGIBLE) concrete is located at the ground
979 level integrated with the landscape. The façade
980 consists of various metal panels. As Rick
981 mentioned, we do have smooth plaster and exposed
982 CMU, but they're only used in tertiary areas so
983 they're not a primary building material. This is
984 the east elevation. The fenestration of the

985 building is a pattern of voids within the overall
986 massing and the voids are a direct result of the
987 private, outdoor space requirements of each of the
988 units. The elevated pavilion at the corner is a
989 glass volume, wrapped with an exterior screen and
990 stands in contrast to the, to the white volume. The
991 west elevation is a simple terrace massing of
992 solids and voids and we do have ideas for planting
993 this edge just to, to create a barrier between the
994 two properties. The north, the north elevation
995 shows recessed outdoor spaces rendered in color to
996 offset the white building. And in all the
997 elevations the white, red, metal panel provides
998 texture and pattern. South elevation of Fountain
999 shows a variety of different window types with
1000 surrounding fence and then again, the transparency
1001 of the elevated pavilion stands in contrast to the
1002 white volume. Go through the landscape quickly. The
1003 landscape pallet consists of a series of
1004 environmentally friendly drought tolerant plants
1005 and trees. An urban habitat for us is a natural
1006 setting for both flora and fauna along with paving
1007 patterns, planters, BBQ areas, outdoor furniture.
1008 That completes the courtyard. And then again, new

1009 trees will be provided in the parkways to add to
1010 the existing. Landscape at the upper levels comes
1011 in the form of multiple outdoor terraces and then
1012 at the rooftop more outdoor terraces. This is a
1013 render that shows the rooftop terrace from the
1014 fifth level with views opening up to La Fontaine
1015 across the way in the city.

1016 Gillig: And Patrick your time has expired.

1017 Tighe: Okay. I, could I just finish my last slide? One,
1018 two seconds? Is that okay?

1019 Jones: Two seconds.

1020 Tighe: Okay. Last one. So, 1317 Crescent Heights when
1021 complete will provide 90 new homes for the
1022 community. With the abundance of landscape and with
1023 the generous amounts of open space, we feel will
1024 provide nice relief at this busy intersection.
1025 We've enjoyed working with everyone on this project
1026 and we really look forward to continuing to make
1027 this a truly successful project. And we welcome
1028 your comments. Thank you so much.

1029 Jones: Thank you. Okay. Let's hold questions for the
1030 applicant until after the rebuttal. Thanks very
1031 much. We're going to move into public comment now.
1032 David, can you let me know how many public speakers

1033 we have?

1034 Gillig: Chair, at this time I'm showing a total of 13 in
1035 chambers, and we have a couple on Zoom.

1036 Jones: Okay.

1037 Gillig: So, 15 total.

1038 Jones: Okay. Great.

1039 (Background talking)

1040 Jones: I think I'm going to select another time for the
1041 update. These pesky notifications always show up at
1042 the absolute worst times. Okay. We have a lot of
1043 people here who want to speak tonight, both people
1044 you can see here in the auditorium and people that
1045 you can't. And I do want to make sure that everyone
1046 gets a chance to speak, whether it's on this side
1047 or the next. Because I gave the applicant a little
1048 bit more time, I'm inclined to give everyone on the
1049 phone or who is chambers right now the full three
1050 minutes. You can, we're going to start with Zoom or
1051 in auditorium, David? Probably start with in
1052 person, right?

1053 Gillig: Yeah. I was going to start in person, but this is
1054 actually on our Granicus screen so but I'm not
1055 showing it. So, we can take the Zoom calls first.

1056 Jones: Okay.

1057 Gillig: And then we're going to chambers.

1058 Jones: Okay. For anybody who is on the phone, please state
1059 your name and city of residence. And again, you'll
1060 have three minutes.

1061 Joe: Yes. Our first speaker will be Lynn Hoopingarner.
1062 You have three minutes.

1063 Hoopingarner: Hi. Good evening, Commission. Can you hear me?

1064 Jones: Yes.

1065 Hoopingarner: Thank you. I just would like to compliment this
1066 developer and architect on a truly lovely project
1067 that incorporates so many of the goals of our city.
1068 Much like the architect's project across the
1069 street, this architect has worked really well with
1070 our Urban Design Studio to accomplish a project
1071 that incorporates such lovely features as our
1072 courtyards that we're famous for in West Hollywood.
1073 But more importantly, related to that, it
1074 incorporates natural venting, native soils,
1075 recessed entries, operable windows, so many key
1076 elements. It actually has a full complement of
1077 parking plus some. And loading zones. How many
1078 projects have come before this Commission where
1079 there are no loading zones, there are no ride share
1080 drop off zones? This is so well thought out. I have

1081 a couple of questions that were already brought up
1082 about the 30-foot setback from the fire department.
1083 I think it's unfortunate that we're being
1084 inconsistent in our application of that 30-foot
1085 setback whether it's from the curb or not and it
1086 would be to me important that the Commission look
1087 at being consistent compared to projects already
1088 previously approved. And my only concern is that so
1089 much of this lovely project with all of that open
1090 space is landscaped, but the landscape plans
1091 unfortunately are extremely unresolved. They don't
1092 call out specific plants, they call an entire genus
1093 of plants such as a eucalyptus tree which
1094 incorporates, I don't know, 135 different species
1095 at least. And so, it would be my recommendation
1096 that this Commission incorporate a resolution that
1097 says that the landscape designs on this because
1098 they are so detailed and so large, be brought back
1099 to a design review approval prior to final
1100 permitting and thus making it a public process as
1101 there is so much here that really needs to be well
1102 defined. And what's presented to you is
1103 unfortunately not. I'm not clear as to why we
1104 aren't getting stamped landscaped plans in our, in

1105 your packages, given that it's part of the
1106 application requirements. And I would agree about
1107 the inclusion of the proper number of bedrooms in
1108 terms of their size that are inclusionary being the
1109 resolutions and in fact that should be an ongoing
1110 item in all the resolutions. But this just shows
1111 the quality of projects that we can achieve in the
1112 city. And I know how much everybody struggles -

1113 (Bell ringing)

1114 That have tried to put, you know, 20 pounds of
1115 potatoes in a five-pound sack. This does not. It is
1116 so much better than that. Thank you.

1117 Joe: All right. Our next speaker will be Lynn Russell.
1118 Please state your name and city of residence and
1119 then star six to unmute.

1120 Russell: Good evening again. This is Lynn Russell, West
1121 Hollywood. I wanted to review what actually was the
1122 request for continuance of this item. There, there
1123 appears to be inaccuracies about the survey and the
1124 specifics about Temple Bethel situated at the 1305
1125 parcel on the property. Although the property was
1126 reviewed in the commercial survey, it surprisingly
1127 received a 6Z code which does not seem realistic.
1128 And beyond the survey, the property of the stature

1129 architecturally and this religious facility, I
1130 couldn't disagree more with conclusions that they
1131 came up with. Rightly, but it rightfully deserves
1132 an individual cultural assessment, which
1133 theoretically makes it clear to the public at large
1134 and specifically surrounding area. This was not
1135 properly executed. It's hard for me to advocate for
1136 historic preservation and divide sentiments between
1137 that and the project design. But this is the way
1138 it's going. Perhaps in due, excuse me. The request
1139 should rightfully give a transparent review of the
1140 property and make it available to the public. It
1141 should therefore have come before the Historic
1142 Preservation Commission first. Inconsistent policy
1143 only serves to bring more questions as to the
1144 accuracy and validity of the process itself
1145 presumably put in place for clarity and
1146 understanding by the public. Rightful protection of
1147 our heritage is an important aspect for every
1148 evolving community, but the process should be
1149 thoughtful, accurate, and not lacking in integrity.
1150 I do hope you will tonight question the manner in
1151 which this landmark is viewed to be erased through
1152 potentially faulty assessment. And you also have

1153 the opportunity to continue these proceedings until
1154 such documents actually are presented and be
1155 crystal clear about the points. Lastly, I would
1156 suggest that the Commissioners might be interested
1157 in reading Jane Jacob's fine book called The Life
1158 and Death of Great American Cities. Well, West
1159 Hollywood is certainly not one of the great cities,
1160 it actually could be a respectful proponent of the
1161 Modaic (UNINTELLIGBLE) Los Angeles. And lastly my
1162 comment echoing part of Lynn HoOpingartner's
1163 comments regarding the landscape, I too before I
1164 was conflicted over the historic preservation, had
1165 many thoughts about the landscape. And the need and
1166 the erasure of the trees that are there. But I
1167 really would question as a follow-up from
1168 conversations I've had with the, with Rick Abramson
1169 -

1170 (Bell ringing)

1171 Regarding the fire department's rules and
1172 regulations about these trees that are spoken of in
1173 this yet unresolved plan that Lynn Hoopingartner
1174 questioned. Thank you so much.

1175 Joe: Our next speaker is ending in the phone number of
1176 2907 followed by the next speaker ending in 9751.

1177 Please state your name and city of residence.

1178 Burns: Yes. Good evening. My name is Richard Burns, City
1179 of El Monte. I'm with the Southwest Carpenters.
1180 Would like to put down for the record that the city
1181 should require the project to be built with
1182 contractors that were hired locally, pay prevailing
1183 wages, and utilize an apprentice, apprentices from
1184 state certified apprentice training programs. A
1185 workforce requirement reduces construction related
1186 environmental impact while benefitting the local
1187 economy and workforce development. The South Coast
1188 Air Quality Management District recently found that
1189 local hire can result in a air pollution reduction
1190 and to finish, recently the state of California
1191 made its commitment towards encouraging workforce
1192 development and housing affordability through the
1193 Affordable Housing and High Road Job Act of 2022,
1194 otherwise known as Assembly Bill Number 20-11,
1195 which requires projects pay workers a prevailing
1196 wage and hire from state certified apprenticeship
1197 programs for projects meeting certain types of
1198 affordable, affordability and development
1199 standards. Thank you very much for your time. That
1200 concludes my comments.

1201 Joe: Yes. The speaker for, ending in 9751 please state
1202 your name and city of residence and star six to
1203 unmute yourself.

1204 Wendel: Thank you so much. This is Jamie Francis Wendel,
1205 1435 Havenhurst Drive, the street adjacent to
1206 Crescent. I'd like to make a point that us
1207 residents on Havenhurst Drive, we are the
1208 recipients of a lot of thru traffic, a lot of air
1209 pollution because we're dealing with multiple
1210 developments that are part of the Sunset Specific
1211 plan and commercial corridor but also Crescent
1212 Heights. And people knowing that there's new
1213 construction will deter and come up and down our
1214 streets. Our streets are basically being impacted
1215 everyday with drivers who are inconsiderate and
1216 people who are impatient. I agree we need a
1217 building that is considerate of the needs of city,
1218 especially affordable housing. The city is really
1219 subpar when it should of implemented affordable
1220 housing program. With the previous speaker, now we
1221 have to follow the guidelines of the state and the
1222 county that say that West Hollywood, depending on
1223 the population and the workforce housing needed
1224 low-income housing needed. I have to say that I'm

1225 residing in affordable housing building, one of the
1226 very few in this area. But I am adamant about the
1227 pollution and the South coast air quality that, you
1228 know, just to assess what the environmental impact
1229 will be in regards to our neighborhood. If you
1230 think we are adjoining building, we're all
1231 apartment complexes practically, with the exception
1232 of those converted to condominiums or new
1233 buildings. But we are older buildings, primarily
1234 that would be impacted. With this magnitude and
1235 scope of this building. And you have to keep that
1236 in mind and consideration. I live towards, closer
1237 to Sunset and we're dealing with the 8150 project
1238 that's (UNINTELLIGIBLE) right now and also the new
1239 hotel that's now going to be called the Harbor. And
1240 now this on Crescent Heights. Our street will be
1241 severely impacted, as residents our quality of life
1242 will be severely impacted and we want mitigating
1243 measures in place to make sure that we have a good
1244 quality of life and that we're not the ones giving
1245 the, you know, the, the anger and frustration of
1246 commuters along with other residents and
1247 stakeholders and people like tourists and people
1248 who do, go about their daily business in both the

1249 LA area and West Hollywood. It's imperative that
1250 you the Commission take these measures and put them
1251 in place so that we're not the ones that end up
1252 paying the consequence for a huge building that we
1253 do need, but it is appropriate for Crescent
1254 Heights. However, Haven Hurst, it is not.

1255 (Bell ringing)

1256 Because you - thank you of your time because we are
1257 in residential zone. Thank you so much.

1258 Gillig: Okay. That's our last public speaker on Zoom. We're
1259 going to transfer over to chambers. We can, I can,
1260 we can go ahead and take public speaking. On the
1261 screen it's a technical issue, but it's not
1262 affecting my screen that's for the timer so we can
1263 move forward or -

1264 Jones: As long as, as long as the city attorney doesn't
1265 have any issues with us continuing.

1266 Langer: As long as the broadcast is still going. Can you
1267 tell what is being seen on the broadcast?

1268 Gillig: I believe so. Let me double check though.

1269 Langer: Thank you.

1270 (Background talking)

1271 Gillig: That's the thing, it's not showing up on my screen.
1272 Yeah. Yes. It is still live broadcast. Our first

1273 public speaker will be Norbert Weinburg followed by
1274 Barbara Protov. You will have three minutes. Please
1275 state your name and city of residence.

1276 Weinburg: Dear members of the Commission, I am Rabbi Norbert
1277 Weinberg. I'm Rabbi at Hollywood Temple Bethel,
1278 officially resident of Los Angeles, but working for
1279 the people of the community of West Hollywood.
1280 Hollywood Temple Bethel as a congregation is just
1281 now marking its 100th year. We have 100th year, 100-
1282 year-old birthday boy here also, one of our dearest
1283 members who is also here this evening as well. I'm
1284 going to try to keep this pretty concise. You know
1285 that song they took paradise and made it a parking
1286 lot? That's just about the corner that's up on top
1287 of Sunset just a block above us. This plan is not a
1288 parking lot, I don't want to knock the architects,
1289 it's very nice. But you get the point about the
1290 historicity and the first caller that had spoken,
1291 Ms. Russel, talked about historic zone and
1292 questioned it. I wish they would have called me in
1293 2016. I inquired with the city sometime after that
1294 and was told it had not been considered for
1295 historic preservation. My neighborhood we have a
1296 house up on, near Sunset, got into historic

1297 preservation and the Bethel building has many more
1298 elements than our street does. But that's how it
1299 goes. It is an art deco style front. It was on,
1300 used by tour, architectural tour organizations to
1301 demonstrate art deco. The building is later than
1302 art deco, but it was a classical style. It has
1303 Chagall inspired windows, very similar to the ones
1304 in Jerusalem that Marc Chagall did. And there are
1305 other very important elements that attest to the
1306 historicity. The synagogue itself founded by the
1307 great fathers of the film industry here, that's
1308 referenced in 1920 too where the first official
1309 synagogue is in effect. I wrote up a history. I
1310 gave it to the clerk, and I emailed on the comment
1311 form so the Commissioners can see the history. It's
1312 about a 50-page book that I put together that's
1313 going back Warner Brothers and Lenly and all these
1314 people. And then going down to the latest when I
1315 was still Rabbi actively in the 90's, which was the
1316 Screen Director's Guild Executive Secretary Joe
1317 Youngerman, who was responsible for getting the
1318 beautiful copper building up on Sunset. So, it's a
1319 continuous history with Hollywood and with the film
1320 industry. And then also as a home for refugees.

1321 First refuges, those were the refugees from the
1322 east coast of New York but then later on Holocaust
1323 survivors and I have here also then survivors from
1324 the refugees from the former Soviet Union. The
1325 Iranians, Jewish refugees, who also came to us as
1326 the Shah fell and officiated weddings and sadly
1327 also funerals for them. And on down until today.
1328 Very mixed audience we serve. People from a great
1329 variety of backgrounds. We want to be able to have
1330 something preserved. I don't want to dictate at
1331 this point, it's a long issue. We did not have time
1332 to really prepare for this, we only heard about it
1333 just like two weeks ago. And what we're really
1334 asking is for the committee to, the Commission to
1335 go and say let's postpone the -

1336 Jones: I'm sorry, your time, you're past time.

1337 Weinburg: I -

1338 Jones: I know there's not a timer for you to look at. I'm
1339 sorry.

1340 Weinburg: (UNINTELLIGIBLE) time. That's what we're asking
1341 for. Good point. Thank you. Thank you very much.

1342 Gillig: Thank you Norberg. Barbara Protov followed by
1343 Rachel Aflalo. Apologies for the mispronunciations.
1344 Please state your name and city of residence.

1345 Drotov: My name is Barbara Drotov. I'm a surviving child of
1346 the Holocaust. I have been a member of Hollywood
1347 Temple Bethel since 1960. Please, this is the only
1348 place, I'm 90 years old. I walk to the temple every
1349 Saturday or whenever they have something special.
1350 Please, please don't let demolish it and we have a
1351 lot of people, a few that are Holocaust survivors,
1352 and that's the only place we can walk. I walk every
1353 Saturday or whenever there is a holiday. Please
1354 make sure that you won't demolish it. I won't have
1355 to go, where to go. Please. I'm, please, please
1356 make sure that you don't let demolish the synagogue
1357 and build an apartment. I'm so upset that I can, I
1358 walk to the temple, but I'm so upset that they
1359 applied to demolish a synagogue where we have quite
1360 a few people that are coming to the synagogue.
1361 Please don't, don't let this happen. I'm very
1362 upset. Please make sure that you don't demolish our
1363 wonderful synagogue because there are people that
1364 won't have where to go on the, on the Sabbath and
1365 on the holidays. And a lot of people, not too many,
1366 Holocaust survivors that we come to the temple.
1367 Please make sure that you don't let destroy. It's a
1368 beautiful building and people are coming -

1369 Gillig: Twenty seconds.

1370 Drotov: We, if they don't have money to pay for the
1371 membership, they can come and please make sure that
1372 you don't demolish the synagogue.

1373 (Clapping)

1374 Gillig: Thank you, Barbara. Our next speaker will be
1375 Rachel. Rachel will be followed by Isaac Nikfar.
1376 Please state your name and city of residence. You
1377 have three minutes.

1378 Aflalo: My name is Rachel Aflalo from the City of West
1379 Hollywood. I've attended Hollywood Temple Bethel
1380 for many years. This is where I got married a long
1381 time ago. It's such an unbelievable historic
1382 structure. It's the synagogue with the founders of
1383 the old Hollywood started like Warner Brothers, Max
1384 Factor, Edward G. Robinson, and many other film
1385 stars. This is where it all started. There's so
1386 much significance to this beautiful Temple. I'm
1387 asking if you, some of you, they haven't seen the
1388 inside of this temple, to just pay a visit before
1389 you make any decisions. The stain glassed windows
1390 are unbelievable. And it's such a crime to destroy
1391 such a, such a building. West Hollywood will be
1392 losing a very precious temple. And we're asking for

1393 maybe an extension to give us more time to prepare
1394 because we didn't really know about this. This is
1395 going to happen. There was a sign on the side of
1396 the building which nobody could even see. And we
1397 didn't know about it until about three weeks ago.
1398 So, if we can have maybe more time to look at some
1399 of the paperwork and decide among ourselves what,
1400 what position we can hold onto. So, I guess that's
1401 about it. And if you can reconsider to, you know,
1402 relook into this cause it would be a real, real
1403 terrible mistake to demolish this building. Thank
1404 you.

1405 Gillig: Thank you, Rachel. Our next speaker will be Isaac
1406 Nikfar followed by David Peake. Isaac, state your
1407 name and city of residence and you'll have three
1408 minutes.

1409 Nikfar: My name is Isaac Nikfar. I'm 14 years old. I've
1410 been a part of Hollywood Temple Bethel for ten
1411 years. For the past year I, they, I was going, I've
1412 been going to the temple every Saturday, working
1413 with broadcasting audio. Being there working, I've
1414 learned different responsibilities. Before I was
1415 waking up late, just not doing very well and then
1416 later on when I was with the Temple, I was starting

1417 to learn more responsibilities, waking up on time,
1418 and learning how to work. Yeah, and I have a
1419 brother that has, that couldn't make it today. He
1420 was also, he's also working with the temple. And
1421 our father was a part of the temple as well and he
1422 passed away. They welcomed us a lot. And I feel
1423 like if the temple was shut down it would just be
1424 very different for, like my life will be very
1425 different. And I think it would change my life a
1426 lot. That's it.

1427 (Clapping)

1428 Gillig: Thank you, Isaac. Our next speaker will be David
1429 Peake. David will be followed by Steve Bruscano.
1430 David, please state your name and city of
1431 residence. You have three minutes.

1432 Peake: My name is David Peake. I live in West Hollywood. I
1433 don't have any objections to more housing, we need
1434 more housing. It looks like this project is very
1435 thoughtful. I was a little surprised when I heard
1436 that they were going to be demolishing the
1437 synagogue. They've been good neighbors. I live on
1438 Haven Hurst. I've lived there for 23 years. And my
1439 building backs up to the synagogue. It's a nice,
1440 quiet neighborhood. And I just want to give a voice

1441 too that if this project were to move forward that
1442 there, people are impacted. I mean I, when I say my
1443 building backs up to the property, I mean the back
1444 of my building, it's ten and a half feet from my
1445 back windows to this building. So, when the
1446 demolition or construction goes on for however long
1447 it may go on, you know, I have concerns about
1448 mitigation efforts for noise, dust. I work from
1449 home. I'll have to find something else to do, I
1450 mean to work someplace else. Not find another job
1451 or anything like that. It's an old building.
1452 There's no air conditioning, so my windows, I keep
1453 them open. Obviously, I won't be able to do that
1454 during the period of the demolition and building
1455 like I said noise. My building doesn't have any
1456 onsite parking so for 23 years I've had to park on
1457 the street, fight for parking. I know they said
1458 they're going to add parking on Crescent Heights.
1459 Of course, without guest parking for the residents,
1460 those will probably primarily be taken up by guest
1461 passes for their visitors. I also have concerns
1462 during the, however long it takes for this project,
1463 what will happen to that parking. When I, I say
1464 that because very often I have to park on Harper or

1465 Crescent Heights because there's no parking on, on
1466 Havenhurst. So those were just a few things I just
1467 have concerns about. You know, how serious litigation
1468 efforts. Somebody earlier alluded to a project
1469 that's another jurisdiction I understand Townscape
1470 at the top of the hill. But the residents on
1471 Havenhurst that live up there, that was a nightmare
1472 for them, dust, damage to their buildings, noise.
1473 And so those are some concerns that I just wanted
1474 to put a voice to that to people that live adjacent
1475 to the property. But again, I don't want to equate
1476 my inconvenience to what it would be to this
1477 congregation of losing their synagogue. They're not
1478 equal so I don't want to, you know, try to say that
1479 my inconvenience is as grave as theirs. But there
1480 are other things. Yes, there will be traffic
1481 problems and things like that once it's completed.
1482 Again, I think the project was thoughtful. I do
1483 have concern about the height because on that west
1484 thing, I'm right up against that. I get very little
1485 sunlight as it is. I probably won't get any
1486 sunlight. So, anyway, thank you for your time.
1487 Gillig: Thank you, Steve. I'm sorry, thank you. Steve
1488 Bruscano is our next speaker. We'll take Judith

1489 Alcalay first and then Joseph. Joseph will be after
1490 Judith.

1491 Alcalay: Good evening. I know Hollywood Temple Bethel very
1492 well. My parents, my grandparents were members at
1493 the old location. And I began Hebrew school there
1494 at 8 years of age in 1963. It has always been an
1495 asset to the community. And we had very little
1496 notice of its demolition and we were shocked. So,
1497 one of the main things we'd like is a 90-day
1498 extension to have more time to discuss the matter
1499 among ourselves and see what our options are beyond
1500 what the wonderful speakers before me have already
1501 said. That is all I really have to say. I hope
1502 you'll honor our request and I thank you very much.

