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CITY OF WEST HOLLYWOOD  
PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 16, 2010 AT 6:30 PM

**PROCEEDINGS:**

**CHAIR YEBER:** And I'd like to ask Bruce Robertson to come up and do the *Pledge of Allegiance*.

**BRUCE ROBERTSON:** (*Pledge of Allegiance*)

**CHAIR YEBER:** Thank you. Okay, David, can we have a roll call?

**DAVID GILLIG:** Good evening. Commissioner DeLuccio?

**COMMISSIONER DELUCCIO:** I'm here.

**DAVID GILLIG:** Commissioner Hamaker?

**COMMISSIONER HAMAKER:** Here.

**DAVID GILLIG:** Commissioner Buckner?

**COMMISSIONER BUCKNER:** Here.

**DAVID GILLIG:** Commissioner Bernstein?

**COMMISSIONER BERNSTEIN:** Here.

**DAVID GILLIG:** Commissioner Altschul?

**COMMISSIONER ALTSCHUL:** Here.

**DAVID GILLIG:** Vice-Chair Guardarrama?

**VICE-CHAIR GUARDARRAMA:** Here.

**DAVID GILLIG:** And Chair Yeber?

**CHAIR YEBER:** Here.

**DAVID GILLIG:** And we have a quorum.

1           **CHAIR YEBER:** Thank you. Do I have a motion to  
2 approve the agenda?

3           **COMMISSIONER DELUCCIO:** I'll make a motion.

4           **COMMISSIONER HAMAKER:** Second.

5           **COMMISSIONER YEBER:** All in favor?

6           **ALL COMMISSIONERS:** Aye.

7           **COMMISSIONER YEBER:** No objections? Then the  
8 agenda's been approved.

9           We have two sets of meeting minutes, the meeting  
10 from August 5, 2010. Any changes, corrections?

11          **COMMISSIONER DELUCCIO:** No, I'll move the minutes.

12          **COMMISSIONER BERNSTEIN:** I'll second.

13          **CHAIR YEBER:** Okay. All in favor, say aye.

14          **ALL COMMISSIONERS:** Aye.

15          **CHAIR YEBER:** Any objections? Seeing none, those  
16 minutes have been moved.

17          Now we'll go to August 19, 2010. Any corrections or  
18 changes?

19          **COMMISSIONER BUCKNER:** I'll move those minutes, as  
20 well.

21          **COMMISSIONER BUCKNER:** Second.

22          **CHAIR YEBER:** Okay. All in favor, say aye.

23          **ALL COMMISSIONERS:** Aye.

24          **CHAIR YEBER:** Any objections?

25          **COMMISSIONER BUCKNER:** No.

1           **CHAIR YEBER:** Seeing none, we've approved those  
2 minutes.

3           We'll now open for public comment. This is -- oh,  
4 this is public comment not relating to our item, which is  
5 the General Plan. Do we have any items -- I mean any  
6 speakers?

7           **DAVID GILLIG:** None.

8           **CHAIR YEBER:** Okay. All right. Items from  
9 Commissioners? Commissioner Buckner?

10          **COMMISSIONER BUCKNER:** I'm not prepared for tonight.

11          **CHAIR YEBER:** Commissioner Bernstein?

12          **COMMISSIONER BERNSTEIN:** Just my usual one. I  
13 believe my children are watching, so I'd like to say  
14 hello and good night to [Isaac, Natalie, and Naomi].

15          **CHAIR YEBER:** Commissioner Altschul?

16          **COMMISSIONER ALTSCHUL:** No.

17          **CHAIR YEBER:** Commissioner Hamaker?

18          **COMMISSIONER HAMAKER:** No.

19          **CHAIR YEBER:** Commissioner DeLuccio?

20          **COMMISSIONER DELUCCIO:** No.

21          **CHAIR YEBER:** Commissioner Guardarrama?

22          **VICE-CHAIR GUARDARRAMA:** No.

23          **CHAIR YEBER:** And I have no comment. We have no  
24 consent calendars, so we will move right to the  
25

1 presentation of Staff of the Comprehensive General Plan  
2 Update. Bianca, it's your soapbox.

3       **JOHN KEHO:** Actually, I'll give a quick...

4       **CHAIR YEBER:** John, it's your soapbox.

5       **JOHN KEHO:** ... introduction, then turn it over to  
6 Bianca.

7       Thank you, Chair, members of the Commission. We are  
8 really happy to be here tonight with a Draft General  
9 Plan, Climate Action Plan, and EIR.

10       The Draft General Plan provided to you has been  
11 developed over a three-year period and includes input  
12 from all aspects of the community, including residents,  
13 business owners, property owners, professional experts,  
14 the General Plan Advisory Committee, Planning Commission,  
15 and the City Council.

16       The General Plan will provide the city an updated  
17 policy framework for a wide range of activities and  
18 provide the vision for the city over the next 25 years.

19       We know that sometimes it's hard to think further  
20 ahead than the next year or two, but that's what we're  
21 doing here with the General Plan. We were thinking about  
22 what we want West Hollywood to be not only next year but  
23 in 2020 and 2035.

24       Twenty-five years is a long time in a city's  
25 history. When we adopted our current General Plan in

1 1988, there was no operating fixed-rail transit in Los  
2 Angeles. Today, there are more than 79 miles of fixed-  
3 rail in LA, and plans are in the works for more lines,  
4 with possibly a line through West Hollywood.

5 In 1988, the General Plan called for the possible  
6 takeover of Santa Monica Boulevard from the state.  
7 Today, Santa Monica is the city's, and the boulevard has  
8 been successfully reconstructed.

9 In 1988, the General Plan called for the provision  
10 of affordable housing. Today, the city has helped create  
11 967 units of affordable housing.

12 In 1988, the General Plan encouraged the  
13 preservation of significant historic resources. Today,  
14 the city has designated 78 buildings as cultural  
15 resources.

16 These are just a few examples of how the General  
17 Plan has been implemented over the last 25 years, so this  
18 is our opportunity to reaffirm successful policies that  
19 are currently in the General Plan and to adopt new  
20 policies that address new issues of today and tomorrow.

21 We believe that the Draft General Plan presented to  
22 you does this, and we look forward to the Commission  
23 making comments on the General Plan and making  
24 recommendations to make this an even better document.

25

1           In order to do this, we've scheduled three meetings  
2 for the Commission to consider the Draft General Plan.  
3 After Bianca's presentation tonight, we would like the  
4 Commission to take public comments and then identify  
5 which topics we would like to discuss at the next  
6 meetings, at follow-up meetings.

7           I also want to point out that, as noted, both  
8 tonight and at the following Planning Commission  
9 meetings, there will be opportunities for the public to  
10 speak. The Planning Commissions will make a  
11 recommendation to the City Council, and the City Council  
12 has scheduled two meetings for themselves to review and  
13 take public comment on the General Plan, so there's still  
14 opportunity for the public to provide input.

15           So on that, I would like to turn it over to Bianca  
16 for the overview.

17           **BIANCA SIEGL:** Thanks, John.

18           Good evening, Chair and Commissioners. We're very  
19 pleased to be here. I'm going to give you a very brief  
20 overview of the General Plan, and then our environmental  
21 consultant, Yara Fisher of AECOM, will briefly discuss  
22 the Environmental Impact Report.

23           A few words in addition to John's about the context  
24 in which we're doing all of this. As you know, West  
25 Hollywood is celebrating its 25th anniversary of

1 cityhood, and it's an opportune moment to consider the  
2 community's existing strengths and imagine where we want  
3 to be over the next 25 years. It's also the city's first  
4 comprehensive update of its first General Plan, and it's  
5 an opportunity to simultaneously consider and coordinate  
6 a wide range of policy issues as part of the  
7 comprehensive update.

8 West Hollywood is a small, dense city in the middle  
9 of a growing region, and for that reason, the General  
10 Plan needs to take into account influences and  
11 conditions, both within and outside of our borders. That  
12 includes consideration of regional issues like traffic  
13 and public transit, playing our part in regional mobility  
14 solutions. It also includes addressing state regulations  
15 that have changed over the past 25 years and particularly  
16 regarding climate change and state housing laws.

17 Over the past three years of the General Plan update  
18 process, we've engaged in a wide range of community  
19 outreach. The General Plan is a policy document, but  
20 it's very much a community document, as well.

21 The General Plan that's before you for consideration  
22 is the result of this broad community participation of  
23 well over 1,000 people, and I just want to point out when  
24 we refer to the community, it is in the broadest sense.  
25 It's residents, business people, property owners, people

1 who live, work, and play here that have participated over  
2 the past three years, as well, as John mentioned, as  
3 feedback from the 43-member General Plan Advisory  
4 Committee discussions during Joint Study Sessions with  
5 yourselves, City Council, and other boards and  
6 commissions.

7       Out of the public outreach, a series of 10 guiding  
8 principles were developed, and these formed the basis of  
9 the goals and policies that are contained in the General  
10 Plan. They're discussed in the introductory chapter to  
11 the General Plan, and they're also included in the  
12 written Staff report for your reference.

13       The Draft General Plan includes 11 chapters, seven  
14 of which cover topics that are required by the State to  
15 be included in every General Plan. Those are land use,  
16 mobility, conservation, open space, safety, noise, and  
17 housing.

18       Our General Plan also addresses additional or  
19 optional topics that are of particular importance to our  
20 community, and those include governance, historic  
21 preservation, economic development, human services, and  
22 recreation.

23       These chapters in the General Plan as a whole set a  
24 broad policy vision for the city for the next 25 years.  
25 The specific details of those policies are contained in

1 other city policy documents, particularly the municipal  
2 code and zoning ordinance.

3 The General Plan, in addition to these topical  
4 chapters which lay out goals and policies, also contains  
5 a set of implementation measures, which are a set of  
6 broad tasks to be completed to carry out the policies  
7 that are established in the General Plan, and  
8 implementation measures are contained in a special  
9 section at the end of the document for ease of reference.

10 A quick note about some of the chapters. The  
11 Historic Preservation and Transportation Commissions have  
12 reviewed the draft historic preservation and mobility  
13 chapters, respectively, at recent meetings and expressed  
14 their support for those chapters.

15 Also, you might recall at the Joint Study Session  
16 with City Council and Rent Stabilization Commission that  
17 was held in April, we discussed the draft housing element  
18 before that was sent to the State Office of Housing and  
19 Community Development for the state-required review  
20 process. That's a slightly separate process than the  
21 General Plan itself, and I wanted to give you a quick  
22 status update about that review.

23 HCD, that agency, is currently completing their  
24 review of the draft housing element. The city has  
25 already provided one round of clarification items, as

1 requested by HCD, just essentially additional data and  
2 minor clarifications. Those additions that we've already  
3 provided to them are described in the attachments to the  
4 Staff report and don't affect any of the policies or  
5 programs that are contained in the housing element  
6 itself.

7         We just heard back from HCD earlier this week, and  
8 except for a few really minor points of additional data  
9 clarification, it sounds like they're very close to  
10 approving the draft housing element, and we expect that  
11 it will be ready for Council approval in October, along  
12 with the rest of the General Plan.

13         So many of the policies and the community priorities  
14 established in the first General Plan still hold true  
15 today and were identified as such during the community  
16 outreach process.

17         The Draft General Plan proposes to continue the  
18 existing General Plan's emphasis on these, among other  
19 things -- maintaining and enhancing our eclectic  
20 residential neighborhoods, including providing a range of  
21 housing types and affordability levels; promoting  
22 excellence in design; preserving cultural landmarks;  
23 continuing to offer a high level of social services to  
24 the community; enhancing our parks; maintaining a diverse  
25 economy; supporting arts and culture; the city's identity

1 as a center of design and entertainment; and, of course,  
2 maintaining public safety.

3 One of the new features of the Draft General Plan is  
4 that it has a slightly different structure from the  
5 existing General Plan. It's more streamlined and  
6 hopefully easier to read than the original.

7 With the benefit of the 25 years of experience that  
8 we've had as a city and the supporting policy documents  
9 that I mentioned earlier, this General Plan can be, as it  
10 ideally should be, a more general document than our  
11 original General Plan was.

12 The chapter structure is also simplified, going from  
13 18 chapters in the original General Plan to 11 here,  
14 which should help with clarity and ease of use.

15 The changes in content in the new General Plan are  
16 the result of a careful balancing of community input, the  
17 current conditions in the city and the region, and  
18 incorporating some state-of-the-art changes, addressing  
19 the use of technologies and approaches that just couldn't  
20 be imagined in 1988, including an expanded understanding  
21 of the importance of sustainability.

22 Policies throughout the General Plan that relate to  
23 sustainable principles are marked with the leaf symbol  
24 that's shown on the screen here, and that appears  
25 repeatedly in every chapter in the document.

1 Part of the General Plan update involved preparation  
2 of a Climate Action Plan, which is an implementation  
3 action of the General Plan that is essentially a toolbox  
4 of measures by which the entire community can work  
5 together to reduce our impact on climate change, with a  
6 particular focus on reduction of greenhouse gas  
7 emissions.

8 The General Plan also seeks to truly integrate land  
9 use and mobility policies. It proposes new solutions to  
10 managing our parking resources, addresses new ways to  
11 expand park space and improve our streetscapes, and  
12 finally incorporates a new chapter addressing governance.

13 I'm now going to turn it over to Yara to talk a  
14 little bit about the environmental documents.

15 **YARA FISHER:** Good evening, Chair and Commissioners.  
16 I'm happy to be here tonight to talk about the EIR that  
17 we helped develop with Staff.

18 A Program EIR is recommended by CEQA for adopting  
19 and recommending policy documents, such as your General  
20 Plan and your Climate Action Plan.

21 There are many advantages to preparing and  
22 implementing a Program EIR, and that includes being able  
23 to look at the cumulative effects of implementing  
24 policies through your General Plan and your Climate  
25 Action Plan and taking a broad overview of different

1 policy alternatives that are available to you and  
2 detailing those in the EIR.

3       One of the other great things about a Program EIR is  
4 it allows for the development of a mitigation framework  
5 that could be applied to future programs and projects  
6 that may tier off of the Program EIR.

7       Program EIR is definitely something that you want to  
8 implement when there are no specific projects or public  
9 improvements proposed, as is true with this project, so  
10 that is why a Program EIR was undertaken.

11       One of the main aspects of developing the Program  
12 EIR is developing reasonable growth projections, and  
13 growth projections are important because they give us an  
14 order of magnitude to help us identify what might be  
15 possible from a population housing unit, residential and  
16 nonresidential development capacity through the planning  
17 horizon year of the plan.

18       Program EIRs generally contain a conservative  
19 estimate of growth, and we use this conservative estimate  
20 of growth in order to develop some projections on what  
21 may occur from a traffic standpoint, which then affects  
22 not only traffic but our air quality, our noise, and our  
23 climate change analyses.

24       So, in this instance, to determine the growth  
25 projections, the possible growth projections for West

1 Hollywood, we took a look at historic patterns and what  
2 is existing on the ground, what we might know about how  
3 properties may redevelop, we looked at parcel by parcel  
4 for potential for redevelopment, and we used future  
5 projections of household size to determine what  
6 population growth may occur.

7         This is a reasonable order of magnitude projection  
8 that can be used to analyze the impacts -- the potential  
9 impacts of the project. It in no way limits growth to  
10 that, nor does it estimate the full capacity of the plan,  
11 which is probably never realistic, which would require  
12 razing everything in the community and redeveloping. But  
13 a maximum capacity scenario is analyzed in the EIR  
14 consistent with case law.

15         The Program EIR analyzes all impact areas that the  
16 CEQA guidelines recommends except for the issue of  
17 agricultural resources because there are no agricultural  
18 resources in your community.

19         So we did a comprehensive analysis of all of the  
20 issue areas. They generally fall into these four  
21 categories -- no impact, meaning there's really no  
22 potential for impact, such as mineral resources in your  
23 community; less than significant impacts -- those are the  
24 types of impacts that there's a potential that impacts  
25 may occur but impacts can be avoided through existing

1 regulations or other things, such as new policies in your  
2 General Plan; those impacts that are identified as  
3 potentially significant and mitigated to less than  
4 significant were impacts that have additional specific  
5 mitigation measures attached to them in order to reduce  
6 impacts. And there are also significant, unavoidable  
7 impacts where even with the application of mitigation  
8 measures, there are unavoidable impacts remaining for  
9 various reasons.

10 Most of the impacts in your General Plan resulting  
11 from your General Plan [and your cap] are determined to  
12 be less than significant through either the application  
13 of existing regulations or other policies contained  
14 within your General Plan that will help avoid impacts.  
15 So these cover things such as geology soils, biological  
16 resources, cultural resources, aesthetics, and many issue  
17 areas, including land use and planning and recreation.

18 We do have some impacts that required additional  
19 mitigation beyond those policies and programs within your  
20 General Plan, and those include impacts related to noise,  
21 construction and vibration, compatibility between land  
22 uses, paleontological resources, police and fire  
23 protection, and recreation.

24 The four impact areas that I just wanted to hit on  
25 in a little bit more detail are those that we identified

1 as significant and avoidable even with the application of  
2 mitigation measures, and these include air quality. And  
3 the reason for the air quality significant unavoidable  
4 impact is basically the assumption that your General Plan  
5 projections as of now are exceed what SCAG has projected,  
6 so it's inconsistent right now with the SCAG projections  
7 until that SCAG revises their planning projections.

