

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: September 7, 2023

12	PLANNING COMMISSION:	STAFF:
13	Rogério Carvalheiro, Chair	Lauren Langer, City Atty
14	Michael A. Lombardi, Vice-Chair	David Gillig, Comm. Secretary
15	Kimberly Copeland, Commissioner	Jennifer Alkire, Plan. Manager
16	Mark R. Edwards, Commissioner	Doug Vu, Senior Planner
17	David Gregoire, Commissioner	Ric Abramson, UDAS Manager
18	Stacey E. Jones, Commissioner	
19	Erick J. Matos, Commissioner	Consultants:

20
21
22
23
24

25 **Planning Commission Meeting**

26 **Thursday, September 7, 2023**

27 Carvalheiro: Okay. I'm going to start off with our land
28 acknowledgment. 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, unceded, seized
32 territory of the Gabrieleño Tongva and Gabrieleño
33 Kizh Peoples. This planning commission meeting is
34 being live-broadcast and teleconferenced on the
35 city's website. And as a courtesy, this meeting is
36 also available on the city's YouTube channel at
37 YouTube.com/wehotv and on Roku, Apple TV, Fire TV,
38 and Android TV. You may call in to make a comment
39 and you may also listen to this meeting by dialing
40 669-900-6833. Meeting ID number, 84354337789, and
41 then press the pound sign. I'd like to call this
42 meeting for Planning Commission City of West
43 Hollywood to order on September 7th, 2023. It's
44 6:32. And Pledge of Allegiance is going to be led
45 by Commissioner Matos.

46 Matos: Thank you. Please stand. I pledge allegiance to the
47 flag of the United States of America and to the
48 Republic for which it stands, one Nation under God,

49 indivisible with liberty and justice for all.

50 Carvalheiro: Thank you. I also want to remind everybody in
51 council chambers when they come up to the podium,
52 and for us the commissioners, please speak into
53 your mic. People on the Zoom platform are having a
54 hard time understanding and hearing what we're
55 saying. So, let's just be conscious of that as we
56 move forward. Item 2, Pledge...sorry. Item 3, Roll
57 Call.

58 Gillig: Thank you. Good evening commissioners. Commissioner
59 Matos?

60 Matos: Present

61 Gillig: Commissioner Jones?

62 Jones: Here.

63 Gillig: Commissioner Gregoire?

64 Gregoire: Here.

65 Gillig: Commissioner Edwards?

66 Edwards: Here.

67 Gillig: Commissioner Copeland?

68 Copeland: Here.

69 Gillig: Vice-Chair Lombardi?

70 Lombardi: Present.

71 Gillig: Chair Carvalheiro?

72 Carvalheiro: Here.

73 Gillig: And we have a quorum.

74 Carvalheiro: Great. Approval of the agenda. Do we have any
75 changes to the agenda that we need to note?

76 Matos: I would move approval, Chair.

77 Carvalheiro: And do we have a second?

78 Edwards: Second.

79 Gillig: Moved by Commissioner Matos, seconded by
80 Commissioner Edwards. And the agenda is approved as
81 presented for Thursday, September 7th, 2023.

82 Carvalheiro: And Item 5 now, Approval of the Meeting Minutes
83 from August 17th, 2023. Are there any corrections
84 that we need to note?

85 Gillig: Chair, Staff does a couple minor corrections,
86 grammatical errors. Page Two, under 9A, the second
87 sentence where it says, "Commercial Building and
88 Construction." We're going to strike out the word
89 "an," A-N, and replace it with "of." And then on
90 Page 3 under 9B, the main text where it says,
91 "Dwelling Lease Terms for (UNINTELLIGIBLE) and
92 Single," we're going to add "family dwellings.

93 Carvalheiro: Great.

94 Gillig: And that's all staff has at this time.

95 Carvalheiro: Thank you.

96 Gillig: Yes.

97 Carvalheiro: (Talking over).

98 Gregoire: I'll move approval as amended.

99 Matos: I'll second the motion.

100 Gillig: I'm sorry. Who...who? David? Thank you. Motion by
101 Commissioner Gregoire, seconded by Commissioner
102 Matos. And the minutes for August 17th, 2023, are
103 approved as amended unanimously.

104 Carvalheiro: Thank you. Item 6, Public Comments. David, do we
105 have any public comments at this...

106 Gillig: Chair, we do have one in the council chambers. If
107 there is anybody on the Zoom platform that would
108 like to make a general public, comment, please star
109 nine for me at this time. And we'll give you three
110 minutes to speak. We'll take the council chambers
111 first. Our first speaker will be Chad. Chad, you
112 have three minutes. Just state your name and city
113 of residence.

114 Kroeger: What up, council? My name is Chad Kroeger. Woah.
115 What up, council? My name is Chad Kroeger. Council,
116 our country used to feed on wheat cereals and brew.
117 Now we feed on the misery of others. We pick on
118 people for their mistakes, which is so not chill.
119 Like Hunter Biden. This guy's been through a ton,
120 but does he need ridicule, or does he just need

121 some good bros to point him in the right direction?
122 I have a ton of buddies like Hunter Biden. Guys
123 with good motors to party who need to rain it in
124 with foreign investment and hookers. I mean, yeah,
125 he's a douche, but won't we all be given the
126 opportunity? So, yeah. Like, maybe he should go to
127 jail, but, like, why make fun of him? Like, just
128 let him go to jail, hopefully, he learns to pay his
129 taxes, and then when he gets out let's throw him a
130 freaking rager. And this is not partisan, I want
131 the same outcome for republicans leader's kids too.
132 Justice, yes. But (UNINTELLIGIBLE)? Nah. Thank you.

133 Gillig: Thank you, sir. And we do have one on Zoom, so I'll
134 turn that over to Joe.

135 Carvalheiro: Okay, thank you.

136 Heredia: Hello, commission. We do have one speaker. It is
137 Lynn Russell. Please, Lynn, go ahead and star six
138 to unmute yourself and you are ready.

139 Russell: Hello?

140 Heredia: Go ahead.

141 Russell: Lynn Russell, West Hollywood. Good evening, Chair
142 Carvalheiro and fellow commissioners. I'd like to
143 offer a simple postmortem on a failed Temple Beth
144 El appeal. Why did it fail? Pure and simply because

145 the city council members had no frame of reference
146 for or the dynamic involved in a request for
147 continuance, which I personally well understood as
148 a resident. After obtaining 100 signatures to avoid
149 paying a sizable fee, the appeal was purposely
150 narrow as it was about flawed procedures, not the
151 nitty gritty about the Architect Congregation and
152 so forth. City council members were apparently
153 uninformed about their basic tool and the mechanics
154 of the process. An alternative or an addition to
155 the appeal could have been to personally finance
156 another historic resources assessment. Then there
157 would have been dualling historic resources
158 assessment also left in the hands of the city
159 council where they likewise have no expertise. They
160 may have depended upon the brief undocumented
161 opinion of a historic consultant, who in my
162 personal opinion in the past years was unable to
163 differentiate between a colonial revival and a
164 Dutch colonial structure. It's now too late for
165 that. Several previously misidentified structures
166 are gone and now so is the consultant. So, we're
167 back to square one. This is exactly what I
168 presented to the commissioners here ten months ago

169 after detecting serious flaws in the Staff Report,
170 which were further confirmed then by the principal
171 of the firm that conducted the survey. After I
172 spoke, your former chair stated that you should
173 trust the staff because they are professional.
174 Well, what if they were wrong? Actually, they were
175 wrong. After the appeal was filed, the survey
176 consultants came up with an expedited assessment
177 unbelievably using some of my own findings to
178 support their memorandum. Incidentally, one block
179 south of the Temple Beth El on Crescent Heights at
180 1201 (UNINTELLIGIBLE) Villa Italia. Same architect,
181 which has been designated as a local historical
182 landmark. While I'm not a certified architectural
183 historian, I do know my stuff because my business
184 and reputation depends on it. Not only the
185 aesthetic but all aspects of my discipline. Should
186 the final alternative be to file a suit against the
187 city? This has all been avoidable but took many
188 hours, and I refer to it as my non-paying client
189 civic responsibility. At the last meeting, your
190 chairman graciously requested that an item
191 pertaining to a continuance be addressed. City
192 Attorney Rosen made a few comments and since then,

193 letters to him and conversation with him have
194 unbelievably stalled. This simply takes crafting
195 the words and steps for such a procedure and its
196 granting. So it is understandable by the
197 commissioners and the city council and the public.
198 Sooner than later would be best. I implore the
199 commissioners and the city attorney. The time to do
200 something is when you think of it. Thank you so
201 much.

202 Gillig: And, Chair, that is our last public speaker on the
203 Zoom platform.

204 Carvalheiro: Thank you. Do we have a Director's Report?

205 Alkire: Thank you. Good evening. I will be giving the
206 Director's Report this evening. I'm acting in the
207 meantime until our new...or for this week. We have...we
208 are expecting our new director to be starting on
209 September 18th, which I think that you were made
210 aware of last week. His name is Mick...Nick Maricich.
211 And so, we're looking forward to him coming in. I
212 wanted to let you all know and let the public know
213 that we will be having our Historic Preservation
214 Celebration Event this weekend. We're very excited
215 to be back in person. We haven't had one in person
216 since before the pandemic. So, it's the Plummer

217 Park Through the Years Celebration. It's in
218 conjunction with the Doors Open Celebration that
219 the state is...the state Historic Preservation is
220 working on. And it will be at Plummer's
221 Park...Plummer Park starting in Fiesta Hall. There
222 will be some remarks, some refreshments, and a
223 chance to look around Fiesta Hall and Great Hall,
224 Long Hall, which were recently designated as you
225 know. So please come out if you have a chance. That
226 is Saturday from 11:00 to 3:00 at Plummer Park. And
227 that's all I have for this evening. Thank you.

228 Carvalheiro: Thank you. Do we have any questions for the acting
229 chair...acting director, sorry? No? Great. Thank you.
230 So, Item 8, Consent Calendar. We have none which
231 bring us to our public hearings. Item 9A,
232 Commission...the commission has been asked to
233 consider a request to subdivide an existing
234 airspace lot into three airspace parcels for the
235 property located at 8430 Sunset Boulevard. And I
236 understand...oh, Doug, you're going to be doing...are
237 we having issues with the Staff Report? Okay.

238 Vu: Sorry, I'm trying to get my presentation to project
239 onto the screen behind you. Let's see. Yeah,
240 plugged in here. I plug it in with the HDMI cable,

241 right? (UNINTELLIGIBLE). Okay. Then how do I get my
242 presentation onto the (UNINTELLIGIBLE)?

243 Carvalheiro: While we're getting the presentation in order,
244 maybe we can do commissioner disclosures. Do we
245 have any disclosures?

246 Vu: (UNINTELLIGIBLE) here, okay.

247 Carvalheiro: No? Commissioner Jones?

248 Jones: Yes, I did have an brief conversation with the
249 applicant's representative and we discussed items
250 contained in the Staff Report.

251 Carvalheiro: Thank you. Com...Commissioner Matos?

252 Matos: I had conversations with a member of the public
253 regarding items in the Staff Report and with the
254 applicant regarding man...matters contained in the
255 Staff Report.

256 Carvalheiro: Thank you.

257 Vu: Good evening, Chair Carvalheiro, commissioners. I'm
258 Doug Vu Community Development Department. And the
259 proposal before you is the approval of a parcel map
260 for the subdivision of an existing airspace lot
261 into three airspace parcels to accommodate the
262 ownership structure of the existing hotel building
263 and digital signage components. The approximately
264 1.97-acre subject site con...currently consists of 3

265 airspace lots that are improved with a mixed-use
266 development project that contains a 149-room hotel
267 currently doing business as the Pendry West
268 Hollywood. And in addition to that, there this is
269 retail entertainment and restaurant uses.

270 Alkire: So sorry to interrupt. I just wanted to let
271 everyone know that the YouTube livestream did not
272 start properly. It will be uploaded at the...after
273 the meeting. And it is...we are streaming live on all
274 of our other outlets, and we are legally good to go
275 with all of our meeting locations. So I'm going to
276 let Doug continue again. Thank you.