1503 Gillig: Thank you, Judith. Our next speaker will be Joseph.
1504 Yeah. Joseph, please give us your name and city of
1505 residence and you'll have three minutes. Right
1506 over, or right there.

1507 Alexander: This one?

1508 Gillig: Yes. Right there. Yes.

1509 Alexander: My name is Joseph Alexander and I'm a member,
1510 resident of Los Angeles. I belong to the synagogue.
1511 The synagogue to me is more like almost like home.
1512 I'm a member there for 58 years. My kids went to

1513 Hebrew school there. My daughter was bar mitzvah
1514 there, my son was bar mitzvah there. And this
1515 synagogue is a beautiful building, and I can't see
1516 to demolish something like this. It's unbelievable.
1517 So, what we need to do is try to save whatever we
1518 can and not let the building, destroy that
1519 building. That building is the same, the synagogue
1520 is the same age as my age. In three days, I'm going
1521 to be 100.

1522 (Clapping)

1523 So, what I'm trying to say is let's try to save
1524 that building. And don't let it demolish. Okay.
1525 That's all I have to say.

1526 Gillig: Thank you, Joseph.

1527 (Clapping)

1528 Gillig: Our next speaker will be Steve Bruscano followed by
1529 Lyudmila Pravdina. Sorry about that. Go ahead. You
1530 have three minutes.

1531 Bruscano: Yes. Steve Bruscano, West Hollywood. I'm actually
1532 probably the newest member of the congregation here
1533 and I, I found them at a point in my life where I
1534 was mourning a death of somebody, and I was just
1535 walking around the street, and I saw a door open
1536 and I kind of walked in and they welcomed me in. I

1537 was not raised Jewish. I was raised as a Methodist
1538 and, but I was mourning the death of my mother. And
1539 this place just welcomed me with open arms. I can't
1540 explain it. I was scared. I was asking for
1541 forgiveness for everything I did wrong. And they
1542 kept letting me come back. These people are like,
1543 they're special. Like Joe is up here, Barbara,
1544 they're history. You know, I hear about Los Angeles
1545 and West Hollywood, they care about community.
1546 Community is people. It's not buildings. It's not
1547 courtyards. I would like to see the young lady over
1548 there's assessment about the synagogue itself. She
1549 said they did a windshield appraisal. I would like
1550 to see it in writing. But if we're just throwing
1551 out people out of buildings who just want to
1552 worship God, who are we, you know? It's sad. It's
1553 sad that a five-story building is worth more than
1554 our Rabbi who went through 12 camps. Or Barbara who
1555 never saw her mother, doesn't remember her because
1556 she had to run from, from Hitler. So, you know, and
1557 these people welcomed me off the street. I'm
1558 nobody. But, you know, I hear what the people who
1559 are, who are applying for this say that this is
1560 going to help community, you know, emergency funds

1561 and all that. But the synagogue has helped kids.
1562 They've raised Jewish kids year after year. How
1563 could you do better than that? Then 90 apartment
1564 buildings? Barbara was the head of the school.
1565 That's why she's emotional up here, she couldn't
1566 even speak because she helped kids. She raised kids
1567 from little things. She helped, she ran, she used
1568 to bring the kids here to the library to sing, you
1569 know. And I'm arguing for them, but I'm also
1570 arguing for you guys. How can you look God in the
1571 eyes when you tear down a synagogue? You can say
1572 it's for community or for modernity or whatever you
1573 want to say. It's wrong. And no matter what you
1574 say, no matter what statute you put in front of
1575 God, he's not going to care. He's just do the right
1576 thing please. Thank you.

1577 (Clapping)

1578 Gillig: Our next speaker is Lyudmila followed by Phillip
1579 Mora. You have three minutes. Go ahead.

1580 Pravdina: Good evening. My name is Lyudmila Pravdina. I'm a
1581 refugee from Ukraine. Thirty-three years ago, I
1582 came to this city. I fell in love with this city,
1583 but the city changed, and people changed. And I
1584 cannot imagine why is the last (UNINTELLIGIBLE)

1585 temple for Jewish people like I am, then another
1586 five-story building. First of all. Second, I'm a
1587 Chair of West Hollywood College Prep School.
1588 Everybody mentioned temple but no one mentions
1589 school. With 60 kids, 15 teachers, and parents.
1590 This school was founded more than 20 years ago, and
1591 we love this school. And this school teach good,
1592 good things. So, I cannot imagine that your
1593 Planning Commission will not take this into
1594 consideration. That we are in school. And Ukrainian
1595 refugee from today coming to this school on no,
1596 very low or no money to pay for education and care.
1597 So, I cannot imagine you will not take this into
1598 consideration because it's overdevelopment right
1599 now all over the city. I am living on Fountain
1600 Avenue. Been through all this construction things.
1601 We are impact with parking problems all over the
1602 city and besides all other problems. So once again,
1603 I'm here to represent 60 kids. If you demolish this
1604 school, 60 kids will not have home and 15 teachers
1605 will not have a job. So please think about this one
1606 more time and give us time too. We just found out
1607 this. We didn't know this; this was going to
1608 happen. And we did not get any help from City of

1609 West Hollywood. All these years we tried to because
1610 we living on the nations. We are a nonprofit
1611 school, but we never ask you for anything. We ask
1612 you right now. If you decide to go for it and
1613 demolish it, so please provide us some kind of help
1614 in terms of relocation or something else. We want
1615 to be here in West Hollywood. We are West
1616 Hollywood. We need schools here. We need kids go to
1617 school here, not reallocated to the valley. We have
1618 family here to raise. Not only single people, but
1619 families. So please. Thank you.

1620 (Clapping)

1621 Gillig: Thank you, Lyudmila. Our next speaker will be
1622 Philippe Mora followed by Allen Nazarian. Allen,
1623 state your name and city of residence and you'll
1624 have three minutes.

1625 Mora: Good evening. My name is Philippe Mora. I'm a, I've
1626 been in, lived in West Hollywood around the corner
1627 from the synagogue for 42 years. All my kids went
1628 there. I'm a film director. I've made a lot of
1629 movies about racism and fascism. I've got five
1630 films that Yad Vashem, that are archived there.
1631 They're significant films. I can't believe this. I
1632 can't believe here. I can't believe I'm standing

1633 here defending in a synagogue in 2020. Has anyone
1634 read any, 2020 whatever it is, 2022, has anyone
1635 read any books? Has anyone ever heard of
1636 Kristallnacht where they burned down synagogues and
1637 what started then, race they kill people? It's a
1638 terrible thing. I'm emotional, I'm sorry about
1639 that, but I come from a long line of anti-fascist
1640 and resistance fighters against Hitler including my
1641 godfather Marcel Marseau and my own father. My
1642 mother just was, my mother had a state funeral in
1643 Australia two years ago for a Jewish woman, which
1644 was unbelievable. Australia is a very racist
1645 society and for them to give her a state funeral as
1646 an artist, that was unbelievable. Anyway, you can
1647 see why I've got all these emotions. I think the
1648 pool in front of the building is going to be filled
1649 with the tears of Jews if you don't, if you don't
1650 stop this. It's going to be filled with the tears
1651 of the Jews. This is absolutely intolerable in West
1652 Hollywood that we should consider tearing down a
1653 synagogue. There's history. There's history. And
1654 the developers, one of them as I walked in called
1655 me a rebel rouser, I don't even know who he is. I'm
1656 not a rebel rouser, I'm a neighbor. I sent my kids

1657 to the synagogue. So, forgive my emotion. It's an
1658 emotional issue. I think there's going to be, as
1659 you can tell from some of the earlier people who
1660 spoke to you, this is an explosive issue because
1661 this is about, this is going to, racist and anti-
1662 semites across America are going to celebrate when
1663 they see Jews destroying a synagogue and Jews
1664 fighting Jews. This should not be happening. This
1665 should absolutely not be happening. I employ you,
1666 study history, study the past and thank you very
1667 much.

1668 (Clapping)

1669 Gillig: Thank you, Philippe. Our next speaker is Allen.
1670 Allen will be followed by Joseph, Joseph has
1671 already spoken, but will be followed by Doug
1672 Workman. Go ahead, Allen.

1673 Nazarian: Thank you, Commission for allowing me to speak. I'm
1674 a resident of Beverly Hills. I was a resident of
1675 West Hollywood for many years. I'm very familiar
1676 with this building. It's composed of Neiman Hall,
1677 Sapa Hall, and the Iranian American Jewish center,
1678 which purchased this building from Temple Bethel
1679 many years ago because they lost their members.
1680 They lost 95 percent, maybe more of their members.

1681 And they sold it to my congregation that I belong
1682 to. I go there every Yom Kippur, for Rosha Hashana.
1683 Every year our membership has been dwindling. We
1684 used to have 1,000 people there. We are people of
1685 immigrants. I'm a first-generation immigrant. My
1686 parents, they escaped the Iranian revolution. The
1687 Islamic regime was hunting them down. Most of the
1688 people in LA and West Hollywood and Beverly Hills
1689 or even in New York and Florida, they escaped the
1690 revolution, and they found a home here and they
1691 were welcomed here. And we welcomed Temple Bethel.
1692 We allowed them to stay for an extra 20 years in
1693 Neiman Hall, which is a banquet hall that we use at
1694 nights and during the days for bar mitzvah's and
1695 Brisas and their lease has expired many years ago.
1696 They're on a month to month. We share Torah's with
1697 them. We get along with them. They're great people
1698 but our, I'm very sad to see the building go. But I
1699 support what they're doing. I know that it's going
1700 to generate a lot of revenue for a good cause. It's
1701 a nonprofit. I'm not being paid to be here. I will
1702 not benefit from this construction. Maybe we can
1703 find a solution for the windows that are there.
1704 They are very beautiful and the Menorah's that are

1705 there, they can maybe remove them and donate them
1706 to the Museum of Tolerance. And, you know, the
1707 Rabbi that just spoke, you know, I respect everyone
1708 here, but he's only been the Rabbi for two years.

1709 (Background talking)

1710 (Background No, no, no)

1711 Nazarian: And I've been there for 15 years. I've never seen
1712 any of these people. We, we compose of the main
1713 hall there in the banquet hall. It is not the
1714 synagogue. The synagogue is on the corner. It's
1715 about 1500 seat synagogue. And now there's only
1716 maybe, on last Yom Kippur we had 100 people there.
1717 It was really sad that we can't, every year our
1718 membership gets less and less. And I look forward
1719 to seeing this project come to fruition -

1720 (Timer)

1721 And for the emergency fund that it will fund the
1722 poor -

1723 (Background talking)

1724 The people out of jobs, the people that lose their
1725 homes and their jobs, that's where the money is
1726 going. Thank you.

1727 (Background talking)

1728 Gillig: Thank you, Allen. And our last and final speaker

1729 will be Doug Workman.

1730 (Background talking)

1731 Gillig: Doug, you have three minutes. State your first and
1732 last name and city of residence, please.

1733 Workman: Thank you. My name is Doug Workman. I'm a resident
1734 of LA. I've been a member of Hollywood Temple
1735 Bethel for ten years and there's no other place for
1736 me to worship. I spend all day Saturday, almost
1737 all-day Saturday, at the temple. It's where I spend
1738 my time. I work very hard during the week, and I
1739 work very hard on Sundays, but Saturdays I'm there
1740 to worship. But I'm also there to hear civil right
1741 speakers, I've heard Ukrainian speakers. We've had
1742 events. We welcome everybody across the board.
1743 We're really, really inclusive. And it's just great
1744 to hear these people. And I assumed the building
1745 was a historic landmark. It looks like a historic
1746 landmark. It's as old as one. I would, I'm really
1747 shocked. We've been negotiating with those people
1748 for the ten years I've been there and at least ten
1749 years with the Rabbi has been there. Their former
1750 Rabbi is in, he's also very good, he is leading our
1751 services sometimes when Rabbi Weinburg is not here.
1752 And he's Persian American and he's Sephardic right

1753 Jewish and he does our Ashtranoshic right Jewish
1754 stuff. But it's, we're just so inclusive. I'm gay.
1755 I'm welcomed there. I, it's extremely just ultra-
1756 inclusive and we welcome anybody to come in there.
1757 We need, we need the bodies to come in and be there
1758 and make it a living place. And it is a living
1759 place. And I, I got two weeks' notice about this. I
1760 saw this and I'm really shocked. I just, this has
1761 been going on for seven years I just heard. We were
1762 never told anything about this. There're so many
1763 people in the entertainment industry, civil rights,
1764 you know, that would, that have made that their
1765 home. There's as he pointed out, there's bar
1766 mitzvahs and weddings and all kinds of events
1767 there. It is a big community center, and it is
1768 Jewish based, but it is not a Jewish, by any
1769 stretch of the imagination. It is a community
1770 center. And after services on Saturday, I'm there
1771 all day as a community center. It is a valuable
1772 place for the community. And we will lose the most,
1773 one of the most valuable places other than this
1774 building, if this synagogue goes. We need time to
1775 think about this and call people who have been
1776 around and just been in that synagogue and made

1777 that synagogue their home or their home away from
1778 home. This is just a core group of us that found
1779 this out two weeks ago with the big sign. Thank you
1780 very much.

1781 (Clapping)

1782 Gillig: Thank you, Doug. And Mr. Workman was our last
1783 public speaker.

1784 Jones: You said that was our last public speaker, David,
1785 correct? Okay. So now the applicant has the
1786 opportunity to rebut. They will have five minutes.
1787 No? Okay. The applicant is waiving their rebuttal
1788 of time. So, with that, we may still call you up to
1789 the podium, Patrick, if that's okay. Do we have
1790 Commissioners who have questions for the applicant
1791 at this time? Commissioner Matos go ahead.

1792 Matos: Thank you, Chair Jones. I have a question for the
1793 applicant if you could please approach the podium.
1794 As part of this plan, has there been any
1795 consideration given to relocation assistance for
1796 the synagogue or outreach to the members of the
1797 synagogue?

1798 Tighe: I'm the architect. I'm not prepared to answer
1799 questions outside of the realm of the design. And I
1800 know you want answers from me, but I'm not, I'm not

1801 prepared or capable of answering those questions.
1802 My job was to design the project and we spent eight
1803 years doing that. I can't answer those questions. I
1804 wish there was someone else here to do that, but I
1805 can't give you those answers.

1806 Matos: Okay.

1807 Jones: Do we have additional questions for the applicant
1808 at this time?

1809 Tighe: There is a representative that could answer those
1810 questions. Do you want him to approach?

1811 Jones: Yes.

1812 Tighe: Okay.

1813 Jones: Please. Thank you.

1814 Nazaria: Good evening. My name is Mike Nazaria. I'm the
1815 Chairman of the Board of Director of Jewish Center,
1816 Jewish Federation. Good, with my good heart,
1817 heartness, I practically signed the lease once
1818 Temple Bethel agreement with us to stay there for
1819 ten years. I wanted them to be there. Two blocks
1820 down the street there is Chabad. The school here, I
1821 don't want to talk too much. They're very
1822 controversial, but to finding helping them, not for
1823 tomorrow. This process would take another three,
1824 four years before we acquire permit. All these

1825 people are upset here, many of them, I promise you,
1826 many of these people. I want to ask that Australian
1827 guy, when was the last time he went to the
1828 synagogue.

1829 Jones: Sir, sir -

1830 Nazaria: Yes.

1831 Jones: I understand this is heated and many people are
1832 feeling emotional, but we are, you are -

1833 Nazaria: We can relocate them, yes. I will accept the
1834 responsibility to find them a place. They can go
1835 two blocks down the street, not now, four years
1836 ago, four years when we acquire the permit, to go
1837 to Chabad or I find them a place in Pico Boulevard
1838 or somewhere close by.

1839 Unknown: Unbelievable.

1840 Nazaria: Unbelievable. Yes, I am telling you the fact.

1841 Jones: No cross talk. No cross talk. We can't have - we
1842 will adhere to the rules of order. Everybody gets a
1843 chance to speak but you are just being asked to
1844 speak at this time and response to one of the
1845 Commissioner's -

1846 Nazaria: I appreciate for the time, but I promise you, I
1847 will assure these tenants will have sufficient time
1848 to move and I will do whatever it takes to find

1849 them the right place.

1850 Unknown: Sure.

1851 Nazaria: Yes.

1852 (Background talking)

1853 Jones: And I'm, just out of curiosity to build on
1854 Commissioner Matos' question. Are you, sir, are you
1855 in a position to guarantee something like this? I
1856 just want to make sure.

1857 Nazaria: Yes.

1858 Jones: Okay.

1859 Nazaria: Yes.

1860 Matos: So just to piggyback off of Chair Jones' follow-up
1861 question, you would be willing to codify this in
1862 the resolution as a condition of approval on this
1863 project, right?

1864 Nazaria: Yes.

1865 Matos: I guess I would have a follow-up question for
1866 staff.

1867 Jones: Let's wait. Let's wait, if that's okay.

1868 Matos: Absolutely, Chair Jones. Thank you for answering
1869 the question.

1870 Nazaria: I appreciate. Thank you.

1871 Jones: Thank you. Do we have any additional questions for
1872 the architect or the applicant at this time?

1873 Commissioner Lombardi?

1874 Lombardi: I'm not pressing the right button.

1875 Jones: It's okay. Mine is not working.

1876 Lombardi: I do have questions about the design, but I also
1877 feel like there may be other questions out there
1878 first. So, I would defer to some of the other
1879 Commissioners to make sure that we don't have other
1880 issues.

1881 Jones: You're welcome to ask your questions about the
1882 design at this time.

1883 Lombardi: I would like -

1884 Jones: Sure.

1885 Lombardi: Okay. Sure, let's do it. Okay. Thank you. So, first
1886 question I guess I want to ask since it was a
1887 brought up in various ways by the public. What is
1888 the timeline for permitting and construction for
1889 this project?

1890 Tighe: Well, after we receive entitlements, then we start
1891 the construction document process. That could take
1892 six months to a year. And then we would do bidding
1893 process. Construction could start a year to year
1894 and a half after, after this time.

1895 Lombardi: Including demolition?

1896 Tighe: That would happen around the same time.

1897 (Background talking)

1898 Lombardi: Okay. Let's look at the pavilion for a minute. I
1899 have some questions relating to that. Wood louvers
1900 that are called out, are those round or they are
1901 rectangular? What's the idea there? Are they metal
1902 clad?

1903 Tighe: I'm sorry, the what?

1904 Lombardi: The wood louvers on the pavilion.

1905 Tighe: Oh, right.

1906 Lombardi: Yeah.

1907 Tighe: So, the pavilion was seen as a transparent floating
1908 volume and in front of that there's a screening
1909 device. It's not 100 percent worked out, but we see
1910 it as a series of louvers, vertical louvers. So, it
1911 has some depth to control sun. Also, to provide
1912 some kind of privacy.

1913 Lombardi: And what's their profile? I may not have heard that
1914 in your -

1915 Tighe: It's not worked out 100 percent, but it would be a
1916 louver of some type.

1917 Lombardi: And then I know in design review we discussed the
1918 super graphic, the address. It looks like it's a
1919 little bit fainter in the rendering. Have you made
1920 a change with your intent there? Is that adjust to

1921 some of our comments?

1922 Tighe: Yeah. It's a placeholder really. We feel like
1923 there's a way to make that louver screen more three
1924 dimensional, maybe adding some kind of graphic in
1925 there. We showed a number, the number of the
1926 guiling, but again it's up for discussion and we
1927 need to develop that further.

1928 Lombardi: Okay, thank you. And then you've advanced the
1929 treatment under the pavilion. I guess I'm still a
1930 little bit confused with exactly that intent. So,
1931 it's like a metal material?

1932 Tighe: Well, again, It's conceptual, right? So, the, we
1933 had some really great feedback during the design
1934 review subcommittee meeting, and we totally agree
1935 that the presence of that underside of the pavilion
1936 is prominent. So, we want, we want to make a
1937 feature out of it. And it's a great opportunity for
1938 us to have an art piece of some kind. Because the
1939 pool is close by. We had this idea of maybe
1940 creating some kind of piece that had some idea of
1941 reflection. And again, it's just an idea. Whether
1942 it's metal, whether it's a graphic, whether it's a
1943 three-dimensional relief, that's all to be worked
1944 out, perhaps part of the percent throughout

1945 program, you know, to be determined. But the idea
1946 that surface needs attention is something that I
1947 think we all agreed we wanted to pursue.

1948 Lombardi: Okay. And during design review we also discussed
1949 the idea of potentially having the pool move a
1950 little bit north so that it was in a sunnier
1951 position, but I'm beginning to understand why maybe
1952 you have the pool where it is. And I see that you
1953 swapped the position of the pool with the heated
1954 pool. Is that correct?

1955 Tighe: Well, the pool is in the ground.

1956 Lombardi: Yeah.

1957 Tighe: It's not above the parking structure. So, the
1958 location of the pool is essentially in that zone
1959 where we don't have subterranean parking.

1960 Lombardi: So, is that does that explain why you swapped the
1961 positions but overall kept that footprint in the
1962 same location?

1963 Tighe: Yes. Yes.

1964 Lombardi: Okay. On the art component, do you have a point of
1965 view on that because I saw some call outs on the
1966 plans that I wasn't quite sure what they were
1967 referring to. It looked like there was a multi
1968 liter, I have to find what page it was on. But it

1969 looked like there was a few designated positions
1970 for art. Don't know if that was an error or can you
1971 clarify? I might be able to find it on here. One
1972 second.

1973 Tighe: Yeah, I think we, we talked about integrating some
1974 pieces into the landscape at one point. And then we
1975 also talked about the art percent, perhaps behind
1976 the underside of that surface. So, it might show up
1977 in two different areas.

1978 Lombardi: Okay. I'm looking at sheet L220 on Exhibit C. It
1979 says proposed marker for art percentage.

1980 Tighe: Yeah. So, because we're giving back a lot of this
1981 landscape area along the sidewalk there's an
1982 opportunity for kind of a pedestrian experience and
1983 the idea was, we could have some kind of markers or
1984 bollards or some kind of device, art piece, tied
1985 into the landscape. That was one idea. And then the
1986 underside of the pavilion was another idea. So, two
1987 ideas for art.