8       There are also construction operation emissions  
9 associated with implementing the plan as a whole.

10       Traffic -- we looked at 42 intersections in Beverly  
11 Hills, Los Angeles, and West Hollywood, and of those,  
12 there were 27 impacted intersections. Of those, 24 --  
13 no, 23 of them, I believe, remain significant unavoidable  
14 due to issues associated with limited right-of-way or  
15 other things that are infeasible to bring to an  
16 acceptable level of service.

17       And the climate change impact is related to -- your  
18 Climate Action Plan has specific policies and programs  
19 and recommendations and assumptions about how the  
20 programs will be implemented, when and to what degree  
21 they will be implemented by the city, by residents, and  
22 by future development, and because there is some  
23 uncertainty associated with how thoroughly those can be  
24 implemented, we left that significant unavoidable just  
25 because of the uncertainty factor.

1           That is also true with water supply. The two local  
2 agencies identified ability to serve West Hollywood  
3 development. However, there's uncertainty because the  
4 supply still comes from MWD from the state and it's a  
5 conservative approach of still reaching that significant  
6 unavoidable impact because of the uncertainty with the  
7 state supply associated with the Bay-Delta and other  
8 issues.

9           As part of the Program EIR, we also analyzed  
10 alternatives, three alternatives -- the now Project  
11 Existing General Plan, which is required by CEQA; we  
12 looked at growth constrained to two transit overlay  
13 areas; and also implementing more specific and extensive  
14 transportation demand management programs.

15           You have as part of your packet findings, our legal  
16 document that's required to be prepared as part of your  
17 EIR, and because there are four significant unavoidable  
18 impacts, you have a statement of overriding consideration  
19 so that must be considered, and these are the reasons why  
20 the benefits of the project outweigh the significant  
21 unavoidable impacts.

22           And, finally, you have a detailed mitigation  
23 monitoring and reporting program that has been developed  
24 that indicates mitigation measures, verification  
25 responsibility, and when those must be implemented.

1           **JOHN KEHO:** Okay, so that concludes the Staff  
2 presentation. What we would like to do is take a few  
3 minutes to finish collecting all the speaker slips and  
4 organize the speaker slips so we can determine how many  
5 people are here so that way you can determine how much  
6 time you'd like to give the speakers tonight. So if we  
7 can...

8           **CHAIR YEBER:** So, John, do you need like a two-  
9 minute break?

10          **JOHN KEHO:** Take a couple minute break while we  
11 count the speakers.

12          **CHAIR YEBER:** Five minutes? Okay, yeah, after you  
13 get organized, then we'll ask the technical questions,  
14 clarification questions.

15          **JOHN KEHO:** Perfect, okay. So, again, if anyone  
16 wants to speak tonight, please come forward now with your  
17 speaker slip.

18           *(Short break taken)*

19          **CHAIR YEBER:** Okay, we're going to get started. We  
20 have 15 speakers. Because this is an important topic and  
21 there's lots of material to go through and understand,  
22 we're going to do four minutes per person, per speaker.  
23 You don't have to take the full four minutes, but you  
24 have up to four minutes to speak in this particular

25

1 session tonight. And then we'll set it however for the  
2 next two meetings.

3 So with that, if you'll come forward, state your  
4 name and your city of residence.

5 I'll start with Fritz Hoelscher, followed by Lauren  
6 Meister.

7 **FRITZ HOELSCHER:** Thank you, Commission, for the  
8 opportunity to speak. Good evening. My name is Fritz  
9 Hoelscher, as you all already know, and I am the property  
10 owner ...

11 **CHAIR YEBER:** Mr. Hoelscher, can you speak into the  
12 mic? Lift the mic up for you so everyone can hear?

13 **FRITZ HOELSCHER:** Yes.

14 **CHAIR YEBER:** Thank you.

15 **FRITZ HOELSCHER:** Is that better?

16 **CHAIR YEBER:** Much better.

17 **FRITZ HOELSCHER:** Okay. I am the owner of multiple  
18 parcels just south of Santa Monica Boulevard on Crescent  
19 Heights. I own 1031 North Crescent Heights, which is a  
20 15-unit apartment building known as La Ventana  
21 Apartments. I also own 1045 and 1047 Crescent Heights,  
22 which is a single-family home with a rental unit in the  
23 back.

24 These parcels are just south of the proposed  
25 Walgreen's development, and as you know, the Walgreen's

1 parcel fronting Santa Monica Boulevard is proposed to  
2 include higher density, increased height from 35 feet to  
3 45 feet, and inclusion in the transit overlay district.

4       The density and height allowance concerns me as they  
5 affect my properties, especially the single-family  
6 residence. I'd like to ask that the General Plan include  
7 policies to address neighboring uses and that criteria be  
8 defined in the zoning code or other implementation  
9 processes.

10       Also, since my single-family residence may be  
11 considered a transitional property, I'd like to ask that  
12 the General Plan include policies supportive of the  
13 following -- one, redevelopment of my site with leniency  
14 towards parking requirements, such as offsite parking  
15 allowances, shared parking, or other management  
16 techniques; two, citing criteria policies that would help  
17 provide residential privacy from windows and limiting  
18 shade/shadow effects onto neighboring uses; and, third,  
19 and lastly, consideration of setbacks to minimize massing  
20 of the 45-foot-high building next to a single-story  
21 building.

22       Thank you again for your time, and I look forward to  
23 working with you in the future. Thanks. And that was  
24 1.47 minutes, so somebody gets more.

25

1           **CHAIR YEBER:** Thank you. Lauren Meister, followed  
2 by Ira Handelman.

3           **LAUREN MEISTER:** Lauren Meister, resident of West  
4 Hollywood and President of West Hollywood West Residents  
5 Association.

6           Regarding the environmental work, a revised draft  
7 EIR needs to be circulated. There is significant new  
8 material in the appendices to the final EIR. The  
9 original appendices included only 380 PDF pages. The  
10 final ones, not even including the response to comments,  
11 are 708 pages, over 300 additional pages of material not  
12 in the DEIR, in addition to the response to comments.  
13 That alone should require recirculation.

14           A major portion of the added material in the  
15 appendices is in one chunk consisting of a traffic  
16 report. That includes the types of materials that were  
17 lacking in the original, including trip generation rates,  
18 intersection configurations, etcetera. The City should  
19 allow time to review that. Note that even LA Public  
20 Works in their comments asked to see the traffic report  
21 when it was available.

22           In addition, we're amazed at the lack of  
23 transparency in presenting actual land use information by  
24 area that is how what's on the ground now in any given  
25 area will differ from what will occur under the General

1 Plan update. Clearly, this city must have it on file  
2 since that's what they must have used as inputs to the  
3 traffic model by traffic analysis. So that being the  
4 case, the City either knows and isn't telling or they've  
5 made significant errors or pie-in-the-sky guesses that  
6 they know are questionable. This is an important part of  
7 the analysis. Since the City has failed to provide that  
8 as part of the CEQA review, I've made a public records  
9 request to view the land use data utilized as inputs for  
10 the traffic modeling for the General Plan Update EIR.

11 The response to comments references nonexistent  
12 analysis in the DEIR has conclusory responses. For  
13 example, we chose to do it the way we did it because  
14 that's the way we chose to do it; misstating and  
15 misinterpreting questions and basically blowing off many  
16 of the comments by saying that CEQA doesn't require it,  
17 but according to our experts, yes, it does. And rather  
18 than answering some questions, they directed those  
19 commenting to do their own research projects.

20 You may have noticed quite a few letters, comment  
21 letters from West Hollywood West residents. As you may  
22 know, we met with city planners before comments were due  
23 to try to understand some of the zoning changes. It's  
24 unfortunate that more neighborhoods didn't have the  
25 opportunity to meet with Staff.

1           Regarding the General Plan document, we do not  
2 believe that it reflects the community's opinions, at  
3 least not for our neighborhood. I'm not going to repeat  
4 my letter of August 9, but I will reiterate a few points.

5           We are opposed to cumulative bonuses. We're  
6 concerned about infrastructure, particularly water. We'd  
7 like to see the neighborhood conservation overlay zone  
8 enhanced with some real teeth. We'd like to see the  
9 avenues of design remain the open area inviting, varied,  
10 interesting-to-the-eye commercial area that it is today.

11           Melrose is too narrow to go up three stories on both  
12 sides. It will become a dark, uninviting canyon,  
13 stripped of all charm and allure to pedestrian traffic.  
14 And we'd like to see more emphasis on preserving West  
15 Hollywood's small-town feel, encouraging neighborhood-  
16 serving businesses and pedestrian-friendly streets,  
17 limiting the scale and intensity of new buildings, and  
18 making responsible planning and land use decisions.  
19 Thank you.

20           **CHAIR YEBER:** Thank you. Ira Handelman, followed by  
21 Keith Hedlund.

22           **IRA HANDELMAN:** Good evening, Commissioners. My  
23 name is Ira Handelman with Handelman Consulting,  
24 representing The Charles Company, the owners of the  
25 Melrose Triangle.

1           We're here to support the excellent work done by  
2 Staff. The Melrose Triangle site is really an important  
3 gateway to West Hollywood. We support the FAR and the  
4 height proposed in the draft, which will allow for a  
5 project which could put more height on Santa Monica and  
6 be more sensitive and have a lower height on Melrose. We  
7 also believe it will provide for more affordable housing  
8 and for the extra parking that is used today and usually  
9 goes away when new projects are built, but having it in a  
10 project would help the existing restaurants.

11           As was stated very well in the preamble to tonight's  
12 meeting, we're looking to the future, not the past.  
13 Progress -- West Hollywood is an island, but things are  
14 going on all around it, and if it becomes backward in its  
15 thinking and not forward in its thinking, then it's going  
16 to lose out.

17           I want to mention one point about what we talked  
18 about from 25 years ago. I worked on the original  
19 General Plan 25 years ago -- I hate to admit it -- and in  
20 doing my community outreach, one of the things that has  
21 changed dramatically in West Hollywood are the number of  
22 children. When we did the General Plan 25 years ago,  
23 literally there were very few, if any, young children and  
24 babies in the city of West Hollywood, and today, just  
25 looking at the parks, I think we've made great progress.

1 I think the community has grown and is diverse and  
2 has prospered, and I think the General Plan that's  
3 proposed will help enhance that and continue that trend  
4 in the future. Thank you very much.

5 **CHAIR YEBER:** Thank you, Ira.

6 Keith Hedlund, followed by Victor Martin.

7 **KEITH HEDLUND:** Thank you, Commissioners. I'm  
8 impressed in general by the General Plan. I'm concerned  
9 about and have...

10 **JEANNE DOBRIN:** City of residence, Mr. Chair?

11 **CHAIR YEBER:** Could you just state your city of  
12 residence?

13 **KEITH HEDLUND:** Oh, I'm sorry. My name is Keith  
14 Hedlund, and I live in West Hollywood.

15 **CHAIR YEBER:** Thank you.

16 **KEITH HEDLUND:** I'm impressed by the General Plan  
17 and I'm concerned about and have questions about its  
18 implementation, however. And I see two potential  
19 problems.

20 First, if I understand correctly, although the  
21 Planning Commission oversaw the drafting of the plan,  
22 when it comes to specific actions, the City Council has  
23 ultimately authority in the future.

24 Secondly, after the plan is adopted, the Commission  
25 may still consider changes, understandably I think, to

1 the land use designation and development standards of any  
2 parcel in the city.

3 Now, an example regarding the Council. If I have my  
4 facts correct, in January, the Commission recommended as  
5 a proposal for the Movietown Plaza project on Santa  
6 Monica, which included two 10-story towers, be denied  
7 because of concerns among other things about height,  
8 traffic, issues regarding low-income housing. In a  
9 general sense, the project was not in the interests of  
10 the neighborhood, and it did not reflect its character.

11 However, subsequently, the City Council rejected the  
12 Commission's recommendation and greenlit the project.

13 Now, my concern. Given that the City Council can  
14 override the Commission and that land use designations  
15 may be changed for particular projects, it remains  
16 unclear to me how much we can realistically expect  
17 development decisions to reflect the General Plan.

18 Now, I live on the east side, and it's a very  
19 fragile community, in my opinion. Unless the changes to  
20 the land use designation set forth in the General Plan  
21 are carried out with extreme care by the Commission and  
22 administered with true integrity by the Council, the  
23 character of this neighborhood will be irreparably  
24 damaged.

25

1           Now, I hesitate to speak for an entire community,  
2 but I can all too easily imagine that local Russian  
3 businesses being pushed out, residents unable to shop for  
4 essential items, items essential to their way of life,  
5 very easily the immigrant Russian community could all but  
6 disappear and not ironically because of its aging  
7 population.

8           Now, some say this process is an evitable  
9 consequence of growth, but it is not. The problem is  
10 when we pursue growth as an end in itself. And I'm not  
11 saying that this is part of the General Plan, but if we  
12 do use growth to destroy things we value, including our  
13 own cultural resources, then growth is a bad idea, but we  
14 can pursue growth to invest in ourselves.

15           For instance, why not use revenue to subsidize the  
16 modernization and cleaning up of local and small but  
17 culturally important businesses? Progressive communities  
18 all across the country understand this sort of thing, and  
19 if West Hollywood has forgotten it, I think it would be a  
20 sad day.

21           So my last suggestion -- in the future, the  
22 Commission should take all possible steps to ensure that  
23 new business and development projects enhance the  
24 historical character of West Hollywood -- pro-tolerance,

25

1 pro-gay, pro-immigrant, pro-worker, pro-renter, pro-  
2 affordability, pro-artist, pro-interesting.

3 We have a choice. We can let market forces simply  
4 decide what businesses line our corridors, like most  
5 cities do, or we can do something creative, like West  
6 Hollywood has always done. Thank you.

7 **CHAIR YEBER:** Thank you, Keith.

8 Victor Martin, followed by Genevieve Morrill.

9 **VICTOR MARTIN:** Good evening, members of the  
10 Planning Commission. My name is Victor Martin. I am a  
11 resident of the City of Glendale. I am the Director of  
12 Land Use at The Afriat Consulting Group, and we work on  
13 various projects throughout the city.

14 Basically, what I'm here to say is I'd like to voice  
15 my support for the proposed update for the General Plan  
16 that you have before you, especially in terms of the land  
17 use and the zoning proposals. They are good, sound, and  
18 appropriate planning principles for the commercial  
19 thoroughfares in the city -- Sunset, Santa Monica, and  
20 Melrose Avenue.

21 Additional height and FAR is a good proposal for the  
22 commercial areas of the city. They foster business, and  
23 it's just smart planning.

24 The environmental aspect of the plan or the  
25 proposals for that that you have in front of you are also

1 very good. They're thoughtful and they're future  
2 oriented.

3       Again, I'd like to reiterate my support for the  
4 proposed updates for the General Plan. Thank you.

5       **CHAIR YEBER:** Thank you.

6       Genevieve Morrill, followed by Nic Adler.

7       **GENEVIEVE MORRILL:** Hello, Commissioners, Genevieve  
8 Morrill, City of Los Angeles. I'm here on behalf of the  
9 West Hollywood Chamber of Commerce.

10       The Chamber is in support of the General Plan and  
11 the direction that the Staff has taken and its  
12 involvement with the business community, as well as the  
13 residential community.

14       We continue to be involved in the planning and  
15 implementation. The proposed General Plan supports  
16 business and development and is forward-thinking in how  
17 it maximizes an area that has a limiting infrastructure.

18       This plan recognizes growth that is imminent and has  
19 been prudent in researching and finding solutions in how  
20 to implement that change while at the same time managing  
21 the needs of its current environment and its make-up of  
22 business and residential communities.

23       The Chamber continues to support the General Plan  
24 and all the efforts the Staff have been making to get  
25 this off the ground. Thank you.

1           **CHAIR YEBER:** Thank you.

2           Nic Adler, followed by Todd Steadman.

3           **NIC ADLER:** Hello. Nic Adler, Los Angeles. I just  
4 wanted to quickly say thank you for allowing me to be  
5 part of the GPAC group, and I felt that it was a very  
6 well rounded group. I personally learned a ton about  
7 this city through that process. And also to Bianca and  
8 her team, they worked really hard on this, and I just  
9 wanted to thank you for being part of that process.

10          **CHAIR YEBER:** Thank you.

11          Todd Steadman, followed by Elyse Eisenberg.

12          **TODD STEADMAN:** Thank you, Commissioners. My name  
13 is Todd Steadman, resident of Los Angeles, also the  
14 Executive Director with the Sunset Strip Business  
15 Association, and I just wanted to say that I really  
16 appreciated being a part of the General Plan Committee.

17           The group was very representative of the diverse  
18 population in West Hollywood, and I met people that I  
19 probably wouldn't have met unless I went through this  
20 process.

21           And it gave me a much better understanding of other  
22 people's views, insight in the community, their concerns,  
23 their issues, desires, and vision of the city, and I  
24 found many common goals and vision through this group,  
25 and it was great to see the true passion to make this

1 city better, and that's what I really liked about this,  
2 and the Staff, I think, did a wonderful job through this  
3 General Plan Committee process, so thank you.

4 **CHAIR YEBER:** Thank you, Todd.

5 Elyse, followed by Darren Gold.

6 **ELYSE EISENBERG:** Elyse Eisenberg, West Hollywood.

7 I would also like to thank the Staff for the tremendous  
8 work they've done over the past few years on this.

9 Bianca's made several presentations to my neighborhood  
10 over the past three years. She's done an excellent job.

11 I've attended all of the community meetings and almost  
12 all of the General Plan Advisory Committee meetings.

13 And I have to say -- from reading the raw data and  
14 going to all of those meetings, I would have to say that  
15 the General Plan does not represent the majority desire  
16 of the community in its push for increased density, and  
17 while the Plan does say throughout that the feedback from  
18 the community says that the most major issues they would  
19 like to see the City deal with is parking and traffic,  
20 those are not addressed in the General Plan in any kind  
21 of commonsense manner.