277 Vu: Thank you. So I'll just repeat what I stated last.
278 The approximately 1.97-acre subject site consists
279 of 3 airspace lots that are improved with a mixed-
280 use development containing a 149-room hotel known
281 as Pendry West Hollywood. And its associated retail
282 entertainment and restaurant uses that primarily
283 front Sunset Boulevard. And there...the mixed-use
284 project also includes 45 residential units that
285 front Olive Drive. And the project also includes
286 410 subterranean parking spaces. So the...the request
287 is for the subdivision of an existing approximately
288 40,000 square foot airspace lot, which, you know,

289 measured at grade into basically three airspace
290 parcels to accommodate the ownerships structure and
291 its existing uses that include approximately 38,700
292 square feet for the hotel building, 1,128 square
293 feet for the digital LED signage on the east, west,
294 and north facades of the building, and finally a 66
295 square feet for the signage equipment room. And
296 those elements are illustrated in Exhibit C. So, if
297 I can back up, so this particular image it shows
298 the...the entire project site. And the...the parcel
299 that is requesting these airspace subdivisions is
300 this parcel right here, which primarily fronts
301 Sunset Boulevard. So, the other two parcels that,
302 that compose the project contains the...the...the
303 dwelling units for the project. So, this is just a
304 photograph, you know, illustrating or showing the
305 existing LED digital signage components that are on
306 the building. And this image is a three-dimensional
307 view. Since this is an airspace subdivision, you
308 can see the location of Parcel One, Parcel Two, and
309 Parcel Three. So the...the request for the approval
310 of a parcel map to subdivide this existing airspace
311 lot into three airspace parcels to accommodate the
312 ownership structure of an existing hotel building

313 and digital signage components complies with the
314 Sunset Specific Plan and all of the applicable
315 property development standards and requirements
316 under the city's zoning ordinance and subdivision
317 regulations. The airspace subdivision will also not
318 be detrimental to the public welfare and will not
319 impede implementation of the general plan nor the
320 purpose and intent of the provisions of the zoning
321 ordinance. Therefore, staff recommends approval of
322 the subdivision permit as conditioned in the
323 attached draft resolution. So, this concludes my
324 brief presentation and I'm available for questions
325 and I believe the applicant is here as well.

326 **Carvalheiro:** Thank you, Doug. Do we have any questions for staff
327 at the moment? No? Okay. So, what will the
328 applicant want to make a presentation? Are they
329 prepared to make a presentation tonight?

330 **Vu:** Yes. Yes.

331 **Carvalheiro:** Yup. Thank you. You have ten minutes. Please state
332 your name and the city of residence.

333 **Moore:** Good evening. Not sure if this is on. There we go.
334 Good evening, commissioners. DJ Moore of Latham &
335 Watkins, resident of the City of Los Angeles. Here
336 on behalf of the applicant Sunset Subsidiary. We're

337 just pulling up our presentation right now. Also,
338 here with me this evening I believe are
339 representatives from Somis who prepared the map in
340 case there are technical questions just getting
341 into the nitty gritty components of the...of the
342 details. We want to thank staff for their
343 presentation. We are fully supportive of the
344 recommendation in the Staff Report and the Draft
345 Resolution. Following Doug's presentation, I just
346 wanted to focus a few minutes on some additional
347 background items for the proposed subdivision of
348 this existing parcel that contains the Pendry Hotel
349 building. Next slide, please. The entire Pendry
350 site consists, as Doug mentioned, of a large mixed-
351 use development that the city approved back in
352 2010. It includes the hotel building, a residential
353 condominium building to the south, subterranean
354 parking, and other commercial and retail uses. For
355 purposes of tonight, we're only concerned about the
356 area that's boxed in red on the slide. That's the
357 part of the site that contains the hotel building.
358 This is part of an existing legal airspace parcel
359 that contains both the hotel and the project's
360 digital signage component. Next slide, please.

361 Tonight, we're asking for your approval to
362 subdivide that existing legal parcel into three
363 separate airspace lots as shown on this slide. One
364 is the primary lot for the hotel building that will
365 remain and the associated parking structure. One
366 lot is carved out here for the LED digital signage
367 on the east, west, and north facades of the
368 building. And then one lot is on the interior of
369 the building. That's for the signage equipment
370 room. We're not seeking to make any physical
371 changes to the building. We are not seeking to make
372 any physical changes to the property. We're not
373 seeking any changes to the sign operations. This is
374 really just a paper land use change with the city
375 and the county to create a legal parcel for the
376 digital signage. Next slide, please. The purpose of
377 this and the reason the applicant is seeking a
378 subdivision is so that it can enter into a ground
379 lease for the digital signage with a third-party
380 advertising company. This is allowed by the
381 development agreement and the covenant that are
382 recorded against title that the city council
383 approved to regulate signage on the property back
384 in 2010. Accordingly, this subdivision just

385 accomplishes what the city council allowed when
386 they approved this project in 2010. Ground leases,
387 just so you know, provide really important
388 protections to lessee such as if you're...if the
389 building were to ever go into bankruptcy, the
390 lessee would be protected. And so, they're easier
391 to finance than a licensed agreement, which is the
392 kind of agree... long-term agreement you could enter
393 into now and the absence of a legal parcel. The
394 California Subdivision Map Act essentially provides
395 that only a grou...a legal parcel can be ground-
396 leased. So, we're just being consistent with what
397 the Subdivision Map Act requires. And therefore,
398 we're here tonight requesting that this legal
399 parcel be created. The two airspace lots as I
400 mentioned for the digital signage and the
401 elected...electric control room will also have
402 easements across the hotel property associated with
403 them so that the signage company will be able to
404 come in and access for maintenance and repair and
405 things like that. In 2023, most new development
406 projects that are going forward in the city that
407 have signage include separate parcels for the
408 signage. I'm working on a few of them right now.

409 And so, in 2010 when this project was approved,
410 that wasn't exactly the state of...state of play. And
411 so, we're sort of just really bringing this into an
412 el...the evolution of how signage has evolved over
413 the years since this project was approved. Next
414 slide. So, consistent with staff's recommendation,
415 we're respectfully requesting that the commission
416 approve the parcel map as recommended and adopt
417 staff's proposed CEQA findings. We and Somis are
418 here to answer any questions you may have and we of
419 course thank you for your time and your
420 consideration.

421 Carvalheiro: Thank you.

422 Moore: Thank you.

423 Carvalheiro: Do we have any questions for the applicant at this
424 moment? No? Great. Thank you.

425 Moore: Thank you.

426 Carvalheiro: Okay, so we'll open our public speaker portion of
427 this public hearing. David, do we have any public
428 speakers for (talking over).

429 Gillig: Yes, we do, Chair. Our first public speaker in
430 is...we'll take in council chambers. If there is
431 anybody on the Zoom platform, star nine for me, and
432 we'll give you three minutes. We're start in

433 chambers. Kyle, you will have three minutes. State
434 your name and city of residence.

435 Hatzer: Hi, can everyone hear me? Hi, Kyle Hatzer
436 (phonetic). I'm going to try to move this up a
437 little bit. Kyle Hatzer, I'm a City of West
438 Hollywood resident. Very proud actually, I just
439 moved my mom here from Maryland to...to West
440 Hollywood five-minute walk from me. So, I've been a
441 pretty happy resident enjoying everything about the
442 neighborhood. For a little bit of background, one
443 of the things that drew me to West Hollywood in the
444 first place is it's a place with active
445 development, it's a community that supports new
446 housing, it's a community that supports bike
447 initiatives, we have a wonderful park, I have a
448 two-year-old daughter and hope to have more soon.
449 And...and ultimately, I'm kind of almost here on her
450 behalf for the reason that I'll state to you guys
451 now. So, I actually live directly behind the
452 Pendry. For what it's worth, love the hotel, love
453 the staff that works there. I'm a frequent user of
454 their facilities including the Sunrose, which is
455 their live music venue. I'm really excited for the
456 council among other bodies in...in Los Angeles have

457 really supported bringing the arts and keeping the
458 arts on Sunset, particularly music given its
459 history. And so, we are patron of all of those
460 activities. I'd say the biggest problem to date has
461 been that billboard. And the issue with it is, it
462 is extraordinarily bright. It is extraordinarily
463 bright at all hours of the night. It's distracting
464 when you drive to and from Sunset. I would even
465 argue potentially dangerous to drivers driving
466 along that road. And the colors that they use at
467 night tend to be extremely bright. They tend to be
468 white colors, red colors, things that luminate
469 more. And the problem with that is, residents in my
470 building, including my daughter, her bedroom faces
471 that billboard and it's extremely difficult because
472 it pours light into the rooms of our building. And
473 it's not just our building, it's other buildings
474 along that street. And, again, we're big supporters
475 of the Pendry. I'm not going to sit here and tell
476 you I oppose all billboards and all that, that's
477 not what I'm here to say. My concern is by
478 approving this subdivision in this lot, what we're
479 doing is supporting leasing to a third party that's
480 going to run and operate that billboard,

481 potentially securing it for the benefit of lenders
482 as well who may have a say in how that building
483 operates and how that...what advertisements are
484 posted on that billboard. And my concern is the...the
485 billboard today, which is already a problem for
486 sleeping, which is already a problem for nighttime
487 activities for everyone in my building, that it's
488 going to get worse. If we have a new operator, we
489 don't know what rules they need to adhere to when
490 they post advertisements and lease that billboard
491 space from the building. And it's already been a
492 distraction for residents. I'm nervous and worried
493 it's going to get worse. For what it's worth, I
494 expect the Pendry would be good partners in
495 potentially figuring out a solution. The problem
496 is, as residents, we don't know what rules they
497 actually have to adhere to in terms of the amount
498 of light they can bring into our bedrooms at night.
499 And that means we have no idea how to police it,
500 how we can enforce it, and how we can make sure
501 that from here on out it doesn't get worse. So, my
502 question to the council, because the information we
503 received wasn't totally sufficient or accurate or
504 complete is, what guarantees do we have as

505 residents that when they lease this building out to
506 another operator that it doesn't get worse? So
507 that's my comment. Thank you.

508 Gillig: Thank you. And, Chair, that is our last public
509 speaker for this item.

510 Carvalheiro: All right. Okay. So, the applicant has five minutes
511 to address any public comments.

512 Moore: Thank you, Chair. Again, DJ Moore, Latham and
513 Watkins. So, I appreciate Mister Hatzler's comments
514 and want to certainly offer that the Pendry's happy
515 to meet with him. We've actually since 2019 only
516 had two complaints registered with the hotel about
517 the signage operation, both of which we have
518 worked. One, one we resolved. One we're actually in
519 the process of working through and resolving. The
520 Pendry of course wants to be a good neighbor. We
521 have adhered to all of the signage standards that
522 the city has imposed through the covenant that's
523 recorded against the property. In fact, we did a
524 lighting study in 2021 that showed that we were
525 operating actually substantially below what the...the
526 thresholds that the city sets for digital signage,
527 which I believe is 300 candelas at night. We were
528 operating at 1...at 150. But if there are case-by-

529 case situations where we have neighbors who are
530 concerned about light in their building, we're
531 absolutely happy to meet with them and work through
532 those issues. But again, we are complying fully
533 with the requirements that the city has imposed on
534 us. And, again, I don't believe that any complaints
535 have formally been registered with the city as
536 well. At least we haven't been made aware of...of any
537 of them. But again, Mister Hatzler, I'll be happy to
538 meet with you after this and...and put him in touch
539 with the right people to see if we can alleviate
540 that issue.

541 **Carvalheiro:** Thank you.

542 **Moore:** Thank you very much.

543 **Carvalheiro:** So, I'm going to close the public speaker portion
544 of the public hearing and we'll move onto
545 deliberation. Do I have a commissioner who wants to
546 start the discussion? Or do we have any comments?
547 No? Commissioner Matos?

548 **Matos:** Sure. I mean, to my understanding, and I would ask
549 staff to also affirm this, these types of airspace
550 agreements are fairly routine for billbo...billboards
551 that we see today. For whatever reason, this did
552 not have the airspace agreement that was adopted in

553 2010 or subsequent addenda's. So, I see this is a
554 fairly routine exercise that's in line with a lot
555 of what we're seeing in current agreements for the
556 airspace. So, I would move that we continue...or that
557 we advance the item and go with staff's
558 recommendation to approve the airspace subdivision.

559 Copeland: (UNINTELLIGIBLE).

560 Gregoire: I second that.

561 Carvalheiro: Go ahead.

562 Copeland: I have a question for staff actually if that's okay
563 to open...open that. In light of the concerns
564 expressed, I just wanted to confirm that any
565 changes in...in the lease ownership or billboard
566 ownership would have to of course confirm to the
567 same development agreement that's in place for...for
568 this so they would not be able to...to change any of
569 that without an approval?

570 Langer: That's correct. There's...

571 Copeland: Is that correct?

572 Langer: There's a covenant reported on the property that
573 runs with the land and it has provisions about
574 transfers, about light standards, and all of those
575 things. (UNINTELLIGIBLE).

576 Copeland: So, there could be no...no physical or light standard

577 change with the change of ownership or of less
578 (talking over).

579 Langer: Correct. It's all covenant.

580 Copeland: And the other thing is, maybe we could...or...or you
581 could let the public know what...because there seems
582 to be some confusion. If...if there is an issue
583 with...with light trespass and so forth, who they
584 should contact at the city about that. There seems
585 to be some confusion. So, thank you. That's all I
586 have, Chair.