1988 Lombardi: I see. Okay. That helps with understanding the
1989 intent there. Since you brought it up, I did want
1990 to ask about the ha-ha wall, and it looked like in
1991 the renderings that was shown sort of tucked away
1992 in the landscaping. But in the section that was up

1993 during a presentation, I think I saw the wall
1994 closer to the sidewalk. So, I understand the intent
1995 to create this sort of concealed wall, especially
1996 from the resident's side looking out, but what is
1997 the experience at the street level and where is
1998 that wall located?

1999 Tighe: It's not a wall, it's a fence.

2000 Lombardi: Fence, yes.

2001 Tighe: It would be held back from the sidewalk. I can't
2002 remember the distance, but it's ten feet plus. And
2003 the idea is that it would be heavily landscaped.
2004 The fence is a way disappears. The landscape takes
2005 over. So, you don't see the barrier. All you do is
2006 see the green.

2007 Lombardi: Okay. Thank you. I also want to ask about from a
2008 design perspective as you heard earlier in
2009 Commissioner questions to city staff, the fire lane
2010 and this 30-foot distance that was measured from
2011 the outside of the park lane. which allows for the
2012 northern portion of the building to be a very close
2013 to Crescent Heights, much closer than any of the
2014 adjacent buildings. So, looking at the plans, I'm
2015 wondering it seems like you could make up that
2016 difference if we had a, if the calculation were

2017 done from the curb, which I believe is precedent in
2018 the past, by reducing the footprint of some of
2019 those units and then pushing that volume back a
2020 little bit more from the curb. Do you feel like
2021 this is something that can be worked out? Because
2022 it does seem like it's not consistent with how
2023 we've measured that 30-foot dimension on other
2024 projects?

2025 Tighe: Yeah. We go by what the city tells us to do, what
2026 the fire department tells us to do, and that's what
2027 we did in this case. We certainly could push the
2028 building back. The whole building is pushed back.
2029 There's only one portion of the building at
2030 Crescent heights where the entry is brought to the
2031 street maintaining that urban edge. So, from an
2032 urban design standpoint, you could argue that it's
2033 actually good where it's at, but you could also
2034 argue that it could be pushed back. But I mean the
2035 whole building is pushed back. But either way, we
2036 can make it work either way.

2037 Lombardi: Okay. Yeah, I appreciate the overall design. But
2038 six feet and a little bit extra is very close in
2039 that one element. So that is a concern that I have
2040 that it feels like it's really approaching the

2041 street, much more than any other building in that
2042 zone. But it sounds like you might be able to work
2043 through that.

2044 Tighe: Yeah, sure.

2045 Lombardi: And then I do have questions about landscape
2046 design. Do you have a landscape architect here?

2047 Tighe: We do. Studio Gray Green.

2048 Lombardi: Is the landscape architect prepared to answer
2049 questions?

2050 Tighe: No. They're not here.

2051 Lombardi: Oh, they're not here?

2052 Tighe: No.

2053 Lombardi: Okay. Well, then I probably have fewer questions.
2054 This was something that wasn't fully resolved
2055 during design review and I'm looking at the sheets
2056 that we were presented as part of the exhibits
2057 here. And what I see in the renderings versus what
2058 I see in the plans look different. The plans look
2059 very placeholder. I think you have an excellent
2060 opportunity here with landscape, but from what I
2061 can see, and I'm not an expert in this, it feels
2062 like there's a very, sort of uniform selection of
2063 some generic plantings and there's an opportunity
2064 for pollinators in terms of the planting

2065 selections. I know during design review we talked
2066 about sort of a mini or micro bioswale or the idea
2067 of collecting water and using that for that zone as
2068 well. These are all things that I feel landscape
2069 architect could, could work on as well as the tree
2070 species. A member of the public brought that up as
2071 well. So, I guess my thought is there's a lot of
2072 potential here and it might need to be worked on
2073 more so maybe we could see more of that in some
2074 capacity. But could you explain where you are in
2075 the design and what was shown in your presentation
2076 versus here, what's changed or is sheet L220
2077 representing the current design?

2078 Tighe: Yeah. So, as I noted in my presentation landscape
2079 is the driver for the project. It is the, it is the
2080 architecture in a way. We're required to have 2,000
2081 square feet of open space, we have almost 20,000,
2082 12,000 on the ground level. So, we're, we're making
2083 a big deal about the landscape. And it will be a
2084 lot of thought and study and more detailed drawings
2085 and plans that will go along with the project as we
2086 develop the project. So, I agree with you. For me
2087 to say that the project is so much about landscape
2088 and then not have it completely worked out, I can

2089 see the, your frustration. But I can assure you
2090 that the landscape is probably one of the most
2091 important aspects of the project and something that
2092 we certainly won't let, let go.

2093 Lombardi: Okay. Thank you. That was my last question.

2094 Jones: Any additional questions by - Vice Chair Thomas,
2095 please go ahead.

2096 Thomas: Thank you, Chair. On the plans on page 47 of A210
2097 there's a bedroom at the basement level. Is that a
2098 manager's unit?

2099 Tighe: No.

2100 Thomas: Is it, what is that bedroom?

2101 Tighe: So, there's a ten-foot differential from, on the
2102 site from Crescent Heights down to Fountain. So,
2103 what appears to be a basement level, is actually at
2104 grade. It's not a basement.

2105 Thomas: Oh. Okay. Okay, thank you. Looking at the south
2106 elevation from Fountain, there are two large
2107 elevator overruns. Is there a reason that they're
2108 so prominent and that they couldn't be better
2109 integrated into the design of the project?

2110 Tighe: They, they, they probably could be. I'll take a
2111 look at it.

2112 Thomas: Okay. Because they're, I mean they're protruding at

2113 the top of the project and it's just, it just
2114 doesn't look very aesthetic. So, if we, if we could
2115 look at that, that'd be great. But then that would
2116 need to come back to design review, correct? Well,
2117 sorry.

2118 Tighe: I think -

2119 Thomas: We'll do that in deliberations.

2120 Tighe: Vice Chair Thomas, consider too that the elevation
2121 is, some of those are set way back, right? So,
2122 they're not all at the front. When you look at
2123 those elevators, they're kind of terraced back. So,
2124 you wouldn't, you wouldn't actually see them from
2125 the street. Just keep that in mind.

2126 Thomas: How far back are they?

2127 Tighe: I'm sorry?

2128 Thomas: How far back?

2129 Tighe: I don't have the dimension but if you look at the
2130 plan you can see that they're not at the front of
2131 the building.

2132 Thomas: Okay. I'll take a look at it.

2133 Tighe: But point well taken.

2134 Thomas: Okay. I'll take a look at that while you're
2135 answering other questions and I'll circle back to
2136 that. The driveway exits on Crescent Heights, is,

2137 I'm very interested in the pedestrian car
2138 interactions. Is there going to be a bar, a light,
2139 a sign, or something that indicates to pedestrians
2140 that cars will be exiting so that there's not any
2141 sort of negative interaction between the cars and
2142 the pedestrians?

2143 Tighe: Well, I wish I could remember the history. Years of
2144 study that went into the placement of the driveway.
2145 We had it multiple places. We worked in tandem with
2146 the city, department of transportation, that was
2147 the desired result. We also increased the, the
2148 drive aisle I believe in that area to, to help with
2149 the flow of traffic in that zone. So, I don't have
2150 all the answers, but I can assure you that it was
2151 well thought out, not just by me, but by the city.
2152 And that, that was, that location and the design of
2153 the driveway, and the way it interacted with the
2154 sidewalk was, was well vetted.

2155 Thomas: Well, it's less about flow and it's more about
2156 public safety.

2157 Tighe: Uh-huh (AFFIRMATIVE).

2158 Thomas: That's, that's the question that I have. About cars
2159 coming out, pedestrians walking by. Is there
2160 anything, is there some sort of warning to

2161 pedestrians that cars will be exiting so that if
2162 somebody is walking down the street there's not a -

2163 Tighe: No. There isn't anything planned for that at this
2164 time.

2165 Thomas: Okay. And my last question is this project does not
2166 have guest parking so where, what are your thoughts
2167 on where guests would park in this area?

2168 Tighe: Well, we are providing the required amount of
2169 parking for the building. Keep in mind not everyone
2170 is going to have a parking spot, so there are,
2171 there will be some spots in the building, and we
2172 are providing more parking spaces along the street
2173 than there are now. So, we're adding, we're adding
2174 spaces all along the street.

2175 Thomas: And how many spaces are you adding to the street?

2176 Tighe: I don't know. I'll have to get back to you.

2177 Thomas: Chair, those are my questions for now.

2178 Jones: Thank you. Any additional questions for the
2179 applicant at this time? Commissioner Copeland,
2180 please go ahead.

2181 Copeland: Thank you, Chair. Hi. I just wanted to circle back
2182 to a question that I had asked of staff earlier
2183 about this western border with Havenhurst and it
2184 seems like it was, it's unresolved, maybe there

2185 will be some plantings or some trees. But as far as
2186 the noise impact, are there any other mitigation
2187 measures planned at this time for, for that border?

2188 Tighe: Well, we, we can definitely introduce landscape and
2189 more landscape. The, towards the northern edge,
2190 there's more opportunity for landscape and I think
2191 we have some of the native soil in there as well.
2192 We could certainly introduce more along the entire
2193 edge.

2194 Copeland: Okay. That will be the, I guess with the, the
2195 rooftop area, it shows in the renderings like a
2196 wide screen TV or movie screen. Where in relation
2197 would that be used for as facing? What would that
2198 be, that be facing?

2199 Tighe: It's not -

2200 Copeland: Right now -

2201 Tighe: The renders, the TV placement isn't 100 percent
2202 figured out.

2203 Copeland: It's not figured out yet, okay.

2204 Tighe: We can definitely design those areas so that the
2205 attention will be more towards the courtyard and
2206 less towards the Havenhurst side.

2207 Copeland: Okay. I think most of the other questions that I
2208 had have already been asked at this time. Thank

2209 you, sir.

2210 Tighe: Thank you.

2211 Copeland: Thank you, Chair.

2212 Jones: Thank you. Any additional questions for the
2213 applicant at this time?

2214 Lombardi: Chair, I have one follow up question.

2215 Jones: Please go ahead.

2216 Lombardi: I forgot to ask earlier. We talked about the PV
2217 cells that were on the roof previously. It doesn't
2218 look like that design has evolved too much, but
2219 maybe I missed something in the plans.

2220 Tighe: I'm sorry, the what?

2221 Lombardi: The photovoltaic cells, just making sure that
2222 they're integrated, and they don't just feel like a
2223 utilitarian thing that's stuck on the top because
2224 it's going to be quite visible. Is that, are you
2225 intending to continue to finish that?

2226 Tighe: Yes. Absolutely. I think we have; we have PVs
2227 integrated into the trellises of some of the
2228 outdoor spaces. And then the remaining PVs will be
2229 placed on the, on the roof. But I understand. We'll
2230 make sure that they're done in a proper way.

2231 Lombardi: Okay. I know there's a lot of wires and, you know,
2232 transformers, and stuff that might appear on there.

2233 So that's my concern with the current design is
2234 there might be some extra stuff that isn't seen in
2235 the rendering but would be there. So maybe some
2236 additional louvering or something underneath to
2237 help make that feel more like a structure.

2238 Tighe: Sure.

2239 Jones: Just leaning down to see ya.

2240 Lombardi: Thank you.

2241 Jones: Any additional questions for the applicant at this
2242 time? All right. I think you're, thank you,
2243 Patrick, sorry. Thank you.

2244 Tighe: Thank you.

2245 Jones: Appreciate it. Thank you. Okay. I am going to go
2246 ahead and close the public hearing at this time,
2247 and we will move into deliberation. Go ahead.

2248 Matos: Thank you, Chair Jones. I actually have a couple
2249 questions for staff and then I want to follow up
2250 with a couple of comments. So, my first question is
2251 for the city attorney. Are we able per Housing
2252 Accountability Act law at the state level, to given
2253 that the applicant has agreed to it on the record,
2254 include a condition on this project or noted in the
2255 resolution, that the applicant has agreed to do
2256 relocation for the synagogue and school?

2257 Rosen: The Commission would need to, and is limited with
2258 respect to conditions of approval, to those that
2259 would bear what's known as a rough proportionality
2260 to the impact of the proposed development. And so,
2261 you can't, or I would say a requirement with
2262 respect to relocation is not related to the project
2263 approvals that would be considered as part of the
2264 Housing Accountability Act Project.

2265 Matos: So that being said, we could, we could actually add
2266 that as, in the resolution, it would just have the
2267 disclaimer that it's not part of the Housing
2268 Accountability Act, is that what we're saying?

2269 Rosen: The condition could only be added if it bore a
2270 rough proportionality to the proposed development.
2271 And I think that the question about whether or not
2272 a private party could be required to relocate items
2273 on an existing site is outside the, the contours of
2274 the housing project that's being considered. So
2275 beyond just Housing Accountability Act Project, the
2276 issue would be a condition like that is outside of
2277 sort of the scope of, of the project before the
2278 Planning Commission. And in addition, I think to
2279 the extent there is issues between the lessor or
2280 the property owner and the lessee or who occupies

2281 the site, that's a relationship that's private and
2282 separate from that between what the city decision
2283 makers are considering as part of project
2284 entitlements.

2285 Matos: Okay. Thank you. So, I have a couple comments and
2286 then I do have two things that I wanted to bring
2287 up. The first thing is, you know, I want to thank
2288 everyone who came out and spoke today. I think
2289 it's, you know, very, very noble for everyone to
2290 show up and have your opinion heard before the
2291 Commission and the city process. I think that is
2292 extraordinarily important. So, I want to applaud
2293 everyone who took the time out of their evening to
2294 come join with us this night. You know, as you just
2295 heard, there's something in this state called the
2296 Housing Accountably Act. This Housing
2297 Accountability Act was drafted, I'm going to try to
2298 do this with justice. The Housing Accountability
2299 Act was drafted in response to a statewide housing
2300 shortage, especially as it relates to affordable
2301 housing, which this project has. They lay out two
2302 very specific criteria that has to be partnered
2303 with a finding of substantial evidence in order for
2304 a project to be denied that has this level of

2305 affordable housing. They are one, the development
2306 would have to have specific adverse impact on
2307 public health, or safety, unless disapproved or
2308 approved at a lower density. And, two, there is no
2309 feasible method to satisfactorily mitigate or avoid
2310 the specific adverse impact other than the
2311 disapproval or approval in a lower density. So,
2312 what we're really saying here is that state law,
2313 this Housing Accountability Act is guiding the
2314 decisions that this body is able to make. There are
2315 things that we're able to condition, and as you
2316 heard just now, there are things that we're not
2317 able to condition per that state law. So that makes
2318 it very challenging because again, I have deep
2319 respect and I feel for members of the public that
2320 came out and spoke tonight on behalf of their
2321 community and on behalf of their synagogue, but
2322 state law makes that really challenging. With that,
2323 there are two things that I really wanted to see be
2324 integrated into this project. The first thing is I
2325 really do think that in line with previous projects
2326 that I've seen in my time here, we should be
2327 stipulating in the resolution the breakdown of the
2328 inclusionary units. So, there's 14 total units, 7

2329 of them are very low income, and 7 of them are
2330 moderate income. To my understanding per this
2331 meeting and per the staff discussion, 9 of those
2332 units will be very low income one bedrooms. Or 9 of
2333 those units will be one bedroom, and 5 of those
2334 units will be two bedrooms. So, I'm hoping to have
2335 that memorialized in the resolution as part of the
2336 approval process for this. The other thing that was
2337 brought up in my comments was the setback
2338 requirement for the front of the property, which is
2339 on Crescent Heights Boulevard. It sounds like there
2340 is precedent per the fire code for us to be looking
2341 at the setback of 30 feet starting from the curb
2342 rather than 8 foot from the curb, which is the
2343 parking lane. So, I would also ask as, if this
2344 project were to move forward tonight, to have that
2345 be considered prior to plan check. So that we would
2346 be working with the fire department and the
2347 director of planning and development services to
2348 examine opportunities to maximum the setback in
2349 accordance with the code and with fire code. And
2350 that would also help the frontage of building be
2351 more uniform with the rest of the street. So those
2352 are the two things that I would ask out of this

2353 project. You know, when we look at this project
2354 objectively, we see an exceptional amount of
2355 parking. State density bonus law only requires them
2356 to have 45 spaces and they're having 125 spaces.
2357 You know, there's exceptional open space. There is
2358 new affordable units. There's a lot of great
2359 aspects to this project and I would applaud the
2360 applicant for that. But, you know, obviously I am
2361 very sensitive to the cultural and historic
2362 concerns given, with the synagogue. I, my heart is
2363 broken hearing some of that public comment and I
2364 just want to speak from a human level. But at this
2365 time, you know, given what we've heard from our
2366 city attorney, I'm really, really unsure on what
2367 legally we have the ability to do given the Housing
2368 Accountability Act. So, I look forward to hearing
2369 from my colleagues about, you know, their thoughts
2370 on this project and the items surrounding it. But,
2371 you know, I would introduce just those two caveats.
2372 One being the inclusion of the bedroom, size of the
2373 inclusionary units. And two being an item to
2374 reexamine the setback that's outlined in this
2375 project looking to maximize the setback and do it
2376 30 feet from the curb versus 30 feet from the

2377 parking lane. And I'll just leave it there. Thank
2378 you.

2379 Jones: Thank you. I just want to ask a quick question
2380 about the setback. Just to be clear, this is
2381 something that the fire department, which not in
2382 keeping with their previous requirements had
2383 requested of this project, correct? It wasn't
2384 arbitrary on staff's part? Okay. So, it wasn't the
2385 applicant's choice, and it wasn't staff's
2386 recommendation? It was the fire department's
2387 requirement, correct? But that's not been in
2388 keeping with their previous requirement. Okay.
2389 Thank you. Who'd like to go next? Commissioner
2390 Copeland, please go ahead.

2391 Copeland: Thank you, Chair. I have a couple of questions for
2392 staff, if I might first. Just to clarify for the
2393 benefit of the public that contacted us as well as
2394 showed up tonight. Do we have any discretion at
2395 this point to suggest that this go to HPC for
2396 further review or back, and then back to design
2397 review after the landscaping and so forth being
2398 unresolved issues are completed? Or do we have the
2399 discretion to continue to a date certain to return
2400 with a closer review of the historic assessment and

2401 the, have the landscape architect on board? Do we
2402 have the option to do either of those things at our
2403 discretion?

2404 Alkire: There's really nothing that's been presented that
2405 would support sending this to the historic
2406 preservation commission for any reason.

2407 Copeland: Okay.

2408 Alkire: And, and the second, second part of that was, I'm
2409 sorry?

2410 Copeland: The second part of that was -

2411 Alkire: Oh, the landscaping.

2412 Copeland: The requirement that it come back to design review
2413 after it's complete or that we continue this to a
2414 date certain to, once they have a landscape
2415 architect available to answer questions so -

2416 Alkire: There is -

2417 Copeland: Do we have any discretion on any of those at this
2418 point?

2419 Alkire: Yeah. There's nothing, there's no objective
2420 standards in the code that have not been met on
2421 landscaping.

2422 Copeland: Okay.

2423 Alkire: And so, what we can offer is that we will have an
2424 extra condition to review the landscaping prior to

2425 issuance of building permit. But again, there was -
2426 Copeland: When would that review take place? Would it go to
2427 design review, or would that be internally?
2428 Alkire: Design review as a, as a component of this body
2429 doesn't have any authority or discretion.
2430 Copeland: Right.
2431 Alkire: So, it would be a director's review.
2432 Copeland: Okay. Thank you.
2433 Alkire: Uh-huh (AFFIRMATIVE).
2434 Jones: Thank you. Additional questions for staff or
2435 deliberation at this time? Commissioner Lombardi,
2436 please go ahead.
2437 Lombardi: Thank you, Chair. Well, I don't know where to start
2438 with this one. I do appreciate all of the public
2439 feedback. I know this is a very sensitive topic and
2440 a really tough one. I'm not sure how much we as a
2441 Planning Commission can do here and what's possible
2442 within our role. We're here reviewing this project
2443 that has reached this stage. So, I'm just going to
2444 keep it short and move on past that. With regards
2445 to comments that have been brought up by
2446 Commissioners thus far, I'm in alignment with most
2447 everything that's been said so far. I do think that
2448 we should have some clarification of the breakdown

2449 of the units, and I do think that's an excellent
2450 idea to have that included in general as projects
2451 are cued up for our review. I guess one question I
2452 would ask is we can state that there's nine one
2453 bedrooms and five two bedrooms. I'm not sure beyond
2454 that knowing the very low income versus moderate
2455 income, if I got that right, how, what the mix is
2456 between that, or we need to distinguish that or we
2457 just leave it to be determined. I don't have a
2458 strong opinion on that other than we should discuss
2459 it. So, I'm not sure what the precedent would be
2460 there or if staff has an opinion.

2461 Alkire: In general, our housing department would make those
2462 decisions based on what they, what they see as the
2463 need based on our -

2464 Lombardi: Got it.

2465 Alkire: Lists and things like that. So that really should
2466 rest with them to make that final determination.

2467 Lombardi: Understood. Thank you for that clarification.

2468 Regarding the setback, I do feel like this building
2469 is extremely close to the street compared to others
2470 and that one portion for the structure. So, I would
2471 think that there's some way we could put that into
2472 the, a condition within the resolution

2473 understanding that it does need to be reviewed and
2474 approved by the fire department so if they declined
2475 it for any reason then, then it wouldn't be done,
2476 right? And then I do think that there is precedent
2477 in the past for projects including housing projects
2478 to come back for design review for something like a
2479 component that wasn't reviewed prior, the landscape
2480 design. I could see there being a benefit to having
2481 that being an open forum and getting some feedback
2482 from the panel since it didn't happen before and
2483 maybe can run in isolation of the approval of the
2484 project because that information wasn't presented.
2485 So, I would, I would request that that become a
2486 condition within the resolution as well, that the
2487 landscape design be presented to the design review
2488 subcommittee so that we can help that along as part
2489 of the process. I don't think that that's within
2490 the realm of an unusual request.