22 The City of Los Angeles just released their draft  
23 EIR last week and posted it up online, and it's for the  
24 entire west side for the LA Metro, 38 square miles, which  
25 included the City of West Hollywood and their

1 Environmental Impact Report. We are 1.9 square miles of  
2 that 38 miles. We are 0.5 percent, 5%, of the whole  
3 area. They are projecting 10% growth in a 35-year  
4 period. We are projecting twice that amount for our  
5 little 1.9 square miles and 5%.

6 We are not looking at parts of the city where we can  
7 be building municipal garages to help address the parking  
8 situation. We are looking at -- This General Plan talks  
9 about transit corridors along Santa Monica Boulevard,  
10 Sunset Boulevard, La Brea, Fairfax.

11 When the County of Los Angeles is reducing the  
12 public transportation transport around that area and has  
13 also come out that we are not going to be getting a metro  
14 within the 20 -- 35-year period, and the whole plan seems  
15 to be predicated on increased public transportation.

16 It also talks about how they are going to try and  
17 get people to not use their cars, which is not very  
18 realistic. The City of Los Angeles's plan is saying that  
19 even if they do build the metro, it's not going to reduce  
20 traffic impacts.

21 And realistically speaking, we are a destination  
22 city. On nights and on weekends, the city increases by  
23 tens of thousands and sometimes in the case of like a  
24 Halloween, up to 100,000 people. Where are those people  
25 supposed to -- they're not all walking here from a one-

1 mile-square radius around West Hollywood. The plan is  
2 not realistic in its attempts to increase density.

3 The other problem I see with the plan, I would like  
4 there to be as part of the General Plan a real  
5 distinction between what is affordable housing and what  
6 is workforce housing because I think the general public  
7 does not understand the difference.

8 And when they are presented with a project that  
9 says, "Oh, we will be increasing affordable housing,"  
10 they do not honestly comprehend that what that means is  
11 subsidized housing, and it doesn't mean housing that they  
12 can afford, and I think that's a very important  
13 distinction that the public is simply not attuned to, as  
14 those of you who deal on a regular basis with the  
15 terminology of land use, and I think that's something  
16 that has to be clarified in the plans going forward.

17 I would also object to any increase in height along  
18 the major corridors because -- as I would support  
19 everything that Lauren said in her presentation, as well  
20 as everything that Mr. Hedlund said.

21 With all of the new developments that are coming in  
22 and removing the older housing, increased rents are just  
23 a byproduct of that, and you're losing the neighborhood  
24 businesses, and that will continue to diminish the

25

1 quality and character of the life for the citizens of  
2 West Hollywood. Thank you.

3 **CHAIR YEBER:** Thank you, Elyse.

4 Darren Gold, followed by Arlene Weinstock.

5 **DARREN GOLD:** Good evening. I'm Darren Gold, a  
6 resident of the City of the Los Angeles. I am the chair  
7 of the Avenues of Art and Design Business Improvement  
8 District, as well as a small business owner on Melrose  
9 Avenue.

10 As a business improvement district, we clearly  
11 understand development, growth, and the nature of  
12 economic change. However, what attracts most of the  
13 businesses to the avenues in the surrounding areas is the  
14 uniqueness and the charm inherent to the nature of these  
15 streets. Without this charm, many of us could locate  
16 somewhere else where rents would be significantly less.

17 While height is an issue we are concerned with, we  
18 also would like to see architectural uniqueness required  
19 of all new development. If we become a row of concrete  
20 blocks, the character that makes the avenues will be  
21 lost. Not only are small businesses drawn to the special  
22 character of this neighborhood, but the larger  
23 international businesses, such as Balenciaga, who chose  
24 an older, quirky building to locate to their one West  
25 Coast location and did very little work to the façade of

1 the building. It's businesses of this nature who have  
2 helped West Hollywood stay solvent in these times by  
3 being able to move quickly and make changes with the  
4 economy.

5 So, in general, we'd like to ask that you are  
6 mindful of the characteristics of this neighborhood and  
7 its small scale and remember what it is that makes it  
8 desirable to businesses of all types and sizes to locate  
9 here and remain here. Thank you.

10 **CHAIR YEBER:** Excuse me, Darren? There's a question  
11 from a Commissioner.

12 **COMMISSIONER BERNSTEIN:** You may have said it, but  
13 are you speaking on behalf of yourself or are you  
14 speaking on behalf of the Avenues?

15 **DARREN GOLD:** Both.

16 **COMMISSIONER BERNSTEIN:** Okay. And are you -- I  
17 understood what you were saying about sort of  
18 architectural uniqueness and old buildings. Were you  
19 expressing an opinion on the height proposals, as well,  
20 or--?

21 **DARREN GOLD:** Our opinion is that the height -- we  
22 don't mind going to two stories, but to go to three  
23 stories, I think, is where we find a problem.

24 **COMMISSIONER BERNSTEIN:** Okay, thank you.

25 **DARREN GOLD:** Yes.

1           **CHAIR YEBER:** Arlene, followed by Victor Omelczenko.

2           **ARLENE WEINSTOCK:** Hello. My name is Arlene  
3 Weinstock, and I live in West Hollywood, and I'm coming  
4 to express my concerns as an ordinary resident who's  
5 lived here for many years about this plan and the actions  
6 of the City Council, which have greenlighted so many  
7 projects that will increase the density so significantly.

8           You will make the city unlivable if you create such  
9 density, and I'd like to say that we have a lot in common  
10 with business interests because businesses have to have  
11 people that have to be able to get to their businesses,  
12 and I have many -- on many occasions friends who will not  
13 come to West Hollywood because of the traffic and there's  
14 no place to park.

15           So I think that we have to really consider what  
16 we're doing and how we're enhancing the livability. I  
17 looked at the General Plan and they have all kinds of  
18 wonderful words about parks and public transportation and  
19 pie in the sky and all these wonderful things. I don't  
20 know how much of that will get done, but I know that the  
21 large buildings that are okayed, they will get done.

22           And we also have to consider, as the last speaker  
23 said, about architecture. This is a special place. I  
24 love Sunset Plaza and the beauty of some of the buildings  
25 along Sunset, and if we make it just another high-rise

1 with those boxes and the way that Tower Records site is  
2 considering being advanced with massive massing in there,  
3 then it's going to be destroyed.

4       Also, one thing I don't think the City Council ever  
5 thinks about are the hills that we live on north of  
6 Sunset. Those of us who live north of Sunset, they're  
7 very steep hills. A lot of people do not know how to  
8 drive on the hills, and if you build a large building  
9 with an exit coming out on these small streets, it will  
10 be mayhem on the streets because there's no place for the  
11 cars to go.

12       So that I think you need to really take a step back  
13 and say how big do we want this city to go and is it  
14 going to be a livable city once we get there because --  
15 we moved here because we love the city, we love the  
16 entertainment and the good things -- the creativity that  
17 the city has to offer, but if we make it just a densely  
18 populated place with high-rises, it will lose its  
19 character and it will become, as it has been sometimes  
20 already, a place where you spend half of your life in  
21 traffic jams. Thank you.

22       **CHAIR YEBER:** Thank you.

23       Victor Omelczenko, followed by Jeanne Dobrin.

24       **VICTOR OMELCZENKO:** Good evening, Commissioners.

25 I'm Victor Omelczenko, a resident of the City of West

1 Hollywood, and I'd like to thank the City Staff for all  
2 the work that it's put into the General Plan, the Draft  
3 General Plan, and I want to thank you folks for having to  
4 go through all of this material and digest all of these  
5 comments from all of us.

6         These are my concerns at this point as we go about  
7 adopting a General Plan that will guide our city over the  
8 next quarter of a century. I'm really, really concerned  
9 about the section on land use and urban form, especially  
10 with the kind of intensification of use that is planned  
11 along what are described as the transit overlay zones.

12         This ties in, also, with a section on economic  
13 development, and we heard earlier from the gentlemen from  
14 the east side. What I'm most concerned about is the way  
15 the plan is developed with such intensification of use,  
16 higher buildings, especially along the transit overlay  
17 districts. I'm worried about the small businesses  
18 disappearing.

19         I rode my bicycle along Melrose Avenue last week.  
20 Two years ago -- even though this is outside our city, I  
21 don't want any of our streets here, our major  
22 thoroughfares, to become like what Melrose Avenue is  
23 right now between Fairfax High School and La Brea with 40  
24 closed small businesses. Here, it's a low-lying thing,  
25 and they're having problems. I feel that if we

1 overdevelop too much, we will lose the kind of character  
2 that we have in our neighborhoods, not just on the east  
3 side of the city, east of Fairfax, but also in the center  
4 of our city, where we have the low-lying buildings, two  
5 stories, like close to City Hall.

6 I'm concerned about that, and I hope that you'll  
7 look over the land use and urban form a little bit more  
8 carefully and retract that and look at do we really want  
9 intensification of use along these transit overlay  
10 districts.

11 I remember when we used to just have one zoning. It  
12 was called "community neighborhood" and also "community,"  
13 I think, "company," and those have been divided into two,  
14 with higher heights allowed in the new bifurcation of  
15 community neighborhood developments and commercial  
16 community. I'm getting some of that mixed up, but  
17 there's just so much to keep track of.

18 I think you need to look at trying to downscale a  
19 little bit of that because who knows? We all kind of got  
20 caught by surprise with the SB1818. "Oh, we've got to  
21 add another story because the State tells us we have to  
22 do this." And then you get another -- you throw in a  
23 couple of housing units. Then you get another floor.  
24 Who knows what else is going to come up.

25

1           If we start with the base that's like on our zoning  
2 map from March 2002, which I've used over the years that  
3 I've lived here, I think that would be a good base to  
4 start at. That still allows three stories in the  
5 community neighborhood area, the commercial neighborhood  
6 area.

7           I really think we need to look at also the  
8 neighborhood overlay conservation zones. They don't have  
9 as much teeth as the ones do in nearby Los Angeles, where  
10 they're called Historical Preservation Overlay Zones, but  
11 there are neighborhoods like Poinsettia, Greenacre,  
12 Laurel Park, which is actually a misnomer. Laurel Avenue  
13 doesn't run through it, but it's south of Santa Monica  
14 Boulevard between Havenhurst and Sweetzer, the Norma  
15 Triangle and the West Hollywood West neighborhood.

16           You know, I looked at the Climate Action Plan. Just  
17 look at the cover of the Climate Action Plan. There's a  
18 bicyclist, two-story buildings, there's some people  
19 walking. I think that's what the residents of the city,  
20 the preponderance of the residents who have been  
21 participating in the General Plan, they've been wanting a  
22 kind of city like this, so let's do as much as we can to  
23 preserve this kind of feel in the City of West Hollywood.  
24 Thank you.

25           **CHAIR YEBER:** Thank you, Victor.

1           Jeanne Dobrin, followed by Steve Martin.

2           **JEANNE DOBRIN:** Jeanne Dobrin, a resident of West  
3 Hollywood.

4           First of all, this is an enormous undertaking, and  
5 Bianca has done fantastic work with the aid of our  
6 consultant, too.

7           I'm very appreciative of all the time and energy  
8 that went into this, but I feel a little bit that the  
9 City labored mightily and brought forth a mouse in some  
10 ways. I refer to the comments by Lauren Meister and  
11 Elyse Eisenberg. I wish I was as brilliant and as  
12 discerning as they are so what they put together, and I  
13 appreciate that.

14           One of the things I like about what Lauren said -- I  
15 read what her consultant said, and this is something that  
16 I think is very important. This city has a habit of  
17 giving bonus and waivers and also doing statements of  
18 overriding consideration. What that means is that we  
19 don't have to obey the laws, that we're going to change  
20 them and down-zone what is being done. Therefore, the  
21 City is giving bonuses and waivers to builders to incite  
22 them to build green buildings by saying they can have  
23 reduced parking, more FAR, more height, more everything,  
24 and less of this.

25

1 I feel that it would be important for the City to  
2 decide that every building built anew in West Hollywood  
3 now will have to be built by green standard, and people -  
4 - every building -- and people should not be getting  
5 waivers and bonuses. That is the future.

6 And speaking of the future, a very wise man said --  
7 and I heard the other day -- the best way to invent -- to  
8 predict the future is to invent it. And I feel that it's  
9 reflected in the comments of the lobbyists and the  
10 Chamber of Commerce people who came here who earn their  
11 living because of businesses. I am not anti-business,  
12 but I want responsible business, and I believe that West  
13 Hollywood has been a target for a lot of irresponsible  
14 developers, and I am really sorry that the Chamber and  
15 these people get up and say this wonderful plan.

16 Despite the efforts that have been made, there are  
17 still some problems. One of the biggest problems is  
18 noise. Sunset Boulevard is simply disgusting. Some  
19 people get up at meetings, and they say, "Well, those  
20 people shouldn't live there if they don't want to have  
21 noise."

22 Some of the people have been living there for 30,  
23 maybe 40 years, and not only that, there is a lot of very  
24 excellent housing that is built around the Sunset Strip  
25 to the north and to the south, too. We do not have

1 enough chaining -- I don't know the right word to say now  
2 -- to keep this noise down on Sunset Boulevard, which  
3 continues. As [Abby] said the other day, after 10  
4 o'clock at night, it is not legal any longer, but it does  
5 continue till four o'clock in the morning.

6 Victor is right when he said about all the changes  
7 that we say about building another story. We are also  
8 slammed by SB-18, which comes up even further.

9 And might I quickly add that when I, for eight years  
10 or nine years before we became a city, worked with the  
11 Board of Supervisors and the Regional Planning  
12 Commission, the biggest problem that we had was parking  
13 and circulation, and it still is, and this General Plan,  
14 with the over-emphasis on huge development, high stories,  
15 greater FAR in every way, is going to exacerbate the  
16 problem.

17 It's true that people who pass through our city are  
18 part of the problem, but the problem also is what our  
19 city is doing in emptying people's cars onto the street.  
20 Thank you.

21 **CHAIR YEBER:** Thank you, Jeanne.

22 Steve Martin, followed by, and I believe our last  
23 speaker, Rae Mitchell.

24 **STEVE MARTIN:** Steve Martin, West Hollywood.

25

1           Back in April, Jeanne Dobrin was quoted passionately  
2 in the *Los Angeles Weekly* on an article about West  
3 Hollywood, and I'll try to do justice to her quote--  
4 "This city is for sale!"

5           I would say Exhibit A in the indictment of the  
6 corrupt city of West Hollywood is this General Plan.  
7 This General Plan is the best General Plan money can buy.

8           You're hearing from the Chamber, from realtors, and  
9 from developers what a great plan this is, and it is a  
10 great plan. It's a great plan for people who don't live  
11 here. It's a great plan for people who want to make a  
12 quick buck off our community. It's a people who don't  
13 give a (expletive) about the way we live or the fact that  
14 we do live here or the fact that we want to create an  
15 urban village.

16           This process has been a farce and a professional  
17 embarrassment. I've been to almost every meeting in the  
18 past three-odd years. This process was supposed to take  
19 18 months, but the City aborted it midway because they  
20 didn't like the way it was going.

21           When we came to this room and the community was  
22 invited and three or four hundred people showed up and  
23 they put little Post-its on what they thought their  
24 vision of the city would be, it doesn't look anything  
25 like what we're reading today, and you all know it.

1           People want low-rise. People want protection of  
2 their neighborhood. They want protection of their rent-  
3 controlled housing.

4           They don't want to see their homes demolished to  
5 build luxury condos. They don't see that as being  
6 progress. We don't want seven 10-story buildings on  
7 Santa Monica Boulevard. We don't want to see the kind of  
8 ridiculous densities and ridiculous billboards that are  
9 going up on Sunset, and we agree that Sunset can be  
10 bigger but not the way it's been going.

11           We are the most densely populated area not only on  
12 the west side but in the County of LA, yet West Hollywood  
13 wants to increase its population, which we already know  
14 we're bursting at the seams, by 20% in 25 years. That's  
15 ridiculous.

16           Our sewers aren't getting any bigger. Our  
17 electrical system isn't getting any bigger. Our streets  
18 aren't getting any wider. But somehow we're going to  
19 bring 20% more people in here and they're not going to  
20 have cars. I mean who's smoking what? It's supposed to  
21 be medicinal.

22           I don't even know where to begin on this. This  
23 whole idea that the subway is going to save West  
24 Hollywood and allow us to build these mega buildings so  
25 that we can make these developers happy we all know isn't

1 true. The MTA just recently came out and said that they  
2 really didn't see after the Subway to the Sea is built,  
3 they're talking about a 1 or 2% decrease in car  
4 transportation along our major corridors, including Santa  
5 Monica Boulevard. That should make us stop and pause.

6 To quote what Keith Hedlund said earlier, "Growth in  
7 and of itself should not be a goal," and I don't think I  
8 can say it any more eloquent than that.

9 We've got so many problems with this plan, and this  
10 just does not reflect anything what the community said it  
11 wanted.

12 The worst part of this, the most corrupt part of  
13 this, the most evil part of this is this parking overlay,  
14 which is going to allow us to throw every restriction  
15 out, and if a developer provides bus passes to their  
16 tenants, they can get extra bonuses, and that's  
17 ridiculous and that's corrupt. Thank you.

18 **CHAIR YEBER:** Thank you, Steve, followed by Rae  
19 Mitchell, who is our last speaker.

20 **RAE MITCHELL:** Steve has mentioned something that I  
21 was going to speak about.