587 Carvalheiro: Thank you, Commissioner Copeland. Commissioner
588 Jones?

589 Jones: Sure. Thank you. I'm aligned with the other
590 commissioners. I'm generally in support of this and
591 I'm happy to move it forward as recommended by
592 staff. I think the digital billboard and signage
593 standards are pretty clear and that any lack of
594 adherence to that would be, you know, enforced by a
595 code compliance and have...hope we can have good
596 faith the Pendry will be a good neighbor. So, I'm
597 in support of the item.

598 Carvalheiro: Great. Thank you, Commissioner Jones. Commissioner
599 Gregoire?

600 Gregoire: I just want to say I also support the item.

601 Obviously, I am concerned with the public speaker's
602 comments today and I'm glad to hear the Pendry is
603 willing to meet with their neighbor and talk about
604 these issues. And I would encourage the gentleman
605 also to speak to city staff if he has concerns that
606 the city can assist with. But generally, I support
607 the item.

608 Carvalheiro: Great. Thank you, Commissioner Gregoire. Vice-
609 Chair?

610 Lombardi: Not unlike the other comments, I...from, from our
611 commission, I share the concern, you know, that
612 we're hearing today about light levels and light
613 trespass. And I do hope that the city can work with
614 any complaints as they arise and that we can make
615 sure residents know how to flag those as well.
616 However, it seems like what we're deciding on right
617 now is...is kind of separate from all of that issue
618 and it's just really about reorganization of how
619 this signage is set up. Nothing's physically
620 changing. So, unfortunately, I don't...I don't know
621 if, you know, those seem to be different items. So,
622 I don't know if it's something we can address right
623 here, right now, or I don't feel like we can. So,
624 I'm inclined to move this forward too. But I do

625 share and appreciate the concerns and hope we can
626 work through those or the city can work through
627 them.

628 Carvalho: Great. Thank you. I'm also in support of this item.
629 I think the...the lighting restrictions and
630 guidelines are pretty clear cut. I also...earlier in
631 a conversation with Doug Vu, we talked about
632 any...there...this...we're not approving any changes to
633 the billboard. And any future modifications or
634 additional billboards will have to go through the
635 normal process. So, this is pretty straight
636 forward. Do I have a motion?

637 Matos: Yeah.

638 Carvalho: Commissioner Matos?

639 Matos: Yeah and just for the good of the order, Chair, I
640 think that this has already been done, but I just
641 request on behalf of the commission that staff
642 maybe follow up with the public commenters so that
643 they're aware of the city rules. But yeah, other
644 than that, I would move the item.

645 Carvalho: Second?

646 Gregoire: I second. (UNINTELLIGIBLE) to do it earlier.

647 Carvalho: Okay.

648 Gillig: And the motion passes unanimously approving

649 resolution number PC231529 as presented. We do have
650 an appeal process for this item. The Resolution the
651 Planning Commission just approved memorializes the
652 Commission's final action on this matter. This
653 action is subject to appeal to the City Council.
654 Appeals must be submitted within 10 calendar days
655 from this date to the City Clerk's office. Appeals
656 must be in writing and accompanied by the required
657 fees. The City Clerk's office can provide appeal
658 forms and information about waiver of fees.

659 Carvalheiro: Thank you, David. So that brings us to Item 9B. The
660 commission has been asked to consider a request to
661 demolish a commercial building and construct a new
662 seven story mixed-use development containing
663 110...110 dwelling units above ground floor
664 commercial space at 8025 Santa Monica Boulevard.
665 And, Mister Doug Vu, I think you're going to do the
666 Staff Report.

667 Vu: Great. Yes. Good evening again, commissioners. I'm
668 still Doug Vu and the project planner for the
669 proposal before you, which is a request to demolish
670 an existing two-story commercial building and
671 construct an approximately 82,510 square-foot
672 seven-story mixed-use development containing 110

673 dwelling units above approximately 3795 square feet
674 of ground-floor commercial space over a two-level
675 subterranean garage with 115 parking spaces. The
676 proposed project includes 15 units of on-site
677 affordable housing and utilizes a density bonus and
678 concessions. So, the project site is located on the
679 north side of Santa Monica Boulevard near the
680 northeast corner of Crescent Heights Boulevard
681 behind the curved slip lane. And the site has a
682 total area of 22,005 square feet. The property
683 contains approximately 160 feet of frontage along
684 Santa Monica Boulevard and is developed with a two-
685 story 4000 square-foot commercial bank branch
686 building that was originally constructed in 1961
687 and was mosteny re...most recently occupied the Bank
688 of America that...until it permanently closed during
689 the pandemic in 2021. So, before I...I continue with
690 the description of the project components, I would
691 like to confirm that among the public comments that
692 were received by the city was a letter from the
693 firm of Lozeau Drury that was received yesterday.
694 And that letter raised some concerns regarding the
695 city's determination to use a categorical exemption
696 for the proposed project under...under Class 32,

697 which is for infill projects. And I just would like
698 to state into the record that in response to this
699 letter, the city prepared a memorandum today and I
700 believe the commissioners have a copy of it. There
701 are copies in...on the table in the back of the room.
702 And I also believe that our commission secretary
703 has posted this letter...or this memorandum to the
704 city's website. And but basically just in
705 summation, the letter raised...raised questions
706 regarding the...the projects air quality impacts as
707 well as, you know, as I mentioned earlier, the
708 city's use of a Class 32 Exemption, and it alleged
709 that there were unusual circumstance...circumstances
710 that would preclude the city from using that
711 exemption. But as you can basically read or...or see
712 in the letter, the city attorney has
713 (UNINTELLIGIBLE) and determined that the project
714 does qualify for a Class 32 Exemption and that the
715 findings that were made in the draft resolution
716 are...are valid for the project. So, moving onto a
717 description of the project's elements, the proposed
718 seven-story building would contain 3,795 square
719 feet of commercial space, the residential lobby,
720 mechanical storage, and laundry rooms, and the only

721 garage entrance with 13 parking spaces at the
722 ground floor. The 110 dwelling units at the 2nd
723 through 7th floors consist of 8 micro-studio units,
724 34 micro 1-bedroom units, 60 1-bedroom units, and 8
725 2-bedroom units. Of these 110 units, 95 are market
726 rate and 15 will be permanently affordable. That
727 include 11 units for very low-income and 4 units
728 for moderate-income households, which will be
729 distributed throughout the building. A central
730 courtyard is located on the second floor and is
731 open to the sky to provide the appli...the adjacent
732 units with access to light and improve cross
733 ventilation. A majority of the dwelling units
734 facing the building's exterior contain a balcony or
735 a deck, and 58 of these units provide a total of
736 5,206 square feet of code-complying private open
737 space. The aforementioned central courtyard at the
738 2nd floor and the shared areas at the 6th, 7th, and
739 rooftop levels will provide a total of 14,575
740 square feet of common open space, which includes a
741 swimming pool on the roof. There are also common
742 amenity rooms on the upper floors and laundry rooms
743 on both the first and seventh floors. The 2-level
744 basement garage will provide 107 parking spaces for

745 building residents. And the project also includes a
746 small pet relief area that's located on the ground
747 floor and behind the building at the northwest
748 corner of the property. So, the project has a
749 residential base count of 74 units and will comply
750 with the city's inclusionary housing ordinance by
751 providing 15 permanently affordable units that
752 consist of 1 micro studio, 5 micro one-bedroom, 8
753 one-bedroom, and 1 two-bedroom units that will be
754 distributed throughout the building. As I mentioned
755 earlier, 11 of these units will be allocated to
756 very low-income households, and 4 units to
757 moderate-income households. So, by providing these
758 affordable units at these income levels, the
759 project is eligible for a density bonus of 50
760 percent and 3 concessions under the State Density
761 Bonus Law. So, just for the record, the project is
762 actually going to take advantage of a density bonus
763 that's equivalent to 49 percent. So not the full 50
764 percent but 49 percent. And the 3 concessions that
765 the project is eligible for include...the first
766 concession is a request for 2 additional stories
767 that will add 19 feet to the subject site's
768 permitted 55 feet for a total height of 74 feet.

769 So, the addition of these 2 stories is necessary to
770 provide the building envelope area for 22 dwelling
771 units and amended rooms and will increase the
772 project's market rate dwellings from 59 to 95
773 units. The second concession is the elimination of
774 the 35-foot height limit for the rear 25-foot depth
775 of the proposed building that is located to the
776 residential zoning district, which is required for
777 projects within the mixed-use incentive overlay
778 zone. So, the elimination of this height limit
779 adjacent to the residential properties on Norton
780 Avenue would allow the project's fourth and fifth
781 floors to be constructed along the same...same rear
782 building plain as the floors below it with a ten-
783 foot four-inch setback. And then on the 6th and 7th
784 floors, it would be constructed with a 30-foot
785 setback, which would be necessary to provide the
786 floor area for 21 dwelling units. The 3rd and last
787 concession is a reduction of the minimum 15-foot
788 separation between commercial and residential
789 structures at the rear of the property to 10-feet
790 4-inches. And this only would be adjacent to the
791 nonconforming apartment building at 8010 Norton
792 Avenue, which is actually constructed to the

793 property line. So, this 4-foot 8-inch reduction of
794 this separation would again provide floor area
795 needed to construct 2 dwelling units and allow the
796 rear building wall to be constructed along a single
797 plain. The city's Design Review Subcommittee
798 reviewed this project on June 22nd and made
799 specific revisions or recommendations regarding the
800 project to improve the livability of the micro
801 units as well as all of the...the units within the
802 building. So, staff has coordinated, you know, with
803 the applicant to address these recommendations that
804 result in the project before you this evening. But
805 at this time, I'd like to ask the city architect,
806 Rick Abramson, to elaborate a little bit more about
807 the project's building and site design.

808 Abramson: Good evening, Chair and commissioners. Rick
809 Abramson, city architect. I manage the Urban Design
810 and Architecture Studio. I think this is a very
811 important project for the city. Looking ahead is a
812 harbinger of what may come. And I think there's a
813 lot of things here that are really important for
814 the conversation tonight and it's really about how
815 we can accommodate greater density and intensity in
816 a thoughtful way on our commercial arteries. And

817 this is somewhat of an unusual project in that
818 we've seen smaller units in the past. I think
819 the...the closest comp would be at Sierra Bonita
820 where there was not maybe quite as tall building,
821 but it was a smaller one-bedroom units around a
822 courtyard. But I think what makes this unique is
823 that it's proposing conventional units mixed with
824 micro living. And the micro living is a really
825 important typology for the city that we really
826 don't have right now. And there's...it's a lifestyle
827 that from an architecture urban design perspective
828 is...is very much a gap that is worth filling. So, I
829 think this is really an important project to start
830 looking forward to. As Doug mentioned,
831 there's...there's a mix of conventional one and two-
832 bedroom units as well as these micro units. As it
833 went through the process, the applicant and design
834 team has been very open to comments, feedback, made
835 a number of changes to sort of refine and tighten
836 the design as it went along. In particular,
837 separating the commercial and the residential
838 parking I think was an important move so that the
839 ground floor is all commercial parking. There's a
840 security gate and then the residential is subgrade,

841 so that addresses a lot of concerns we've seen on
842 other mixed-use projects, and I really applaud them
843 for that. Also, there were comments about with this
844 type of intensity, how does laundry get handled? We
845 have to anticipate that there could be upwards of
846 130, 140 people living here. So that's a...a good
847 number that needs to be thought through with...with
848 those kind of facilities. So, they've distributed
849 them both at the rooftop and down below so that
850 there's different opportunities for engagement. I
851 think the project is very successful with its open
852 space. There's been a lot of thought and
853 consideration that's gone into not only the private
854 open space for the units, but also varying intimate
855 and more social or extrovert related spaces. And I
856 think with this kind of intensity as we go forward,
857 that's a really important thing that we need to
858 think about is that not everybody is the same
859 makeup, not everybody wants the same lifestyle, and
860 so a building that accommodates different points of
861 engagement from a conversation for two versus, you
862 know, an activity for 20 I think is really
863 important. And they were very successful on that. I
864 think that at the design review stage, they might

865 be getting a Subcommittee Report. But there were
866 several suggestions brought forward. And I think
867 where one of the biggest concerns was in the micro
868 one-bedroom and micro studio units that when you
869 decrease in size, in order for them to work well,
870 they have to be designed exceptionally well because
871 there is no room to go out and buy dressers and
872 armoires and other furniture to make up for...for
873 that. So, I think the applicant's going to address
874 that in their presentation of how they're looking
875 at the basics of living that were brought up at
876 design review. Things like linen and utility
877 storage and food pantry and other everyday types of
878 storage that needs to be integrated very
879 thoughtfully, very carefully into these micro-
880 living situations. And I think lastly, the ground
881 floor plain there was also a lot of discussion
882 about the commercial frontage because typically in
883 our commercial frontage, especially on the east
884 side, we have consecutive storefronts that align
885 the boulevard. So, you have this cadence of
886 different changing retail or service-oriented
887 businesses. And because there's only one point of
888 access that has to have a driveway on Santa Monica,

889 there's no other choice. They have removed a second
890 driveway, which is great. But I think there was an
891 encouragement to try to activate the remaining
892 frontage as much as possible. There are a
893 couple of side yards and egressed elements that
894 sort of break it up a little bit, but I think the
895 applicant has been thoughtful in creating a kind of
896 residential lounge type of space along the frontage
897 to help with that pedestrian activity. But I think
898 that's always the challenge with a long frontage in
899 a mixed-use project, to make sure that we don't
900 lose that rhythm and cadence of active pedestrian
901 life. So that was part of the conversation as well.
902 But, you know, overall, I think the...the applicants
903 have...have done a really remarkable job at this
904 scale of density and intensity of being thoughtful,
905 having design-based solutions, and looking forward
906 to their comments and happy to answer questions.