2491 Langer: One thing I would say to that is it did used to be
2492 a more common practice quite a few years ago before
2493 the housing laws got so strict. And so, I don't
2494 remember us sending anything back that's a Housing
2495 Accountability Act project conditioning it for
2496 further design review. I hope you can hear me with

2497 this on. Further design review, subcommittee review
2498 after this body has issued its approval. Remember
2499 with Housing Accountability Act projects, we have a
2500 five-hearing limit. We have very strict timelines
2501 to get things approved and get them through the
2502 plan check process and in fact, I think there's new
2503 laws going to affect January 1 that are even going
2504 to make the building review process even quicker.
2505 And so, I would be hesitant to condition a project
2506 to go back to design review if there's not a
2507 specific code or a specific objective thing that
2508 they're looking at. And I believe Ms. Alkire said
2509 that the project meets all the landscape
2510 requirements in the code at this time. And the
2511 architect has committed that the landscape is, you
2512 know, essential important focus of this project.
2513 So, I would be hesitant to put something that adds
2514 more time on to the process for a housing project.
2515 Unknown: Why not?
2516 Jones: No cross talk please or I'll ask you to leave the
2517 auditorium. Please respect the process. Thank you.
2518 Lombardi: Thank you. I think that also when you look at our
2519 city's goals and objectives, and we talk about
2520 climate and urban design, these are all important

2521 things. My perspective is that the landscape isn't
2522 necessarily going to have an impact on the
2523 architecture design and how that moves forward. Now
2524 I realize there's a permitting process that can't
2525 be slowed down. So, I feel like there's a, there's
2526 a way where this could be leveraged where we're
2527 providing design review but it's not holding up any
2528 of that process and it would allow for some good
2529 input. We're talking about some swapping out
2530 plantings or making adjustments to that within
2531 designated areas considering we have so much
2532 landscape on this project. I don't know that would,
2533 I'm not seeing how that would slow down anything. I
2534 think it would just be an added benefit since we
2535 didn't get to see it prior.

2536 Alkire: Maybe I can make a suggestion that would help us
2537 get there. If the applicant is amenable to it, if
2538 the Commission wants to let us know what in
2539 particular is being looked for in that process,
2540 what is missing off of the plans that you would
2541 like to make sure that is or what is on the plans,
2542 you want to make sure stays. And we can, we can
2543 memorialize that and then ensure in the plan check
2544 process that it remains in the plans or that they

2545 add something that isn't there.

2546 Lombardi: Sure. And along those lines maybe my suggestion
2547 would be that it be reviewed with UDAS and also be
2548 presented with, maybe receive and file, but I would
2549 still recommend that it be presented to the Design
2550 Review Subcommittee. I feel like we could work that
2551 in, and I think we could tie it specifically to
2552 review of the landscape plans and planting
2553 selections, so that it limits and defines what the
2554 scope is.

2555 Alkire: I would still like to know what we're looking for.
2556 Because I don't to leave it so open ended so that
2557 there's, you know, a lot of discretion implied in
2558 that where the subcommittee or even staff isn't
2559 quite sure what the intent of the Commission is in
2560 that and we want to make sure that we're, so if
2561 there's something, you know, if you want it to
2562 match the plans that we have or you want the
2563 certain number of trees or something like that, I
2564 think that would help us a lot when we go to review
2565 it to make sure we know what exactly you want it to
2566 capture.

2567 Lombardi: Well, because the design doesn't feel resolved, I'm
2568 not sure how to answer that. So, I think it really

2569 is review of the planting plans and the tree
2570 selections as intended for the project by the
2571 landscape architect.

2572 Jones: Are there objective standards that you feel the
2573 project isn't meeting in terms of the landscape
2574 plans? Because I think that's the legal standard,
2575 is it not?

2576 Lombardi: I think that I think that we're supposed to see
2577 landscape plans when we're reviewing projects. And
2578 it seems like the design we're seeing right now
2579 hasn't implemented that plan as included in the
2580 exhibit.

2581 Jones: I'd lean on legal, but can that be the basis for us
2582 to leave the landscape plans to go back to design
2583 review? I just want to make sure we're not walking
2584 a line we don't want to walk here.

2585 Alkire: If you can give us one minute. So, the objective
2586 standard in the zoning ordinance is for preliminary
2587 landscaping plans to be provided and then final
2588 landscaping plans to be provided prior to the
2589 building permit issuance. They have, they have
2590 complied with the requirement in the zoning
2591 ordinance at this time.

2592 Lombardi: Perhaps we could request that it be reviewed with

2593 UDAS and presented as received and filed to the
2594 Design Review Subcommittee.

2595 Langer: I would ask the applicant because this is, it's an
2596 unusual request and it's not something that we have
2597 been doing in recent years since the housing laws
2598 have changed so much.

2599 Tighe: I understand your request and I understand why you
2600 would want to see it. The thing is we have a much
2601 more developed landscape plan, I just didn't bring
2602 it because it's not required. This came up on
2603 another job where it was clearly stated what was
2604 required at this point of the process and it's what
2605 we provided you. So, you're asking for something
2606 that's actually due at a later phase. I have no
2607 problem giving it to you, I actually have it, but
2608 it's not in the set. It's not required, so you
2609 really can't ask for it. But I don't have a problem
2610 giving it to you. We have it.

2611 Lombardi: I don't want to belabor this topic too much, but I
2612 do feel like we usually see a little more detail,
2613 so maybe receive and file or something else, but
2614 I'll leave my time for the other Commissioners.

2615 Carvalheiro: Jennifer, can you, the Commission seems to have
2616 this misconception that drawing packages that come

2617 to us have to be completely resolved to some
2618 degree. And typically, we see schematic
2619 presentations at best, design development, maybe
2620 three quarters of the way through. Is it a
2621 requirement for applicants to bring fully developed
2622 drawings to Planning Commission?

2623 Alkire: No. That, typically most of the development of the
2624 plans into the greater detail happens during the
2625 plan check process.

2626 Carvalheiro: Right. And you are not required to submit stamped
2627 landscape drawings until the end or toward, before
2628 the issuance of the permit.

2629 Alkire: That's correct.

2630 Carvalheiro: And they've met all the requirements that they need
2631 to pass this hurdle at this point.

2632 Alkire: That's correct.

2633 Carvalheiro: Thank you.

2634 Jones: Vice Chair Thomas, please go ahead.

2635 Thomas: Thank you, Chair. So first I just have a couple
2636 notes. I agree with the staff's interpretation of
2637 the frontages being on Crescent Heights and
2638 Fountain. I appreciate the generous setbacks. It
2639 provides for more improved pedestrian experience. I
2640 appreciate the use of sustainable materials as

2641 described by the urban designer and, but as much as
2642 I love the sustainable materials, I do have a
2643 criticism that the expanses on the northern most
2644 part of the project facing Crescent Heights, there
2645 are these large white sections of steel panel, and
2646 it doesn't feel very aesthetic to me. On Sheet
2647 A015, the northern most part of this building
2648 facing Crescent Heights, it's just these large
2649 expanses of uninterrupted white steel cladding that
2650 the southern elevation does a better job of
2651 articulation and use of color. I, the elevator runs
2652 are pretty large and significant. They're the most
2653 defining feature of the roof. And I looked at the
2654 renderings again and it doesn't matter how far back
2655 they are, they're just very large and obtrusive. I
2656 do like the terrace theme at the corner of Crescent
2657 Heights. I'm never comfortable approving projects
2658 with no guest parking, but as we've, as we've said,
2659 this is an HAA project so, you know, it is what it
2660 is. But more than that, I'm not particularly
2661 comfortable with this project in that for me, and I
2662 understand what are expectations are as
2663 Commissioners, but until the community is satisfied
2664 with how their cultural resource, which I don't

2665 understand how it's not historic is the Whiskey is
2666 historic. I'm a little, I'm confused about that.
2667 But again, that's not what I do.

2668 (Clapping)

2669 I, I need for the community to be comfortable with
2670 how this resource is either integrated into the
2671 project or relocated before I feel comfortable. And
2672 I understand that my job as a commissioner is, is
2673 not that. But I personally need to know that the
2674 community is comfortable with something that is so
2675 valuable and important to them before I feel
2676 comfortable moving this project forward. But that's
2677 just me. And those are my -

2678 (Clapping)

2679 Those are my thoughts.

2680 (Clapping)

2681 Matos: Chair Jones, is it all right if I ask a follow up
2682 question?

2683 Jones: Sure.

2684 Matos: Cool. So, we did ask if there was able to be, given
2685 the applicant agreed to do it, an opportunity for
2686 there to be a requirement of replacement,
2687 relocation, relocation of the existing synagogue.
2688 How, we know Housing Accountability Act doesn't

2689 allow that? My question would be if the Housing
2690 Accountability Act doesn't allow for that to be
2691 considered as part of the resolution in this
2692 project, is there an opportunity for the city to
2693 help via cultural services relationships, human
2694 services relationships, to help the members of the
2695 synagogue get to a place where they feel like
2696 critical elements of their cultural resource is
2697 being preserved ahead of the deconstruction of the
2698 site or they're able to find an opportunity for new
2699 house of worship, a temple, a synagogue? Is there
2700 anything that the city can do to help address that
2701 concern outside of the resolution that is required
2702 by the Housing Accountability Act?

2703 Alkire: That would be entirely up to the City Council.

2704 Matos: Okay.

2705 Alkire: I don't, we don't have any say or purview over
2706 that.

2707 Matos: So, if this item were to pass here tonight, is it
2708 possible for this body to make a recommendation to
2709 City Council with that?

2710 Jones: Is that even in our purview? I don't want to be
2711 argumentative; I usually wait until the end to
2712 speak. But I want to be really careful here about

2713 how we are framing our conversation about this
2714 because the reason that many people came here
2715 tonight and the grounds by which we are allowed to
2716 consider this and candidly our role here, are very
2717 different. So, I just want to make sure that we're
2718 playing the role that we're supposed to play. And
2719 if there are, you know, I just don't know that
2720 those kinds of things are, I kind of don't know how
2721 we got here in the first place. Candidly, I don't
2722 know what happened with this project where like
2723 this is happening. But I would, you know, defer to
2724 staff and city attorney for guidance here because
2725 this is an unusual situation.

2726 Langer: I agree. And I think it's hard for staff to speak
2727 to what communications happened between the
2728 community center and the synagogue and what type of
2729 notice was provided. But and I think Commissioner
2730 Matos, you said this really well before that you're
2731 having to deal with these competing interests,
2732 which is a community that's losing their house of
2733 worship and also a state that's in a housing crisis
2734 and having very strict housing laws to try to build
2735 as many units as possible in a short amount of
2736 time. So, you're right that the role of the

2737 Commission, we look at applications that are given
2738 to the city and you look at whether it meets the
2739 requirements in the code and the requirements of
2740 state law and that's the Commission's role. And the
2741 application was filed with the city, the staff
2742 processed it, looked to see if it was compliant
2743 with city code, and brought it to you for a
2744 decision. So, finding an alternate location for the
2745 synagogue is not something that we can put as a
2746 requirement on a housing project before we can
2747 approve it. And the, the landowner said tonight
2748 that they will do their best to try to help the
2749 synagogue relocate, find another location, and
2750 that's probably part of their lease if they're
2751 ending early. There's things that we don't know so
2752 much about their lease relationship. But the focus
2753 tonight should really be on the application, does
2754 it meet the standards that we set out in the code
2755 and then when they build, how they build, how they
2756 help out their tenants, it's going to be between
2757 the landlord and the tenant in this case.

2758 Matos: Thank you for clarifying that and appreciate it.

2759 Jones: Commissioner Gregoire, please go ahead.

2760 Gregoire: So, I don't really have a lot to add other than

2761 what is already been said. I have to say I was
2762 really, really emotionally moved by what I heard
2763 tonight. This is by far been the hardest Planning
2764 Commission I have attended. It, you can't help but
2765 sit here and feel really bad about what we have to
2766 do tonight under the Housing Accountability Act we
2767 have to approve this project tonight. We can't
2768 continue this to another night. We can't deny this
2769 project. If otherwise we won't be in compliance
2770 with the law. So as heartbreaking as it is, I have
2771 to, I will have to vote yes to approve this project
2772 this evening. You know, but I don't feel good about
2773 it. But that's what the law compels us to do this
2774 evening.

2775 (Background talking)

2776 Jones: No crosstalk please. No cross talk please.
2777 Commissioner Carvalheiro.

2778 Carvalheiro: Yeah. I agree. This has been a really difficult
2779 hearing. I understand what the community is
2780 struggling with and trying to find a new location,
2781 but as everybody has said and legal has confirmed,
2782 it is not part of our purview. We are not the City
2783 Council. We are here to approve a project that's
2784 been presented to us. And from a design point of

2785 view, I think the applicant has done a great job of
2786 responding to the context in a meaningful way that
2787 will bring value to this corner and to the opposite
2788 corner. I actually met with the owner of La
2789 Fontaine and reviewed the project with him, and he
2790 is very happy about what he sees. He likes the
2791 relationship between the two courtyards. He
2792 appreciates the ability to be able to see out into
2793 the, up to the hills more than they probably can
2794 now. He's in support of it. And the applicant has
2795 been very responsive with design review. The only
2796 thing that I can remember that we talked about that
2797 wasn't implemented were trellises on the upper
2798 level, but I understand, you know, there are
2799 different types of outdoor activities and we have
2800 covered patios and I'm on board with this project
2801 from a design perspective.

2802 Jones: Thank you. Do we have additional comments? Vice
2803 Chair Thomas.

2804 Thomas: Thank you, Chair. My only other comment is that I'm
2805 not comfortable with the project not understanding
2806 the pedestrian and car interaction and the
2807 architect's inability to answer that question is a
2808 little confusing to me and I feel like I need to

2809 know the specifics of that. With all these cars
2810 that are going to be coming out and then the number
2811 of people who walk on Crescent Heights, I need that
2812 question answered also in order for me to feel
2813 comfortable moving forward with this, with this
2814 project. And like I said, there's no answer to
2815 that. So, to me there's just too many elements to
2816 this project that are not completely baked. So
2817 that's part of my reasoning as well, so I just
2818 wanted to add that.

2819 Carvalheiro: Can I respond to that?

2820 Jones: Yeah. Go ahead.

2821 Carvalheiro: There actually are examples of that across the
2822 street and the next block down where you have a
2823 large apartment complex where people are entering
2824 and exiting often. And if you go up and down Laurel
2825 and Havenhurst, you have buildings coming out or
2826 parking areas coming out on the street and
2827 pedestrians and cars interact all the time in a
2828 safe way.

2829 Thomas: That's nice, Commissioner, but I don't have the
2830 answers that I need for this project and that's all
2831 I'm saying.

2832 Carvalheiro: But what is the answer when you have the examples?

2833 Thomas: I don't know the architect could not provide those
2834 answers so that's all I'm saying is that they
2835 architect did not answer the questions and I would
2836 like those answers. That's all.

2837 Carvalheiro: Okay.

2838 (Background talking)

2839 Jones: Anybody else? Commissioner Copeland, please go
2840 ahead.

2841 Copeland: Thank you. Thank you, Chair. Just one more final
2842 question for staff if I could. If this is approved
2843 and the community and the Historic Preservation
2844 Alliance and so forth still have some questions and
2845 concerns about whether the historic resource
2846 assessment was thorough and complete, there is an
2847 appeal process for this, is that correct?

2848 Alkire: Yes, that's correct.

2849 Copeland: Okay. Thank you. That's all I have, Chair.

2850 Jones: Commissioner Lombardi, please go ahead. Sorry,
2851 Commissioner Copeland. Thank you.

2852 Lombardi: Is Commissioner Copeland finished?

2853 Copeland: Yes.

2854 Lombardi: Thank you. I just wanted to add, look we're in a
2855 very unusual position right now with making these
2856 decisions. There's things that I feel are outside

2857 of my purview here as a commissioner. We do happen
2858 to have a project that is quite resolved, and the
2859 architect has made a substantial effort to
2860 accommodate everything that was discussed during
2861 design review and with UDAS, and with staff,
2862 landscaping the part that we didn't really get to
2863 see. So, you know, end of the day I think for me
2864 the conditions that we were looking at before, the
2865 breakdown of the units and then also the setback of
2866 30 feet, seeing that could be adjusted all pending
2867 the review by the fire department of course. And
2868 then maybe this is streamlined enough requesting
2869 that the landscaping be presented and reviewed with
2870 UDAS if it's not for us. But that's it for me. I
2871 mean otherwise we actually have a really excellent
2872 project here. But I really appreciate all of the
2873 feedback and comments that we've received from the
2874 public and it's definitely touched me and has me
2875 concerned about how we got here. But I also don't
2876 know what there is that we as a Planning Commission
2877 can do.

2878 Jones: Commissioner Copeland, please go ahead.

2879 Copeland: I know I've been asking questions all evening
2880 mostly of staff, but I did want to comment, and I

2881 am very concerned about some of this and how we
2882 arrived here as Commissioner Lombardi said. But now
2883 that we're here I do have to also say that as for
2884 the design itself, for the most part overall I
2885 think it's one of the better ones that we have seen
2886 recently as far as the design itself. And I
2887 appreciate that quite a bit. A lot has gone into
2888 it. A lot of open space and there are a lot of
2889 things that I absolutely do appreciate and would
2890 like to see more of as far as the design itself.
2891 So, I did want to add that. Thank you.

2892 Jones: Thank you. Unless anyone else motions to me,
2893 actually I have some comments that I'd like to
2894 make. And I'm going to try to split them up kind of
2895 into some of the comments that we've gotten tonight
2896 and the actual merits of the project itself. First,
2897 you know, we all say this, and it merits repeating
2898 because it's important. We are all residents of the
2899 city of West Hollywood as well and we very much
2900 appreciate you all coming out here tonight. Whether
2901 you are a resident of the city or someone who
2902 attends synagogue in the city or both, you know, we
2903 are meant to be your representatives here so we
2904 truly can't do our jobs without you. We also know

2905 what it's like because each of us has probably done
2906 this, come to a meeting that you probably don't
2907 know the structure and come out and take time out
2908 and prepare comments. And again, we really can't do
2909 this without you. But I didn't have any background
2910 on really other than what was contained in the
2911 staff report, kind of about the, notice that, you
2912 know, the members of the congregation had and I
2913 only surface this really again because it's truly
2914 not within our purview here as the Planning
2915 Commission and I don't say that to absolve us of
2916 responsibility, but I don't know who told the, like
2917 the people who are members of the temple that
2918 coming to the Planning Commission meeting was going
2919 to be able to save the, to save the synagogue
2920 unfortunately. It's, as I understand it and I'd
2921 like to ask this question of staff, the Iranian
2922 American Jewish Center are the owners of this
2923 property, correct?

2924 Langer: That's correct, yes.

2925 Jones: So, it's not fascist like destroying a synagogue.
2926 And I don't mean to make light of this at all, but
2927 I really do deeply want to understand kind of what
2928 happened here. I don't understand what, how, how we

2929 arrived here where we have an auditorium that we've
2930 seen be more full for a terrible reason than we
2931 have in probably three and a half years because
2932 there wasn't communication between a leasee and the
2933 people who are leasing that property. And again, I
2934 say this with so much sympathy for people who
2935 clearly there's a person who is almost 100 years
2936 old. I will probably not live to be that old, most
2937 of us probably won't, and again, we're so
2938 appreciative of all of you coming out. But I just,
2939 there's not really anything that we can do. I don't
2940 know what happened here. I don't know what happened
2941 with the neighborhood meeting, but I just kind of
2942 want to separate that out from the reasons by which
2943 we are actually able to consider this project. And
2944 the tenant leasee like relationship is not, is just
2945 not one of those. It's very unfortunate. This is, I
2946 can think of only one other Planning Commission
2947 meeting that I've had that has been as contentious
2948 as this and it was about a cell phone tower and a
2949 church.

2950 (Background talk)

2951 Jones: No crosstalk please. Please respect the process.

2952 So, with all of that being said, I do want to

2953 address one of the commentators notes about a request
2954 for a continuance and I'm using air quotes because
2955 a request for continuance can be made by staff, or
2956 it can be made by an applicant, or it can be
2957 considered by the Commission if we feel that there
2958 is a reason for a continuance. But I need to call
2959 this out and I feel like this has been happening a
2960 lot. Disagreement with the assessment of a
2961 professional, and the professionals that we have on
2962 staff is not grounds for a continuance. And if a
2963 person who is a professional as a historic
2964 consultant says that this property does not meet
2965 the criteria for historic designation and staff
2966 comes to the agreement that it also does not, then
2967 I tend to agree with the people who are paid to do
2968 this for a living. So, I just want to, I just need
2969 to say that for the record because I just think
2970 that there's a lot of misunderstanding about
2971 grounds for these things. Like I'm not going to
2972 pretend like I know more than people who have gone
2973 to graduate school and who have gone to a law
2974 school to do these things know more about this than
2975 I do. I don't. Again, all of that being said,
2976 there's so much ground to cover for things that I

2977 just did not realize we were going to be talking
2978 about tonight. In terms of the project itself, I do
2979 think there are so many things to recommend this
2980 project. I think it's an excellent project. Again,
2981 I think as many of my fellow Commissioners have
2982 said, there are a lot of elements that I think we
2983 wish we saw in more projects that came before us
2984 for consideration. I would agree with my fellow
2985 Commissioners who had comments about the setback. I
2986 don't know if that's something that staff can work
2987 with the fire department on because it sounds like
2988 pretty roundly that that's not the applicant's
2989 choice and it's not staff's choice, but that's
2990 something that the fire department requested. So,
2991 if we can make that, maybe not a condition of
2992 approval should this move forward tonight, but, or
2993 maybe we do make it a condition, but that's
2994 something I do think is worthy of exploration
2995 especially given that, as Commissioner Matos noted
2996 and Commissioner Lombardi noted, this is not
2997 something that has been a rule or a condition of,
2998 for projects before. So, speaking of consistency, I
2999 think it's important that we say that for
3000 posterity. I also just want to note, I'd generally

3001 be comfortable with the breakdown of the
3002 inclusionary units if that's something we want to
3003 do, but doesn't condition 3.3 in the resolution
3004 generally cover that? Again, I'm fine with
3005 including it, I'm just wondering if that, if it's
3006 duplicative.

3007 Gallo: 3.3 of the general statement, we can just add one
3008 more since it's 3.1 to address Commissioner Matos'
3009 concerns.

3010 Jones: Okay. Okay. I'm comfortable with that. Before I
3011 forget, in so far as the landscape plans. I
3012 understand that there is a level of discomfort with
3013 us not having those. I also recognize that it's not
3014 legally required and again, we're here to make sure
3015 that West Hollywood follows the law. Whether we
3016 like the law or not, we are legally obligated to
3017 follow it. So, I don't know if, you know, review
3018 by, you know, the Urban Design Architect Studio,
3019 UDAS or, you know, I don't think it's appropriate
3020 to send it back to design review. I'll just say
3021 that. I don't, I don't, especially for the Housing
3022 Accountability Act project, I just feel like
3023 there's a very narrow, we're not walking down a
3024 very wide hallway, we'll just say. So, I personally

3025 don't feel comfortable with that. But other than
3026 that, and again there's a lot more that I can say
3027 because I recognize too that we're talking about
3028 people's lives and their memories and things that
3029 are important to them, and that is incredibly
3030 meaningful. But again, I think that there's been
3031 some misunderstanding about the role of this
3032 Commission and our ability to, per the law, to be
3033 able to affect real change for you. It's very
3034 unfortunate that you find yourselves in this
3035 position and that this wasn't better communicated
3036 to you because there is a process for this and I
3037 don't know where the wires got crossed, but clearly
3038 something happened here and we're terribly sorry
3039 for that. I know, I get it like people are upset.
3040 There's nothing I'm going to say that's going to
3041 make you less upset, but I'm just trying to help
3042 you understand the reasons that we're here and what
3043 we're allowed to consider. So, with all that being
3044 said, I'm inclined to move this project forward
3045 with the conditions that Commissioner Matos
3046 enumerated as regards the breakdown of the
3047 inclusionary units and a recommendation to staff
3048 that they work with the fire department to further

3049 study the setback and maybe request that we can
3050 move that and keeping with the previous projects.