22 **JEANNE DOBRIN:** (Inaudible) her name and...

23 **RAE MITCHELL:** Oh, my name is Rae Mitchell. I've  
24 lived in West Hollywood for 30-something years, and I  
25 worked on the first General Plan.

1           Seeing what is happening underground with bursting  
2 pipes, sinkholes, flooding of streets, disruption of  
3 power, loss of lives, people losing limbs and being badly  
4 hurt, I'm just wondering if what you're planning to build  
5 overground with not making major changes underground,  
6 that this is going to work.

7           Geology and geography of the area, including  
8 surrounding an area, and also including fault lines, has  
9 to be very thoroughly studied before we do this very  
10 dense building.

11           I'm not against all of this building, but I think we  
12 have to modify it. Replacing underground facilities for  
13 newer facilities has to be taken into consideration, and  
14 do we wait for tragedies? With two major streets, do we  
15 have enough underground space for more energy, water,  
16 etcetera?

17           **CHAIR YEBER:** Thank you.

18           So that was our last speaker. Although we are not  
19 going to close the public testimony -- it will be  
20 continued to our next meeting -- I'd like to ask the  
21 Commissioners if they have technical or clarification  
22 questions, which I wanted to do at the beginning, but  
23 we'll do it right now, regarding either the draft of the  
24 General Plan or the EIR or the Climate Action Plan. So  
25 I'll start with Commissioner Altschul.

1           **COMMISSIONER ALTSCHUL:** And could you please address  
2 Lauren Meister's comment that because there are many more  
3 pages or many more exhibits to the final EIR or to the  
4 final document that the EIR needs to be redone and  
5 recirculated?

6           **JOHN KEHO:** Let's see if our consultant can come up  
7 here.

8           **YARA FISHER:** So CEQA guidelines -- and please back  
9 me up here or clarify if I'm misstating anything on the  
10 CEQA guidelines -- but CEQA guidelines lays out specifics  
11 for when recirculation of an EIR is required. Those  
12 include when new significant impacts, environmental ...

13           **COMMISSIONER ALTSCHUL:** Excuse me, excuse me.

14           **YARA FISHER:** Yes?

15           **COMMISSIONER ALTSCHUL:** Could we just address it in  
16 laymen's language ...

17           **YARA FISHER:** Sure.

18           **COMMISSIONER ALTSCHUL:** ... to her specific concern?

19           **YARA FISHER:** Sure. We added many pages to the EIR  
20 at her request to clarify mostly traffic analysis zone  
21 data. Most of the data that was added were aerial maps  
22 of each traffic analysis zone. That was significantly  
23 detailed technical data that did not change any of the  
24 conclusions of our analysis. It was mostly mapping,  
25 showing overhead aerials of the traffic analysis.

1           **COMMISSIONER ALTSCHUL:** Thank you. That answers the  
2 question.

3           **CHAIR YEBER:** Commissioner Buckner, do you have  
4 technical or clarification questions? Bernstein? Joe?

5           **VICE-CHAIR GUARDARRAMA:** I have a question for the  
6 consultant. When do we expect SCAG to revise their  
7 projections specifically with regard to the issue of air  
8 quality?

9           **YARA FISHER:** When -- do you have a regular update  
10 schedule with SCAG where you provide input to them?

11           **BIANCA SIEGL:** SCAG maintains constantly or  
12 constantly updates their records, and so we've been in  
13 touch with them throughout this process and essentially  
14 will provide them the updated growth projections pursuant  
15 to the EIR and the updated land use maps and other  
16 materials as soon as those are approved, and they'll  
17 incorporate it into their long-range planning. I don't  
18 know specifically what their update schedule is for their  
19 air quality numbers.

20           **VICE-CHAIR GUARDARRAMA:** Okay, so there was no way  
21 for them to update it first before this?

22           **BIANCA SIEGL:** Right. SCAG -- I believe I'm not  
23 misspeaking when I say that SCAG uses data from local  
24 municipalities in order to generate their regional data,

25

1 and so until a local municipality provides updated data,  
2 it can't be incorporated.

3 **VICE-CHAIR GUARDARRAMA:** So almost by definition,  
4 every Project EIR is going to need a statement of  
5 overriding considerations in this area?

6 **YARA FISHER:** Not necessarily, no.

7 **VICE-CHAIR GUARDARRAMA:** Okay.

8 **YARA FISHER:** SCAG also is updating their regional  
9 transportation plan and their sustainable -- and creating  
10 a sustainable community strategy, I believe, as we speak,  
11 which will be updating growth projections used throughout  
12 the region. Once the City provides that data to them and  
13 that is incorporated into their projections, then things  
14 should be consistent with the SCAG projections.

15 **VICE-CHAIR GUARDARRAMA:** All right.

16 **CHAIR YEBER:** Commissioner DeLuccio?

17 **COMMISSIONER DELUCCIO:** Yes, a couple of things.

18 Once we adopt this General Plan, would that possibly  
19 require us to do an amendment to the plan when the  
20 numbers are updated?

21 **BIANCA SIEGL:** Oh, I'm not sure -- because of the  
22 updated number, SCAG data?

23 **COMMISSIONER DELUCCIO:** Yes, exactly.

24 **BIANCA SIEGL:** No.

25

1           **YARA FISHER:** They would be updating them to be  
2 consistent with each other so the numbers that are ...

3           **JEANNE DOBRIN:** (Inaudible)

4           **COMMISSIONER DELUCCIO:** You're not speaking into the  
5 mic.

6           **CHAIR YEBER:** Speak into the microphone, that's all.

7           **COMMISSIONER DELUCCIO:** Don't be shy.

8           **YARA FISHER:** Excuse me. The numbers that would be  
9 provided to the City to SCAG -- provided by the City to  
10 SCAG, those would be consistent with what is assumed in  
11 the General Plan and the EIR now.

12           **COMMISSIONER DELUCCIO:** Okay, they would reconcile  
13 each other?

14           **YARA FISHER:** Yes.

15           **COMMISSIONER DELUCCIO:** Okay. I had a similar  
16 concern as Commissioner Altschul also about all the pages  
17 added to the EIR and why it was not reissued, but I  
18 understand your answer.

19           **CHAIR YEBER:** Commissioner Hamaker?

20           **COMMISSIONER HAMAKER:** Well, I have a very specific  
21 area that I was reading this afternoon, and I'm not  
22 really knowledgeable about it, but it struck me as odd,  
23 but so I'll tell you very specifically where it is. It's  
24 Item 9A, Exhibit N, and it's to Bianca from [Melissa

25

1 Edwards], Strategic Economics Financial Feasibility  
2 Analysis.

3 One of the reasons I picked it up was that I am  
4 dyslexic when it comes to even balancing my checkbook, so  
5 I thought, okay, I'm just going to look into this. And  
6 it happens that the development scenarios are in my  
7 neighborhood, which is La Brea and Santa Monica.

8 And on page three in the findings, when you go down  
9 the page, it talks about reducing residential parking  
10 ratios and eliminating on-site parking requirements for  
11 commercial space, which would have a significant effect  
12 on feasibility. And it continues talking about reduced  
13 residential parking ratios and no on-site commercial  
14 parking requirements.

15 Now, I don't recall ever reading anywhere that the  
16 City of West Hollywood has no commercial parking  
17 requirements, so can you clarify what I'm reading here?

18 **BIANCA SIEGL:** Yes, that's a good question.

19 **COMMISSIONER HAMAKER:** Thank you.

20 **BIANCA SIEGL:** The analysis that was done here was  
21 to sort of test the policies of the General Plan against  
22 the feasibility of development of varying types on these  
23 sites that were picked just to be -- to represent a  
24 diversity of site sizes and types of land use  
25 designations.

1           And what they're talking about here with the parking  
2 ratios actually has more to do with the -- and not what's  
3 recommended in the General Plan but rather a theoretical  
4 scenario. They're essentially saying if we didn't have  
5 required parking, development would be more feasible  
6 because parking is very expensive.

7           But that was just part of their sort of worst-case  
8 scenario analysis or...

9           **COMMISSIONER HAMAKER:** Okay, that was there, got it.  
10 Okay, because I'm aware of these parcels, and having sat  
11 on the PAC for so many years, I understand and I realize  
12 that it is not economically feasible right now to do it,  
13 and I appreciate the figures. I spent quite a bit of  
14 time going through this, and it's difficult.

15           And judging by the comments that I've heard tonight,  
16 it's really difficult for us to understand how much it  
17 costs to build something in a commercial area, and that's  
18 not to say one way or the other that I'm for or against  
19 it, but I know that it's very easy to demonize  
20 developers, that they're making millions of dollar by  
21 destroying our city when, in fact, a lot of them can't  
22 afford to build anything. So this is an interesting  
23 process of going through this. Thank you.

24           **CHAIR YEBER:** I just have a quick maybe  
25 clarification that Staff could give. There's been

1 several references tonight by some of the speakers that  
2 the documents that we have in front of us don't represent  
3 the comments or remarks or discussion that took place at  
4 all the different community activities and meetings, and  
5 I was wondering if you could speak to how you gathered  
6 and then assessed the responses to get us to the point  
7 where we're at just so there's a better understanding?

8 **BIANCA SIEGL:** Sure. That's a long question. I'll  
9 give you the shorter version of the answer.

10 So as you know, we undertook a wide variety of  
11 outreach techniques in order to solicit the widest  
12 variety of input and participation from members of the  
13 community that might not normally attend a public  
14 workshop. There were other avenues for them to submit  
15 input, those sorts of things. And a lot of that was --  
16 really the first two years or year-and-a-half of the  
17 project really emphasized that outreach and background  
18 information gathering.

19 And while it's true that there was a shift in the  
20 structure of the consultant team midway through the  
21 project, in no way did that relate to the quality or the  
22 subject of the input that was gathered. In fact, all of  
23 that data was continued [through uncontinued] to  
24 influence the document and result in what you see before  
25 you.

1           That said, the input that was gathered through  
2 things like community meetings and many of the other  
3 methods is not -- it's not quantifiable. So we can't say  
4 32 people said X and 10 people said Y.

5           And so what we've done throughout the process is  
6 distill things like these guiding principles and bring  
7 those to Planning Commission and City Council for  
8 approval earlier on so that those ideas were documented  
9 and then carried through and modified as needed based on  
10 input from other segments of the community. Does that...?

11           **CHAIR YEBER:** I think so. I think it just seems that  
12 a lot of the comment letters, a lot of the comments from  
13 tonight seem to deal with issues of height, and so it has  
14 been stated that the height proposals or changes that are  
15 going to be incorporated in this framework don't  
16 necessarily represent the majority of the community, and  
17 so I'm just trying to understand how you would achieve,  
18 for example, that specific.

19           **BIANCA SIEGL:** Sure. And we can certainly talk  
20 about this as we get into what I imagine will be even  
21 more of a land use discussion. Particularly with respect  
22 to height, there's a strong interest that was expressed  
23 throughout that we're well aware of and incorporating and  
24 a desire to maintain our residential neighborhoods as

25

1 eclectic and wonderful as they are today and not really  
2 have additional development in those neighborhoods.

3 In order to meet what are also strong housing goals  
4 for the city, one option is to consider meeting those  
5 housing goals along commercial boulevards. One way to do  
6 that is to very selectively target areas, as we've tried  
7 to do here, that have other amenities, such as transit  
8 nearby, as locations that might be more ideal for meeting  
9 some of those housing goals.

10 **CHAIR YEBER:** Right. John?

11 **JOHN KEHO:** Also just kind of taking a slight step  
12 back just on -- for example, people talk about traffic  
13 and parking issues, so that's an issue that's raised, and  
14 so there's a lot of people who have a particular  
15 viewpoint in how to solve the issues. So it's -- also,  
16 we use our professional experience, going what we know  
17 from our professional experience, as to where we think  
18 things are moving in the future, which might be different  
19 from how people handled parking and transportation in the  
20 past.

21 So we understand that's the issue, and so we're  
22 bringing our professional experience to this table,  
23 trying to say this is where we think we can try to  
24 address those issues in a different way than how we  
25 addressed them in the past because apparently it wasn't

1 that successful in the past if we have parking problems  
2 and transportation problems.

3 So we're trying to look at new ways and better ways  
4 and alternative ways to address those issues. So that's  
5 -- our professional experience also comes into play.

6 **CHAIR YEBER:** Great. Thank you.

7 Commissioner Altschul?

8 **COMMISSIONER ALTSCHUL:** Thank you. There's a  
9 tremendous amount of concern, I think, in the semantics  
10 of what makes housing affordable, and we all know that in  
11 our lingo, affordable housing means housing for  
12 categories of resident seniors, disabled, where the rents  
13 are a fraction of what the market rate would be now.

14 But I think in the lingo or the understanding of our  
15 residents, affordable housing is the rent-controlled  
16 units that are on our residential streets that we've seen  
17 come down for new developments, for new condominiums  
18 wholesale during the boom times.

19 And I think Bianca just voiced it quite cogently  
20 that if we do take a look at putting housing on the main  
21 corridors, that that would perhaps tend to save, protect,  
22 and defend the housing on the residential streets that is  
23 presently rent controlled where people have had for 25  
24 years the advantage of what West Hollywood was created

25

1 for -- for which West Hollywood was created. You don't  
2 end a sentence with a preposition. Get that, Mother?

3       So perhaps could we please clarify those principles  
4 a little bit stronger and highlight them? And I think if  
5 we do that, we're going to assuage an awful lot of fear  
6 and an awful lot of concern.

7       And I also think we should consider -- or I'm  
8 asking, should we consider the communication problem that  
9 we obviously have and that we've obviously had throughout  
10 this entire process of understanding that we're not  
11 talking about growth to the maximum of what we're stating  
12 here. We're not talking about developing Manhattan.  
13 We're talking about, I think, responsible growth, aren't  
14 we? We're talking about -- and I'm flashing back to a  
15 meeting we had in this auditorium some years ago where  
16 one of the experts in urban planning, Jack Kyser, made  
17 the statement that, "No growth is stagnation." And I  
18 thought about that, and I thought about it and thought  
19 about when he said it, and I believe he's correct, that  
20 no growth is stagnation, and we can't stagnate.

21       So as much as the people that live north of Sunset  
22 want nothing next to them, nothing, and the gentleman  
23 that lives on Crescent Heights the same way, we can't  
24 stagnate. We can, project by project and application by  
25 application, try to bring everything into conformity with

1 what we believe in, but that doesn't mean, does it, that  
2 what we're creating here, which is a tent or a muumuu, or  
3 putting in terms of Kirstie Alley's wardrobe, expandable,  
4 I think that isn't that necessary.

5 Now, how do we communicate this in this General  
6 Plan, which obviously we're not communicating it?

7 **JOHN KEHO:** You raise an interesting point. I think  
8 that it is difficult to try to express some of those  
9 values, and so that's -- we'll try to take that into  
10 consideration of how we can maybe clarify some of the  
11 document language.

12 But you're right; we are trying to -- when we talk  
13 about preserving the community, we're trying to preserve  
14 those residential neighborhoods and providing an option  
15 on the boulevards. So those are good points, and we'll  
16 see if we can clarify some of those principles.

17 **COMMISSIONER ALTSCHUL:** I have another question, if  
18 I may, Mr. Chair?

19 **CHAIR YEBER:** By all means.

20 **COMMISSIONER ALTSCHUL:** In the original General  
21 Plan, Bianca tells me, yes, there was a EIR. Were there  
22 any statements of overriding considerations required in  
23 that? And if you don't know the answer now...

24 **JOHN KEHO:** We'll bring that back to you.

25

1           **COMMISSIONER ALTSCHUL:** Thank you. I thought so.

2 But I think that would be an interesting comparison.

3 And, also...

4           **JOHN KEHO:** We do know that the original General  
5 Plan actually projected about the same amount of  
6 population growth that -- what we're projecting in this  
7 one.

8           **COMMISSIONER ALTSCHUL:** And the actual population  
9 growth was in the hundreds, not in the thousands,  
10 correct?

11           **JOHN KEHO:** Not in the thousands, yeah. That's  
12 correct.

13           **COMMISSIONER ALTSCHUL:** So in other words, the worst  
14 fears, nightmares, horrific ...

15           **JOHN KEHO:** Off the 1988...

16           **COMMISSIONER ALTSCHUL:** ... horrific event, if it were  
17 predicted that 7,000 more people would've come here to  
18 live then, you're talking 700, not 7,000, right?

19           **JOHN KEHO:** That's correct, yes.

20           **CHAIR YEGER:** Commissioner Bernstein?

21           **COMMISSIONER BERNSTEIN:** Thank you.

22           First of all, I would like to remind Commissioner  
23 Altschul, who is from Chicago originally, as am I, that  
24 we regularly end our sentences with prepositions there,  
25 and I remain unrepentant and unapologetic for that.

1           **COMMISSIONER ALTSCHUL:** Your mother isn't watching;  
2 mine is.

3           **COMMISSIONER BERNSTEIN:** And my kids are asleep.  
4 And I suppose it's possible that we will simply agree  
5 with all the recommendations or we will have suggestions  
6 for changes, but I don't think anybody tonight has been  
7 speaking against growth whatsoever. I agree with Jack  
8 that no growth is stagnation, and I don't think that's  
9 what we're going to be discussing. I think we're going  
10 to be challenged to figure out the healthiest level of  
11 growth.