907 **Carvalho:** Thank you. Do we have any questions for staff at
908 the moment? Commissioner Copeland?

909 **Copeland:** Hi, thank you for the presentation. Just a couple
910 of quick questions and maybe later there could be
911 more. But right now, currently, we have no
912 regulations or design standards in place for micro

913 units, is that correct?

914 Abramson: Yes, that's in the works.

915 Copeland: Okay. But we don't have anything right now?

916 Abramson: Correct.

917 Copeland: I guess I...I do have a question. It appears to be
918 that in the egress leaving the property that
919 traffic can only exit the property and go north or
920 head west. The median is still there. So, if that
921 were something that were to be conditioned or to be
922 done, that would be the responsibility of the
923 applicant, not the city, is that correct? To
924 provide that...like, reduce the median or so that
925 there could be some other exit to the property?

926 Vu: Correct. Correct. Yes, the city engineer has
927 reviewed the project and included some conditions
928 that would address the issue of...of egress, traffic
929 queuing, and cars attempting to make a left-hand
930 turn from Santa Monica Boulevard onto southbound
931 Crescent Heights.

932 Copeland: Okay. Because right...right now that's...that would be
933 something that would be their responsibility anyway
934 if that were to be conditioned. The other thing is
935 in...in the...the design renderings, looking at this
936 one now, perhaps it's just the way that it...it looks

937 to me. But there's a concrete wall there and as the
938 car is exiting it appears to be high enough that it
939 would be blocking the view from the left. But we do
940 have that visibility triangle at 28 inches, is that
941 correct? So that would be implemented. It's just
942 the way the photo looks probably maybe just to me,
943 but...

944 Abramson: Yeah, thank you, commissioner. We, we do have a
945 visibility triangle. At that point, the exit path
946 for this two-way entry exit is further west. So, we
947 applied the triangle at where they're exiting.

948 Copeland: Right.

949 Abramson: So, there is...you know, we went back and looked at
950 that. There is no visibility blockage there for
951 that wall because it's far enough away.

952 Copeland: Okay. Great. Thank you. Those are all my questions
953 right now. Thank you, Chair. Thank you.

954 Carvalheiro: Thank you. Any other questions for staff? Nope?
955 Great. Vice-Chair Lombardi is going to do a Design
956 Review Subcommittee summary for us.

957 Lombardi: Thank you, Chair. So, during the Design Review
958 Subcommittee Meeting, you think overall we were
959 really pleased with the design of this project and
960 found it to be quite successful. I think in

961 particular the implementation of the south
962 elevation. So, overall, it was very well received.
963 We did have a healthy discussion about micro units
964 and studio units and what those mean and the design
965 of it, and City Architect Rick Abramson also
966 flagged some of that just a few minutes ago during
967 the staff presentation. You know, just to...to point
968 out a few more specific things that we looked at,
969 there were questions about parking and separation
970 of the residential and...and commercial zones, which
971 has been addressed since our review. Some minor
972 things like ADA striping and that's all been picked
973 up as well. We did ask about sun studies in the
974 courtyard. I still have some questions relating to
975 that, but maybe the applicant's presentation will
976 help...help answer some of that. And then there were
977 some discussions about the east and west sides of
978 the building and how to make the units successful
979 in terms of their views and popout conditions, just
980 suggestions that we had made. We also talked about
981 the dog run and making that functional. There's
982 been a relocation of that you'll...you'll see that's
983 closer to Crescent Heights. And we also talked
984 about laundry facilities and so there's been some

985 revisions implemented in the plans for that as well
986 adding additional locations so that they're more
987 dispersed throughout the project. And then some
988 discussions about the roof sustainability measures,
989 maximizing green landscape on the pathways. Maybe
990 we'll see more with the presentation as it gets
991 into landscape today to discuss. And then some
992 discussion also about refinements to the north
993 elevation. There have been, I think, some changes
994 on level two. And then we also asked about
995 proximity to adjacent buildings. There is a little
996 bit more clarity in the new plans that we have on
997 that that we're provided for this meeting. And
998 let's see, what else do I have on my notes? We did
999 talk a little bit about the southeast corner of the
1000 facade and potential refinements there. And...and
1001 that was hopefully a good recap on our discussions.

1002 **Carvalheiro:** Great. Thank you, Vic-Chair Lombardi. Disclosures.
1003 Do I have any commissioner disclosures?
1004 Commissioner Copeland?

1005 **Copeland:** Thank you, Chair. Yes, I did speak with several
1006 area residents about the project and just matters
1007 contained in the Staff Report. And I did make
1008 several visits to the site. Thank you.

1009 Carvalheiro: Thank you. Commissioner Jones? Commissioner
1010 Edwards?

1011 Edwards: Yes, I mean, I travel past this site almost every
1012 day. And I did have a brief conversation with the
1013 applicant's representative with...regarding matters
1014 in the Staff Report.

1015 Carvalheiro: Thank you. Commissioner Jones?

1016 Jones: Yes, thank you. I did have a very brief
1017 conversation with the applicant's representative,
1018 and we discussed items contained in the Staff
1019 Report.

1020 Carvalheiro: Thank you. Commissioner Matos?

1021 Matos: Yes, I spoke with members of the public, residents
1022 of the city about items contained in the Staff
1023 Report, and I also met with the applicant's
1024 representative, and we discussed matters contained
1025 in the Staff Report.

1026 Carvalheiro: Great. Thank you. Commissioner Gregoire? No? Vice-
1027 Chair Lombardi?

1028 Lombardi: I could not help but visit the site since it's easy
1029 to pass it. So, I did pay some attention to that,
1030 somewhat intentional I guess. And then I had a
1031 very, very brief discussion with the applicant's
1032 representative, only discussed matters in the Staff

1033 Report. And as I noted, it was quite brief.

1034 Carvalheiro: Great. Thank you. I also had a discussion with the
1035 applicant's representative about items in the Staff
1036 Report. So that brings us to...we're opening the
1037 public speaker portion of this public hearing.
1038 David, do we have any public speakers for this
1039 item?

1040 Gillig: Chair, did you want to take the applicants?

1041 Carvalheiro: Oh, sorry. Sorry. Sorry. I forgot. Sorry. The
1042 applicant's application...or presentation.

1043 Seymour: Chair, members of the commission, my name is Jeff
1044 Seymour, and this (UNINTELLIGIBLE) is moving all
1045 over the place. Happy to be here tonight. Seymour
1046 Consulting Group. I reside in Westlake Village.
1047 First and foremost, I want to thank Mr. Vu and
1048 staff for their continued input. This has been a
1049 long and very detailed discussion as to where we're
1050 going and what our design is moving towards. Mr. Vu
1051 did an outstanding job design giving you a summary
1052 of the design of the project. I do want to
1053 reemphasize the micro units. We have 110 units. We
1054 had 42 micro units. We believe this is really the
1055 first time in...in West Hollywood where we're really
1056 looking towards what makes a micro unit work in a

1057 community li...city like West Hollywood. What I'm
1058 going to do at this point is to give the floor over
1059 to Christian Robert, who is Office Entitled
1060 Architects. We're going to go through the
1061 presentation. We really do want you to see what
1062 we've done, especially with the micro units. And
1063 then Alex Massachi, who is the owner and developer
1064 of the project, and myself will be ready to answer
1065 any questions you may have. So, thank you.

1066 Robert: Good evening, commissioners. Christian Robert,
1067 resident of Los Angeles, Co-founder and Principle
1068 Office Entitled Architect. I want to thank staff
1069 and the commissioners for the continuously great
1070 input. We've been doing work in the city now since
1071 2013 and it's continuously a pleasure. A pleasure
1072 because the quality of the input, the collaborative
1073 nature that both includes the members of the
1074 public. So, thank you for that to start. I'm going
1075 to walk you briefly through the design. I'm going
1076 to highlight some of the changes that we made in
1077 response to your well-received comments. Next
1078 slide, please.

1079 Male: Okay. One second. There we go.

1080 Robert: So ini...initially, we also start with sort of like

1081 a...a written exercise to frame the...the goal of the
1082 project. I think as...as we've mentioned, we are very
1083 delighted to implement some of the research in
1084 different housing types we've been doing throughout
1085 our...our office. And micro units are certainly a
1086 great opportunity to solve some of the problems.
1087 Yet when carefully designed, we address some of the
1088 challenges that we have today. Next slide. So,
1089 the...I would say the outstanding sort of design
1090 feature is really this sort of, like,
1091 (UNINTELLIGIBLE) and screen that we use as a
1092 mediator between the scale and activity of the city
1093 and the resident's private space. I think for us
1094 it's one of the main challenges, how to incorporate
1095 a high density in a city like West Hollywood. So,
1096 the screens act both as a light filter, act as
1097 transparency both from inside to outside, but also
1098 act as a shield and privacy for both the residents
1099 and the public looking inward. And it also is a
1100 great chance to really variate the very tight
1101 volume and building envelope. So, what you see
1102 the...the building uses both a combination of a
1103 movable and fixed screens. They are expanded metal
1104 mesh as well as floor plan undulations that sort of

1105 like references them sort of like references a...sort
1106 of like a basket weave pattern. Next slide. So,
1107 with the data sheet as you...for your more detailed
1108 study. Next slide. The side of Santa Monica and
1109 Crescent Heights. Sort of a very prominent site in
1110 the city. We have a few projects going on in Santa
1111 Monica Boulevard and a curving lane as we
1112 identified before, sort of a key kind of challenge.
1113 Next slide. The existing condition of Bank of
1114 America building, just so, like, to the west and
1115 then so, like, very small single-story bungalow to
1116 the right, to the east. And you see the neighbor
1117 building on the far north there. That building is
1118 actually constructed accroaching on our property...on
1119 the property line by about a foot. Next slide. In
1120 the south the gas station in a series of one to
1121 two-story buildings. Next slide. (UNINTELLIGIBLE).
1122 Sort of like a series of operation really
1123 illustrating the...the design process starting with
1124 the billable envelope adding the rear step back,
1125 although we are eliminating the 35-foot setback
1126 requirement, or we're asking for a concession
1127 respectfully. We do..wanted to create a...a larger
1128 setback that is 30 feet and it starts a level

1129 higher than...than required. We have an additional
1130 side setback to both allow for the screen language
1131 as well as for fire department access on the ground
1132 floor. And then the courtyard. I think one of the
1133 key features that is...we're blessed with in this
1134 climate is the use of natural ventilation. And the
1135 courtyards both act as a social and climate
1136 activator. Number four, the roof terrace. So, like,
1137 stepping that height down on the southwest corner.
1138 So, like, the most prominent one, but also very
1139 well oriented towards views and solar wise really
1140 creates this cascading effect and turns a single or
1141 two separate story outdoor spaces into one where
1142 the seventh-floor merges onto the roof level
1143 without having to (UNINTELLIGIBLE) enclosed stairs.
1144 So, it is...so, like, larger bleacher stairs sort of
1145 (UNINTELLIGIBLE) the key design feature. If you do
1146 remember our 1250 Fairfax project. When you do sit
1147 on the top of these bleachers, it really gives you
1148 an incredible view of the city plus your guard rail
1149 is much lower. Then a series of additional cuts
1150 eroding the mass first and so like an additional
1151 operation. Next slide. Next slide. So, the
1152 courtyard, so, like, a larger diagram here