3051 Alkire: Yeah. We have some language that we can read into
3052 the code on that condition. Isaac.

3053 Rosen: So the two conditions or revised conditions in line
3054 with the discussion by the Commission would be
3055 potentially a new condition 2.4 that prior to
3056 issuance of building permits, applicant shall
3057 consult with the Planning and Development Services
3058 Director and Fire Department on the feasibility of
3059 a 30 foot setback from curb of the project site and
3060 if feasible under fire code requirements, project
3061 shall be revised to accommodate the revised setback
3062 subject to approval by planning and development
3063 services director. And then to add to the
3064 exhibiting condition 3.1, which includes the
3065 existing breakdown of affordable inclusionary
3066 units. A new sentence that states that there will
3067 be nine one-bedroom inclusionary affordable units
3068 and five two-bedroom units.

3069 Jones: Okay. Now that the language is read into the
3070 record, do we have a motion? Commissioner
3071 Carvalheiro has motioned. Do we have a second?
3072 Commissioner Matos has seconded. Unless there's

3073 further deliberation, anything wants to say
3074 anything, we can call the question.

3075 Gillig: And the motion passes noting six eyes and Vice
3076 Chair Thomas voting no. There is an appeal process.
3077 The resolution the Planning Commission just
3078 approved memorializes the Commission's final action
3079 on this matter. This action is subject to appeal to
3080 the City Council. Appeals must be submitted within
3081 ten calendar days from this date to the city
3082 clerk's office. Appeals must be in writing and
3083 accompanied by the required fees. The city clerks'
3084 office can provide the appeal forms and information
3085 about waiver of fees.

3086 Jones: Thank you, David. Okay. So, we have moved out of
3087 our public hearings for this evening. Our next item
3088 is Item 11A, that's new business. We are going to
3089 take a quick break. It will be somewhere in the
3090 realm of five minutes. Don't hold us to it, but
3091 emotional, emotional release.

3092 (Off record)

3093 (On record)

3094 Jones: Okay. So, we're going to call the meeting back to
3095 order. We are headed into item 11A. 11 is new
3096 business and Item A is 9160 to 9176 Sunset

3097 Boulevard, Draft Environmental Impact Report
3098 comment period. I just want to give a quick kind of
3099 prelude to the report that staff is planning to
3100 give. This is actually not technically a public
3101 hearing. Staff will run everybody through including
3102 us kind of CEQA, the draft EIR period, the actual
3103 environmental impact report period and what this
3104 connotes, but essentially what this will be is an
3105 opportunity for everybody here whether they've
3106 already submitted a comment in writing, whether
3107 they're on Zoom, whether they're here in the room,
3108 and for us as Planning Commissioners to give
3109 feedback about this project. All of the feedback
3110 that we provide, whether it is again verbal
3111 comment, written comment, whatever it may be, will
3112 be incorporated into the final environmental impact
3113 report, which will then be responded to in the
3114 final document. So, I just want to make clear
3115 there's not decision being rendered tonight. This
3116 is not to move a project forward. It's, we're in
3117 the very early stages of this. So, I just want to
3118 make that clear. Appreciate everybody coming out.
3119 With that I'm going to hand this over to staff.

3120 Purificacion: Thank you. Joe, can we get the, there we go. Thank

3121 you. Good evening, Chair and Commissioners, and
3122 members of the public. My name is Dereck
3123 Purificacion, Associate Planner for the City of
3124 West Hollywood. The project before you is located
3125 at 9160 to 9176 Sunset Boulevard and the proposed
3126 project is a five-story commercial building with
3127 integrated digital billboard as well as three
3128 floors of subterranean parking. As Chair Jones had
3129 mentioned, this item is at the draft EIR comment
3130 period stage, and what does that mean? Basically,
3131 it just means that the comment period is a stage in
3132 the environmental review process where staff
3133 receives comments that are generally limited to the
3134 draft EIR document and staff will take those
3135 comments and respond to them in the final EIR
3136 document, which will be returned to the Planning
3137 Commission at that time. So, for tonight's meeting,
3138 the Commission will not be deliberating on merits
3139 of the project or deciding to support or oppose the
3140 project at this time. And with that being said, I'd
3141 like to turn it over to Hena Guta, she is the
3142 environmental consultant with Ultra Systems
3143 Environmental.

3144 Guta: Good evening, everyone. I'm Hena Guta with Ultra

3145 Systems Environmental. We are the CEQA
3146 environmental consultant, and we are helping the
3147 city prepare the CEQA environmental review
3148 documentation for this project. Just to give an
3149 overview of the California Environmental Quality
3150 Act, CEQA requires state and local agencies to
3151 evaluate and consider the environmental impacts
3152 during the decision-making process. It informs
3153 decision makers and the public about the proposed
3154 project and potential environmental impacts. It
3155 provides an opportunity for agencies and the public
3156 to comment on the environmental issues and identify
3157 ways to reduce or avoid environmental impacts
3158 through mitigation and or project alternatives. It
3159 also helps disclose significant and unavoidable
3160 impacts. Going over the CEQA EIR review process,
3161 the process starts with preparation of an initial
3162 study. After that a public sculping meeting is
3163 held. After collecting initial comments during the
3164 public scoping meeting, we prepared the draft EIR.
3165 For this project we are, we prepared the draft EIR
3166 and circulated it for public review and comment and
3167 we are now at step six of this process here where
3168 the intent of this meeting is to collect comments

3169 on the draft EIR. I would like to remind everybody
3170 that after this meeting, we will review all the
3171 comments and prepare responses to those comments,
3172 which will be included in the final EIR. The final
3173 EIR would be revised as needed to address those
3174 comments and additional opportunities would be
3175 provided for the public and the public agencies to
3176 review the final EIR and provide some CEQA comments
3177 during some CEQA meetings after this. The project
3178 is located at the intersection of Sunset Boulevard
3179 and Cory Avenue. Carol Drive is another minor
3180 arterial which is located further east of the
3181 project. This shows an aerial view of the general
3182 vicinity of the project area. Coming to the project
3183 overview, the project applicant proposes an office
3184 and high turnover restaurant building approximately
3185 53,000 square feet, five floors above the ground,
3186 three floors below the ground. The three floors
3187 would include a subterranean parking garage. The
3188 first-floor uses would include a high turnover
3189 restaurant, office, and outdoor dining space. The
3190 upper floors would include office uses. Terraces
3191 and planting areas would be provided on the third,
3192 fourth, and fifth floors. The subterranean parking

3193 garage would provide parking for 86 vehicle parking
3194 spaces and then two loading spaces. These species
3195 would also include two shared parking spaces, 20
3196 charging EV charging spaces and the project would
3197 provide 16 bicycle parking spaces. The project also
3198 proposes a digital billboard on level three through
3199 five for solar shading, signage, advertisement, and
3200 public art. The building would be an all-electric
3201 building and levels two through five would be set
3202 back along the eastern and the southern façade.
3203 Over here we have a conceptual project site plan.
3204 Vehicular entry to the project site would be
3205 provided through driveways along Cory Avenue and
3206 another alleyway which can be accessed through
3207 Carol Drive. This here is a schematic section
3208 showing the building design, a cross section
3209 through the building, which shows the setback
3210 profile of the building towards the south.
3211 Restaurant use is on the ground floor and office
3212 use is on the upper floors. Here's the conceptual
3213 rendering of the project looking east from Sunset
3214 Boulevard. This is a view along Sunset Boulevard
3215 and here's a conceptual rendering showing the view
3216 of the project looking southwest from Sunset

3217 Boulevard. Here's a view towards the south of the
3218 building near the residences on Cory Avenue and the
3219 setback profile of the building. The environmental
3220 topics that were considered in this draft EIR
3221 included aesthetics, air quality, biological
3222 resources, cultural resources, energy, geology and
3223 soils, greenhouse gas emissions, hazards and
3224 hazardous materials, hydrology and water quality,
3225 land use and planning, noise, transportation,
3226 travel and cultural resources, utility, and service
3227 systems, and wildfire. The topics highlighted in
3228 yellow here are the ones where we found that there
3229 is potential for impacts and mitigation measures
3230 were included and recommended in the draft EIR. For
3231 all of the topics highlighted in yellow, the
3232 mitigation measures would help reduce the impacts
3233 to a level below the significant threshold. The
3234 only issue that was found to have significant and
3235 unavoidable impacts was related to noise. The
3236 draft, in the draft EIR it was determined that
3237 construction noise, impacts related to construction
3238 noise would be significant and unavoidable. Thank
3239 you.

3240 Jones: Great. Thank you very much. I wasn't ignoring you,

3241 I just wanted to make sure you were finished.
3242 Fantastic. So again, I mean the normal order of
3243 this would be for us to ask questions, but this is
3244 a comment period. So, I think if city attorney is
3245 amenable and staff is amenable and the rest of my
3246 fellow Commissioners are amenable, that we open
3247 this up to the public right now both in chamber and
3248 on zoom and allow everyone to speak. David, can you
3249 tell me how many public speakers we have right now?
3250 Gillig: We have approximately 20.
3251 Jones: Twenty. Okay. So, it's 10:08. I think what I'd like
3252 to suggest, and I'm, I can be moved on this. I
3253 think what I'd like to suggest is that we limit
3254 comments to two minutes each. Are those sighs of
3255 consternation? I'm really not trying to limit it,
3256 but I do want to make sure that everyone has an
3257 opportunity to speak.
3258 (Background talking)
3259 Jones: Commissioner Thomas, Vice Chair Thomas has a
3260 question for staff. Go ahead.
3261 Thomas: This may actually be two questions. So, there was a
3262 full light study that was completed by Francis
3263 Craig, the same firm that did the city's MND for
3264 the billboards on Sunset. And so, this is, this

3265 will be the same methodology that the city is using
3266 for our offsite advertising program. Is that
3267 correct?

3268 Alkire We're, so at this time we're really just taking
3269 comments.

3270 Thomas: Sure.

3271 Alkire: We want to make sure that we're responding to
3272 everything globally in -

3273 Thomas: It's just a yes or no question because the 495-page
3274 document that I just thought that people might have
3275 missed that in the, in the document. So, it's -

3276 Alkire: Okay. If it's a simple answer, we can answer that.

3277 Thomas: Yes.

3278 Alkire: Was the methodology -

3279 (Background talking)

3280 Alkire: We don't have an answer for that right now. It was
3281 not the same analysis; it was a different analysis.
3282 So, whether it was exactly the same methodology
3283 used as that MND is not something we're prepared to
3284 answer.

3285 Thomas: Okay. But there was a light study done?

3286 Alkire: Yes. There was.

3287 Thomas: Okay. Can I ask, I know, I'm sorry. Just one last
3288 question. Do you, in this light study, was it found

3289 that there would be light hitting the north side of
3290 the project? That, that it would be hitting any of
3291 the properties north of the project.

3292 Guta: When you say light hitting -

3293 Thomas: The trespass.

3294 Guta Yes. So, the level of light trespass was studied I
3295 the lighting study and there's thresholds that
3296 explains what the perceived, how much light would
3297 affect, would be, would be considered perceived
3298 change.

3299 Unknown: Can you speak up louder? We can't hear you.

3300 Guta: So, the lighting study does evaluate the levels of
3301 light at the properties to the north of the project
3302 site and the EIR is based on the analysis in the
3303 lighting study which concludes that the impact
3304 would be less than significant because there's
3305 thresholds that the lighting study studies and that
3306 is based on data which explains how much light
3307 would cause human annoyance and would cause a
3308 significant change in the environment. And the
3309 lighting study determined that the level of light
3310 that would be introduced by this project would be
3311 below the threshold. And it also took into account
3312 distances of those properties. So as the distance

3313 from the project site increases, the level of light
3314 trespass levels decreases as well.

3315 Thomas: Great. Thank you so much. That's it, Chair.

3316 Jones: Thank you. Okay. With that being said, we are going
3317 to open this up to public comment. David, you said
3318 we have 20 speakers.

3319 Gillig: Yes.

3320 Jones: Okay. So, I'm going to leave it at three minutes. I
3321 don't want anybody to feel like they're not being
3322 heard this evening. So, we'll leave it at three.
3323 Doesn't mean you have to take all three, but you
3324 are entitled to three should you like that. So,
3325 with that, I think we can take our first public
3326 speaker, David.

3327 Gillig: Sure. Thank you, Chair. We'll do chambers first
3328 then when they're finished, I might have a couple
3329 records to read into, a couple emails to read into
3330 the record that came in after the public comment
3331 closing. Our first public speaker will be Ellen
3332 Evans. She will be followed by Leo Pircher. Please
3333 state your name and city of residence and you have
3334 three minutes.

3335 Evans: My name is Ellen Evans and I live in Los Angeles.
3336 Good evening, commissioners. And I want to thank, I

3337 want to thank you for the opportunity to speak. I'm
3338 president of the Doheny Sunset Plaza Neighborhood
3339 Association. Our mission is to protect the safety,
3340 security, and serenity of our neighborhood which is
3341 composed of the 2,000 households in Los Angeles in
3342 the hills above the sunset strip. While we don't
3343 reside in West Hollywood we dine in West Hollywood,
3344 we shop in West Hollywood, we walk our dogs in West
3345 Hollywood, and most of us can't leave our house
3346 without going to or through West Hollywood. The
3347 proposed digital sign presents a threat to the
3348 safety and serenity and health of our hillside eco
3349 system. The DEIR states that light from the
3350 billboard will have a less than significant impact.
3351 This is simply not credible, and I want you to know
3352 that we hired an illumination engineer who will
3353 explain in writing in a stamped report exactly why.
3354 Here's why you should treat the lighting portion
3355 with skepticism. The billboard is the same height
3356 as the reef, and if you don't know what the reef
3357 is, it's this one. It's the same area as one of its
3358 faces and the reef is extremely impactful. This
3359 proposed billboard is roughly equivalent to the
3360 reef except of being on top of a tall building of a

3361 freeway, it's on sunset. At least the reef has to
3362 turn off at 11 p.m. You might think that West
3363 Hollywood illumination limits will limit impact.
3364 Did you know that the West Hollywood limits far
3365 exceed the illuminating engineering society's
3366 guidelines? If we take the position that West
3367 Hollywood is similar to Vegas or Times Square,
3368 which would put us in Title 24's Lighting Zone 4,
3369 then West Hollywood's limit is 2.33 times the
3370 recommended limit. But that standard is not
3371 supposed to apply to residential areas. Not even
3372 urban residential areas. Therefore, the limit is
3373 nearly five times what's recommended. The reef also
3374 doesn't face directly into a residential
3375 neighborhood. This is going to be extremely
3376 impactful and also fails to, the DEIR fails to
3377 recognize the significant biological resources in
3378 our neighborhood, which other governmental bodies
3379 recognize. The entirety of our neighborhood is the
3380 Santa Monica mountains and is part of the rim of
3381 the valley study area. We're also part of the
3382 proposed LA Wildlife District, where there will be
3383 special rules and restrictions in preserving
3384 habitat and the health of our eco system, our eco

3385 systems. In the rules are illumination standards
3386 aimed at protecting wildlife because nighttime life
3387 is a threat. This must be recognized. West
3388 Hollywood would not approve projects that undermine
3389 the ability of LA to protect wildlife in line with
3390 policy goals. Thank you.

3391 (Clapping)

3392 Gillig: Thank you, Ellen.

3393 (Clapping)

3394 Gillig: Our next speaker will Leo Pircher. Leo, you will be
3395 followed by Mary Hart Sugarman. Leo, you have three
3396 minutes. Please state your name and city of
3397 residence.

3398 Pircher: My name is Leo Pircher. I'm a long-time resident of
3399 West Hollywood having lived in Sierra Towers for
3400 the past 22 years. I'm also president of the Sierra
3401 Towers Homeowners Association. On behalf of myself
3402 and as president of the association, I want to
3403 register our strong opposition to the portion of
3404 the proposed project that consists of the digital
3405 billboard. This is a truly awful addition. It will
3406 negatively impact all the property in West
3407 Hollywood, Beverly Hills, and Los Angeles within
3408 its line of sight. The massive size of the

3409 billboard is 14,000 square feet, 90 feet high,
3410 larger than any other billboard in the area,
3411 guarantees that thousands of residents will be
3412 impacted by this sign in their homes. The sign will
3413 have particular impact on Sierra Towers. Sierra
3414 Towers as you may know is a 32-story apartment
3415 building containing 146 units. As such it has
3416 hundreds of residents. It is located on Doheny Road
3417 one block from the proposed project. And the direct
3418 line of sight to the proposed digital board. The
3419 digital board will shine directly into apartments
3420 in Sierra Towers, particularly those located on the
3421 north and east sides 24 hours a day, seven days a
3422 week. The residents will be deprived of a principal
3423 reason why they bought their apartments, which is
3424 the view. They will be forced to use blackout
3425 drapes on their windows facing the sign. The value
3426 of all the apartments in Sierra Towers will be
3427 negatively impacted. The negative impact of the
3428 billboard on the residents and their homes won't be
3429 the only problem as you know the billboard will
3430 face in three directions and tower over the
3431 intersection of Sunset Boulevard, Cory Avenue, and
3432 Doheny Road. That intersection is now a virtual

3433 parking lot during portions of each day,
3434 particularly in the evening hours. Cars cannot
3435 avoid blocking the box during this period. Safely
3436 crossing the street as a pedestrian is always a
3437 challenge. There, you can imagine how much more
3438 dangerous it will become for pedestrians and
3439 drivers when they're further distracted.

3440 Jones: Sir, thank you.

3441 Pircher: With visual images.

3442 Jones: Your time is up.

3443 Pircher: Thank you very much.

3444 Jones: Thank you very much. I just want to make sure
3445 everybody has their three minutes.

3446 Gillig: Thank you, Leo. Our next speaker will be Mary Hart
3447 Sugarman, and she will be followed by Paul C.

3448 Sugarman: Good evening, Commissioners and thank you for
3449 taking this time and for what you do and after what
3450 we saw just a few minutes ago, obviously the
3451 decision-making process is not an easy one. I too
3452 am here. I'm Mary Hart, I live in Sierra Towers
3453 right here in West Hollywood. My husband and I have
3454 been here for a number of years and before that we
3455 lived right up in the hills in Truesdale. So, we
3456 are extremely concerned about the impact of this

3457 huge, again 45,000 square feet of billboard, LED
3458 lighting that wraps around the entire building,
3459 which is 50,000 square feet. I don't think I've
3460 ever seen anything quite like that except maybe in
3461 Time Square. Maybe in Las Vegas. But that's not us.
3462 That's not who we are. And I understand progress
3463 and the need for it. Heaven only knows things
3464 change, but I don't believe that this EIR study
3465 even considered Sierra Towers. I don't recall
3466 hearing that it was mentioned whatsoever. And we're
3467 in a position where we literally will be staring at
3468 this building. And I can't, I can't begin to
3469 describe how horrified we were to imagine that we'd
3470 be looking into neon lights. Not just in the
3471 evening, but 24 hours a day. So, if you get up
3472 early, right now, maybe the lighting impact isn't
3473 too bad. But by 4:00 in the afternoon, and then
3474 going on through the evening hours, I also think it
3475 is going to be extremely detrimental to traffic. I
3476 think the impact, the shock of going eastbound on
3477 Sunset Boulevard and going to Cory and coming
3478 through a beautiful, quiet not highly lit up
3479 residential area, to suddenly be blasted with this
3480 giant LED billboard is going to be a tremendous

3481 distraction. I think we're going to have trouble
3482 with traffic, which we already do. As Leo just
3483 said, it's a parking lot down there. Going to work
3484 during rush hours in the morning. And if you're
3485 trying to, like we do, probably 80 nights a year
3486 try to make that left on Sunset to go down to
3487 Dodger's Stadium, whether you start at 5:00 or as
3488 we've moved it up to 4:30 and 4:00, it is a parking
3489 lot. I think it's going to get so much worse with
3490 this. So, I really do also question the veracity of
3491 the study that has been done and I think we need to
3492 look more into it and the impact it will have on
3493 the neighbors to the north. Thank you.

3494 (Clapping)

3495 Gillig: Our next speaker is Paul C. Paul will be followed
3496 by Jack Suzar. Paul, please state your name and
3497 city of residence. You have three minutes.

3498 Paul C.: Yes. Good evening, everybody. My name is Paul C.
3499 I'm also a resident of the Sierra Towers. And yes,
3500 just like Mrs. Mary Hart and Mr. Pircher was
3501 stating that this will impact our building
3502 tremendously not only in a traffic sense, but also
3503 in response for medical services, fire departments.
3504 It would become like a six, six street bridge type

3505 of situation where everybody is going to stop, want
3506 to take pictures. You, we're inviting a lot of
3507 unwanted company to our area. Not only that, but
3508 the impact that is has of our infrastructure of not
3509 only power outages. We constantly already have
3510 power outages so having a billboard that size and
3511 the electricity demand in the area, it's going to
3512 impact the infrastructure of the city. So, all
3513 those things being said, it's going to take, in
3514 less than three minutes for a fire truck to go by,
3515 it's going to take ten, 20 minutes. So, we're
3516 thinking about people's safety and people's lives
3517 here too. Thank you very much.

3518 (Clapping)

3519 Gillig: Thank you, Paul. Our next speaker will be Jack
3520 Suzar followed by Fred Gaines. Jack, you have three
3521 minutes.