12           And so I had a couple of questions, and one is I'm  
13 just curious because I saw it but I didn't quite see it  
14 explained as well as I would and I'd appreciate greater  
15 understanding, we're talking about eliminating cumulative  
16 bonuses for residential but continuing them for  
17 commercial, and I mean I think that 1818 was no doubt  
18 well intended, but it really -- it challenges a city like  
19 ours that already does so much on its own to promote  
20 affordable housing, and I'm curious why continue one form  
21 of cumulative bonus when we've come to an idea that the  
22 other one should be phased out?

23           **BIANCA SIEGL:** I think -- well, I can answer that  
24 briefly. I think we should probably save that discussion  
25 for when we get into more of the policy level. Just very

1 briefly, what the General Plan is proposing is to  
2 eliminate height and density bonuses other than for the  
3 required SB1818 bonuses in residential areas, so there  
4 will be other types of bonuses available but not those  
5 relating to height and density and that the existing set  
6 of bonuses would still apply along commercial boulevards.  
7 Does that...

8         **JOHN KEHO:** And I think the ideal was that, once  
9 again, it's providing more possible opportunities to  
10 encourage development on the boulevard rather than in  
11 residential areas.

12         **COMMISSIONER BERNSTEIN:** So to follow up on that  
13 because John's point is very good about why we might want  
14 to see more development on the boulevards if it helps us  
15 preserve the rent-stabilized housing on the side streets,  
16 I am -- especially after reading the executive summary of  
17 the metro draft EIR, we already are at about 19,000  
18 people per square mile. We're well above the average  
19 density already of the area that's being studied by the  
20 Metra for the subway expansion, and so I'm not following  
21 -- although I can see merits for increasing density on  
22 the boulevard, I'm actually not clear where and how we  
23 came to the conclusion that we need more density near the  
24 proposed subway stop to justify the subway stop when we  
25 already would appear to have more density than most of

1 the other areas that are being studied for subway right  
2 now.

3         **JOHN KEHO:** We've had various conversations from  
4 people from Metra, and they definitely told us that they  
5 believe additional density near the Metra stations would  
6 be an important criteria for them in helping to locate  
7 subway lines through West Hollywood.

8         **COMMISSIONER BERNSTEIN:** Okay.

9         **CHAIR YEBER:** Barbara, do you have a technical or  
10 clarification?

11         **COMMISSIONER HAMAKER:** I also sort of wanted to  
12 comment on what was just said. One of the reasons was to  
13 take the pressure off the neighborhoods, to have actual  
14 residential development in mixed-use projects so that  
15 neighborhoods would not be buildings -- rent-controlled  
16 buildings would not be demolished in favor of condos.

17         But what I wanted to point out is a series of four  
18 maps that I would love in your next presentation or at  
19 some point that you put these up on the screen and talk  
20 about them because I think they're really important.

21         The first one -- probably not the first one but the  
22 one I'm looking at is multi-family residential  
23 development trends, four or more units between 2000 and  
24 2010, and it's a blue map. And it's -- the city is far  
25 from ravaged. I mean we've sat here over the last five

1 years or so and seen a lot of developers come through  
2 here, but there has not been that much development in the  
3 neighborhoods, meaning what I would've expected to see  
4 given what I sat through.

5       The next is a really pretty multicolor map detailing  
6 along Santa Monica Boulevard the year that all of the  
7 buildings were built, and that is also pretty  
8 fascinating, starting back in pre-1930, which is much  
9 more on the east side.

10       The next one is proposed transit overlay districts,  
11 which is also very interesting.

12       Then parcels with proposed land use designation  
13 changes in both density and there's another one with  
14 height, and they almost mirror each other, and they're in  
15 very, very, very, very few places.

16       It's really, really not -- Santa Monica Boulevard is  
17 not going to become high-rise central.

18       So I hope people who are trying to make a meal out  
19 of this for personal gain -- and I'm not going to mention  
20 names because everybody here except for one person was  
21 really, really sincere in their caring -- I hope we get a  
22 chance to discuss these more succinctly because a lot of  
23 people are just frightened, and they don't really know  
24 what the data is.

25

1           **CHAIR YEBER:** Did you have anything further,  
2 Commissioner DeLuccio?

3           **COMMISSIONER DELUCCIO:** We'll have more discussion?

4           **CHAIR YEBER:** Yes, we're going to have much more.  
5 This was only supposed to get clarification and answers  
6 maybe to some more technical issues.

7           I would like to see if Staff feels that they need to  
8 address any of the -- again, from a clarification or  
9 technical standpoint that might have been misunderstood  
10 based on comments made by the public? Was there anything  
11 that -- any remarks that were misconstrued that you feel  
12 that probably ...

13           **JOHN KEHO:** Just as some of the Commissioners  
14 mentioned, I think a couple people thought that we were  
15 proposing some changes that might impact the residential  
16 areas, and you may remember that about a year-and-a-half  
17 or two years ago, the City Council actually changed the  
18 zoning heights in some residential areas and lowered  
19 them, and so we're leaving that in place. We're not  
20 proposing any changes to increase. Generally, it's for a  
21 couple spots, but, you know, the residential's staying  
22 intact as it is.

23           **CHAIR YEBER:** Okay. Yes, Bianca?

24           **BIANCA SIEGL:** One other clarification. We've  
25 touched on this a little bit but just to sort of remind

1 everybody, the difference between the, I think, muumuu of  
2 growth projections -- was the term used -- that's a  
3 necessary part of the environmental analysis versus  
4 actual numbers of people that may live here in the  
5 future, just a reminder that the six or so thousand  
6 population growth that is analyzed in the EIR is, as Yara  
7 mentioned, intended to be a rather conservative  
8 overestimate that allows us to truly look at sort of a  
9 global set of impacts and is not necessarily the number  
10 of people that we actually expect or really would even  
11 encourage to move here and is really for the purposes of  
12 analysis.

13         And if we look back at the previous growth, as we've  
14 discussed, over the last 25 years, it really is closer to  
15 about 800.

16         **JOHN KEHO:** Also just one other thing. Several  
17 people mentioned conservation overlays, and it is correct  
18 that the Draft General Plan did not actually mention  
19 conservation overlays because the zoning ordinance has it  
20 in the book so we didn't -- for whatever reason didn't  
21 put it in the General Plan.

22         But seeing in the resolution there's a whole slew of  
23 proposed changes to the Draft General Plan, and one of  
24 those was to specifically address that concern that West  
25 Hollywood West had of making sure there was policy

1 language in the General Plan, saying that we should  
2 consider conservation overlays.

3 Some people then went on further saying that the  
4 conservation overlays don't have much teeth, and that's  
5 true because they've never been translated into zoning  
6 ordinance requirements.

7 So the policy's been there all these years. The  
8 policy will go back into it. It's a matter of, for  
9 instance, West Hollywood West folks wanting to organize  
10 themselves and make an application to propose what teeth  
11 they would like and a actual ordinance for their  
12 neighborhood.

13 **CHAIR YEBER:** So you're saying the framework -- in  
14 this General Plan update, the framework will be there to  
15 allow them to create so-called teeth..

16 **JOHN KEHO:** Exactly.

17 **CHAIR YEBER:** ... for these conservation overlays?

18 **JOHN KEHO:** Exactly.

19 **CHAIR YEBER:** Okay.

20 So with that, what I'd like to do with Commissioners  
21 is I'd like to move through the different chapters of the  
22 -- Commissioner Buckner rolls her eyes there -- very  
23 simple, I'm just going to do a straw poll to see what  
24 issues need our focus and attention for our next meeting  
25 and which ones don't seem to have any controversy or

1 issues that we can sort of set aside for the third  
2 meeting when we go into actual making our recommendation.  
3 Commissioner Altschul?

4           **COMMISSIONER ALTSCHUL:** Just before we do that, I'd  
5 like to make an observation that there has been comment  
6 that the public's input and where the public put their  
7 little Post-it notes on the big overall boards that were  
8 in this room those many years ago wasn't reflected, but I  
9 think that, again, with respect to the communication,  
10 perhaps we ought to be able to point out where it was  
11 reflected because even though traffic and circulation may  
12 not be number one in the chapters that we're addressing,  
13 I just don't think there's any rhyme nor reason toward  
14 the prioritization in numbering a chapter number one,  
15 number two, or number three, as opposed to number six or  
16 number seven, and I think we ought to make it again clear  
17 that every single chapter is as important as every single  
18 other chapter, and if you put your Post-It notes on  
19 traffic and circulation but housing came up before that,  
20 that doesn't mean it's more important. So, again, can we  
21 try to equalize these chapters rather than misprioritize  
22 them?

23           **CHAIR YEBER:** Thank you. Okay, I'd like just a  
24 consensus from the Commission about the introduction and  
25 overview of the draft, the General Plan draft. Any

1 issues regarding that particular chapter? Commissioner  
2 Buckner?

3 **COMMISSIONER BUCKNER:** I'm going to wait to make any  
4 comments until I hear some from the others. There are  
5 some issues that I have, but it isn't with that.

6 **CHAIR YEBER:** Right. So we're going to go chapter  
7 by chapter, and we want to just do a straw poll to see  
8 which of these chapters are going to be the main focus  
9 for our next meeting. We're setting this up for the next  
10 meeting.

11 **COMMISSIONER DELUCCIO:** Chair Yeber, can I make a  
12 suggestion? I think -- can you just include one and two  
13 in the poll? I think they're kind of similar, the  
14 introduction, overview, and the governance.

15 **CHAIR YEBER:** Okay.

16 **COMMISSIONER DELUCCIO:** And I actually -- I think  
17 those are well done personally. I don't really have  
18 anything that I need at this time to discuss further. At  
19 another meeting, maybe in the third meeting, we can touch  
20 on it briefly, but I think they did a good job in setting  
21 all that up, and that wasn't in the original General Plan  
22 25 years ago, and that was just added, and I think that  
23 was really excellent that that was put in there as a  
24 precursor to the other chapters, which I do have some  
25 issues with.

1           **CHAIR YEBER:** Okay. Commissioner Hamaker, on those  
2 two issues?

3           **COMMISSIONER HAMAKER:** I agree. Yeah, I agree. I  
4 think that the -- it's already been said that we really  
5 need to address the -- by Commissioner Altschul -- we  
6 need to address concerns of the public around density and  
7 height as it's laid out in this plan, and I'm interested  
8 in mobility issues...

9           **CHAIR YEBER:** Okay.

10          **COMMISSIONER HAMAKER:** ... and some of the newer  
11 proposals.

12          **CHAIR YEBER:** Commissioner Bernstein?

13          **COMMISSIONER BERNSTEIN:** I like the system of going  
14 through, and I think that Donald said it very well for  
15 chapters one and two. I imagine they might pop up  
16 briefly, but I have no need to discuss them at any  
17 length.

18          **CHAIR YEBER:** Okay. Commissioner Buckner?

19          **COMMISSIONER BUCKNER:** I agree with that. I mean I  
20 think that there's other areas that as a Planning  
21 Commission we could spend more time on that is more  
22 productive.

23          **CHAIR YEBER:** Right. That's what we're trying to  
24 figure out here.

25          **COMMISSIONER BUCKNER:** Yeah, like the...

1           **CHAIR YEBER:** Commissioner Altschul?

2           **COMMISSIONER ALTSCHUL:** I just think that especially  
3 with respect to the overview chapter, the simpler the  
4 better.

5           **CHAIR YEBER:** Okay. Commissioner Guardarrama?

6           **VICE-CHAIR GUARDARRAMA:** I don't feel we need to  
7 discuss either of those.

8           **CHAIR YEBER:** Okay. So I think we have a consensus  
9 on those first two that we'll move on, and we'll leave  
10 those items until the third meeting, when we actually  
11 make a formal recommendation. Is that what you're  
12 looking for?

13           **JOHN KEHO:** Correct.

14           **CHAIR YEBER:** Okay. I think I pretty much can guess  
15 the next item, so but I'll just get a quick yes or no on  
16 land use and urban form. Commissioner Buckner?

17           **COMMISSIONER BUCKNER:** Absolutely, absolutely.

18           **JEANNE DOBRIN:** (Inaudible)

19           **JOHN KEHO:** As on this one, after we go through the  
20 entire list, I would like the Commission, if they can, to  
21 identify specific areas in land use and urban form to  
22 help us be able to have some additional information to  
23 help you. But I think we should go through all the  
24 chapters first and then come back to land use or  
25 whatever.

1           **CHAIR YEBER:** All right. So that's what we'll do.  
2 We'll just go to quick yes and no through all the  
3 chapters, and then we'll come back to the ones we're  
4 going to focus on.

5           And to answer your question, Ms. Dobrin, I mentioned  
6 it, land use and urban form is what we're on.

7           So, again, Commissioner Buckner?

8           **COMMISSIONER BUCKNER:** Yes, I believe that we need  
9 to spend quite a bit of time on that.

10          **CHAIR YEBER:** Okay. Commissioner Bernstein?

11          **COMMISSIONER BERNSTEIN:** Ditto.

12          **CHAIR YEBER:** Commissioner Altschul?

13          **COMMISSIONER ALTSCHUL:** Yes.

14          **CHAIR YEBER:** Commissioner Hamaker?

15          **COMMISSIONER HAMAKER:** Yes.

16          **CHAIR YEBER:** Commissioner DeLuccio?

17          **COMMISSIONER DELUCCIO:** Of course.

18          **CHAIR YEBER:** Commissioner Guardarrama?

19          **VICE-CHAIR GUARDARRAMA:** Yes.

20          **CHAIR YEBER:** Okay. So that's a given.

21          **JEANNE DOBRIN:** We don't have the documents that you  
22 have. Would you just tell us what number three is?

23          **CHAIR YEBER:** I just said, Miss Dobrin, land use and  
24 urban form.

25

1           **JOHN KEHO:** The documents and the numbers you're  
2 referring to are in the General Plan, so you can look at  
3 the General Plan. There are plenty of copies at the back  
4 table, and you can see the chapters with the numbers.

5           **CHAIR YEBER:** And this is in order of the General  
6 Plan. Okay. Historic preservation. Commissioner  
7 Buckner?

8           **COMMISSIONER BUCKNER:** I don't believe that we need  
9 to spend that much time on it. It didn't seem that -- I  
10 think the Historic Preservation Committee is going to be  
11 focusing on that and making recommendations.

12           **COMMISSIONER GUARDARRAMA:** They've already  
13 recommended approval, I think.

14           **COMMISSIONER BUCKNER:** Yeah.

15           **COMMISSIONER GUARDARRAMA:** I don't see any need to...

16           **COMMISSIONER DELUCCIO:** Me neither.

17           **COMMISSIONER BERNSTEIN:** I actually have one very  
18 specific point that I'd like to bring up and it may be so  
19 simple and we may even have time to cover it tonight, but  
20 other than that, I'm not troubled by this.

21           **CHAIR YEBER:** Okay. I, too, also have -- I'm not  
22 troubled in general; I just have -- it seems there's a  
23 few things that are missing that I'd like to see explored  
24 on that particular topic. Commissioner Altschul?

25           **COMMISSIONER ALTSCHUL:** No.

1           **CHAIR YEBER:** Commissioner DeLuccio?

2           **COMMISSIONER DELUCCIO:** No, we'll [entertain] you on  
3 that.

4           **CHAIR YEBER:** Commissioner Hamaker?

5           **COMMISSIONER HAMAKER:** No, but I have to say I sit  
6 on the Plummer Park Review Committee and there's a  
7 representative from Historic Preservation, and once  
8 again, they felt like they were completely shafted and  
9 ignored. So there's a -- I'm not a historic person,  
10 don't know a lot about it, but there is a definite  
11 feeling from the Historic Preservation people that they  
12 are completely ignored, and I was quite surprised for  
13 them to say that they approved this document.

14           **CHAIR YEBER:** Okay. Again, since I was on Historic  
15 Preservation, I sort of feel like there were a few things  
16 that stood out for me.

17           So how do you want to handle that one? It doesn't  
18 seem to be going to be that controversial, but there's  
19 some discussion that needs to take place on that.

20           **JOHN KEHO:** It could be that after we go through the  
21 list and get all the urban design things, if it's still  
22 early enough in the evening, if you want to address those  
23 two issues tonight.

24

25

1           **CHAIR YEBER:** Okay. So I'm just going to put a  
2 question mark by it. Economic development? Commissioner  
3 Buckner?

4           **COMMISSIONER BUCKNER:** I believe that as Planning  
5 Commission, we might want to address that issue not  
6 nearly as much as the urban design issue, but I think  
7 that's something that we ought to take a look at.

8           **CHAIR YEBER:** Okay. Commissioner Bernstein?

9           **COMMISSIONER BERNSTEIN:** I think it's well laid out.  
10 I think it ties into questions about adaptive re-use that  
11 are raised in other parts because it's one of the things  
12 that we talk about here, but I'm pretty comfortable with  
13 the chapter the way that it is.

14          **CHAIR YEBER:** Commissioner Altschul?

15          **COMMISSIONER ALTSCHUL:** I think it's okay the way it  
16 is.

17          **CHAIR YEBER:** Commissioner Hamaker?

18          **COMMISSIONER HAMAKER:** I'm sorry, what did...

19          **CHAIR YEBER:** Economic development.

20          **COMMISSIONER HAMAKER:** What did John say?

21          **COMMISSIONER ALTSCHUL:** I'm fine with it the way it  
22 is.

23          **COMMISSIONER HAMAKER:** I feel in general there's not  
24 enough of an understanding of what economic development  
25 is amongst the community. I feel that the businesses are

1 not really understood, and I'd like that to happen more,  
2 and I don't know how that is going to happen.

3 **CHAIR YEBER:** Commissioner DeLuccio?

4 **COMMISSIONER DELUCCIO:** I'm okay with that right  
5 now.