1153 highlighting the environmental features. So, aid
1154 and natural (UNINTELLIGBLE) of ventilation. The
1155 rain...rainwater capture and a drywall and then the
1156 intensively vegetated roof on the rooftop. Next
1157 slide, please. So, walking through the floor plans
1158 now...excuse me. On the ground floor, so there's,
1159 like...so like ample street frontage, and you see if
1160 you look closely we pushed in the...the...the
1161 storefronts a little further kind of, like, picked
1162 up the angulation from the upper floor and varied
1163 this. So, like, (UNINTELLIGIBLE) façade into
1164 smaller storefront sections. There is still the
1165 driveway and the transformer that remains to the
1166 east. Next slide. Starting at the lower floor
1167 plans, the residential storage you see on the
1168 bottom right is provided throughout the parking
1169 levels and a large portion of it is consolidated on
1170 this floor on the southeast corner providing
1171 additional security. Next slide. The same thing on
1172 the P1 level. Next slide. On the ground level, as
1173 mentioned before, there's sort of, like, a larger
1174 retail parking on the west. So, sort of, like, a
1175 good I would say third or quarter of the space is
1176 occupied for the lobby so that the...so, like, living

1177 room for the...for the residents is also has frin...
1178 frontage. You do realize...please note that the pet
1179 relief area that we incorporated per your comments,
1180 we slid that further to the west on the top area
1181 and extended the tall wall fronting it preventing
1182 or protecting the neighbors from...from noise from
1183 our four-legged friends. Next slide. Moving up
1184 level two, the residential building to the north,
1185 as I said before, (UNINTELLIGIBLE) of the property
1186 line of re...to be removed. The balconies in the...so,
1187 like, two units on the north side to provide relief
1188 and open space between the structures and
1189 mitigating some of the privacy concerns. The
1190 courtyard is generously proportioned in our opinion
1191 providing significant natural light to the adjacent
1192 units. If you do look in these city's courtyard
1193 housing standards, a 20-foot by 20-foot square is
1194 what the required minimum is, which we have
1195 (UNINTELLIGIBLE). And so, the clear dimensions are
1196 about 40-by-32 feet...30-by-38 feet roughly. The
1197 clear dimensions all the way to the unit is about
1198 43-by-35 feet. Next slide. And then on the upper
1199 floor, you see the typical units. The units facing
1200 to the east of the courtyard that previously Design

1201 Review Subcommittee Members, you remember we had
1202 these two sort of like very small micro units that
1203 we eliminated and combined following your comments
1204 and input into a more generous micro one-bedroom
1205 unit, which I'll go in further detail further. Next
1206 slide. Level six, this is the first significant
1207 setback as I mentioned before along the north
1208 property line. We are using this area in addition
1209 to the mitigating overall scale for mini unique
1210 outdoor amenity spaces. And you see the variety and
1211 hierarchy of all the spaces throughout the project
1212 on a later slide. Next slide. The seventh floor, so
1213 the floor before the rooftop, you see the cascading
1214 stair on the left, a generously outdoor common area
1215 space that is tied into a common amenity area here,
1216 and the main reason for this sort of, like, erosion
1217 is to reduce the overall massing. We feel it's
1218 important to...to step back the buildings on the
1219 upper floor to at least reduce the perceived
1220 building from that angle. And as I said, the step
1221 back provides a quality outdoor space with
1222 direction co...connection to the rooftop. Next, next
1223 (UNINTELLIGIBLE). Here we have some additional
1224 revisions that we incorporated for the landscape

1225 design. We rearranged the...these areas into smaller,
1226 more intimate areas that are separated by a
1227 landscape landscaping, and are connected by...so,
1228 like, a walk system. You also see a small pool if
1229 incredibly used to the north. Again, this is
1230 setback 30 feet from the northern property line to
1231 give neighbors some...some privacy.

1232 Gillig: And you have one minute remaining.

1233 Robert: Next slide. And here you see again the overview
1234 over the different outer spaces throughout the
1235 project and levels 1, 2, 6, 7, and the roof. Next
1236 slide. The sections that we have perfor...discussed
1237 previously, trees, and planter wells, the larger
1238 overview. Next slide. Next slide. The unit types.
1239 You see the unit type on the second from the left,
1240 the micro bedroom unit that we have revised. Next
1241 slide. And then a more detailed elevation showing
1242 all the built-in cabin tree that (UNINTELLIGIBLE)
1243 and Mr. Lombardi had previously referenced to. So,
1244 a lot of built-in area that allows the residents to
1245 move in without having to worry about furnishing
1246 them. Next slide. The exterior renderings. So,
1247 showing...and you can keep going through those series
1248 of the basically (UNINTELLIGIBLE) angles and the

1249 floor plans mixed with the playful orchestration of
1250 the screens. Next slide. Sort of, like, a larger
1251 area lighting plan at night. We basically have a...so
1252 very, very settled wall lights in the balconies.
1253 Next slide. More of a daylight view, the same view.
1254 Next slide. The southwestern view. You see how the
1255 building had a setback in the back. It changes
1256 façade to further subdivide this...the building
1257 massing design. Next slide. South elevation as we
1258 have discussed. You notice that the top floor is
1259 setback at the roof level. The community room. Next
1260 slide. And the aerial showing the large open space
1261 of the roof and the ground area. Next slide. The
1262 north elevation that you can see the removal of the
1263 balconies right here. But a series of revisions
1264 here increasing the privacy for the neighbors on
1265 the north. Next slide. And then on the ground level
1266 a (UNINTELLIGIBLE) to allocate margination and the
1267 additional sort of, like, canopy at, at a more
1268 pedestrianal height level. Brings the scale down
1269 paired with a textured concrete. Next slide. And
1270 then internal courtyard view. You see the clear
1271 story windows, the sidelights on the doors, the
1272 landscaping, and the varying edge of the courtyard

1273 balconies. Next slide. The overall material pallet
1274 re...using raked and slated stucco, lighter floor
1275 (UNINTELLIGIBLE) the expanded (UNINTELLIGIBLE).
1276 That's it. Thank you very much.

1277 Carvalheiro: Thank you. Commissioners, do we have any questions
1278 for the applicant at this time? Commissioner
1279 Gregoire?

1280 Gregoire: So, the micro units...the micro units are pretty
1281 small. Do you have experience designing buildings
1282 with studios that are 283 square feet or micro one-
1283 bedrooms that are 391 square feet? And what has
1284 that experience been?

1285 Roberto: So, I think our experience with that started
1286 actually about 10 years ago when we started doing
1287 hotels. And it's very much like a hotel room in
1288 effect to size wise and an average hotel room is
1289 350 square feet. So...but in addition, I think
1290 there...there's a larger discussions that making the
1291 hotel room a more smarter version of itself when it
1292 comes to apartments. So, it has Murphy beds. And
1293 this would be kind of like clever ways to design
1294 these. We have to projects that are currently in
1295 construction. The client himself was oftentimes the
1296 initial decision maker when we proposed those

1297 decisions. Currently has also a project that has
1298 just finished that we actually toured with some of
1299 the commission members or staff earlier in the
1300 process.

1301 Gregoire: Great. How is...how...how have those units been from a
1302 marketing perspective?

1303 Robert: Yeah, maybe I'll invite Alex Massachi here to make
1304 a few comments.

1305 Gregoire: Great.

1306 Robert: Just so like a recall when I first moved to
1307 Hollywood, I lived on Delongpre and Highland and
1308 June Street in a small room. And I pretty much had,
1309 like, three feet (UNINTELLIGIBLE) of my bed. We did
1310 have a common area. So, the...really the impact we're
1311 seeing now leads to really more well-designed
1312 generous amenity areas as well.

1313 Massachi: Thank you, Christian. Hi, Alex Massachi, the
1314 developer behind this project. To address your
1315 question, we did take staff or the majority of them
1316 to a project that actually just got built on
1317 Wilshire and La Jolla that employed a similar
1318 strategy. We think the appeal, and it's been
1319 marketing very well actually, but is that we're
1320 offering a turnkey product as Rick said. It's sort

1321 of designed like a jewel box. Every inch and nook
1322 is very thoughtfully designed from an interior and
1323 architecture perspective. It's fully furnished, all
1324 of these units. So, the eight micro studios as well
1325 as the one beds come with a full FF and E package,
1326 bed, panelized walls for storage, and any other
1327 common appliances you would find in a regular sized
1328 unit. So, and that coupled with the fact that all
1329 the utilities as well as other amenities like Wi-Fi
1330 are all bundled into the rent that the tenant is
1331 paying, provides very ease of access. So,
1332 basically, you would just come in with your small
1333 duffel bag or a suitcase and live in the unit.
1334 Nothing has to be thought out by the end user
1335 because everything was thought out by our team. And
1336 it's being perceived very well across both LA and
1337 the US.

1338 Gregoire: Great. Thank you. I know in the Staff Report there
1339 was some comment that there was some concern that
1340 there would be high turnover with these micro units
1341 because they're so small. I guess what has your
1342 experience been with...with turnover? Is there an
1343 average length of time that these types of units
1344 are rented?

1345 Massachi: Well, I think we'll obviously adhere to the
1346 condition of approval. So, we will not market it
1347 for less than 12 months. But I think that's also a
1348 question of we see a lot of projects in the city,
1349 one of which actually Christian worked on, the
1350 Harland where they offer the tenant as they're
1351 touring the option to furnish the unit for them so
1352 it can be more turnkey like one of these units that
1353 we're proposing. They do like that. It could
1354 sometimes lead to them not being as sticky. But
1355 then again, we think the value proposition here is
1356 the fact that from a gross rent perspective,
1357 they're paying 30 to 50 percent less than anywhere
1358 in the immediate vicinity for a new product to be
1359 in this part of West Hollywood, which is highly
1360 desirable. So, we don't think that they're going to
1361 necessarily want to give that up regardless of how
1362 occupied it is throughout the calendar year.

1363 Gregoire: Thank you so much.

1364 Massachi: Thanks.

1365 Carvalheiro: Commissioner Matos?

1366 Matos: Thank you, Chair. Quick question and I don't know
1367 what the comfortability is with sharing this. Do
1368 you have a ballpark on what the market for the

1369 micro units looks like as far as pricing?

1370 Massachi: At this time, no. But it is, like I said, roughly
1371 30 to 50 percent lower than the same category of a
1372 standard-sized unit.

1373 Matos: Okay. So, we would anticipate that these would be
1374 significantly more affordable than a traditional
1375 755 square feet one-bedroom unit?

1376 Massachi: Correct. Yeah.

1377 Matos: Okay. Thank you.

1378 Carvalheiro: Commissioner Copeland?

1379 Copeland: Hi. I've got a question about with regard again to
1380 the micro units. Do we have dimensions and number
1381 counts for things like the counters, pantry, linen,
1382 utility closets?

1383 Massachi: Doug, do you want to go to that slide that has the
1384 blown-up version?

1385 Copeland: Do, do we have numbers as far as the dimensions of
1386 what they would be?

1387 Massachi: Well, there's a few different unit types. We...after
1388 talking with Rick and staff during DRS, we got rid
1389 of the smallest one. But the dimensions and, like,
1390 the number of, like, the millwork, that hasn't been
1391 hashed out. But you could see in this enlarged
1392 floor plan some of the concept elevations. So

1393 basically, every inch of the wall will be
1394 panelized. We're not going to really...there's no
1395 room for just leaving drywall that's painted
1396 because of all of the, like, concern around storage
1397 and amenities for these tenants. I would say at
1398 this point the exact number of fixtures has not
1399 been thought out because it wasn't our main
1400 concern. It's just thinking overall how to make
1401 these more livable and desirable. But this slide
1402 should give you a sense of what the end product
1403 will look like.

1404 Copeland: Okay. Is there a...with say the micro one-bedroom,
1405 this might even be something staff has to weigh in
1406 on. But is there a maximum capacity as far as
1407 tenancy for, like, a micro one-bedroom?

1408 Massachi: Well, I think also you had a question about
1409 defining these types of units. So, the reality too
1410 with this project is the definition of a habitable
1411 unit in the West Hollywood Code is in, like, the
1412 mid to high 200 square foot number. So, this
1413 project could have been proposed as just a mar...a
1414 mix of market and affordable project that has a
1415 variety of typologies that don't include micros
1416 because all our units are actually bigger than the

1417 minimum that's already defined. We actually wanted
1418 to pioneer something so that stuff like subsequent
1419 item that you'll see, which I guess is addressing
1420 micros gets addressed in the city going forward.
1421 But thi...it's not necessarily that small. The micro
1422 one bed, which on a...on a net leasable square
1423 footage averages 450 square feet is actually, like
1424 Christian said, a better thought-out hotel room and
1425 it's bigger than the industry average. And the good
1426 thing about these units relative to the micro
1427 studios is it's going to have its own living space
1428 and bedroom that does not need to employ a Murphy
1429 bed that closes during the day and acts as a second
1430 to the living room. There is ample space to provide
1431 everything including the full-sized kitchen
1432 appliances.

1433 Copeland: Okay.

1434 Massachi: One of the interesting thing is we found through
1435 our research with competitors is that tenants
1436 actually really like full-sized kitchens in a micro
1437 setting versus the micro appliances. So that's
1438 something that we're going to employ here.
1439 This...just the fact that they could have a full-
1440 sized kitchen is very meaningful. So, we're not

1441 going to have two burners, it'll be at least four.