3522 Suzar: I can still say good evening. A few more minutes we
3523 can say good morning. First of all, I'm not going
3524 to repeat too much of what's been said. I want to
3525 say though thank you for being here and being
3526 responsive, certainly after witnessing the session
3527 before us. I really appreciate the way you've
3528 expressed yourself. So, I've been a resident of

3529 Sierra Towers West Hollywood for over 20 something
3530 years. I'm not going to repeat what's already been
3531 said. I want to focus on something I just recently
3532 experienced. I just want to bring it to your
3533 attention and perhaps it included the sum of the
3534 studies that you're doing. I had to take a DMV test
3535 the other day and it in were two things that I
3536 found very interesting. One, the majority of
3537 accidents and injuries and serious ones, take place
3538 in intersections. Not on the highways as we would
3539 think or in some other country road, intersections.
3540 Pedestrians and car accidents. The other is that
3541 under the current set of circumstances, people are
3542 distracted by either Apps on their phone, their
3543 car, or now in this case, will be this signage. The
3544 amount of time it takes for the person who is
3545 distracted by this sign to refocus on what they are
3546 trying to look at in the intersection was
3547 surprising to me was 10 or 15 seconds for the
3548 average person to be able to refocus. You can check
3549 the DMV on this, pretty well I'm iterating what it
3550 said. To me that represents a serious concern about
3551 accidents and injuries and who is going to be
3552 responsible if they, someone is seriously hurt and

3553 found that the person causing the accident was
3554 distracted by the sign? Who do they go after?
3555 They're going to go after the building, they go
3556 after the city for having approved this, and having
3557 then the financial fiscal responsibility. I think
3558 all of this needs to be taken into consideration
3559 despite the revenue earned by the city on these
3560 signs which are substantial, and I understand. But
3561 I think health and welfare are civic
3562 responsibilities to care for our citizens and the
3563 community and I just want to be sure the study
3564 includes all aspects of the concerns about traffic
3565 and distraction and certainly the light study,
3566 which does not seem to include the Sierra Tower
3567 building, us facing this directly. I can say we're
3568 impacted by this directly and I am concerned about,
3569 you know, my, the way my life is going to be
3570 distorted as a result of this. Thank you for the
3571 time. I appreciate it. I appreciate what you do.
3572 Thank you.

3573 (Clapping)

3574 Gillig: Fred Gaines followed by Leonor May.

3575 Gaines: Thank you, madam Chair, honorable Commissioners. My
3576 name is Fred Gaines with the Law Offices of Gaines

3577 and Stacy land use counsel for the Sierra Towers
3578 Homeowners Association. The project includes a
3579 fully discretionary development agreement for
3580 construction of this 14,000 square foot digital
3581 billboard. The billboard on the Pendry, which you
3582 know, that's 2,000 feet. This is 14, seven times
3583 larger. It's basic, and this one is fully animated,
3584 three sides, lit 24 hours a day, seven days a week.
3585 There are many inconsistencies in the draft EIR,
3586 most notably the billboard shown in the draft EIR
3587 renderings. In fact, the one shown to you tonight,
3588 the one shown in the staff report, is not the
3589 billboard that's now been awarded the sunset arts
3590 award. The sign that won the award is contained in
3591 Appendix R, where it mentions they got a bigger
3592 billboard approved, but there's still no impact.
3593 So, the studies, everything that's been done is on
3594 the smaller billboard that, and that's what their
3595 showing you even though that's not what they're
3596 trying to do. The draft EIR states the post project
3597 would introduce lighting that could potentially
3598 cause lighting and glare impacts, however the
3599 proposed lighting and glare were modeled, and the
3600 results were found, according to the study, to be

3601 under significance thresholds. So less than
3602 significant impacts, zero mitigations. Zero. Why
3603 did this happen? Well, one, they didn't include
3604 Sierra Towers (UNINTELLIGIBLE) user. So absolutely
3605 no analysis of will people whose windows face this
3606 building 90 feet tall lighting, will there be glow
3607 in their room, will there be glow in their bedroom?
3608 Not analyzed because Sierra Towers is not
3609 identified as (UNINTELLIGIBLE). The study fails to
3610 account for animated mature so the study, the light
3611 study, does not look at animated, doesn't look at
3612 motion, doesn't look at a video footage, doesn't
3613 look at flashing affects, strobe light, color
3614 changing, none of that is included in the lighting
3615 study that is, that this relies on in finding that
3616 there's no impact. The lighting study offers no
3617 reference or citation to architectural
3618 specifications of the physical layout. Nor does the
3619 study publish actual densities that were modeled in
3620 the simulation. None how are these lighting
3621 densities it's not stated. The lighting study is a
3622 highly technical exercise the results of which are
3623 abstracted, quantitative data, but nothing specific
3624 to what the impact of that light will be at that

3625 intersection in the windows of these residents.
3626 Nothing about traffic. The traffic study doesn't
3627 even recognize that this will be lighted.
3628 Absolutely nothing on whether this will cause
3629 distraction or not cause distraction to traffic on
3630 the Boulevard. We ask, we are now in the process of
3631 getting studies done. We ask that in addition to
3632 your comments tonight that you recommend that the,
3633 noted that the comment period be extended an
3634 additional 45 days, so we're not forced during this
3635 holiday period to come up with a complete and total
3636 comments on this. Thank you very much.

3637 (Clapping)

3638 Gillig: Our next speaker will be Leonor May; Leonor will be
3639 followed by Nancy Lainer. Leonor, please state your
3640 name and city of residence. You have three minutes.
3641 Oh, it's Linda, I'm sorry.

3642 May: Thank you. And it was, thank you very much for all
3643 that you do and especially after listening to the
3644 last series of people and the issues. I'm also, my
3645 name is Linda May and I live in West Hollywood. I
3646 also live at Sierra Towers where I've lived for 27
3647 years. The reason, I'm a real estate broker and the
3648 reason I chose to live there is that I thought that

3649 it was the most fabulous location that anyone could
3650 live in in Los Angeles. And I have never changed my
3651 mind. I love being in that location and we're all
3652 very concerned about this proposed building and
3653 billboard, which you've heard the comments, which
3654 will be like living in Time Square, a 14,000 square
3655 foot billboard that's flashing 24 hours a day, with
3656 ads and whatever they're going to have on it. The
3657 billboard is only going to be ten feet off the
3658 ground. It's a 90 story, 90-foot building. So that
3659 means people not only are we being, we're having
3660 this terrible glare, many people in our building
3661 will have terrible lighting issues affecting their
3662 health and their wellbeing because it will
3663 interrupt your rhythm of living and how you want to
3664 live. So that, that in itself is a serious issue
3665 for all of us that we're, as you can hear, terribly
3666 concerned about, and was not really properly
3667 addressed in the DEIR at all. The other thing is
3668 the traffic problem at Cory. It's the gateway to
3669 West Hollywood. This is a significant intersection
3670 in our city. And whether you're going east It's the
3671 gateway or you're leaving to go to work or whatever
3672 you're doing. And we used to walk frequently to go

3673 across the street. I mean we walked to Sunset Plaza
3674 all the time, but the idea of walking as we are as
3675 the last few years it's just gotten to be like a
3676 genuine problem. I don't need to tell any of you
3677 that because you all pass through there I'm sure
3678 every day. So, these are the issues that are on our
3679 minds. The health and safety of all of us wanting
3680 to live our lives and continue to live our lives in
3681 Sierra Towers which is the most iconic building in,
3682 one of them in West Hollywood, and one that, you
3683 know, has the admiration of people all over the
3684 world for its architecture. And we have fought hard
3685 to maintain that building to have the reputation
3686 and significance that it has. And we're asking that
3687 the city of West Hollywood care about that building
3688 and the residents and our lifestyle to continue
3689 living there. Thank you.

3690 Gillig: Thank you.

3691 (Clapping)

3692 Gillig: Our next speaker is Nancy Lainer followed by Brian
3693 Roskam. Nancy, you have three minutes.

3694 Lainer: Good evening. Thank you. My name is Nancy Lainer,
3695 West Hollywood. I'm also a resident at Sierra
3696 Towers. And I'm opposed to this project as it's

3697 currently presented. The determination of the DEIR
3698 that this project has less than significant impacts
3699 in the areas of noise, transportation, light and
3700 aesthetics is completely flawed. Perhaps the most
3701 egregious is the enormous three-sided digital
3702 billboard. You say you want a landmark building to
3703 welcome people to WeHo and to create a sense of
3704 community for local residents, this is not a
3705 landmark building. This is an advertising revenue
3706 scheme disguised as an office building. The design
3707 is utterly out of place.

3708 (Clapping)

3709 It's in congress to its built environment. A 90-
3710 foot tall, 14,000 square foot digital billboard
3711 that will be illuminated 24 seven is distracting
3712 and disruptive, overpowering and overwhelming
3713 everything in its wake. The DEIR is incomplete in
3714 that it only goes so far west and north as 9233
3715 Doheny Road and egregiously omits the gargantuan,
3716 the impact of this gargantuan building on Sierra
3717 Towers at 9255. Am I to believe that no one at
3718 Firing or Gensler or the city can see our iconic
3719 tower from that street corner? Who chose to exclude
3720 our building from the study and what was the basis

3721 for that decision? The (UNINTELLIGIBLE) light study
3722 in the report speciously avoids actual modeling of
3723 the impact of this building's light and animating
3724 affects onto our building and in our units. The
3725 study also doesn't, excuse me, account for the
3726 compounding effect of all the competing light
3727 sources from nearby billboards. Who decided to
3728 exclude these factors from the study? How is it
3729 that people living within the radius for noticing
3730 purposes are absent from the radius of the
3731 environmental study? We're not in there. I live on
3732 the northeast corner on the 8th floor of this, of
3733 Sierra Towers, which means my unit faces directly
3734 down on the project site. The billboard of this
3735 size and magnitude will upend my personal right to
3736 quiet enjoyment in my home. The constant barrage of
3737 light and motion in my unit could impact sleep,
3738 cause headaches, perhaps nausea, dizziness. If
3739 allowed this billboard would destroy the quality of
3740 lives of everyone in my building and put a stain on
3741 Sierra Towers forever. I have so many other
3742 comments to say, but I just want to say that in
3743 general the report says this building would promote
3744 livability. All I see is an eyesore that will

3745 continue to destroy this neighborhood. The project
3746 as designed is not creative. It is chaotic. It is
3747 not glamorous or neighbor, but harmful to our
3748 mental health, dangerous for our streets, and
3749 invasive in our lives and homes. It would be better
3750 for all of us if the stress of being bombarded by
3751 constant light all day and all day is avoided, and
3752 instead you consider an alternative build without
3753 off site signage. In the meantime, I think the DEIR
3754 needs to be revisited and revised to more
3755 adequately and comprehensively study the real
3756 impacts of this project on the community. Thank
3757 you.

3758 (Clapping)

3759 Gillig: Thank you. Brian Roskam will be followed by Hollace
3760 Brown.

3761 Roskam: Good evening. My name is Brian Roskam, I live in
3762 Los Angeles. I lived in West Hollywood on Bonner
3763 Drive and still own my house there and some other
3764 property. And here is what I'd like to talk about.
3765 Let me pull my phone up again, sorry gentleman.
3766 Here we go. Okay. In the CEQA it's section LU-16.3.
3767 It's part of the long, you know, it's a 400-page
3768 document but it's part of where they're explaining

3769 what everything means, how they interpret the
3770 rules, this is what it says. Policy. Consider
3771 impacts to surrounding neighborhoods when
3772 evaluating off site signage. This is in the
3773 document. Their reply. The project is surrounded by
3774 commercial development on all sides except at
3775 southern side where there's single and multifamily
3776 homes. The digital billboard would not be located
3777 on the southern portion of the building where the
3778 proposed building abutts residential land users.
3779 Instead, southern side most dominant feature is
3780 landscaping to soften the views to adjacent
3781 residential land use. Therefore, the project would
3782 be consistent with this policy of consider impacts
3783 to surrounding neighborhoods when evaluating off
3784 site signage. We've already heard about Sierra
3785 Towers. I live in Sierra Mar Drive. I would think
3786 you would think I live a long way from Sunset.
3787 Actually, I live 500 yards from the project. Keep
3788 in mind this project is, the billboard itself if
3789 you look at the drawings, the billboard is 55 feet
3790 tall. Also, it is over 14,000 square feet. That's
3791 one third of an acre to keep in mind. Where I live,
3792 we have a beautiful view of the city. We really do.

3793 And I'm privileged to live there. However,
3794 billboards of course like the HBO Building that
3795 everyone who lives in our area, that's the eyesore.
3796 You know that big side of the building, when you
3797 look out the window, boom, that's what you see. In
3798 this case, what we're going to be having here is
3799 flashing colored animated lights that I will see
3800 out of every window in my home. If I walk up to the
3801 window, I will see those. I'm not part of the study
3802 group. You know, I won't be notified of these
3803 things. But when, just give you two examples. One,
3804 when you redid Lottman Plaza, maybe eight years
3805 ago, ten, when they put in the white lightning that
3806 wraps the building on different floors, we were
3807 basically told you're not going to notice this at
3808 all. Yes, we do. It's blue light. It cuts through
3809 everything else. Even that's a small, small point.
3810 Anyway, I've made my point about this. With my 12
3811 seconds I just want to talk about traffic briefly.
3812 That intersection you are narrowing from huge wide
3813 sunset onto little sunset. It's a terrible place to
3814 have this massive thing that's going to, I can
3815 barely look at the new Cory billboard that just
3816 went up. It's so bright when I drive up. It causes

3817 me to have to put my visor down. This would be
3818 catastrophic to traffic. Thank you.

3819 (Clapping)

3820 Gillig: Thank you, Brian. Our next speaker will be Hollace
3821 Brown. Hollace will be followed by Erin Razoma.
3822 Hollace, you have three minutes.

3823 Brown: Ladies and gentlemen, thank you very much. I'm
3824 Hollace Brown. I live in the Los Angeles part of
3825 the Sunset strip. I've lived in the hills above
3826 Sunset strip for 44 years and I object to the
3827 massive digital billboard proposed. The DEIR
3828 persistently fails to acknowledge the presence of
3829 our residential neighborhood. The billboard will
3830 impact us horribly. It should not be facing private
3831 homes directly across the street. I know. The
3832 Pendry Hotel, right below me, with its huge digital
3833 light show, just proved the negative impact of
3834 billboards and hotels on Sunset Boulevard. Severe
3835 traffic congestion, have you tried to drive there?
3836 Sunset Boulevard is a parking lot. You've heard
3837 that from everyone. And this construction will only
3838 make it worse. In fact, what you're about to do
3839 looks like a synchronized moto cross of big, bright
3840 billboards. So, about that DEIR, if the light

3841 levels are so low, why don't you build these things
3842 on Melrose Avenue? La Cienega Boulevard? Santa
3843 Mónica Boulevard? The DEIR fails to analyze the
3844 effects of light from this project on people and
3845 animals and does not seem to comply with the
3846 requirements of California Environmental law.
3847 Build, big billboards will continue to degrade the
3848 quality of life, ruin people's health, and ruin our
3849 property values. We know the revenue from this
3850 project and similar ones will go to our city
3851 services, but negative impacts on our health and on
3852 the sunset strip community will be severe. Please
3853 don't do this to us. Please do not allow this
3854 massive bright billboard to move forward without a
3855 complete and accurate, accurate study of how its
3856 substantial light field will affect me, my family,
3857 and our neighbors. I thank you all very much.

3858 (Clapping)

3859 Gillig: Our next speaker will be Eric Razoma followed by
3860 Cheryl Advil. Eric? No. Cheryl? No Cheryl? Okay.
3861 Jordan Cockeram followed by Hamit Amrani.

3862 Cockeram: Hello. My name is Jordan Cockeram and I'm a
3863 resident of West Hollywood. I support development
3864 tonight. I understand not only are projects like

3865 these necessary, but even if you don't like art or
3866 support them, they are inevitable. However, new
3867 developments need to respect the integrity of the
3868 neighborhoods they are in, and I don't believe this
3869 project does that. The location of this proposed
3870 project is in a neighborhood of beautiful one to
3871 two story houses that have been around since before
3872 the inception of this city. Adding a six-story
3873 building with a 14,000 square foot billboard in
3874 this location will not only dramatically change the
3875 entire character of the neighborhood, but it will
3876 negatively impact the residents who live nearby
3877 with the increased light, traffic, and noise. A
3878 building like this seems more suited in
3879 neighborhoods where there are other tall buildings
3880 with large, bright displays. I'm all for
3881 development. It brings office space, housing, jobs,
3882 and more to our city, but this project in this
3883 location are just not a suitable match. I'm
3884 speaking today to oppose this project. Thank you.

3885 (Clapping)

3886 Gillig: Our next speaker will be Hamit Amrani will be
3887 followed by Rhian Williams. Hamit? No? We have
3888 none? Thank you. You have three minutes.

3889 Williams: I'm going to keep it brief. So straight off the
3890 bat, I'm sorry. My name is Rhian Williams. I live
3891 on North Doheny Drive. I'm a relative newbie. I've
3892 been there for two years. Look, I really think
3893 given the comments made by, I think by Mr. Gaines
3894 in particular who went through the report and found
3895 a lot of inaccuracies, it looks like this report
3896 was actually based on a smaller version of what's
3897 now been submitted. So, the findings that are in
3898 the report are -

3899 Unknown: Can you speak up please?

3900 Williams: Maybe not that much. No, my concern is the report
3901 is based on a much smaller build. So, all the
3902 recommendations and findings that have been made
3903 don't apply to the building that's now being
3904 proposed. And that's something that I think we
3905 really do need to take a look at. A lot has been
3906 made of the impact of light. I can't comment to
3907 that, but I would hope that serious research is
3908 done into that element. Also, as you can tell from
3909 my accent, I wasn't born and raised here. Now,
3910 looking at the type of building this is and the
3911 billboards, the digital billboards, in countries
3912 where they have been introduced, they're actually

3913 quickly banned because if you look at the new
3914 science reports into this, even the national road
3915 traffic association here did a similar report. They
3916 found that those advertising billboards, the
3917 digital ones, they doubled road fatalities and the
3918 number of accidents on the road increased
3919 exponentially. Now that applied for pedestrians as
3920 well as, as well as cars, bicycles. You know, I
3921 know there are going to be 16 bicycle spaces in
3922 this new build, you know, good luck getting there
3923 because a lot has been made of the traffic, but I
3924 really do hope when we look at this carefully that
3925 there is research into the impact, like the just on
3926 health and safety of anyone using that road.
3927 Because I think it's going to be an absolute
3928 disaster. But there are reasons why these digital
3929 billboards have been banned. It's because they
3930 caused deaths. And that's one of my main objections
3931 to it. I don't object to commercial buildings,
3932 although if you walk up and down Sunset, the number
3933 of commercial buildings that we have now with
3934 lease, for lease signs on them going into
3935 recession, I'm afraid this is probably going to be
3936 a great, big, white elephant. So yeah, let's wait

3937 and see.

3938 (Clapping)

3939 Gillig: Our next speaker will be Terrie Jacobs. Terrie will
3940 be followed by Tony Williams.

3941 Jacobs: Hi. I'm Terrie Jacobs. I live right behind Sierra
3942 Towers on North Doheny above Sunset. And I've got
3943 to tell you, digital billboards that are out there,
3944 the flashing, glowing that's going on down there in
3945 the view, is just wiped out. I mean the light
3946 impact that this has on humanity as well as a
3947 community, as well as safety, as well as wildlife,
3948 really, you guys really please take a look at this.
3949 We've got to stop selling out our communities to
3950 the highest bidders of advertisers or builders or
3951 whatever. And I'm in real estate. I'm all for
3952 making money and, you know, and doing the right
3953 thing. But this isn't fair. It's not safe. It's not
3954 healthy. We really need everybody, every one of you
3955 to take a hard look at this. Really look at these
3956 studies and even the people that are paid by the
3957 people that are doing this, you've got to have a
3958 conscious somewhere on this because it's ugly. It's
3959 really ugly to have that flashing light 24/7 and I
3960 mean the people in Sierra Towers, they're bearing

3961 the brunt of it but I'm up the hill, but it's still
3962 obnoxious, not to mention all the wildlife that are
3963 suffering. And the safety. If you've gone through
3964 that intersection, you know already it's
3965 distracting. That's it.

3966 (Clapping)

3967 Gillig: Tony Williams.

3968 Williams: Good evening. I'm Tony Williams. I hadn't planned
3969 to get up and speak, but I just wanted to quickly
3970 sort of double down on what Ms. Jacobs brought up
3971 and that's about the wildlife. We've heard a lot
3972 about traffic. We've heard a lot about the lights,
3973 annoying the, intruding on people's apartments. But
3974 the wildlife is something I think definitely needs
3975 to be considered. I live at Sierra Towers. I live
3976 on the 27th floor. And I want to speak on behalf of
3977 the red-tailed hawk that picnics on my balcony
3978 several days a week. Gophers, squirrels, rats, he
3979 thinks of it all and brings it up to visit. It's my
3980 understanding that at Los Angeles airport one of
3981 the ways they've used to remove birds from runway
3982 incidents is strong lighting. There are a number of
3983 studies and hope that we will consider those
3984 studies, on how the lighting can chase away various

3985 wildlife. This particular billboard in my opinion
3986 has a greater impact on wildlife than any other
3987 board in West Hollywood because of its proximity to
3988 the flats of Beverly Hills. Not only do we have the
3989 Hollywood Hills to the north, but just to the west
3990 of this billboard is the greenery of Beverly Hills.
3991 So, I hope that we will give great consideration in
3992 the coming days, weeks, and months as we continue
3993 to investigate pursuing this to the wildlife. Not
3994 just the red-tailed hawk on my balcony, but the
3995 various other animals that live in our community.
3996 Thank you.

3997 (Clapping)

3998 Gillig: Thank you. I want to give these last people a
3999 chance to, if they're here or not. Ericka Zoma,
4000 Cheryl Advil, Amid Amrani. That is our last public
4001 speaker in chambers. I have two records to read
4002 into the record. These were received after public
4003 comment closed online. This first one is from Allen
4004 Willion, and he states, I oppose the 9160-project
4005 item 10C in particular on basis that the electronic
4006 sign is limited to 1500 square feet and here the
4007 sign is 14,000 square feet, virtually the entire
4008 building is transmuted into a massive sign or

4009 media. And the last one that came in is from
4010 Stephen Blue. He says my name is Stephen Blue. I
4011 reside in Sierra Towers, which looks directly onto
4012 the proposed development site on the property
4013 formerly occupied by Hornburg Jaguar. I urge the
4014 city of West Hollywood to oppose the installation
4015 of a massive digital billboard that is a central
4016 part of the development proposal for the 9160 to
4017 9176 sunset boulevard property. I'm not opposed to
4018 the development of the site, only the construction
4019 of the digital billboard. Certainly, a more
4020 reasonable approach can be found. Thanks for your
4021 attention to this matter, Stephen Blue. And that's
4022 all we have in chambers. I'll turn it over to the
4023 Zoom platform. If there is anybody on the Zoom
4024 platform that would like to comment and speak on
4025 this item, if you're calling in hit star nine for
4026 me. And if you're on the Zoom platform, just raise
4027 your hand and we'll give you three minutes to
4028 speak. Okay.

4029 Joe: At this time, we would like to have Lynn
4030 Hoopingarner speak and please state your name and
4031 city of residence and you will have three minutes.
4032 Star six to unmute.