6 **CHAIR YEBER:** Commissioner Guardarrama?

7 **VICE-CHAIR GUARDARRAMA:** I'm fine with it.

8 **CHAIR YEBER:** Okay. So why don't we say that that's  
9 also another one of those -- there's a few issues that we  
10 just need to maybe lay out. It's not going to be as in-  
11 depth as some of the other.

12 All right. So the next thing I also know what the  
13 outcome of this one is, mobility. Commissioner Buckner?

14 **COMMISSIONER BUCKNER:** I think it's a very important  
15 chapter. However, I don't understand how we're going to  
16 be able to do a whole lot considering the nature of our  
17 city being so small and so many people packed in it, but  
18 I think we should address it.

19 **CHAIR YEBER:** Thank you. Commissioner Bernstein?

20 **COMMISSIONER BERNSTEIN:** I look forward to talking  
21 about it further.

22 **CHAIR YEBER:** Okay. Commissioner Altschul?

23 **COMMISSIONER ALTSCHUL:** I think a little  
24 conversation on this would be beneficial.

25 **CHAIR YEBER:** Commissioner Hamaker?

1           **COMMISSIONER HAMAKER:** Yes, especially I think the  
2 walkability issues and the bicycles and the suggestions  
3 of closing off streets and things like that, I think it  
4 definitely should be discussed.

5           **CHAIR YEBER:** Okay. Commissioner DeLuccio?

6           **COMMISSIONER DELUCCIO:** Yes, I feel the same way.

7           **CHAIR YEBER:** Okay. Commissioner Guardarrama?

8           **VICE-CHAIR GUARDARRAMA:** I agree with my fellow  
9 Commissioners, but I want to remain deferential to the  
10 Transportation Commission that's already looked at this.

11           **CHAIR YEBER:** Okay, great. So that will be a topic  
12 that we'll leave for next week.

13           Human services? Commissioner Buckner?

14           **COMMISSIONER BUCKNER:** I think that our city has  
15 done a pretty good job addressing these issues, and I  
16 feel pretty comfortable with the chapter. It's an  
17 important area, but I think we're doing a pretty good job  
18 on that.

19           **CHAIR YEBER:** Commissioner Bernstein?

20           **COMMISSIONER BERNSTEIN:** I'm comfortable with this  
21 chapter.

22           **CHAIR YEBER:** Commissioner Altschul?

23           **COMMISSIONER ALTSCHUL:** Totally agree with Sue.

24           **CHAIR YEBER:** Commissioner Hamaker?

25           **COMMISSIONER HAMAKER:** Agreed.

1           **CHAIR YEBER:** Commissioner DeLuccio?

2           **COMMISSONER DELUCCIO:** I just have a question. Was  
3 this run by the Human Services Commission, this chapter?

4           **BIANCA SIEGL:** We discussed it with them earlier on  
5 when the chapter was being developed, but they did not  
6 review the actual draft.

7           **CHAIR YEBER:** Okay. So Commissioner DeLuccio?

8           **COMMISSIONER DELUCCIO:** Well, I would've preferred  
9 that they had an opportunity to look at the chapter  
10 before. Is it a possibility before it goes to Council  
11 for final adoption that you can go give them a  
12 presentation at their next meeting?

13           **JOHN KEHO:** We can see if it works, but we just have  
14 to look at their schedule so we can investigate it.

15           **COMMISSIONER ALTSCHUL:** I believe they met  
16 yesterday.

17           **COMMISSIONER DELUCCIO:** That'd be my preference. I  
18 don't really want to have a discussion with it here, but  
19 that would be my preference.

20           **CHAIR YEBER:** Okay. Commissioner Guardarrama?

21           **VICE-CHAIR GUARDARRAMA:** I'm fine with it.

22           **CHAIR YEBER:** All right. So that's an item that  
23 we'll leave for the last evening.

24           Parks and recreation? Commissioner Buckner?

25

1           **COMMISSIONER BUCKNER:** Keep starting at this end  
2 here.

3           **UNIDENTIFIED SPEAKER:** (Inaudible)

4           **COMMISSIONER BUCKNER:** You got me. I frankly think  
5 we're doing a really good job working on our parks.  
6 We've got the West Hollywood Park project and we've had  
7 at our last Design Review meeting a opportunity to review  
8 the Plummer Park. I still think that we're doing a good  
9 job, but I'd like to see more neighborhood small little  
10 pocket parks.

11           **CHAIR YEBER:** Okay. Commissioner Bernstein?

12           **COMMISSIONER BERNSTEIN:** I think the goals and  
13 policies here are well laid out.

14           **CHAIR YEBER:** Commissioner Altschul?

15           **COMMISSIONER ALTSCHUL:** Yes, I agree.

16           **CHAIR YEBER:** Commissioner Hamaker?

17           **COMMISSIONER HAMAKER:** I agree at the -- but I'll  
18 just say at the Plummer Park Advisory Board meeting we  
19 had a couple of weeks ago, there were some very, very  
20 passionate people wanting a dog park, and this has been  
21 going on for 25 years. And I have to say I have great  
22 respect for them, and they are really passionate about  
23 it, and they don't understand why there aren't dog parks,  
24 especially on the east side, for the City, and I think we  
25 all understand the issues involved, but I think that

1 there are a lot of people who would appreciate somehow  
2 some discussion of that. Whether it's appropriate for  
3 this forum or not, I needed to acknowledge their passion.

4 **CHAIR YEBER:** Commissioner DeLuccio?

5 **COMMISSIONER DELUCCIO:** Without saying very much  
6 more, I would hope that the Public Facilities Commission  
7 would've had an opportunity to be briefed on this  
8 chapter.

9 **CHAIR YEBER:** Okay. Commissioner Guardarrama?

10 **VICE-CHAIR GUARDARRAMA:** I'm fine with this one.

11 **CHAIR YEBER:** Okay. And I also -- I'd like to save  
12 this for the end here because I have just something that  
13 I thought I could contribute an idea in terms of a goal  
14 or towards that chapter, so I'll put a question mark up  
15 for after we're done with this.

16 Infrastructure, resources and conservation. I'm  
17 going to start with Commissioner Hamaker.

18 **COMMISSIONER HAMAKER:** I think it's an important  
19 chapter. I'm not quite sure -- I mean we do need to talk  
20 about certainly the infrastructure, the issues that have  
21 come up, so I think we need to cover this, however the  
22 Staff wants to do it.

23 **CHAIR YEBER:** Okay. Commissioner DeLuccio?

24 **COMMISSIONER DELUCCIO:** I would think this would be  
25 a priority, too, after land use and mobility. I think

1 infrastructure's very important, and we may need to have  
2 discussion on that.

3 **CHAIR YEBER:** Commissioner Guardarrama?

4 **VICE-CHAIR GUARDARRAMA:** Yes, I agree.

5 **CHAIR YEBER:** Commissioner Altschul?

6 **COMMISSIONER ALTSCHUL:** Well, I agree that it's all  
7 very important and very discussable, but I do believe  
8 that the policies and -- the desirable policies and the  
9 optimal policies are adequately stated in the draft or in  
10 the final EIR, the final documents.

11 **CHAIR YEBER:** Commissioner Bernstein?

12 **COMMISSIONER BERNSTEIN:** For me, this is sort of  
13 like the HPC chapter. I don't think that I have a lot to  
14 say, but I do feel rather strongly about the one or two  
15 things that I'd like to discuss.

16 **CHAIR YEBER:** Okay. Commissioner Buckner?

17 **COMMISSIONER BUCKNER:** I agree with my fellow  
18 Commissioners on this. Now that I'm at the end, I can  
19 say that. But I do think that Miss Mitchell did raise an  
20 important issue, that we really need to take a look at  
21 the infrastructure when we're talking about development  
22 and especially some of the larger projects because I  
23 think we're stressing a lot of our utility lines and so  
24 forth. So I think it's important.

25

1           But, again, it's laid out here, so I don't know how  
2 much we can add to it. I think we have to take it one by  
3 one as we deal with projects as they come before our  
4 commission.

5           **CHAIR YEBER:** Okay. Is that enough information on  
6 that particular topic, Bianca?

7           **BIANCA SIEGL:** Yes. I mean I think if we can move  
8 through the chapters similarly and then maybe circle back  
9 to the ones --

10          **CHAIR YEBER:** Okay.

11          **BIANCA SIEGL:** It would be really helpful for us to  
12 identify in a little more detail what the policy  
13 suggestions might be of those specific issues.

14          **CHAIR YEBER:** Okay. Safety and noise is the next  
15 one. Commissioner DeLuccio?

16          **COMMISSIONER DELUCCIO:** I think that's -- it's a  
17 very important chapter. I just -- I think it's pretty  
18 well covered in the document itself, and I think we  
19 realize that there is definitely a noise issue, and I'm  
20 just sorry to say that it would require a finding of  
21 overriding consideration in the environment -- in the  
22 final Environmental Impact Report.

23          **CHAIR YEBER:** Commissioner Hamaker?

24          **COMMISSIONER HAMAKER:** I don't have anything I need  
25 to discuss in that chapter.

1           **CHAIR YEBER:** Commissioner Guardarrama?

2           **VICE-CHAIR GUARDARRAMA:** I agree with Commissioner  
3 Hamaker.

4           **CHAIR YEBER:** Commissioner Altschul?

5           **COMMISSIONER ALTSCHUL:** I agree with DeLuccio,  
6 Hamaker, and Guardarrama.

7           **CHAIR YEBER:** Commissioner Buckner?

8           **COMMISSIONER BUCKNER:** Hey, I can agree, also.  
9 Again, it's an important chapter, but I think it's pretty  
10 well covered, and we'll have to deal with those things as  
11 they come up on an individual basis.

12           **CHAIR YEBER:** And Commissioner Bernstein?

13           **COMMISSIONER BERNSTEIN:** To paraphrase Sue, I agree  
14 with my colleagues.

15           **CHAIR YEBER:** All right. The next one's housing.  
16 Commissioner Bernstein?

17           **COMMISSIONER BERNSTEIN:** Yes, I think we should talk  
18 about this.

19           **CHAIR YEBER:** Commissioner Buckner?

20           **COMMISSIONER BUCKNER:** I agree.

21           **CHAIR YEBER:** Commissioner Altschul?

22           **COMMISSIONER ALTSCHUL:** Yes.

23           **CHAIR YEBER:** Commissioner DeLuccio?

24           **COMMISSIONER DELUCCIO:** Yes, we need to have a  
25 discussion in the context of land use and mobility.

1           **CHAIR YEBER:** Yes, okay. Commissioner Hamaker?

2           **COMMISSIONER HAMAKER:** Well, I don't think anybody's  
3 ever -- asks anything about housing, do they? Yes.

4           **CHAIR YEBER:** Commissioner Guardarrama?

5           **VICE-CHAIR GUARDARRAMA:** I'm going to disagree with  
6 my colleagues on this one. We had a Joint Study Session  
7 with the City Council on this ...

8           **COMMISSIONER BUCKNER:** And the rent...

9           **VICE-CHAIR GUARDARRAMA:** ... and the Rent  
10 Stabilization Commission, and we've seen the housing  
11 element over and over. It's actually at the state level  
12 being approved right now, so this is one that I think we  
13 shouldn't touch.

14           **CHAIR YEBER:** Okay. It looks like we're learning  
15 towards ...

16           **COMMISSIONER DELUCCIO:** Can I clarify something?

17           **COMMISSIONER ALTSCHUL:** I'd like to change my mind.

18           **COMMISSIONER DELUCCIO:** I agree with Joseph. I just  
19 meant discussion in terms of when we talk about land use  
20 mobility, some housing could come up, but I'm not...

21           **VICE-CHAIR GUARDARAMMA:** But we're not talking about  
22 -- not the housing element.

23           **COMMISSIONER DELUCCIO:** Right, and that's -- this  
24 particular chapter itself, I think it's well done and  
25 we've gone through a lot of sessions with that.

1           **CHAIR YEBER:** Okay, that's something we'll circle  
2 back to.

3           Implementation. Commissioner Altschul?

4           **COMMISSIONER ALTSCHUL:** I don't have an opinion one  
5 way or the other.

6           **CHAIR YEBER:** Commissioner DeLuccio?

7           **COMMISSIONER DELUCCIO:** Well, again, I think for now  
8 we need to discuss the things that we pulled out, and I  
9 think that will dictate the implementation aspect of this  
10 General Plan going forward.

11          **CHAIR YEBER:** Commissioner Hamaker?

12          **COMMISSIONER HAMAKER:** I'd agree.

13          **CHAIR YEBER:** Commissioner Bernstein?

14          **COMMISSIONER BERNSTEIN:** Donald put it exactly the  
15 way I would've liked to have put it.

16          **CHAIR YEBER:** Commissioner Buckner?

17          **COMMISSIONER BUCKNER:** Well said, Donald.

18          **CHAIR YEBER:** Commissioner Guardarrama?

19          **VICE-CHAIR GUARDARRAMA:** I'm sort of ambivalent on  
20 this one, so I'll just defer to what the rest of the  
21 Commission wants.

22          **CHAIR YEBER:** Okay.

23          The EIR. Commissioner Hamaker?

24          **COMMISSIONER HAMAKER:** I'll defer to my other  
25 colleagues. I'll be the [other Sue].

1           **CHAIR YEBER:** Do we need to discuss the EIR further  
2 at our next meeting? There are parts in there that you  
3 don't understand or don't agree with?

4           **COMMISSIONER HAMAKER:** No. I understand the issues  
5 that were raised, and if we want to discuss those, I  
6 think that would be fine.

7           **CHAIR YEBER:** Okay. Commissioner DeLuccio?

8           **COMMISSIONER DELUCCIO:** I think it's going to come  
9 back to discussing the EIR further possibly when we  
10 discuss the issues that we pulled out, and I think  
11 somewhat it's going to circle back to the EIR.

12          **CHAIR YEBER:** Okay. Commissioner Buckner?

13          **COMMISSIONER BUCKNER:** I think that's probably true;  
14 it's going to come up in the context of the other  
15 chapters.

16          **CHAIR YEBER:** Okay. Commissioner Bernstein?

17          **COMMISSIONER BERNSTEIN:** I'm along with the  
18 consensus of my colleagues.

19          **CHAIR YEBER:** Okay. Commissioner Altschul?

20          **COMMISSIONER ALTSCHUL:** Well, I think the EIR was  
21 very professionally and very well done. It's certainly  
22 consistent with our experience here that anybody who  
23 feels that they want nothing next to them or they want  
24 something next to them that's less than what may be  
25 contemplated or proposed says the EIR is flawed, and this

1 EIR will probably get attacked from here to Pomona. But  
2 I think so far, it tends to identify the issues, and that  
3 is the purpose of an EIR, so I don't think it needs much  
4 examination.

5 **CHAIR YEBER:** Okay, so it seems like this is  
6 something that's just going to come up as we go along  
7 with these other subject areas.

8 **JOHN KEHO:** Right. We were thinking that maybe we  
9 could address it in the third meeting.

10 **CHAIR YEBER:** In the third meeting, okay.

11 And the last one is the Climate Action Plan.

12 Commissioner Bernstein?

13 **COMMISSIONER BERNSTEIN:** I think it's important, but  
14 I think it's pretty well laid out. I'm not sure how much  
15 more we need to discuss it.

16 **CHAIR YEBER:** Commissioner Buckner?

17 **COMMISSIONER BUCKNER:** I agree that it's important.

18 I must say that I don't understand it very well and I  
19 need to study more to understand it. It's highly  
20 technical, sort of beyond my comprehension. I don't know  
21 if I have to understand it any more, but that's sort of  
22 my feeling.

23 **CHAIR YEBER:** Commissioner Altschul?

24 **COMMISSIONER ALTSCHUL:** I think it's adequately laid  
25 out.

1           **CHAIR YEBER:** Commissioner Hamaker?

2           **COMMISSIONER HAMAKER:** I sort of agree with Sue, and  
3 I'm fine with it, but yeah, however.

4           **CHAIR YEBER:** Commissioner DeLuccio?

5           **COMMISSIONER DELUCCIO:** I'm okay with it pretty  
6 much.

7           **CHAIR YEBER:** Commissioner Guardarrama?

8           **VICE-CHAIR GUARDARRAMA:** I'm more than okay with it.  
9 I think it's fantastic, especially when Bianca laid it  
10 out for us at the Joint Study Session. I was impressed  
11 that through technology and conservation and just new  
12 developments, that we can go back to earlier emissions  
13 levels. I didn't know that was possible, so thank you.

14           **CHAIR YEBER:** Okay, so there's a consensus on that  
15 that if there's questions, we'll leave that for the third  
16 one.

17           All right, I'm going to circle back to the items, so  
18 let me just do a recap so that everyone's on board.

19           So the chapters or the subject areas that won't have  
20 further discussion until we bring them up for  
21 recommendation at the third meeting are Introduction and  
22 Overview, Governance, Human Services, Safety and Noise,  
23 Implementation, the EIR, and the Climate Action Plan.

24           The areas that we will definitely discuss at length  
25 at our next meeting next Thursday are Land Use, Urban

1 Forum, Mobility, Infrastructure Resources and  
2 Conservation. The areas that are kind of in between are  
3 Historic Preservation, Economic Development, Parks and  
4 Recreation, and Housing.

5 **COMMISSIONER DELUCCIO:** I think we were okay with  
6 the Housing.

7 **VICE-CHAIR GUARDARRAMA:** I thought we were...

8 **COMMISSIONER DELUCCIO:** The housing was more in the  
9 context if it came up with like land use and mobility,  
10 but the housing itself...