1442 Stuff like that.

1443 Copeland: Okay. But we...we don't really have a definitive idea
1444 of whether this micro one-bedroom would have one
1445 person, two people? There's not a restriction
1446 either with your company or with as far as what the
1447 occupancy could be of these units?

1448 Massachi: Yeah, I'll say from our perspective I don't know if
1449 there is a restriction, but the studio, yeah, I
1450 mean it could be one person or a couple I would
1451 imagine. But not more than two.

1452 Copeland: Okay. And I understand the...he...he mentioned earlier
1453 that the balconies were removed on the north side,
1454 which is...

1455 Massachi: Oh, correct. So, can you go to that slide? Maybe
1456 the L2 Floor Plan. So yeah, to address the non-
1457 conforming building, which is just over ten feet
1458 away, we actually removed two of the micro one
1459 bed's balconies to address any privacy concerns
1460 between the two projects.

1461 Copeland: Uh-huh (AFFIRMATIVE).

1462 Massachi: Right there.

1463 Copeland: Are there balconies across the north side at all or
1464 just those two have been removed? Or are all of

1465 them on that side (talking over)?

1466 Massachi: Just those have been removed.

1467 Copeland: Okay.

1468 Massachoi: Because those are closest to the building that's

1469 encroaching past our property line. And then after

1470 that...this height, you actually can't see into the

1471 building anymore.

1472 Copeland: Okay. I'm assuming that the...the rooftop capacity,

1473 activities, and hours would be regulated by

1474 management, or would that be by code? That's

1475 something for (talking over).

1476 Massachi: I think both. Yeah, we...

1477 Copeland: Both?

1478 Massachi: ...we would have set hours for the project typically

1479 till 10:00 PM, but, you know, we're all obviously

1480 ...already mandated by certain, like, noise

1481 ordinances and stuff.

1482 Copeland: Correct. Okay. That's all I have right now. Thank

1483 you very much. Thank you, Chair.

1484 Carvalheiro: Thank you. Any other questions? Nope?

1485 Lombardi: I do.

1486 Carvalheiro: Oh, Vice-Chair Lombardi?

1487 Lombardi: Thank you. Just a couple of follow-up questions.

1488 Although, I...I do want to point out one thing I

1489 think when we were looking at those micro unit
1490 drawings that were just up it was showing two
1491 burner not four burner appliances. But I understand
1492 your intent as maybe to do otherwise, but that kind
1493 of caught me. I just wanted to ask because there's
1494 been some reference to...to hotel during this
1495 discussion. I think micro units are a really
1496 interesting concept and there's an opportunity for
1497 a lot of success here. But what I'm wondering is,
1498 what are the...the lease terms on some of these other
1499 properties or your other property? And what does
1500 that mean for a project in West Hollywood with a
1501 one-year lease term? Like, how, how do you see that
1502 as viable? Just trying to understand your...your
1503 business approach and...and how you see this as a
1504 success for West Hollywood.

1505 Massachi: I think some of the competitors do offer less than
1506 12 months. I think it goes anywhere from 3 to 12
1507 months. But I do think the value proposition again
1508 is the significantly lower rent and the fact that
1509 the unit doesn't have to be furnished, then it's in
1510 a very highly...highly desirable and walkable part of
1511 town. Even just based on, like, focus groups, we've
1512 had people who are like, "Oh, yeah. I'd definitely

1513 rent that." It just is sort of...it's a very ease of
1514 access li...livable and it feeds into the whole
1515 socio-economic trends that we're experiencing in
1516 the city now. I don't think the 12-month lease
1517 serve will be a problem.

1518 Lombardi: When you had...when you had those focus groups, did
1519 you discuss the, you know, minimum one-year lease
1520 and pull that, that feedback as well from..

1521 Massachi: We didn't discuss the minimum one-year lease, but
1522 they didn't...they didn't have a desire to lease it
1523 on a short-term basis.

1524 Lombardi: Okay. And then, you know, I do have one question
1525 on...well, maybe one or two questions on the design,
1526 and just as I was going through these plans. I know
1527 that we got a memo at one point that noted a few
1528 changes and there was a reference to the alcove I
1529 believe at the egress section of the south
1530 elevation, which is something that came up during
1531 design review. Am I missing that change? Or I guess
1532 I wasn't understanding because it didn't...I didn't
1533 see the change on the drawings. I..

1534 Massachi: Sorry, which, which thing are you referencing?

1535 Lombardi: "Alcoves along the south facade at the egress
1536 corridor have been removed." Is that in reference

1537 to the new shifting of the building facade on the
1538 ground floor? Or something else? I wasn't
1539 understanding what the change was or how that was
1540 addressed.

1541 Robert: Can you...can you go to the ground floor plan,
1542 please? So, the...the change references the removal
1543 of...there was, like, an larger out cove around the
1544 exit corridor that was...that was removed. So, I
1545 don't have the previous drawings with me right now,
1546 but we can follow up with that.

1547 Lombardi: Okay. Right, right at that egressed door where your
1548 hand is now. Yeah, it wasn't...okay. I guess I see a
1549 slight change.

1550 Robert: Okay.

1551 Lombardi: Thank you for clarifying that. And then I guess the
1552 other question that I had when I was looking at the
1553 materials again, have you thought about the shade
1554 of white that you'd be utilizing? I know you've
1555 just kind of generically called out white, which
1556 can be pretty reflective in California sun.

1557 Robert: Yeah, it's not a full true white. So, we want to
1558 sort of like mitigate it. It's going to be more
1559 like a light gray.

1560 Lombardi: Okay. Have you started to sample those?

1561 Robert: No, not yet.

1562 Lombardi: Okay. So more of a light gray color? So, an off-
1563 white?

1564 Robert: Uh-huh (AFFIRMATIVE).

1565 Lombardi: Okay.

1566 Robert: You do have...you do have only a few areas that are
1567 really full...full light. So, the majority is sort of
1568 like in shade or...or perforated.

1569 Lombardi: Okay. Okay. Thank you.

1570 Carvalheiro: Commissioner Matos, did you have a question?

1571 Matos: Thank...thank you, Chair. Just a quick question out
1572 of curiosity, the Staff Report references that
1573 there would be 13 spaces on the ground floor. Is
1574 there an intended use for that beyond residential
1575 parking such as loading...commercial loading or ride-
1576 share? Anything to that nature?

1577 Robert: So, all...all spaces on the ground floor are for
1578 commercial. So, the division between residential
1579 parking and commercial parking happens at the ramp.
1580 So, there's a privacy gate that prevents you
1581 from...prevents commercial tenants to access the
1582 residential parking.

1583 Matos: Perfect. So, this would facilitate all on-site
1584 loading and moving in and out of the units and

1585 things of that nature that would be in that zone?

1586 Robert: That...that's the goal, yeah. It's...it's not...it's as
1587 much as it's required.

1588 Matos: Perfect. Thank you.

1589 Carvalheiro: Thank you. I think that's all our questions. So now
1590 we'll open. Thank you. Now we'll open the public
1591 speaker portion of our public hearing. David, do we
1592 have any public speakers?

1593 Gillig: Chair, we do. We have a couple of speakers here in
1594 council chambers. And if there is anybody on the
1595 Zoom platform, star 9 for me or use the raised hand
1596 feature, and we'll give you three minutes. We're
1597 starting the council chambers. Our first speaker
1598 will be Michael Cooke. Michael, you will have three
1599 minutes. Please state your name and city of
1600 residence, please.

1601 Cooke: Michael Cooke, most potent, grave, and reverent
1602 seniors and ladies. I'm untutored in these matters.
1603 So that's why I address you Shakespearian-wise. I'm
1604 questioning something that I don't think was
1605 addressed, which was the height of the building
1606 proposed. It...it...will it not block completely the
1607 sun from Norton Avenue? Yes, that's something to
1608 consider. I've lived in West Hollywood for 11 years

1609 peacefully. I love my neighbors. I love the people.
1610 And we're going to lose sun. That's something. The
1611 building that's across the way from me on Norton
1612 that was built recently, the Empire on Norton,
1613 that's what it was, took a long time to build. How
1614 long do you propose that this building would be...how
1615 long do you think it'll take to build?

1616 Massachi: (UNINTELLIGIBLE).

1617 Carvalheiro: Yeah, sir. Yeah, he's not able to respond.

1618 Cooke: Oh, sorry. Oh, I see. I see.

1619 Carvalheiro: Yeah. Thank you.

1620 Cooke: Anyway, that's going to be some time, there's no
1621 question about it. Seven...seven stories. I
1622 personally don't care for the design. I...perhaps
1623 because I'm of another era. I...I noticed upon the
1624 screen was the phrase...pardon me while I switch
1625 glasses. "Sensitivity to the surrounding
1626 neighborhood." I...I don't see that myself,
1627 unfortunately. There was a man I think you will be
1628 familiar with who said, "We try and put into that
1629 structure or house a sense of unity of the
1630 altogether that makes it part of...of that site. If
1631 the thing is successful, the architect's effort,
1632 you can't imagine that structure housed anywhere

1633 than right where it is. It's part of its
1634 environment and it graces its environment rather
1635 than disgraces it." And that man was a man named
1636 Wright. I think you may know who he might be. Frank
1637 Lloyd. I...I've said what I said. I hope you consider
1638 if there could be any changes that would lower the
1639 height of the building. Of course, they've made
1640 their plans. I appreciate...I understand the way
1641 things go. Anyway, thank you for your attention.

1642 Carvalheiro: Thank you.

1643 Gillig: Thank you, sir. Our next speaker is Alex Massachi
1644 followed by Andrew Soloman. Alex? Oh, I'm sorry. My
1645 bad. Andrew, you have three minutes. State your
1646 name and city of residence, please.

1647 Soloman: Thanks. Good evening. I'll be brief. My name's
1648 Andrew Soloman. I live here in West Hollywood. I am
1649 the...the co-chair of Abundant Housing West Hollywood
1650 Chapter and just wanted to briefly urge you all to
1651 vote in favor of this project. We support it. We
1652 know that we need to add 4,000 housing units to the
1653 city by 2029. A hundred and ten, a hundred and
1654 fifteen that are being proposed today,
1655 it's...it's...doesn't get us there tomorrow, but
1656 it...it...it's a step in the right direction.

1657 Particularly, I think the inclusion of using these
1658 micro units to give a more array of choices and
1659 options to align to...to people's income and what
1660 they can afford to spend on housing. I think this
1661 is a great step in the right direction. It's...it's
1662 much better than a vacant bank parking lot that
1663 sits there now. Looking forward to seeing this
1664 corner activated one day with tons of new West
1665 Hollywood residents and local customers living
1666 there. Thanks.

1667 Gillig: Thank you, sir. I do have two Citizen's Position
1668 Slips. Thomas Do is choosing not to speak, but he
1669 wants you to know that he opposes staff's
1670 recommendation on this project. He's a West
1671 Hollywood resident. And then Kyle Hatzes, West
1672 Hollywood. It's just a question. It's, "Will there
1673 be a common area biked parking particularly for the
1674 micro units to support bike adoption amongst
1675 tenants?" And then we'll move over to the Zoom
1676 platform.

1677 Heredia: Hello, commission. We do have two speakers on the
1678 Zoom. Please...you have three minutes to state your
1679 comments. And then please state your name and city
1680 of residence. And then remember to star 6 to

1681 unmute. And we have Marjan first.