4033 Hoopingarner: Hello. This is Lynn Hoopingarner. I live in the
4034 city of West Hollywood. And I'd like to speak to
4035 three major areas. The scope of the study, or lack
4036 thereof, the accuracy of the study, and the detail
4037 assumptions made by the study, or the lack of
4038 disclosure of those assumptions. I find it very
4039 perplexing that people live within the noticing
4040 range, i.e., 500 feet of this project are excluded
4041 from the study content of this project. That seems
4042 to be a huge deficiency and should be immediately
4043 addressed prior to the FEIR. Related to that, there
4044 seem to be a number of assertions made in the
4045 studies, especially as relates to lighting, that
4046 are based upon assumptions that are not disclosed.
4047 As someone who does a lot of financial projections,
4048 I can make up numbers all day long. But if I don't
4049 tell you I'm assuming that taxes are at 12 percent
4050 and mortgage rates are at 7 percent, my
4051 calculations are meaningless to you. The same
4052 applies to lighting. And I'm sure Commissioner
4053 Lombardi can probably give everyone an education on
4054 this subject. It's disturbing that in addition this
4055 project is roughly 12 times larger than the largest
4056 project under the SE, the Sunset Arts and

4057 Advertising DEIR that, excuse me, FEIR, that was
4058 originally approved, which limited digital
4059 billboards to 1500 square feet. The size of this is
4060 12 to, depending on the math, 14 times bigger. That
4061 scope far exceeds the original scope of the
4062 original study. To note to everyone, this is in
4063 fact on council's agenda on Monday night to review
4064 the latest draft EIR, excuse me, the latest version
4065 of the sunset Pacific Plan and the Sunset Arts and
4066 Advertising and I have not had time to review that,
4067 but it might be material. There's just so many
4068 elements of this that do not incorporate detailed
4069 valid table data. If you give me data and I can't
4070 validate it because I don't know the assumptions,
4071 then you've given me nothing. It's artwork on
4072 paper. And I assure that the attorney who made the
4073 point, a very good point, about needing sufficient
4074 time to do their own studies in order to validate
4075 this data, would very much appreciate knowing the
4076 underlying assumptions made for these studies in
4077 order to validate the data. Thank you.

4078 (Clapping)

4079 Joe: Our next speaker is the person ending in the cell
4080 phone number of 9751. Please state your name and

4081 city of residence and you have three minutes, and
4082 star six to unmute please.

4083 Wendell: Thank you very much. Jamie Francis Wendell, off of
4084 the Sunset Boulevard area of Haven Hurst Drive. I
4085 just wanted to mention I am a pedestrian mostly and
4086 I utilize that part of sunset Boulevard to get to
4087 Westwood as well as to run into Beverly Hills. I
4088 understand there's a consensus with the homeowners
4089 and please be aware that there are locals who are
4090 not fortunate enough to live in that part of Sunset
4091 because of the extreme wealth gap. But I do agree
4092 and want to, you know, add to the consensus that we
4093 are here as residents, and we don't approve of the
4094 way that advertising billboards are dominating the
4095 sunset boulevard area. I've seen it change, size
4096 and scope of these billboards. I run, and I have to
4097 be extra vigilant, because people do like to engage
4098 and use it as Thorofare and it's quite alarming to
4099 see how many people are going there for photo ops
4100 or they're trying to immerse themselves in this. It
4101 is. It's like Sunset Boulevard is a way for people
4102 come from all over the world. And those of few who
4103 are fortunate enough to live in the city, I
4104 struggle to maintain residency here. Others are

4105 fortunate to move here 40 years ago and reside in
4106 Sierra Towers. Congratulations on that. However,
4107 there's those of us who are renters who live below
4108 Sunset Boulevard. We are still part of your
4109 community. We might live eastbound, but we're
4110 impacted because we are commuters, whether it be on
4111 bikes, on foot, by bus, we're the ones that we have
4112 no protection. And it's very important that the
4113 Commissioner understand that those of us who live
4114 here, it's going to gentrify this neighborhood even
4115 more. It's going to allow a money-making opposition
4116 of billboard's revenue and advertising to dominate.
4117 It's nice to live in the community, I just don't
4118 want to be outpriced and overlooked by someone who
4119 is a tourist or someone who is basically staying
4120 here who has a lot more money who has more say than
4121 I do. That's very discouraging. And West Hollywood
4122 has become a victim of its own success. And I hate
4123 to say victim, but you've been a beneficiary. And
4124 this will just add to the money-making venue or the
4125 machine of making money. But let's be advised that
4126 residents who are fortunate to be homeowners, condo
4127 owners, remember us who live below Sunset Boulevard
4128 or the Doheny Sunset Resident Alliance, the

4129 neighborhood alliance. Just know you have neighbors
4130 below, okay. Maybe not the owners, but we're the
4131 ones that are also advocating on your behalf, so
4132 recognize that and at least show some gratitude or
4133 at least some acknowledgement to those that are
4134 renters because it goes all the way to Crescent
4135 Heights to Doheny. I get all these -

4136 (Bell)

4137 8150 as well as the Harper, and those are also big
4138 (UNINTELLIGIBLE) projects so please be aware of
4139 that. Thank you very much. I oppose the project.

4140 (Clapping)

4141 Gillig: And Chair, that is our last public speaker on this
4142 item.

4143 Jones: Okay. Thank you very much everyone. Okay. So
4144 normally we could close the public hearing but it's
4145 not a public hearing so I think what we can do is
4146 move into deliberation. IT's not deliberation, I'm
4147 sorry, let me be very clear about this. Nothing is
4148 being deliberated tonight. We're just providing
4149 comments for the record. So, do I have comments? Do
4150 we have comments? Okay. Commissioner Carvalheiro.

4151 Carvalheiro: So, there's no discussion, right? We're just taking
4152 down notes because I have a couple of pages of

4153 them. So, when I went through the DEIR, I kind of
4154 was, a couple of things jumped out at me. First, it
4155 feels biased. It's not factual. And let me go into
4156 my point. So, on Page 15, scenic quality
4157 regulations, it states the proposed project would
4158 develop the desired landmark building for the
4159 project site with high quality permanent building
4160 materials. And hear me out because I'm building an
4161 argument here. Later the DEIR states that this is
4162 in line with the Sunset Specific Plan which
4163 requests the mix use building of landmark quality
4164 that dramatically marks the entrance of West
4165 Hollywood. So, we have permanent materials, and we
4166 have the entrance of West Hollywood. So, for me,
4167 you know, the first thing when I thought when I
4168 read this was how come we consider a digital wall a
4169 permanent building material when likely that
4170 technology is going to be updated on a regular
4171 basis. So that question, that made me question that
4172 requirement of it being a permanent building
4173 material. The DEIR also implies that the building
4174 would be less than landmark without the 14,000
4175 square foot digital billboard. And then you go to
4176 the alternatives, and it's, one of the alternatives

4177 is a building without the digital billboard. And it
4178 states, let me catch up here. Under this
4179 alternative, the following objective would be
4180 partially met. Deleting the digital billboard would
4181 make the building a less dramatic landmark. So,
4182 where I'm going with this is that, A, I don't feel
4183 like the digital billboard is a permanent material,
4184 a building material, because it needs to be updated
4185 often. And then we have this whole idea of the
4186 Sunset Specific Plan requesting a landmark building
4187 at that location. And then the DEIR implying that a
4188 landmark building needs to have a digital
4189 component, or this landmark building needs to have
4190 a digital component to be a landmark building. And
4191 we all know that landmark buildings, there are
4192 landmark buildings all over the world without
4193 digital components. But I feel as I read through
4194 the DEIR that it is biased in that, in that, in
4195 that definition of landmark. And I fundamentally
4196 disagree with that. Where did I go? So, one of the
4197 questions I had, and I know you can't answer it,
4198 but in the presentation, there was an image with
4199 the digital on and one without. So, what I didn't
4200 understand from those two images is that a building

4201 without the billboard and then one with the
4202 billboard or was the one on the right just the
4203 building with the digital billboard turned off? You
4204 know, because if it is turned off or if we did
4205 consider alternative number 2, a building without
4206 the digital billboard, and the DEIR states that the
4207 billboard is fundamental to it being a landmark
4208 building, the argument falls apart for me because
4209 we know that, you know, we could go to someone like
4210 Frank Gerry, and he could design a landmark
4211 building on that corner and it likely wouldn't have
4212 to have digital. And then I think one of the public
4213 comments was, you know, how, and for me I was
4214 thinking how can this project get around the Sunset
4215 Billboard Program and just go ahead and put up this
4216 giant billboard on that corner without the review
4217 of SAASC or even the selection committee that
4218 reviewed all the sunset billboards. So that feels
4219 awkward to me. And then I went to, you know, I
4220 remember the western gateway proposals. You know,
4221 and there was, there's a proposal that I saw over
4222 the last year, year, and a half where we have this
4223 big art installation in the meridian right in front
4224 of Boa Café, I think it is, or just right before

4225 that intersection. And then the DEIR sort of states
4226 they want a landmark building here to mark that
4227 moment. And then I remember hearing, listening to,
4228 you know, other billboard hearings where, you know,
4229 they wanted to be sort of the exclamation point or,
4230 you know, the entry to West Hollywood. And I'm
4231 just, you know, Rios Clemente Hale is proposing
4232 floating balloons over this intersection. And some
4233 of these other proposals are, you know, they're
4234 painted graphics on the intersection and
4235 landscaping and furniture around the intersection.
4236 And I'm kind of, I guess what I'm trying to say in
4237 the end is that I would like to see this
4238 intersection considered as a total composition.
4239 Like what is our end goal. Is our end goal just to
4240 have this building be the landmark or is our end
4241 goal to have this intersection be a monumental, not
4242 a monumental, but a point of entry into our, into
4243 our city that's coordinated. Because I feel like
4244 the Sunset Specific Plan, sorry, the Sunset
4245 Billboard Program, set out to have a curated set of
4246 billboards around Sunset, along Sunset, that worked
4247 as a whole. And now we're just plunking this in
4248 there, which I'm not saying is good or bad. But I

4249 just don't get that. I don't feel like the DEIR
4250 really looks at it objectively in its context and I
4251 agree with all the comments that have been made
4252 tonight and I appreciate everybody coming out. I
4253 just, there's something missing in this. I would
4254 like to see this, this DEIR kind of feel less
4255 biased and understand that a landmark building
4256 doesn't have to have a digital component. And then
4257 my last comment would be about power because later
4258 on in the DEIR it talks about how not having a
4259 digital billboard would have 55 percent less energy
4260 consumption. And in the world that we now find
4261 ourselves in, is that not a good goal? Would not,
4262 not having that power consumption even though the
4263 building itself has less than significant impacts
4264 on power, just the fact that taking the billboard
4265 out would take out 55 percent of the energy
4266 consumption. That's a good thing. And I think it
4267 should be considered given our -

4268 (Clapping)

4269 Given the environmental sort of situation we find
4270 ourselves in. So those are my points.

4271 Jones: Thank you. Commissioner Lombardi go ahead.

4272 Commissioner Matos, you're next.

4273 Lombardi: Thank you. There's probably a lot I could say also
4274 my brain is quickly winding down as it gets later
4275 every minute here. I could certainly provide, just
4276 for background, I am a lighting designer. I've
4277 been, probably worked in over 400 projects and have
4278 been doing this for over 15 years. So, I guess that
4279 puts me in a unique position when I see something
4280 like this. And I'm of course happy to answer any
4281 questions although I know we're not really
4282 deliberating right now. But I guess there's, and
4283 we're hearing it from public and thank you for
4284 being here and, you know, into this late hour right
4285 now. And it's great to hear like all of your input
4286 and all of your concerns. And I guess maybe for
4287 everyone to think about while we're considering
4288 this project. There's two things. There's light
4289 trespass, which I think you hear about a lot and is
4290 covered in this report. And then there's also
4291 glare. I think a lot of the concerns that I'm
4292 hearing right now are more about glare than light
4293 trespass. So light trespass is covered in the
4294 study. And I would say that that relates more to
4295 illuminance. So, taking foot candle measurements of
4296 property lines. And that's really the amount of

4297 light bouncing off the surface. So, you look at
4298 things like a desk wants 30-foot candle, a corridor
4299 wants 5-foot candles, those sort of ratios. But
4300 then there's glare. Glare is very hard to define.
4301 There's a couple of different ways to look at it.
4302 But the end of the day it's how much light is in
4303 your eyeballs relative to what's around it and your
4304 eyes can only adapt to so many things at once. So,
4305 you can be in a very bright space with very high
4306 light levels and your eyes can adapt. But if you
4307 have a very bright light source and a very dark
4308 surround that's glare and then you have difficulty
4309 seeing. Your eyes don't know how to adjust and
4310 your, your vision is actually obstructed. So, I
4311 think that's something that we're dealing with
4312 here. And something that we need to think about.
4313 And what a lot of the concerns are that I'm hearing
4314 right now from the public and we've heard it before
4315 on projects on Sunset as well. So just wanted to
4316 start with that. And could go into it more. But I
4317 would say that there's, there's illuminance or foot
4318 candles, which are covered pretty sensibly in this
4319 report. And then there's' luminance, the candelas
4320 per meter squared and part of that is the signage,

4321 which they're saying is limited to 300 candelas per
4322 meter squared. That's the directional light that
4323 comes at you. And I think that's what our concern,
4324 or at least my concern is here and has not, in my
4325 opinion, been fully addressed in this report. So,
4326 if you take a step back for a minute and look at
4327 the Sunset Billboard Policy, there was also an EIR
4328 that was created for that. And if I remember
4329 correctly there were assumptions that were made in
4330 terms of the number of signs and the size of the
4331 signs that would exist along Sunset Boulevard. The
4332 digital signs being 500 square feet. And I think
4333 that at one point it was raised to a number of ten
4334 signs, but maybe the city could help clarify. What
4335 I'm getting at with this is the whole framework of
4336 the Sunset Billboard Policy and what that was, set
4337 a sort of assumption on how many of these signs
4338 would exist. This project, from what I'm seeing in
4339 the reports, is using a lot of the numbers and
4340 criteria that were established from that policy on
4341 this project. However, the sign area is 14,000
4342 square feet. So, if you do some quick math that's
4343 equivalent to about 28 billboards, if we were
4344 looking at the 500 square foot static, or digital

4345 billboards that were assumed all in one space in
4346 one area. So, there's the intensification that's
4347 associated with that as well that needs to be taken
4348 into account. And I don't think the report is
4349 covering that right now. We encounter this a little
4350 bit with the Whorl, and that project came back to
4351 us, I'm sorry I don't remember the address right
4352 now. But we had the Netflix sign I believe it was
4353 across the street that was creating glare on that
4354 façade. And then that raised the concern of a very
4355 large sign and what that would do on being the
4356 Whorl project and the reflections that would occur
4357 on that project and its façade. That hasn't been
4358 addressed in this report at all. So, we have a lot
4359 of neighbors here that are concerned, many within
4360 500 feet, many who were not counted in the data
4361 points that were presented here. But I think we
4362 also need to look at the luminance and see what's
4363 happening with the buildings around the site. That
4364 was not addressed at all. We have several
4365 buildings. I don't have the addresses, but I want
4366 to say one is 9200, that may be where the
4367 steakhouse and soho house is. There's also that
4368 medical building across the street, that may be

4369 9201. These all have glass facades. So, in addition
4370 to all the light that's coming off of this
4371 building, we also have glass facades that are going
4372 to reflect that light and scatter that light
4373 towards residents and that will also intensify what
4374 people are seeing. And we haven't even discussed
4375 that today. These are not in the report, and I
4376 think they need to be because there is a
4377 magnification that happens when the light bounces
4378 off these facades and we've seen it with a small
4379 sign, I can only imagine what would happen with a
4380 14,000 square foot sign. So that's -

4381 (Clapping)

4382 Lombardi: That's something that, thank you. That's something
4383 that I think needs to be studied for sure. And
4384 there's so much more I can say about all of this,
4385 but I think that's the key right there is that we
4386 need to look at what's happening with the buildings
4387 around as well. Also, the assumptions in the report
4388 are not really clear to me and I'm a lighting
4389 designer so I feel like there is probably something
4390 missing here. I couldn't find even in appendix C,
4391 which is the more extensive portion of the report,
4392 anything that actually stated what the signage area

4393 was that was used in the model. So, we know that
4394 AGI32 software was used, but I don't think it
4395 stated the assumed signage area, what type of
4396 surface was put into the model, and just that that
4397 surface was set at 300 candelas per meter squared.
4398 So, there's to think about as well. Additionally,
4399 the report is looking at LZ4 lighting zones and I'm
4400 amazed that some of the audience knows what that
4401 all is. That's a very specific zone that's usually
4402 designated for an area like Time Square. I know
4403 that in the original EIR for the Sunset Billboard
4404 Policy, there was a suggestion to change the
4405 immediate commercial area to LZ4. It does allow for
4406 a higher threshold for both illuminance or light
4407 trespass on property line and other criteria as
4408 well including glare and numerous other lighting
4409 criteria. But we haven't actually proceeded with
4410 that process so that's a loophole right there. I
4411 feel like we're missing something. And then we do
4412 have the neighbors that are LZ3 zone, and I think
4413 there was an attempt in the report to address that
4414 with light trespass, but we haven't looked at it
4415 fully with glare. And then I'll just get into one
4416 thing that's a little bit more specific. I saw in

4417 the report that there were some glare studies and
4418 it looked like they were taken to kind of show what
4419 the luminance measurements were existing on the
4420 site and some average measurements. It wasn't
4421 apparent to me how those were taken or how they
4422 were averaged or how they really relate without
4423 seeing a model that looks at the building and shows
4424 what the brightness is in comparison to the
4425 surround. I just don't know how those can be
4426 translated over into what that means on the site
4427 versus the project and then likewise to other
4428 properties. So, I know that's a lot there in the
4429 technical realm, but there's also one other thing
4430 that I want to point out here. Going back to the
4431 sunset strip policy again, there's an Appendix D in
4432 that policy and that EIR done by the same lighting
4433 consultant. And that said that to comply with these
4434 regulations that were set, the thresholds for light
4435 levels, signs will be either greater than 250 feet
4436 from a residential use or reduced sign area, or
4437 reduced sign luminance. So, I think we need to
4438 think about those things. I think we have some
4439 sites that are very close. We have some buildings
4440 that may reflect that sign as well that are very

4441 close to buildings and that needs to be taken into
4442 account. And then we have a massive sign area. So,
4443 I think that throws those numbers such as 300
4444 candelas per meter squared that we're using
4445 completely out the door. And we need to think about
4446 what that suitable level would be for that amount
4447 of area. I probably have other things I could talk
4448 about too, but I need a break at this point. But
4449 those are numerous concerns that I have right
4450 there.

4451 (Clapping)

4452 Jones: Commissioner Matos, please go ahead.

4453 Matos: Thank you, Chair Jones. I just want to think
4454 everyone who came out tonight to take the time to
4455 submit public comment as part of the draft EIR
4456 process and the overall EIR process. It's vital,
4457 important part of the overall EIR process. I want
4458 to get into a little bit deeper on some of what was
4459 brought up and I agree with all of it. One of the
4460 things that noticed about the draft EIR is that
4461 there were two options that were presented to
4462 commissioner Carvalheiro's point. It was either the
4463 building with the billboard or the building without
4464 the billboard. When we look at EIRs they typically

4465 have multiple different alternative projects or
4466 iterations that could be considered not just one or
4467 two. So, I guess if we're talking about comment to
4468 help guide this document moving forward and into
4469 finalization of the EIR, I would hope to see more
4470 expansion upon different alternative projects that
4471 do not encompass a 14,000 square foot building
4472 façade billboard. You know, is there something more
4473 in line for example to Commissioner Lombardi's
4474 point, in line with the criteria that we have
4475 specifically outlined in the sunset strip offsite
4476 signage policy initial study and declaration
4477 document. You know, is there something that's more
4478 in line with that as far as the sign's square
4479 footage. So, I want to see the build out of more
4480 alternatives I guess as the EIR moves forward in
4481 that process. The next thing that I want to raise
4482 attention to is if we refer to the draft EIR before
4483 us right now and we're looking at Page 4.1-11,
4484 4.1.5, thresholds of significance. The guidelines
4485 for the EIR checklist it gives several thresholds
4486 for aesthetic impacts, right? One of them is A,
4487 have a substantial adverse effect on a scenic
4488 vista. When you scroll down onto the next page, it

4489 talks about a public comment that was received
4490 regarding from the city of LA, regarding concern
4491 for impacts to scenic vistas in that area. The
4492 report goes on to say that there is, you know, per
4493 the, I'll just quote it directly. Per the Los
4494 Angeles CEQA threshold's guide, when we're talking
4495 about scenic views and scenic vistas that could be
4496 impacted, you can't consider private space, you can
4497 only consider public space. And then it goes on to
4498 say that, you know, the only scenic highway that's
4499 near the site, north of it, is Laurel Canyon Road
4500 which is approximately 1.7 miles to the northeast.
4501 I would want to see more, more kind of, a deeper
4502 dive into what that means because it's a very
4503 definite statement to say that there is less than
4504 significant impact or no significant impact on
4505 scenic vistas, and then to not consider things
4506 like, you know, I would have questions like was
4507 Mulholland Drive considered as a public scenic
4508 vista. Was Fryman Canyon park in the city of LA
4509 considered a public scenic vista. These are all
4510 things that are located northeast, in the same
4511 direction as Laurel Canyon Road and things that
4512 should be considered before making a definite

4513 statement like there's no significant impact or
4514 less than significant impact on scenic vistas. So,
4515 I kind of want to see more in line with that as
4516 well. The other thing that I do want to touch on a
4517 little bit is the framework in the document, or
4518 framework in the city policy rather because, you
4519 know, this Commission is all about policy. I think
4520 that, you know, the framework was originally
4521 intended to be 24 billboards at 1,000 square foot
4522 max for digital billboards. So, when we consider
4523 that I would hope to see more in-depth analysis on
4524 the impact on the overall billboard policy and on
4525 this specific project of one single 14,000 square
4526 foot sign, specifically related to the light and
4527 the glare. I'm not a lighting expert like
4528 Commissioner Lombardi is, I'm not a design expert
4529 like Commissioner Carvalheiro is, but I think that
4530 the document doesn't do justice, the weaving
4531 between our city-wide policy and this one specific
4532 project. If we're going to consider city wide
4533 policy as the primary role of this commission, I
4534 would hope to see especially in a document this
4535 comprehensive, more in-depth analysis on that. The
4536 next thing is I do think that when I read the draft

4537 EIR there was not as much analysis done on
4538 residential impacts and neighborhood impacts of the
4539 surrounding communities, specifically to the north.
4540 And I think that there should be more consideration
4541 of that. You know, we want to address what those
4542 impacts would be or actually consider them. You
4543 know that's the whole point is having that analysis
4544 to consider what mitigation efforts can go forward
4545 in the EIR. The last thing I wanted to do is ask
4546 what, when does the public comment period close for
4547 this draft EIR?