11 **VICE-CHAIR GUARDARRAMA:** The Housing element...

12 **COMMISSIONER DELUCCIO:** ... that would be for, yeah...

13 **CHAIR YEBER:** Okay. Does everyone agree to that?

14 **ALL COMMISSIONERS:** Yes, yeah.

15 **CHAIR YEBER:** Okay. Okay, so let me -- let's talk  
16 about particular items, starting with Land Use and Urban  
17 Form. What are the issues that we need to focus on for  
18 that one?

19 **COMMISSIONER DELUCCIO:** I have a couple.

20 **CHAIR YEBER:** Commissioner Guardarrama?

21 **VICE-CHAIR GUARDARRAMA:** Density, height, and  
22 transit overlay zones.

23 **CHAIR YEBER:** Okay, Commissioner DeLuccio?

24 **COMMISSIONER DELUCCIO:** I had those on my list, as  
25 well. I know neighborhood conservation zones, John

1 commented on those that they're laid out in the  
2 resolutions, and that would be more an execution thing  
3 and possibly in the zoning ordinance, so we've covered  
4 it.

5 **CHAIR YEBER:** Commissioner Hamaker?

6 **COMMISSIONER HAMAKER:** I agree with Joe. I have to  
7 apologize. The notes for this -- I brought the wrong  
8 books, and I brought some notes, but the notes for this  
9 are not here. They're in my book at home, so I'm sorry.  
10 I don't have as good a memory as Mr. Guardarrama does,  
11 obviously.

12 **CHAIR YEBER:** You also have the opportunity to write  
13 Bianca after this meeting.

14 **COMMISSIONER HAMAKER:** Yeah, it's fine.

15 **CHAIR YEBER:** Just give her a heads-up of some of  
16 the issues that you want to bring up.

17 **COMMISSIONER HAMAKER:** I will. Thanks.

18 **CHAIR YEBER:** Commissioner Buckner? We're talking  
19 about land use and urban form.

20 **COMMISSIONER BUCKNER:** Right. I'd like to talk a  
21 little about architecture. It comes up quite a bit.  
22 I've heard the public mention again that they aren't  
23 particularly happy with some of the architecture that has  
24 been in the newer projects, some of them.

25 **CHAIR YEBER:** Okay.

1           **COMMISSIONER BUCKNER:** So I think that's something  
2 that we could add to it.

3           **CHAIR YEBER:** Commissioner Bernstein?

4           **COMMISSIONER BERNSTEIN:** In addition to all of the  
5 things that were said, I think there's some need for  
6 discussion about the goals as they're laid out for the  
7 neighborhoods for...

8           **CHAIR YEBER:** You mean for the sub areas?

9           **COMMISSIONER BERNSTEIN:** For the sub areas and in  
10 addition to things like the transit overlay. Actually,  
11 some of the policies in the neighborhoods, the sub areas,  
12 the side streets, I think, could be discussed a little  
13 bit further.

14           **JOHN KEHO:** For clarification, you're talking about  
15 some of the goals for the residential neighborhoods?

16           **COMMISSIONER BERNSTEIN:** Yeah, and particularly for  
17 sort of the in-between neighborhoods, the streets that  
18 are not currently primarily single-family homes and  
19 duplexes that are actually overbuilt for the current  
20 standards and how we envision them evolving over the next  
21 25 years.

22           **CHAIR YEBER:** Okay. Commissioner Altschul?

23           **COMMISSIONER ALTSCHUL:** In addition to those issues  
24 already identified, I'd like to sort of isolate for  
25

1 discussion the mixed-use aspect of the major corridors  
2 for the land use section.

3 **CHAIR YEBER:** Yes, Commissioner Bernstein?

4 **COMMISSIONER BERNSTEIN:** Yes, I think it also --  
5 this is probably where it would be helpful to have a  
6 conversation about just how we practically address 1818  
7 and its consequences on our ability to develop local  
8 plans.

9 **CHAIR YEBER:** Right. And I would like to see a  
10 little bit some discussion. I guess mine's more in line  
11 wit Commissioner Altschul on the mixed use. Knowing what  
12 is in place now, meaning what we have to deal with in  
13 terms of parcel sizes and individual ownership, how the  
14 goals fit the actual matrix that we are -- we have to  
15 deal with, we may find out that you may provide -- you  
16 may have a goal of mixed use on a block that is six  
17 different parcels that you really couldn't do anything  
18 substantial unless it's assembled, which is very costly  
19 and highly unlikely would happen. So what are we looking  
20 at to address those smaller individual lots?

21 **COMMISSIONER DELUCCIO:** Chair Yeber, I have one  
22 more.

23 **CHAIR YEBER:** Yes?  
24  
25

1           **COMMISSIONER DELUCCIO:** I heard over and over  
2 tonight Melrose Avenue, so I'd like to understand that  
3 better.

4           **CHAIR YEBER:** Okay.

5           **COMMISSIONER BERNSTEIN:** Can I expand on Donald's  
6 comment a little bit just for my own -- I was a little  
7 stunned that both the neighborhood association and the  
8 avenues appeared dissatisfied with what was laid out, and  
9 in light of those comments, I'd really appreciate Staff  
10 going back and revisiting it and letting us know is that  
11 -- is what you're proposing what you're comfortable with,  
12 or in light of that, do you recommend any changes to  
13 what's being proposed in that sub area?

14           **COMMISSIONER DELUCCIO:** Thanks, Alan. That's  
15 exactly what I meant.

16           **CHAIR YEBER:** Okay. All right. So we'll move on to  
17 mobility. Starting with Commissioner Bernstein, what are  
18 some of the topics/areas that we need to focus on for  
19 discussion to assist Staff?

20           **COMMISSIONER BERNSTEIN:** I'm sorry, I just ...

21           **CHAIR YEBER:** Remember, this is parking, walking,  
22 biking.

23           **COMMISSIONER BERNSTEIN:** To me, a few of the things  
24 that I would definitely be interested in talking about  
25 more, one is the question of unbundling parking, offsite

1 parking, and particularly when we are exploring any kind  
2 of possibility of developing workforce housing if there  
3 are goals and policies that we could or would want to  
4 recommend that would create different sorts of parking  
5 standards tied in to the promotion of workforce housing.  
6 That would be one big consideration.

7 And, actually, that is kind of my one big  
8 consideration right now, so I'll listen to what other  
9 people have to say.

10 **CHAIR YEBER:** Okay. Commissioner Altschul?

11 **COMMISSIONER ALTSCHUL:** Well, I think the transit  
12 overlay zone comes in heavily here. Also, I'd like to  
13 have some kind of, even if minimal, examination of the  
14 pedestrian orientation aspect of the last General Plan,  
15 and to what extent it succeeded and to what extent it  
16 didn't succeed and to what extent we might push it a  
17 little further or not.

18 **CHAIR YEBER:** Commissioner Buckner?

19 **COMMISSIONER BUCKNER:** Well, I think that -- I don't  
20 have any specific things except that I feel like it's so  
21 general I don't understand what they're really planning  
22 to do. You know, it sounds good, but I don't know how  
23 it's going to be effective -- effectuated, I guess, is  
24 the word. So I'd like to talk more about how we're  
25 actually going to do this.

1           **CHAIR YEBER:** So implementation?

2           **COMMISSIONER BUCKNER:** Yeah, implementation of these  
3 policies. Policies sound really good, but I don't know  
4 that I completely understand how we're going to actually  
5 do it.

6           **CHAIR YEBER:** Okay. Commissioner Hamaker?

7           **COMMISSIONER HAMAKER:** Yeah, I just have to make a  
8 comment about workforce housing. As much as I love the  
9 term, I don't think it exists. There is either  
10 government-subsidized housing or there's market rate  
11 housing, which is for people who have money, and  
12 workforce housing, meaning guys that make 30,000, 40,000  
13 or people that make 30 or 40 thousand a year, it's not  
14 going to happen.

15           So I don't know why we keep saying -- using -- even  
16 using the term because I don't know that it exists. So  
17 if you can shed some light on that, I'd appreciate it.

18           **COMMISSIONER BERNSTEIN:** I'd like to respond because  
19 workforce housing, I believe, currently in the city is  
20 defined as people who make up to 55 or \$65,000 a year,  
21 and one of the questions that we could address and talk  
22 about is do we want to follow the example of other  
23 communities and actually have a more generous definition  
24 for an urban environment of what workforce housing would  
25 be? And if it's up to people, families that are making

1 \$85,000 a year, it actually then becomes feasible to be  
2 promoting the kinds of housing that would, for instance,  
3 produce one-bedroom apartments that rent for \$1,100 to  
4 \$1,300 a month, which is basically in many areas the  
5 going rate right now, and that actually is workforce  
6 housing under definitions that I'm familiar with.

7           **COMMISSIONER HAMAKER:** So you're suggesting that the  
8 City should ask a developer, a market rate developer to  
9 develop workforce housing and give him a set of criteria?

10           **COMMISSIONER BERNSTEIN:** Chairman Yeber, I'd like  
11 some direction because I think this is the conversation  
12 that we should be having. I don't know if we want to  
13 have it now or have it next week.

14           **COMMISSIONER DELUCCIO:** Next week, I think.

15           **CHAIR YEBER:** All right, so but this is under what -  
16 - I thought we didn't want to talk about housing.

17           **VICE-CHAIR GUARDARRAMA:** Land use. Land use.

18           **COMMISSIONER BUCKNER:** Yeah, and (inaudible -  
19 multiple speakers) mobility now, so...

20           **BIANCA SIEGL:** I mean we can have the discussion a  
21 little bit next week. I think we can talk about how  
22 that's addressed in the draft housing element and maybe  
23 including some additional clarification of those  
24 definitions in other places in the General Plan.

25

1           **CHAIR YEBER:** Okay. Why don't we leave it for next  
2 week then. All right.

3           So back to mobility. Commissioner Hamaker?

4           **COMMISSIONER HAMAKER:** No more. I'm okay.

5           **CHAIR YEBER:** Okay. Commissioner DeLuccio?

6           **COMMISSIONER DELUCCIO:** I just -- it's been echoed  
7 already. Transit overlay zones, want to talk about some  
8 more and how that ties in with less car usage. I think  
9 we need some clarification. And also the parking  
10 overlay.

11          **CHAIR YEBER:** Commissioner Guardarrama?

12          **VICE-CHAIR GUARDARRAMA:** I'd like a discussion on  
13 the "park once" idea.

14          **COMMISSIONER HAMAKER:** Mr. Chair? Would you please  
15 ask Ms. Dobrin to be quiet. She's really driving me  
16 crazy.

17          **COMMISSIONER ALTSCHUL:** Me too.

18          **CHAIR YEBER:** I think she got the message.

19          **COMMISSIONER ALTSCHUL:** No she didn't. She didn't  
20 hear it.

21          **CHAIR YEBER:** Okay, "park once." Okay, and I think  
22 my issues were covered by various comments from other  
23 Commissioners here.

24

25

1           Infrastructure resources and conservation.

2           Commissioner Hamaker, what were some of the issues that  
3           you want to discuss?

4           **COMMISSIONER HAMAKER:** I'll wait to hear what other  
5           people say. I'm sorry, I just can't bring my notes to  
6           mind.

7           **CHAIR YEBER:** Okay. Commissioner DeLuccio?

8           **COMMISSIONER DELUCCIO:** I think water comes to mind.

9           **CHAIR YEBER:** Okay. Commissioner Guardarrama?

10          **COMMISSIONER HAMAKER:** Could the people in the back  
11          please be quiet? Thank you.

12          **VICE-CHAIR GUARDARRAMA:** Yes, Staff talked about it  
13          earlier. It's the assumptions that we made with regard  
14          to water availability, and I agree with what's in the  
15          General Plan, what's in the EIR, but I think that it just  
16          needs to be put out on the public record in detail.

17          **CHAIR YEBER:** Commissioner Altschul?

18          **COMMISSIONER ALTSCHUL:** Well, infrastructure  
19          certainly encompasses the streets, the quality of the  
20          streets and the sustainability of the lifespan of the  
21          streets, and I think that's important to note and maybe a  
22          five-minute discussion would help.

23          **CHAIR YEBER:** Commissioner Bernstein?

24          **COMMISSIONER BERNSTEIN:** I'd like to start a  
25          conversation about the question of sub-metering water use

1 in our rent-stabilized buildings because it seems to me  
2 that two-thirds of our units are master-metered for water  
3 and that that has pretty significant impacts on water  
4 conservation in the city. And there's some stuff here,  
5 but I think we could expand upon it.

6 **CHAIR YEBER:** Okay. Commissioner Buckner?

7 **COMMISSIONER BUCKNER:** I have nothing to add on  
8 this. I'll go along with what other people are saying.

9 **CHAIR YEBER:** Okay. And I, too, water and streets  
10 were the two issues for me. Also, possibly storm water  
11 capture or harvesting.

12 Okay, and then the last one that will go into  
13 discussion is housing. Besides..

14 **COMMISSIONER DELUCCIO:** Housing? No, we're not  
15 doing housing.

16 **CHAIR YEBER:** Oh, we're not doing that, okay.

17 **COMMISSIONER BERNSTEIN:** Historic preservation.

18 **COMMISSIONER DELUCCIO:** Historic preservation.

19 **CHAIR YEBER:** Well, now, okay, we get to the --  
20 there's one, two, three, four -- four issues that -- no,  
21 actually just three, three items. That's historic  
22 preservation, economic development, and parks and  
23 recreation. How do you want to handle that? We could  
24 maybe get into discussion with those tonight or...

25

1           **JOHN KEHO:** Before we do that, I think we wanted a  
2 little bit more direction on the land use on density.  
3 Are you speaking generally where a particular area is, or  
4 there's proposed increased densities, or can you give any  
5 more guidance so we can make sure we can address it? Or  
6 is it just in general?

7           **CHAIR YEBER:** Why don't you all just chime in. Go  
8 ahead.

9           **COMMISSIONER ALTSCHUL:** I think in general because  
10 of the speakers here, nobody wanted any density anywhere  
11 near where they were, and they come from all aspects, all  
12 areas of the city. So I think we need to hammer it home  
13 and nail it down.

14           **COMMISSIONER DELUCCIO:** I think Commissioner Hamaker  
15 made a good point that a starting point would be to let's  
16 go through these maps again.

17           **JOHN KEHO:** Sure.

18           **COMMISSIONER HAMAKER:** Yeah.

19           **BIANCA SIEGL:** Maybe if I can just clarify, so for  
20 next time with the land use issues, we'll prepare a  
21 little bit more detailed discussion about what is  
22 actually proposed in the draft, and then we can follow up  
23 with particular policy issues. Would that be generally  
24 what (inaudible)?

25

1           **CHAIR YEBER:** Well, also, maybe where we're at  
2 currently and what's being proposed so that we have a  
3 distinction. We have a -- it's in the context in which  
4 we're living right now.

5           **BIANCA SIEGEL:** Sure.

6           **COMMISSIONER HAMAKER:** And also, Bianca, one of the  
7 speakers brought up a good point about Los Angeles having  
8 a different sort of set of numbers than we have, and why  
9 is there such a difference between the City of West  
10 Hollywood and the City of Los Angeles that surrounds us?  
11 So maybe a little bigger context.

12           **CHAIR YEBER:** Does that answer your question, John?

13           **JOHN KEHO:** Yes.

14           **CHAIR YEBER:** Okay. So do we move on to these other  
15 issues, Bianca, John, these three items? Are you  
16 comfortable discussing these tonight?

17           **JOHN KEHO:** Historic preservation I think if there's  
18 just a couple of items to talk about that, we can  
19 entertain that if the Commission is willing to stay.

20           **COMMISSIONER BUCKNER:** Yeah.

21           **CHAIR YEBER:** Okay. Well, I'll go ahead and start  
22 on this one. I wanted to bring this one up because  
23 obviously, as most of you know, I spent four years on the  
24 commission, and one of the items that I brought up was  
25 the issue of minimizing the risk of loss to these

1 buildings due to a decrepit infrastructure, meaning  
2 electrical, plumbing, structural, degradation.

3       We spent some time a couple -- well, now it would be  
4 like three or four years ago -- speaking to the owners  
5 and identifying some of the issues and doing some  
6 research, and I sort of feel like all that talk -- and I  
7 was told at the time that they put it on hold because of  
8 the General Plan, it would be incorporated in the General  
9 Plan, but I'm not really seeing that in the General Plan,  
10 and I worry because a lot of our cultural landmarks are  
11 starting to approach 75, 100 years, well beyond what the  
12 infrastructure can handle of those buildings. And I just  
13 don't see any policy goals that kind of address that  
14 issue in any sort of meaty way there. The closest one --  
15 I don't want to take the time to -- the closest one was  
16 very peripheral about -- I think it was just a sharing  
17 maintenance or something of that nature.

18       And there's a real disconnect between the property  
19 owners of these properties and the level of work that  
20 needs to be done to ensure that these landmarks, which  
21 represent so much of our city, remain for another 25, 50  
22 years, and I just feel like there wasn't much addressed  
23 in that.

24       **JOHN KEHO:** So you're talking about possibly adding  
25 a policy or a goal, something like exploring ways to help

1 property owners to maintain and rehabilitate their  
2 buildings, and that would be the policy. And then we  
3 could implement it through specific fee waivers or  
4 specific funding. We might be able to find out -- is  
5 that what you're talking about?