1682 Abubo: Good evening, Chair Carvalheiro, Mr. Vu, and
1683 honorable members of the Planning Commission. My
1684 name is Marjan Abubo on behalf of SAFERS,
1685 Supporters Alliance for Environmental
1686 Responsibility and its members who live and work
1687 and around WeHo. With the time I have, I'd like to
1688 speak on the 8025 Santa Monica Project. Safer
1689 respectfully requests the Planning Commission to
1690 not approve the project at this time under the
1691 Class 32 Exemption and to instead direct city staff
1692 to prepare an initial study pertaining CEQA. As a
1693 preliminary matter, this project was proposed as a
1694 115-unit mixed-use development but is now being
1695 proposed here as a 110-unit project. While the
1696 difference of five units might not seem too
1697 significant, this unexpected redesign precludes the
1698 applicant of having to otherwise prepare an air
1699 quality impact study pursuant to the city's housing
1700 element. Unfortunately, SAFER was relying on the
1701 analysis to review the potentially significant air
1702 quality impacts that would result but did not know
1703 of this (UNINTELLIGIBLE) until only a week ago when
1704 the city released its Staff Report. And giving the

1705 long...long weekend, the timing arguably robs us of
1706 the opportunity to adequately review the project.
1707 What some has noted as the largest apartment
1708 complex project proposed in WeHo in decades. This
1709 ties into the letter we submitted. Per CEQA a Class
1710 32 Exemption cannot be invoked if the project will
1711 result in air quality impacts. Mr. Vu explains that
1712 an air quality study is not required because the
1713 development parameters are at the screening
1714 criteria for which any construction emissions will
1715 not exceed state-mandated...mandated thresholds. A
1716 closer inspection of the housing elements EIR
1717 reveals that the screening criteria was designed
1718 for residential projects. However, this project is
1719 not just a residential, but a mixed-use
1720 development. One that as the commissioners have
1721 noted, adds close to 4,000 square feet of
1722 commercial spaces. As such, not even a redesign
1723 should preclude the city from requiring the
1724 applicant to provide an air quality study.
1725 Additionally, this project is right at the cut-off
1726 of the EIRs development parameters. And so, adding
1727 the unaccounted commercial space will reasonably
1728 place anticipated project emissions above the

1729 threshold. Independent expert analysis that we
1730 included in our letter supports this and to note
1731 the house elements EIR is based off of a model that
1732 typically does not analyze demolition and
1733 subterranean garage construction impacts, which are
1734 both proposed for this project. In closing, the
1735 city cannot proceed with this project without
1736 analyzing its air quality impacts. Plus, given our
1737 commercial components of proposed projects tend to
1738 generally have higher emissions than their
1739 residential counterparts. The city must perform
1740 additional environmental analysis. SAFER
1741 respectfully asks the Planning Commission to not
1742 approve the project tonight under the Class 32
1743 Exemption and to proceed instead with additional
1744 review as required by CEQA. Thank you.

1745 Gillig: Thank you. And, Chair, that is our last public
1746 speaker.

1747 Carvalheiro: Thank you. So that brings...close the public speaker
1748 portion of the public hearing. And we can start
1749 commissioner deliberation. Does anybody want to go
1750 first? Commissioner?

1751 Gillig: Chair?

1752 Jones: Really quickly the rebuttal.

1753 Gillig: A rebuttal, yeah.

1754 Carvalheiro: Oh, I'm sorry. Yeah, rebuttal.

1755 Seymour: I'll be brief, Chair, members of the commission.
1756 First and foremost, we're always willing to speak
1757 to our neighbors. We have an open door. If there
1758 are issues regarding or relating to the design or
1759 the issue as we move forward, I...are we talking 18
1760 months for construction? Eighteen months for
1761 construc...so we're talk...just to respond to the
1762 question, we have...it...it...construction's going to be
1763 around twenty-four months. You know, I...I wish...give
1764 you a little bit of a personal...got a couple of
1765 minutes, personal view of things. So, I...I grew up
1766 on Harper. And my dad bought his house seven years
1767 ago. So, when I was a kid and growing...you know,
1768 going to Rosewood Avenue School, the housing that
1769 we had seen were duplexes and four-plexes. And it
1770 worked. But when you're dealing with the world that
1771 we live in now, and you want to increase the...the
1772 housing stock here in West Hollywood, and you want
1773 to provide quality housing to those of all income
1774 levels, and you want to include the amenities that
1775 you need in order to increase that stock, this
1776 building checks all the boxes. And we hope that as

1777 we continue your deliberations, you'll consider
1778 that, and you'll support our request to move
1779 forward with entitlements for this project. Thank
1780 you.

1781 Carvalheiro: Thank you.

1782 Gillig: And, Chair, before you move...close the public
1783 hearing...or public comment, we do have one more
1784 speaker on the Zoom platform. We'd like to give an
1785 opportunity to speak.

1786 Carvalheiro: Thank you.

1787 Heredia: Hello, Joby Harte, you have three minutes to speak.
1788 Please state your name, city of residence, and
1789 remember to star six to unmute yourself.

1790 Harte: Hello, do you hear me?

1791 Heredia: Yes, go ahead.

1792 Harte: Oh, yes. Hi. Sorry. The...the...the thing was a little
1793 bit crazy. Yeah, I'm a resident of Park Wellington
1794 here in West Hollywood. I'm happy with the last
1795 four years. And to me, this project is the...is the
1796 perfect residency that we...we need to have. It's
1797 crying out to be building. This is such a great
1798 city and to have such an epic design is...is what we
1799 need. We're...we're looking to the future. We're
1800 looking to modernization. Even at Park Wellington,

1801 which is an incredible place to live, it's just
1802 still a little bit dated right now. So, you know,
1803 really, really want you guys to...to look at the
1804 future here and...and what we can do in West
1805 Hollywood rather than having these older buildings
1806 that are just not perfect to what the residents
1807 need. To look to these kinds of designs and the
1808 builds the developers are trying to really elevate
1809 the experience of the city would be something
1810 really fantastic to do. I mean, ultimately to have
1811 the commercial space (UNINTELLIGIBLE). It's all we
1812 need. I'm happy. I know everyone listening to
1813 it...everyone with the, "Oh, we shouldn't do this. We
1814 shouldn't do that." But this is exactly what West
1815 Hollywood needs. It's exactly what Los Angeles
1816 needs. We...we've got to get involved. We've got
1817 to...we've got to push it through. We've got to do
1818 more buildings like this. This is the future. Thank
1819 you.

1820 Gillig: Thank you, sir. And, Chair, that is our last public
1821 speaker.

1822 Carvalheiro: Great, David. Thank you. So now I will close the
1823 public speaker portion of the public hearing and
1824 we'll start commissioner deliberation. Commissioner

1825 Edwards?

1826 Edwards: I just quickly want to make an additional
1827 disclosure that I happen to be on the Board of
1828 Abundant Housing, the C4 side of it, and I want to
1829 be clear that I have no role in when decisions are
1830 made to support projects. I am...in fact, I was kind
1831 of surprised to see that Abundant Housing took a
1832 position. And I just want to be clear that in my
1833 role as a commissioner that I can make a fair and...
1834 like, hear all the issues, hear both sides, and
1835 make a fair response.

1836 Carvalheiro: Thank you. Commissioner Matos?

1837 Matos: Thank you, Chair. First off, I want to start by
1838 thanking every single person that wrote in and I
1839 want to thank everyone that came to speak in the
1840 room with us here today. We do read your public
1841 comments. I read every single one, even the ones
1842 that are submitted in the 11th hour, a couple hours
1843 before the meeting. So, thank you for
1844 participating. When you look at this project
1845 objectively, it is a good project. We're seeing
1846 housing that's being created on an affordable
1847 level. If you read the Staff Report and even go
1848 into the resolution, you can see the types of units

1849 that are going to be used for the inclusionary
1850 affordable units. You know, we're looking at a
1851 moderate-income micro studio, four very low-income
1852 micro one bedrooms, one moderate-income micro
1853 bedroom...one bedroom, and then eight very low-income
1854 one-bedrooms, one moderate-income low one-bedroom,
1855 and one moderate-income two-bedroom. What I'm
1856 trying to show is that this encompasses every
1857 single floor plan for the inclusionary units. That
1858 is so incredibly valuable. And I think when we look
1859 at the integration of these new micro units and
1860 draw a housing stock, it's going to be incredibly
1861 valuable for affordability. As we heard from the
1862 presenter, we're looking at 30 to 50 percent
1863 reduction from a typical one-bedroom unit when we
1864 start looking at the micro-size units. And then
1865 just a personal story I'd offer is, when I first
1866 moved to West Hollywood, my apartment was 595
1867 square feet and probably 95 square feet of that was
1868 the closet because it was huge. And I was very
1869 happy there. It served its purpose. It was
1870 affordable. And it helped me be able to come and
1871 live in this city. So, you know, going back to the
1872 project, they're providing parking when state law

1873 currently requires zero parking. And it probably is
1874 more parking that exists there today. They're
1875 incorporating off-site loading zones and
1876 integration of ridesharing and looking into those
1877 options. And there's 15 units of affordable housing
1878 and the rest of the units are going to be pretty
1879 comf...affordable comparatively to the market. So, I
1880 think when we look...and it's also on a major transit
1881 corridor on a commercially zoned area. So, when we
1882 look at this project objectively, I don't see how
1883 we could not support it. And I plan on supporting
1884 this item tonight and I'm excited to see it come to
1885 our city.

1886 Carvalheiro: Thank you. Commissioner Gregoire, Gregoire?

1887 Gregoire: I too...I too support this project. I think there's a
1888 lot to like about it. I don't love it, but there's
1889 a lot to like about it. I love the fact it's 110
1890 new units to the city. I'm a big advocate for
1891 building housing, both market rate and affordable.
1892 I love the fact there are 15 affordable units. I do
1893 like the diversity of unit sizes, which I think is
1894 terrific. But I will get to my biggest concern,
1895 which is the micro units. I definitely think we as
1896 a city should support experimentation with respect

1897 to the size of units. That being said, I do have
1898 concerns. And the...I...again, I support the project. A
1899 283 square foot unit doesn't seem livable to me. I
1900 do see that that could be a great option for
1901 somebody who's going to be in the city for a short
1902 term. Maybe six months or a year. But if we as a
1903 city want to encourage long-term residents, if we
1904 want to encourage people to move here and make West
1905 Hollywood their home, I don't think the building of
1906 micro units is going to do that. Even the one-
1907 bedrooms are 391 square feet, the micro one
1908 bedrooms. None of that is going to foster long-term
1909 residents. It's not going to encourage people to
1910 move here and fall in love with the city and want
1911 to spend their lives here. So, again, I...I support...I
1912 support the diversity of the unit sizes. I support
1913 experimenting with micro units, but I have to say I
1914 ca...I'm very skeptical of them and I'm not sure the
1915 city should be encouraging them. I don't think we
1916 should be encouraging them just for the sake of
1917 expanding the number of units in the city because
1918 I...I believe...I fear that we're building sub-standard
1919 housing if it's going to be this small. And, again,
1920 we're not going to encourage people taking up long-

1921 term residence in this building or in our city.
1922 My..my second comment, parking. I...they are building
1923 more parking than is required by state law. I get
1924 that. That's not the basis to oppose the project.
1925 But I have expressed my concern in the past about
1926 any project that doesn't have at least one parking
1927 space for every unit. I am concerned that people
1928 will have cars and they will need to put their cars
1929 somewhere. I'm afraid we're...by not having enough
1930 parking in this and many of the other new buildings
1931 in the city, we're creating a bigger parking
1932 problem for the city. That's just my...that's...that's
1933 just my two cents about that. But...but, again,
1934 overall, I...I support the project. I do have those
1935 concerns and I do think it's categorically exempt.
1936 So, I don't have any problem affirming that in
1937 tonight's resolution. That's all I have to say.

1938 Carvalheiro: Commissioner Copeland?

1939 Copeland: Thank you, Chair. I echo some of the concerns that
1940 Commissioner Gregoire just spoke of. There are a
1941 lot of components in this design that I really
1942 like. I like the outdoor space. I like the common
1943 space. And there are, again, many things that I...I
1944 think are wonderful and I...and I really like. My

1945 concern, again, is with the micro units. We don't
1946 have any design standards or regulations in place
1947 right now as far as size, occupancy, how many
1948 cabinets, how many square feet of counter space.
1949 It...it's okay to show a rendering and say we're
1950 going to have this and that. But if there's no
1951 specificity to hold anything to, I think we should
1952 be...we should be having that before we can approve
1953 something like that. So, I would rather see this
1954 come back with that specificity and it...and...and
1955 again the...you know, in a less attractive
1956 alternative, there would have to be a rather long
1957 intensive list of conditions I think that would
1958 need to be met with those specifics before it went
1959 to...to plan check. Because this is new, I think we
1960 have the opportunity and the responsibility to get
1961 it right. It needs to be livable. It needs to be
1962 habitable. It's great to have additional housing
1963 options that maybe will be a little less. Some can
1964 be a little less expensive. But it needs to be
1965 livable in order for someone to stay there 12
1966 months or...or long term. And if you're...we don't even
1967 have an occupancy idea yet, if there's going to be
1968 one person or if there could be two. There are too

1969 many things that I think we don't have in...in place
1970 yet or specifics in...in this proposal. An average
1971 studio is 500 to 600 square feet. So, we're not
1972 talking about reducing something by 20 percent, 25
1973 percent, we're talking about 50 percent. It's
1974 smaller than the size of a three-star hotel room.
1975 So, every inch of that space, you know, it has to
1976 be utilized. But you have to have...if...if you don't
1977 have a pantry, you don't have the linen closet, you
1978 don't have the clothes closet, you don't have a
1979 utility for each person, enough counter space, then
1980 if you have to eat all of your meals out or if you
1981 have to purchase a storage space to put your
1982 belongings, you're not really saving any money and
1983 you're not going to be happy very long. It's more
1984 like an extended stay hotel room, which is not what
1985 we're trying to do here. So, I do have concerns
1986 about the space. The...the number of square footage
1987 and how much smaller it is. We're talking about
1988 less than half of a standard size. But if we had
1989 all those design specifics in place, it might be
1990 easier to say, "Well, this might be livable." Right
1991 now, I don't...I don't see that we have that
1992 information. And I think it's a great marketing

1993 strategy and it's...it's...you know, it could be a good
1994 thing. But, again, we have to the responsibility.
1995 This is new. We have the responsibility to do this
1996 properly and make it habitable and livable. And I
1997 just don't feel comfortable that we have all that
1998 information that we need to for me to feel
1999 comfortable that that...that's what this is. So,
2000 again, I would suggest a continuance or a lot of
2001 conditions to go...get to go into this, and those are
2002 my thoughts. But, again, I do...you know, there are a
2003 lot of positive things that I really do like about
2004 it and there are also additional concerns that have
2005 been expressed by the public, which I think do...are
2006 important and do need to be addressed and as well.
2007 But I'll...I'm going to start with...with this. So,
2008 thank you for listening. Appreciate it.