4548 Purificacion: The last day is December 12th.

4549 Matos: December 12th?

4550 Purificacion: December 12th. That's the end of the, that's the
4551 last day so December 12th at 5:00.

4552 Matos: Okay. And how long has that been open?

4553 Purificacion: Since October 27th.

4554 Matos: Okay.

4555 Purificacion: So, 45 days.

4556 Matos: Okay. Thank you very much. I just wanted to get
4557 that on the record, and I will yield the rest of my
4558 time. Thanks.

4559 Jones: Okay. Thank you. Commissioner Copeland. Please go
4560 ahead.

4561 Copeland: Thank you, Chair. I'll try to keep it brief. I do
4562 concur with my fellow Commissioners on all the
4563 points they've brought out, some of which were on
4564 my list and one of the things that concerns me is I
4565 don't see us taking into consideration the possible
4566 future cumulative impacts with other nearby
4567 billboards that are proposed. Because right now we
4568 have the second round of projects being
4569 preliminarily proposed. 9121 Sunset, 9225, 8919,
4570 8850. These digital billboards, what is the
4571 cumulative effect of having all of these within a
4572 couple of blocks of one another in their
4573 comparative sizes and so forth? We're talking about
4574 impacts on traffic and on public and I mean
4575 accumulative affect certainly should be taken into
4576 consideration and studied, I think. And there are
4577 other things. Definitely the neighbors to the north
4578 and elsewhere that could be impacted by this. This
4579 needs to be included. We need to expand that scope.
4580 I would like to see that. And there was a mention
4581 about even something like parking. They're
4582 expecting up to 100 workers to be on site at any
4583 given time. And the answer for that was they'll be
4584 using some nearby lots. To me that's not very

4585 specific when you talk about 100 people showing up.
4586 And the majority of them in their cars. You know,
4587 which lots are going to accommodate that and how
4588 will that affect visitor parking or anyone else's
4589 parking. So, I'd like to see more specificity with
4590 things like that as far as the area impacts. And
4591 the alleyway that's proposed to be used a loading
4592 dock. You know, I was there today, it was very
4593 narrow. And it's in ingress to the building
4594 directly behind that alley. People drive in the
4595 alley to go in. You've got a loading dock there,
4596 you've got cars there, people unloading, it's a
4597 problem for emergency vehicles and it's a problem
4598 for the electrical use. And I just, I think that
4599 needs to be looked at a little more closely as
4600 well. So, there are a lot of little things that I
4601 think are impactful and not little, they're
4602 impactful, but when we are talking about the light
4603 trespass, I know that's the major concern on
4604 everyone's mind right now and quality of life
4605 issues. But I definitely think that there's a lot
4606 missing on this draft that needs to be considered
4607 and expanded upon and even the traffic study, you
4608 know. We're talking about a very busy intersection.

4609 Are we adding into that? As somebody mentioned
4610 earlier, not just light but animation, motion, the
4611 constant movement. How does that distract, and do
4612 we have an accident report for that intersection?
4613 Is it more severe than other intersections already?
4614 Do we have those kinds of studies? So, I would like
4615 to see several of these things expanded upon to
4616 start with. And those are my beginning comments so
4617 thank you very much, Chair.

4618 (Clapping)

4619 Jones: Commissioner Gregoire.

4620 Gregoire: I'm not going to repeat what everyone else has
4621 said. Everybody has been so eloquent up here
4622 tonight. I was just going to call attention.
4623 Commissioner Copeland just sort of touched on it a
4624 little bit. But on Page 4.1-16, Page 88 of my PDF.
4625 It says concerns were raised and written public
4626 comments on the additional studies about impacts of
4627 the digital billboards on driver and pedestrian
4628 safety. It says high light levels or intense glare
4629 would have the potential to impact driver and or
4630 pedestrian safety. However, high light levels and
4631 intense glare would not be produced from the
4632 digital billboard. Therefore, the project would

4633 have a less than significant impact in this regard.
4634 What I, I don't understand how the conclusion was
4635 come to that there won't be high light levels or
4636 intense glare from this digital billboard so I
4637 think you should look at that. But also, and I
4638 heard the public comments tonight you know, any
4639 sort of distraction at an intersection could have a
4640 major impact on driver and pedestrian safety. It
4641 seems to me that anything about the project that
4642 could distract a driver should be reviewed as a
4643 potential significant impact on the project. So, to
4644 the extent the draft EIR really hasn't looked at
4645 the potential impact of something as distracting as
4646 a 14,000 square foot digital billboard seems to be,
4647 they should go back and consider that. I might
4648 suggest a 14,000-foot billboard that even wasn't
4649 digital or illuminated could have a significant
4650 impact on driver or pedestrian safety. So, I guess
4651 I wouldn't just wave that off as a concern. So, I
4652 would like to see that addressed a little bit more
4653 as they're reviewing this going forward. That's all
4654 I have.

4655 Jones: Thank you.

4656 Thomas: Not really, Chair. I asked my questions prior to

4657 public comment, but I do want to piggyback on what
4658 Commissioner Copeland had asked for which was the,
4659 to find out the cumulative effects of these
4660 billboards. I had actually asked for that; I think
4661 like a year and a half ago before we approved the
4662 Everly project. And because I had concerns then
4663 about the cumulative impact of all of these
4664 billboards. So, if it is possible to get that I
4665 think that would be really helpful so that we and
4666 the public know, you know, what, what the impact
4667 will be of all these billboards. So, if it is
4668 possible to get that I'd love to.

4669 Jones: Great. Thank you. I don't have a ton to add. I do
4670 want to just piggyback on what Commissioner
4671 Copeland and Vice Chair Thomas mentioned just as I
4672 have been serving on SAASC now, the Sunset Arts and
4673 Advertising, Sunset Arts and Advertising
4674 Subcommittee, sorry, it's getting late. For, I
4675 really think since its inception. And I think
4676 really one of the things that's been really
4677 challenging about it, and we've talked about this
4678 with staff and with applicants before is that, you
4679 know, we tend to view, receive projects in kind of
4680 a vacuum. So, like we'll be getting a, you know, a

4681 proposal for a billboard and then there's actually
4682 going to be a billboard like two buildings away
4683 from it, but we don't know that, so there's no way
4684 to know what it will look like within the finished
4685 streetscape, if you will, once all of the
4686 billboards are there together. So again, I don't
4687 have a ton to add. You know, someone said this more
4688 eloquently than I will earlier. And I saw it
4689 mentioned in some of the public correspondence that
4690 we received about this, but this very much does
4691 seem to be a very large ad in search of a building.
4692 You know, candidly, and we're still in very early
4693 phases of this, I really don't know that I feel
4694 there's a lot to recommend an office building with,
4695 you know, proposed gigantic billboard on it. Yeah,
4696 I don't, I don't know. I don't know that I,
4697 sometimes I think that we can do, I think we can do
4698 better than this. There's also some things about,
4699 you know, other orientations for the signage.
4700 Certainly, the surface area, again all of these
4701 things have been said. I think we probably have a
4702 little bit more; you know, we live with this
4703 because it's not a housing project. If any of you
4704 were here earlier, congratulations for making it

4705 this far. But, you know, we're pretty limited and
4706 what we can consider for housing projects because
4707 this is an office building, it's a little
4708 different. Yeah, I don't think I have a ton more.
4709 The light trespass, the glare. Commissioner
4710 Lombardi's comments. I don't have, I don't think I
4711 have anything else to add at this time. So, I think
4712 my concerns has been enumerated. Again, if you were
4713 here earlier you know that we're all residents of
4714 West Hollywood. I'm sorry. We're all residents of
4715 West Hollywood and I think it's probably fair to
4716 say most of us traverse Sunset Boulevard, you know,
4717 maybe almost every day, every day. I know I do. So
4718 those are my comments. Does anyone have anything
4719 else they'd like to add? Commissioner, Vice Chair,
4720 Thomas, you can go ahead.

4721 Thomas: Just a few small things. I just wanted to cheerlead
4722 I guess the fact that this will be the first all-
4723 electric building in West Hollywood history which I
4724 think is worth noting. Also wanted to note that
4725 most of the billboards on Sunset or, yeah, the
4726 billboards will have 17, was it 17 and a half
4727 percent of public arts and civic engagement and
4728 this one will have 25 percent, which is obviously

4729 above what they needed to do. So, I just wanted to
4730 highlight some of the positive things about the
4731 project and there was one other thing that I can't
4732 think of right now, but I did want to at least
4733 mention those things and say that those are, oh.
4734 Also, I'm always championing for local hire and in
4735 the draft EIR they did mention that employees from
4736 the local work force will be hired during both the
4737 construction operational phases of the project and
4738 would not require workers outside the region. So, I
4739 was just really happy to see that because I'm
4740 always, like I said, championing for local hire and
4741 it was mentioned by someone in the public earlier
4742 about how we need to do more local hire, so I
4743 thought that was really great to see in the draft
4744 EIR. And so, I just wanted to note that. And those
4745 are my only three things I wanted to mention.

4746 Jones: Thank you. Commissioner Lombardi.

4747 Lombardi: Thank you. I just wanted to circle back on a couple
4748 of the things that I discussed previously very
4749 briefly with a little additional clarity, just for
4750 the record. So, first of all, the table that's on
4751 page 1-2, this maybe is a more obvious one in glare
4752 as less significant. I would think that at least it

4753 would need to be written in as less than
4754 significant with mitigation because we know that
4755 there's light monitoring and dimming required to
4756 even get the billboards to function at the assumed
4757 calculations that are in the report. So, I would
4758 think that's something that would need to be
4759 clarified there. And then going back to the
4760 lighting studies, just to kind of summarize more on
4761 glare and glare off of buildings and perhaps the
4762 Whorl project and what was provided by that
4763 applicant could at least be referenced, the idea
4764 that it's not just foot candle readings at property
4765 line, but the views that show the brightness and
4766 also the brightness off of buildings. I think that
4767 needs to be done given the scale and size of this
4768 sign. And then relating to that since we're
4769 supposed to compare alternatives, I don't think
4770 that there's a lot of context in any of, of that
4771 sort of report or data. We also see it without or
4772 see it with maybe the signage area that's allowed
4773 per the billboard policy, which I believe is at
4774 1,000 square feet as Commissioner Matos said, not
4775 500. I may have said 500 earlier. So, I think that
4776 that would be a basis there too including looking

4777 at buildings and seeing how much glare we're
4778 getting and seeing what it would be if it were
4779 1,000 square feet or none. I don't think that's in
4780 here right now and it should be as part of what
4781 this study is about. And then I think we need to be
4782 a little bit more extensive in terms of where our
4783 sensitive receptors or areas are on the property so
4784 that's been discussed as well. And then I think
4785 materiality was a really great thing that
4786 Commissioner Carvalheiro brought up as well. I mean
4787 if this is going to be here for a long time, how
4788 does that façade get maintained and what does it
4789 mean if it's a LED billboard and how does that
4790 prove itself to be a lasting building that needs to
4791 be considered.

4792 Jones: Thank you. Commissioner Copeland.

4793 Copeland: Thank you, Chair. I'm sorry, just one more brief
4794 thing. As we talk about expanding the scope of the
4795 impact on nearby residents, I agree with the public
4796 comment earlier that should also include the
4797 wildlife that's impacted in those areas as well.
4798 So, this should be for all living creatures that
4799 would be affected and by expanding that scope.
4800 Thankyou. That's it.

4801 Jones: Any additional comments?

4802 (Clapping)

4803 Jones: Go ahead.

4804 Matos: I'm just going to make this really quick. I know
4805 that we have a lot of people from the public who
4806 are interested in it. I'm just wondering what the
4807 timeline for this, if you could say it on the
4808 record or if it's available somewhere. No? Just so
4809 that the public is aware.

4810 Alkire: There is no established timeline for this project.

4811 Matos: Okay.

4812 Alkire: At this time right now what we will do is collect
4813 all of the public comments including what was heard
4814 this evening, what was heard last night at
4815 transportation commission, anything that has been
4816 sent in writing from now until December 12th. That,
4817 just to add, also I heard from the public and I
4818 heard from some of the Commissioners, you know,
4819 like things like I have so much more to say but
4820 I'll stop or that they didn't have enough time. We
4821 are, we can receive any comments in writing so if
4822 there's more to say put it in writing and send it
4823 to us and it will be incorporated into the record
4824 and included in the comments and responses to

4825 comments. So that is open. But what we'll do is
4826 we'll take that information, we'll revise the draft
4827 if needed, and come back and so it will be probably
4828 at some point in late Spring at the earliest. It's
4829 really hard to say at this point because there's a
4830 lot of work yet to be done.

4831 Matos: Okay. So, the only date right now in mind would be
4832 the December 12th end of public comment period,
4833 correct? Okay. Thank you.

4834 Thomas: Could we also let the public know where they should
4835 send those comments?

4836 Purificacion: You can send them directly to me. I think my
4837 information should be posted in the agenda. Or, you
4838 know, you can send it to Planning@weho.org and it
4839 will get routed to me.

4840 Matos: Could you state your name for the record?

4841 Purificacion: Sure. It's Dereck Purificación so it's, so my email
4842 is Purification. So, it's D-P-U-R-I-F-I-C-A-C-I-O-N
4843 at weho.org. Hopefully you guys can remember that,
4844 or planning@weho.org which is a lot easier.

4845 Jones: Thank you. Commissioner Carvalho.

4846 Carvalho: Yes. We're all sort of recapping what we said. I
4847 guess one of the comments I was trying to, one of
4848 the points I was trying to make was having worked

4849 on sort of the gateway entries when I was an arts
4850 commissioner and kind of looking at the west
4851 gateway looking at the east gateway and just
4852 looking at the Santa Monica gateway. In this DEIR
4853 the assertion that the building must be landmarked
4854 because it is the gateway to the city, but also
4855 knowing that the city is planning other
4856 installations like the large light sculpture in the
4857 meridian, this Rios Clemente idea that you might
4858 have floating balloons, or you have the painted
4859 intersection. I really want to see it considered as
4860 a whole because we have those other billboards too
4861 across the street and they all need to be
4862 considered as a composition and really understand
4863 whether this billboard really needs to have that
4864 much digital installation. And I'll leave it at
4865 that.

4866 Jones: Thank you. Commissioner Lombardi.

4867 Lombardi: I have one question as this project moves forward.
4868 So oftentimes we'll see the EIR come to us with the
4869 project itself. I just think that could be a little
4870 bit challenging in this case, so I, maybe that's
4871 something to be coordinated between the city and
4872 the applicant. But obviously there's some extensive

4873 information that we're hoping to see included in
4874 the EIR and given that some of it, such as the
4875 signage is so integral to the building, it would be
4876 very hard to, you know, have both of those go
4877 together, verify that all the information is
4878 correct and then also approve the building, you
4879 know what I mean. So, I don't know what the plan is
4880 with this one versus a Housing Accountability Act
4881 Project since this one would not be any, any
4882 thoughts on process moving forward?

4883 Alkire: We can take that into consideration.

4884 Jones: Okay. Anything else? Speak now. Okay. Thank you.
4885 Thank you everyone for coming out. We're moving on
4886 to our next item. Item 12, Unfinished Business,
4887 there is none. Item 13 is Excluded Consent
4888 Calendar, there is none. Item 14 is items from
4889 staff, we have item 14A as a planning manager's
4890 update.

4891 Alkire: Just give me one quick second. Okay. So, discussion
4892 of upcoming agendas. We have quite a few items
4893 coming up on the next couple of meetings. So, we
4894 have a meeting on December 1st. We will have the
4895 continued public hearing for 8555 Santa Monica. It
4896 will -

4897 Jones: If we could please keep it down, sorry. We're
4898 trying to finish our meeting here.

4899 Alkire: That item was continued to a date certain from the
4900 November 3rd meeting. We will also hear four
4901 subdivisions similar to the one that we heard this
4902 evening, subdivision of a new condominium building.
4903 These were properties that were already approved
4904 and have expired. We're bringing that as one
4905 consolidated public hearing fifth four resolutions
4906 attached. And then we will be here, actually think
4907 that that's, at this point that's all that will be
4908 on the December 1st agenda. There are several items
4909 that were to be on that agenda that will need to be
4910 continued because of the disruption that happened
4911 when 8555 got moved. So, we will have several items
4912 on December 15th as well including the general plan
4913 consistency for 8465 Santa Monica Boulevard. A
4914 billboard at 8497 Sunset Boulevard. And looking at
4915 some language for zone text amendments regarding
4916 West Hollywood West Design Review standards and
4917 accessory dwelling units. And then on December 1st
4918 we'll also be talking about our calendar for 2023
4919 and any cancellations of meetings that conflict
4920 with holidays or so forth. So, at this point I know

4921 earlier in October we didn't have any items lined
4922 up for December 15th, so we had talked about not
4923 having that meeting. But since we had 8555
4924 continued and it pushed some of the other items off
4925 that meeting, we do need to have the December 15th
4926 meeting on the calendar so if there are any
4927 absences or any anticipated conflicts, can, if you
4928 can just let us know about this.

4929 Jones: Well, this may be, the next meeting may be my last
4930 but if I am still on, I will not be here on
4931 December 15th. I will be away.

4932 Matos: I'm going to have to get back to you on my
4933 availability for the December 15th meeting.

4934 Alkire: Okay.

4935 Matos: I don't think I'm going to be able to make it. But
4936 I want to triple check.

4937 Alkire: That's fine. All right. Upcoming for subcommittees.
4938 We don't have anything scheduled in the upcoming
4939 meetings for design review subcommittee for Sunset
4940 Arts and Advertising subcommittee, we are looking
4941 at scheduling a meeting on January 10th, 2023.
4942 Yeah, is that is that correct? Let me just double
4943 check. It's actually the 12th, sorry. January 12th,
4944 2023. So, the members of the sunset arts and

4945 advertising subcommittee can let us know if that
4946 seems reasonable or if there are conflicts. And
4947 then we have, so that one would be 8501 Sunset,
4948 which we've been trying to find a date for. So, it
4949 would be good to nail that one down soon. And the
4950 long-range planning projects subcommittee, next
4951 meeting would be December 15th. There are three
4952 items currently on that agenda or on the look
4953 ahead, parking minimums, hotel rooftop additions,
4954 and tree canopy standards. So again, like I always
4955 say, if there's a bunch of items on that meeting
4956 because it has such a short time, you just, we'll
4957 get through the material that we can. And that is
4958 all I have this evening.

4959 Jones: Thank you, Jennifer. Item 15 is public comment.
4960 David, do we have any public commentators?

4961 Gillig: We have no public comments in chambers. We have a
4962 few people left on the Zoom platform. If anybody is
4963 calling in that would like to speak, star nine.
4964 Anybody else raise your hand. And, Chair, it looks
4965 like we're all clear.

4966 Jones: Great. Thank you. Item 16 is items from
4967 Commissioners. Do we have anything? Go ahead, Vice
4968 Chair Thomas.

4969 Thomas: I would like to congratulate our Chair on her
4970 nuptials.

4971 Jones: Oh, thank you.

4972 Thomas: And say that the fact that you're here today just
4973 really shows your dedication to this commission and
4974 appreciate you being here.

4975 Jones: Oh, thank you.

4976 Thomas: I would also like to acknowledge the public that is
4977 now gone in the corner over there and thank the
4978 public for being a part of the process and sharing
4979 their thoughts this evening. Just appreciate
4980 everybody who took the time and stayed through the
4981 evening to provide public comment. And that's it,
4982 Chair.

4983 Jones: Thank you very much.

4984 Thomas: Oh. And I'd also like to congratulate Lindsey
4985 Horvath on being our new supervisor.

4986 Jones: Well, since you said that now I can say it too and
4987 that is that Lindsay Horvath actually officiated my
4988 wedding. The only thing that could have made my
4989 wedding better was finding out that she had pulled
4990 ahead my wedding and that's when we did find out
4991 that she did pull ahead so I'm very happy to hear
4992 this evening on breaks that she has claimed victory

4993 and her opponent has conceded. So, I wouldn't be
4994 here without her. So, I'm very happy for her. All
4995 right. Anybody else? Oh, Commissioner Copeland, go
4996 ahead.

4997 Copeland: Just a quick congratulations to you as well.

4998 Jones: Oh, thank you.

4999 Copeland: And also, a very safe and happy Thanksgiving to
5000 everyone. And thank staff once again for your
5001 patience and your help. And that's it for me.

5002 Jones: All right. All right, thank you everyone. I'm going
5003 to adjourn this meeting. We will adjourn to our
5004 regularly scheduled meeting on Thursday, December
5005 1st at 6:30 p.m. right here in West Hollywood
5006 Council Chamber Meeting Room. Thank you.

5007

5008 **PASSED, APPROVED AND ADOPTED** by the Planning Commission of the
5009 City of West Hollywood at a regular meeting held this 15th day of
5010 December, 2022 by the following vote:

5011

5012 AYES: Commissioner: Carvalho, Copeland, Gregoire,
5013 Lombardi, Matos, Acting Chair
5014 Thomas.

5015

5016 NOES: Commissioner: None.

5017

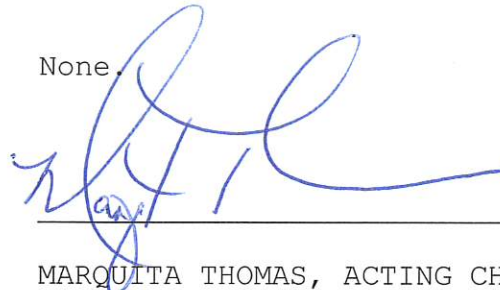
5018 ABSENT: Commissioner: Chair Jones.

5019

5020 ABSTAIN: Commissioner: None.

5021

5022



5023

MARQUITA THOMAS, ACTING CHAIRPERSON

5024 ATTEST:

5025

5026

5027

5028

5029



5030 DAVID K. GILLIG, COMMISSION SECRETARY

5031



I, Sherry Coleho, hereby declare as follows:

I am located at 5837B E. Los Angeles Avenue, Somis, California 93066. I am the person who transcribed the Planning Commission Meeting minutes of November 17, 2022. Present were Planning Commissions- Stacy Jones, Marquita Thomas, Rogerio Calvalheiro, Kimberly Copland, Dvid Gregoire, Michael Lombardi, Erick Mateos. Staff-Jennifer Alkire, Adrian Gallo, Lauren Langer, Rodger Rath, Derick Purification, Isaac Rosen, and David Gillig. Public speakers- Patrick Tighe, Rabbi, Barbara Protov, Racheal Aflalo, Isaac Nikfar, David Peake, Judith Alcalay, Steve Bruscino, Joseph Alexander, Lyudmia Praviana, Phillip Mora, Allen Nazarian, Doug Workman, Ellen Evans, Leo Pircher, Mary Sugarman, Paul C, Jack Suzar, Fred Gaines, Linda, Nancy Laines, Brian Roskan, Hollaer Brown, Jordan Cockeram, Rhian Williams, Terre Jacobs, Tony Williams.

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 30th day of November 2022, at Somis, California.

Sherry Coelho

Sherry Coelho

WRITTEN COMMUNICATION, INC.