2009 Carvalheiro: Of course.

2010 Copeland: Thank you, Chair.

2011 Carvalheiro: Thank you. Commissioner Jones?

2012 Jones: Sure, thank you. I think as Commissioner Lombardi
2013 summarized earlier, we had a really productive
2014 conversation with the community and with the
2015 applicant at the Design Review Subcommittee
2016 Meeting. Really appreciate the applicant sending

2017 over the list of changes. I think that was really
2018 helpful. I took notes. But this actually is more
2019 thorough than those. You see me, I've been writing
2020 the whole...I think I have, like, nine pages of notes
2021 already from this meeting tonight. So, I really
2022 appreciate that the laundry room was introduced on
2023 the ground and the seventh floor. I know that was
2024 something that we had talked at length about. I was
2025 happy to see that. I think it really improves the
2026 experience for...for residents. The pet relief area
2027 has also been moved to the...the west side...northwest
2028 side of the building. I also was really happy to
2029 see that. It looks like, you know, most of the
2030 changes that we talked about, you know, wanting to
2031 see changes for, you know, being made have been
2032 made. So very appreciative of that. I'm very
2033 excited about the introduction of these kinds of
2034 units into the city's housing stock. It's, you
2035 know, the first time we've had anything like this.
2036 I hear Commissioner Copeland's comments about, you
2037 know, wanting there to be design standards in
2038 place. But that could take 20 years with all due
2039 respect to staff. I just...these things take a very,
2040 very long time to get ironed out. I think we've

2041 seen this time and again with things like
2042 neighborhood standards and what I think I would
2043 rather see in this, especially in the spirit of
2044 moving, you know, our housing inventory forward in
2045 the face of all of the, you know, housing crisis
2046 that we hear about every day and face every day, is
2047 building the units and then using them as a way to
2048 understand more about what does and does not work.
2049 I...to me, I think we can start with the units and
2050 start with the building of the...of the project and
2051 use that to inform the policy that we make rather
2052 than the other way around. I think for me
2053 especially given the circumstances that we're
2054 living in with housing requirements and RENA
2055 numbers and all of the housing that needs to be
2056 built for us to house everybody who is currently
2057 unhoused in...in our community and beyond, I would
2058 rather see the units be...be built at this time. I'm
2059 in support of the project. I'm excited about it and
2060 open to discussion on any of the items that I
2061 mentioned. But those are my comments for now. Thank
2062 you.

2063 Carvalho: Thank you. Commissioner Edwards, do you have any
2064 comments? No? Thank you. And Vice-Chair Lombardi?

2065 Lombardi: Sure. I have a few comments. So there seems to be a
2066 lot of support but also concern regarding this
2067 project. You know, I did get to see this as it went
2068 through the Design Review Subcommittee and I'm
2069 encouraged by the fact that there were, you know,
2070 it was receptive in terms of our feedback, and
2071 there were adjustments to the design made, which
2072 gives me confidence that there may continue to be
2073 some refinements to the design as it moves forward.
2074 So, in that sense, I...I feel good about the project
2075 and I think that it's, you know, architecturally
2076 could be quite successful. There...there are some
2077 units that I have concerns with, which is only
2078 magnified by the...the fact that, you know, we have
2079 small micro units on the project. There are some
2080 units that may be less successful in terms of
2081 ventilation or privacy as well off of the
2082 courtyard. There has been an effort to make some
2083 adjustments to the design and expand some of the
2084 units as well, replacing some of those studios with
2085 one bedrooms. So, I appreciate that effort. With
2086 that being said, you know, there...I do feel like
2087 there's a little bit of an experimental factor at
2088 least within the City of West Hollywood and this

2089 project and micro units. So, there may be some
2090 learnings from this. However, we have seen some
2091 other projects that have unique housing
2092 configurations and smaller units as well. And this
2093 one seems to be much better set up to make the best
2094 of it when you look at the common spaces that are
2095 being provided and the...the thought to the design
2096 that's being considered and even the evolution
2097 we've seen between design review and what was
2098 presented today. So...so those are maybe some
2099 positives that I see. I'm...I'm not really sure if I,
2100 from an environmental standpoint, see how this
2101 project would be any different than any other
2102 project of its size and it seems that, you know, at
2103 the end of the day I'm not sure what the
2104 environmental concern would be. I've...I've, you
2105 know, read through the memo from staff and...and
2106 generally agree that, you know, that's something
2107 that, you know, is just the fact of...of building and
2108 construction. I...I guess I don't really have
2109 environmental concerns other than, yes, it's
2110 construction and we're...we're building something. At
2111 the end of the day, I guess when looking at this
2112 project, looking at the...the facts, and then also

2113 the limitations that we have as a commission, I...I
2114 would be inclined to approve the...the project and
2115 see it move forward. I...I do have concerns as well.
2116 But I...I think that all being said we have a very
2117 competent design team and ownership team. And I do
2118 hope that they can rise to the challenges to make
2119 sure that this project is a success for the City of
2120 West Hollywood and in particular some of the
2121 concerns that we addressed with, you know, our...the
2122 housing that we're looking for and rental
2123 restrictions that we have, which are one-year
2124 rental minimums. So just keep all of that in mind
2125 and...and I do hope this project is a success.
2126 And...and I hope that we can see a lot of positive
2127 out of it.

2128 Carvalheiro: Thank you. So, (UNINTELLIGIBLE) won't add any, I'll
2129 add a few comments. I'm quite excited about this
2130 project and I think the allocate has done a really
2131 great job responding to our design review comments
2132 and they've been very interactive with city staff
2133 and it shows in the quality of the project.
2134 Recently...first, I don't think we're really running
2135 an experiment here. It's like Toshi Abe when he was
2136 dean of the graduate school of UCLA said that the

2137 future of Los Angeles is really...should be the...we
2138 should be looking to Tokyo and Japan for how we
2139 should set up our housing in Los Angeles in the
2140 future. And in Tokyo, a family of four live in 400
2141 square feet for many period...many years, and if not
2142 a child's entire upbringing. So, I don't
2143 necessarily think that we're doing an experiment.
2144 It's been proven successful in other cultures and
2145 other parts of the world and I'm excited to see it
2146 happen here. It's...it requires a change of attitude
2147 about our...our approach to space and how much space
2148 a particular person needs to function and live. And
2149 as Americans, we've been spoiled with a lot of
2150 space. And it has ballooned into the global warming
2151 issue that we are now stuck and need to face. I
2152 recently read a report that New York City residents
2153 have a 70 percent smaller carbon footprint than
2154 anybody else in the United States and that comes
2155 from density. And this project reflects...starts to
2156 reflect that type of density that will reduce our
2157 carbon footprint and creates a multitude of
2158 apartment options that the micro units, in
2159 particular, will allow somebody younger to move
2160 into the city, have an affordable apartment for a

2161 year or two years and three years, save up some
2162 money, and then maybe move to a larger condo, or,
2163 you know, somewhere else in the neighborhood. I
2164 think that's valuable to the fabric of our city
2165 just from a generational point of view and having
2166 multiple generations living in the city. And it
2167 just gives options. I'm in full support of this
2168 project. I think it...it is...it's the right place in
2169 the city for this project. It's...yes, it's seven
2170 stories tall, but that corner, there's a lot of
2171 space with a park across the street and the low-
2172 rise buildings across the street. You have a
2173 really...you're going to have a really beautiful
2174 vantage point as you're driving east. And yeah,
2175 I'm...I'm in support of this project. So, I think
2176 we...do we have a motion?

2177 Matos: I...I'd like to move the item for approval.

2178 Edwards: Second.

2179 Carvalheiro: Okay. And...and..

2180 Edwards: Second.

2181 Carvalheiro: Okay.

2182 Gillig: I'm sorry, who is second? Thank you, commissioner.

2183 Motion by Commissioner Matos, seconded by

2184 Commissioner Edwards. And the motion passes six

2185 "Ayes," noting Commissioner Copeland voting "No."
2186 The resolution...but we do have an appeal process.
2187 This is for resolution number PC231529 as
2188 presented. The Resolution the Planning Commission
2189 just approved memorializes the Commission's final
2190 action on this matter. This action is subject to
2191 appeal to the City Council. Appeals must be
2192 submitted within 10 calendar days from this date to
2193 the City Clerk's office. Appeals must be in writing
2194 and accompanied by the required fees. The City
2195 Clerk's office can provide appeal forms and
2196 information about waiver of fees.

2197 **Carvalheiro:** Thank you. Thank you. So that takes us to Item 9C.
2198 We were supposed to re...review a Shared Housing
2199 Design Standards and Definitions ZTA, but it has
2200 been continued to a date uncertain. Item 9D, Micro-
2201 units and Senior Congregate Care ZTA has also been
2202 continued to a date uncertain. And that then leads
2203 us to New Business. We have none. Item 11,
2204 Unfinished Business. We have none. Item 12,
2205 Excluded Consent Calendar. We have none. And Item
2206 13, Items from the Staff. The planning manager's
2207 update, please.

2208 **Alkire:** Good evening once again. Thank you. I will give an

2209 update on our upcoming agendas and our upcoming
2210 subcommittee agendas. So, our next meeting will be
2211 on September 21st, that is in two weeks. We'll be
2212 hearing a Conditional Use Permit Request at 8465
2213 Melrose Avenue, as well as have a report on the
2214 Steering Committee for the city playhouse, and a
2215 general plan consistency finding for that project
2216 also. That's at 8325 Santa Monica Boulevard across
2217 the street from City Hall. And we will hear a Zone
2218 Text Amendment on Landscaping and Tree Canopy
2219 Standards. We will...on October 5th, which is the
2220 following meeting, we will be hearing a billboard
2221 item for the Roxy and the Rainbow, which is at 9009
2222 to 9015 Sunset Boulevard. Currently, that's the
2223 only item on that agenda.

2224 Carvalheiro: Great. Thank you.

2225 Alkire: I would also like to let you know that I'm actively
2226 trying to find a spot for the discussion regarding
2227 continuance. I know one of our public speakers
2228 brought that up again and I understand that we...we
2229 do want to talk about that soon. And so, we're
2230 looking for a spot to put that on the agenda when
2231 we have a full commission here and not...not too
2232 heavy of an agenda so that we have a good amount of

2233 time and energy to...to spend talking about that as
2234 needed. For the subcommittees coming up, Design
2235 Review Subcommittee we have on October 12th, 1238
2236 to 1244 North Larrabee. It's our first Design
2237 Review Subcommittee Meeting we've had in a little
2238 while. So that's a 6-story, 24-unit apartment
2239 building. And then we're planning to convene the
2240 Sunset Arts and Advertising Subcommittee on
2241 November 9th. And we would hear 8410 Sunset
2242 Boulevard, which is The Sphere. It is an...obviously
2243 it's a billboard project. Upcoming on the Long-
2244 Range Planning Project Subcommittee, we do not have
2245 any scheduled at this time. And that is my update
2246 and I'm here for any questions if you have them.

2247 Carvalheiro: Thank you. Do we have any questions for staff?
2248 Commissioner Jones?

2249 Jones: Just to note, I am not going to be present for
2250 the...the October 12th Design Review...Design Review
2251 Subcommittee Meeting and unfortunately I will be
2252 out of town on the other coast. So, it's something
2253 work related. So, you'll be on your own.

2254 Carvalheiro: Thank you. Okay. David, do we have any public
2255 comments?

2256 Gillig: Chair, we are all clear.

2257 Carvalheiro: Great. Any items from the commissioners? No? Okay.
2258 So, I will adjourn our meeting to our next
2259 regularly scheduled Planning Commission meeting,
2260 which will happen on Thursday, September 21st,
2261 2023, at 6:30 here in Council Chambers. Thank you.
2262



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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 22nd day of September 2023, at Somis, California.

Gabriel Salinas

Gabriel Salinas

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