6 **CHAIR YEBER:** Well, different things. Yeah,  
7 exactly. Rent stabilization was brought up. I'm not an  
8 advocate of that particular tool, but grants and no-  
9 interest loans but also obviously transfer, development  
10 rights, and the other one was, oh, looking at our  
11 adaptive re-use for those buildings in terms of it might  
12 make sense that some of these buildings have a different  
13 life to them in order to save them. So it's that kind of  
14 thing.

15 **COMMISSIONER HAMAKER:** Mr. Chair?

16 **CHAIR YEBER:** Yes?

17 **COMMISSIONER HAMAKER:** You're speaking specifically  
18 of designated buildings that have been designated?

19 **CHAIR YEBER:** Historic buildings. This is under the  
20 historic, yes.

21 **COMMISSIONER HAMAKER:** Okay, yes.

22 **COMMISSIONER ALTSCHUL:** Mr. Chair?

23 **CHAIR YEBER:** Yes?  
24  
25

1           **COMMISSIONER ALTSCHUL:** Would this perhaps be more  
2 appropriate in the code sections governing historic  
3 buildings rather than the General Plan?

4           **CHAIR YEBER:** No, no...

5           **JOHN KEHO:** I think it's a two-phase thing. I think  
6 we can come up with the policy language that will say  
7 that we want to, for example, explore ways to help  
8 facilitate the maintenance and rehabilitation of  
9 designated (inaudible).

10          **CHAIR YEBER:** I wouldn't say maintenance because I'm  
11 not -- maintenance is ...

12          **JOHN KEHO:** Or rehabilitation with (inaudible)?

13          **COMMISSIONER BUCKNER:** Upgrade, upgrading.

14          **CHAIR YEBER:** Yeah, like substantial, significant  
15 rehabilitation.

16          **JOHN KEHO:** So it's maintenance and rehabilitation,  
17 so two things.

18          **CHAIR YEBER:** I mean when you're talking about re-  
19 plumbing or rewiring an entire building, that's more than  
20 maintenance.

21          **JOHN KEHO:** Right. So a combination of the two, but  
22 make sure it has rehabilitation..

23          **CHAIR YEBER:** More than cosmetic is what I'm trying  
24 to get at.

25

1           **JOHN KEHO:** Right, and then we could also come up  
2 with "such as use of TDRs or provide funding sources,"...

3           **CHAIR YEBER:** Right.

4           **JOHN KEHO:** ... something like that, and then as  
5 Commissioner Altschul said, the zoning ordinance would ...

6           **CHAIR YEBER:** Would then give you specifics, yes.  
7 I'm just looking for a goal or a principle that would  
8 allow us to move forward.

9           **BIANCA SIEGL:** We can com back definitely with  
10 suggested policy language. I just also wanted to draw  
11 your attention. There are a few programs in the housing  
12 element that address that, not necessarily for designated  
13 buildings ...

14           **CHAIR YEBER:** Right.

15           **BIANCA SIEGL:** ... but for multi-family  
16 rehabilitation, in general, but we'll come back next  
17 time.

18           **COMMISSIONER DELUCCIO:** Could I ask you a question?

19           **CHAIR YEBER:** Yes.

20           **COMMISSIONER DELUCCIO:** How many years ago -- I know  
21 the Historic Preservation, there was a chapter written  
22 like -- to me everything's recent, but how many years ago  
23 is that that we did that?

24           **JOHN KEHO:** Well, the original General Plan did have  
25 a section on historic preservation.

1           **COMMISSIONER DELUCCIO:** I thought we did a separate  
2 one.

3           **JOHN KEHO:** Yes.

4           **CHAIR YEBER:** It was 1998.

5           **COMMISSIONER DELUCCIO:** Yes.

6           **JOHN KEHO:** Right.

7           **COMMISSIONER DELUCCIO:** Right.

8           **JOHN KEHO:** Well, I was just going to say the  
9 original one talked about historic preservation so it  
10 wasn't omitted in the in the first one, just wasn't a  
11 special chapter. Then in 1998, we actually did an actual  
12 element.

13           **COMMISSIONER DELUCCIO:** In 1998?

14           **JOHN KEHO:** 1998, yeah.

15           **CHAIR YEBER:** 1998. It was an element.

16           **COMMISSIONER DELUCCIO:** Oh, it was that long. I  
17 didn't realize that.

18           **COMMISSIONER BUCKNER:** This year.

19           **COMMISSIONER DELUCCIO:** Okay, thank you.

20           **UNIDENTIFIED SPEAKER:** A long time ago.

21           **CHAIR YEBER:** Commissioner Bernstein, you also had  
22 an issue about...

23           **COMMISSIONER BERNSTEIN:** I did. First of all, I  
24 want to thank -- I think that everything that you brought  
25 up is great, and although I think it may be touched on in

1 other areas, I think it's important that in historic  
2 preservation goals those things be delineated.

3 I also have a concern under HP2. I remained  
4 troubled by the experience that we had about a year ago  
5 where we were asked to designate a fairly large number of  
6 buildings as potential cultural resources for a district  
7 that had not actually been approved yet, and I think HPC  
8 deserves a lot of discretion over their stuff, but from  
9 our perspective, it's obvious that it creates quite a  
10 burden on property owners to have a potential historic  
11 designation, and I think there needs to be a clear policy  
12 of looking for opportunities to identify historic  
13 properties but also having caution about, for instance,  
14 not slapping on that label for properties that haven't --  
15 that are being identified, for instance, for a district  
16 that has yet to actually be created. I don't see sort of  
17 the caution in HP2 goals and policies to go with the  
18 desire to find cultural resources.

19 **CHAIR YEBER:** Okay, were there any other items  
20 regarding historic preservation from any other  
21 Commissioner? Okay, so we can leave that now for the  
22 third meeting.

23 **JOHN KEHO:** Right, because we'll come up with some  
24 language for those policies and we'll insert it into the  
25 -- where the amendments would be.

1           **CHAIR YEBER:** Okay. The next one that we were going  
2 to talk about was economic development, so whoever wants  
3 to chime in.

4           **VICE-CHAIR GUARDARRAMA:** I wrote down that you were  
5 the one that had the questions on that.

6           **CHAIR YEBER:** No, not on economic development.

7           **VICE-CHAIR GUARDARRAMA:** No? Okay. I don't have  
8 any questions either.

9           **COMMISSIONER ALTSCHUL:** I don't.

10          **COMMISSIONER BERNSTEIN:** I didn't.

11          **COMMISSIONER DELUCCIO:** Can we come back to that one  
12 at a different time if we...?

13          **CHAIR YEBER:** Sure. Why don't we just put that onto  
14 the third meeting.

15           Okay, and the last one is parks and recreation. So  
16 I had an item on there. I was struck by kind of the -- I  
17 want to say the lack of vision, but I don't mean to sound  
18 so harsh on that. I sort of feel like with the  
19 technology that now exists for gardens above the natural  
20 plane, meaning off the ground, lifted off the ground,  
21 that there's no policy direction that would allow for us  
22 to look for new public open park space in innovative ways  
23 beyond simple pocket park above a garage.

24           I know my master's thesis was based on such a  
25 premise, and as far as a thesis can prove, was shown to

1 have some economic viability to it if packaged in a  
2 certain way.

3       So I just think there's a lot of opportunities. We  
4 have a lot of parking garages that we could envision  
5 where we put a lid on them and they become new parks  
6 above the ground. There's been enough tests, enough  
7 established implementation of this. Solar house is a  
8 perfect example where we can have viable green space well  
9 above the ground, and that might be where we find our new  
10 open park space.

11       **JOHN KEHO:** I think we can come up with some  
12 language that we can put back into a resolution, into the  
13 resolution.

14       **COMMISSIONER BUCKNER:** Maybe we could include it  
15 where we're encouraging some of the newer developments to  
16 include that on their -- when they develop their  
17 projects.

18       And, also, with regard to the City maybe building  
19 additional garage space, that they include that park on  
20 the top rather than just a blank...

21       **BIANCA SIEGL:** (Inaudible) there are some policies  
22 in the land use chapter that start to hint at what you  
23 were just talking about, and so when we come back with  
24 the suggested policy language, we'll take a look at  
25 whether it fits better in one chapter or the other.

1           **CHAIR YEBER:** Well, just at least reference it in  
2 the parks and recreation so that you're looking for other  
3 opportunities for open space.

4           **BIANCA SIEGL:** Sure.

5           **CHAIR YEBER:** Anybody else on that particular issue,  
6 item?

7           **COMMISSIONER HAMAKER:** Other than maybe we could put  
8 dog parks on roofs.

9           **COMMISSIOENR DELUCCIO:** Yeah.

10          **CHAIR YEBER:** Okay. Yeah, you did mention the dog  
11 park issue.

12          **COMMISSIONER BUCKNER:** The only problem with putting  
13 it up on the roof is it doesn't impact us as we're  
14 walking on the streets where we see green and vegetation,  
15 which is something that I think the city lacks quite a  
16 bit.

17          **COMMISSIONER BERNSTEIN:** Which actually, in all  
18 sincerity -- and I agree with the dog park, sort of the  
19 omission -- there might be good arguments for why dog  
20 parks would be well situated for an elevation. They are,  
21 by definition, smaller, they're not necessarily things  
22 that people -- you know, it could be a great idea.

23          **CHAIR YEBER:** The one other issue under parks and  
24 recreation is look at more of our public right-of-ways as  
25 arteries, park arteries. I know they're addressed. It

1 was -- Commissioner Altschul mentioned streets and stuff  
2 like that, but we should really start looking at park  
3 space in our public right-of-ways and little  
4 opportunities on corners, especially with streets that  
5 are exceptionally wide. We have quite a few residential  
6 streets that are wide that maybe could take a little -- I  
7 don't know what you want to call it -- little corner kind  
8 of mini-park, kind of that type of thing. So that's the  
9 other issue.

10 **COMMISSIONER DELUCCIO:** Can I make a comment? Out  
11 of due respect, I really think the chapter's well  
12 written, and I think we're stretching it a little bit  
13 with like trying to put open space on top of roofs.

14 **CHAIR YEBER:** Nope, I don't think so.

15 **COMMISSIONER DELUCCIO:** Well, that's my opinion.

16 **COMMISSIONER ALTSCHUL:** Then let's discuss it at  
17 meeting two.

18 **CHAIR YEBER:** Yeah.

19 **JOHN KEHO:** Or we can continue to discuss it  
20 tonight.

21 **COMMISSIONER DELUCCIO:** Yeah, I think we need to  
22 find opportunities for more open space and park land, but  
23 I actually think it's well written the way it's laid out.

24 **CHAIR YEBER:** All I'm suggesting is an opportunity  
25 so that future policy can...

1           **JOHN KEHO:** So we have Policy PR1.9 that says, "The  
2 city should develop methods to increase the supply of  
3 parks and open space," and we can just include, "such as  
4 use of roofs, use of public right-of-way," and come up  
5 with things like that.

6           **CHAIR YEBER:** That's fine. That's fine.

7           **COMMISSIONER BUCKNER:** That's great.

8           **VICE-CHAIR GUARDARRAMA:** I agree with that. We  
9 don't have to discuss it ...

10          **COMMISSIONER BUCKNER:** That's enough.

11          **COMMISSIONER DELUCCIO:** Yeah, exactly.

12          **VICE-CHAIR GUARDARRAMA:** That's exactly what Marc  
13 was saying.

14          **COMMISSIONER HAMAKER:** Can I just say, also, in the  
15 Santa Monica Boulevard plan 10 years ago we discussed all  
16 this, and that's when we had the roundabouts and we  
17 developed a lot of the green space in the neighborhoods,  
18 so that must -- there must have been that policy in the  
19 General Plan to begin with, the old one.

20          **JOHN KEHO:** Right. Just a simple policy like that  
21 says we want more open space, and so wherever it is, this  
22 would just provide us further direction of saying, okay,  
23 we need to think beyond the normal.

24          **COMMISSIONER HAMAKER:** Exactly.

25          **JOHN KEHO:** Right.

1           **CHAIR YEBER:** Okay. I think that's -- is that  
2 everything with parks, rec? No other issues or  
3 discussion on parks and recreation?

4           So that kind of takes us to all of the other issues  
5 besides the main ones, which we'll get to at the next  
6 meeting. Again, that's land use, mobility, and  
7 infrastructure resources and conservation.

8           **COMMISSIONER BERNSTEIN:** I have two questions that I  
9 want to bring up, and I'm not sure when...

10          **CHAIR YEBER:** Go ahead.

11          **COMMISSIONER BERNSTEIN:** One is, and we haven't  
12 talked about it at all, but it seemed to me that there's  
13 language in the General Plan about sign standards, and it  
14 would appear that it is opening up the door to moving  
15 away from this idea of getting signs off of everything  
16 other than Sunset Boulevard, and I know that personally  
17 I'm not entirely comfortable with that, and I didn't know  
18 if other people wanted to talk about that or not because  
19 it does seem like a pretty important goal. If we are  
20 going to permit existing off-Sunset signs to be replaced,  
21 that's a pretty substantial policy shift.

22          **CHAIR YEBER:** Was that under -- that was under...

23          **COMMISSIONER BUCKNER:** Signage part of it.

24          **JOHN KEHO:** It's in the land use section. It's...

25          **CHAIR YEBER:** I saw it.

1           **JOHN KEHO:** ... on page 77.

2           **CHAIR YEBER:** We're going to talk, yeah.

3           **COMMISSIONER DELUCCIO:** We should add that to the  
4 list then.

5           **CHAIR YEBER:** So, yeah, okay, just add that to the  
6 list of what we're going to talk about next week.

7           **COMMISSIONER BERNSTEIN:** And the other item, it's a  
8 very personal item, but -- and I see it in some of the  
9 policies, but I don't see it in a goal, and I just want  
10 to inquire of Staff if it exists or there's a way of  
11 bringing it in. There were comments from both the public  
12 about sort of this shift towards having children in the  
13 community and perhaps because I have children and  
14 therefore know a lot of other people who have children,  
15 I'm very aware that it's a real problem in this city that  
16 although people are starting families here, it is hard to  
17 stay here while you're raising a family. You run out of  
18 space.

19           There are policy goals about things like better  
20 middle schools and high schools, but I would love to see  
21 a goal in the General Plan about the concern for  
22 retaining families with children because we are currently  
23 losing them.

24           **CHAIR YEBER:** What would that be under, human  
25 services?

1           **JOHN KEHO:** Yeah, it might be under human services.

2           **COMMISSIONER BERNSTEIN:** I would defer to Staff if  
3 you guys are open to looking for a place where that would  
4 fit in.

5           **JOHN KEHO:** Maybe some guidance would be since you  
6 have more particular knowledge about that is the concern  
7 that the units are small and so as children grow up, it's  
8 harder, too, for teenagers to live in a smaller unit, so  
9 it's more of a physical thing, or is it about the support  
10 structure from the community? There's not the support in  
11 the public parks for kids that grow up? Is it more a  
12 physical issue of being in the community or some other  
13 issue?

14           **COMMISSIONER BERNSTEIN:** I guess the key...

15           **COMMISSIONER ALTSCHUL:** Oh, I'm sorry.

16           **COMMISSIONER BERNSTEIN:** No, please, please.

17           **COMMISSIONER ALTSCHUL:** I'm sorry. But we went  
18 through this before, encouraging people to build three-  
19 bedroom apartments with only two parking spaces in order  
20 to retain children, and it certainly didn't seem to take  
21 effect or didn't seem to work. So can we look at it from  
22 another aspect?

23           **COMMISSIONER BERNSTEIN:** And there are policy goals  
24 about improving our middle schools and upper schools. I  
25 would propose that the biggest reason why people leave is

1 because they don't find the schools adequate and that we  
2 are addressing it in policy and that's commendable. But  
3 I think it's also worthy of being a goal because over the  
4 next 25 years, who knows what else we'll discover about  
5 what is needed to actually make this a viable community  
6 for not only starting a family but really raising your  
7 family and remaining within the community.

8         **JOHN KEHO:** It's more like a human services.

9         **COMMISSIONER BERNSTEIN:** Okay.

10        **JOHN KEHO:** Yeah.

11        **CHAIR YEBER:** Okay, so John and Bianca, do you have  
12 all the information you need for next week?

13        **BIANCA SIEGL:** Thank you. If I can just confirm our  
14 list of hot topics for next week just to make sure?

15        **CHAIR YEBER:** Okay.

16        **BIANCA SIEGL:** So under land use, we will prepare  
17 some additional background information and discussion and  
18 then see if there is particular policy language that  
19 needs to be changed or added, so in land use, that would  
20 include a general discussion of density, height, and the  
21 transit overlays, policies relating to high-quality  
22 architecture, goals relating to residential  
23 neighborhoods, mixed-use along corridors, perhaps the  
24 consequences of SB-1818 bonuses, how the goals of land  
25 use fit with respect to existing land use and parcel

1 sizes, and then maybe a particular focus on the Melrose  
2 Avenue height proposal. Does that cover it?

3 **CHAIR YEBER:** And the offsite signs...

4 **BIANCA SIEGL:** Oh, yes, sorry, offsite signage.

5 **CHAIR YEBER:** ... beyond Sunset.

6 **BIANCA SIEGL:** All right, sorry. So offsite signage  
7 and also the growth projections for LA City and West  
8 Hollywood. And, actually, maybe if I can sit on that  
9 briefly right now, I think the commenter was discussing  
10 the EIR that was -- the draft EIR that was just released  
11 for the west-side Metro subway extension and just the  
12 difference in growth projections between their study and  
13 ours, so we can take another look at that and see if we  
14 can figure that out.

15 **CHAIR YEBER:** So mobility?

16 **BIANCA SIEGL:** For mobility, we have looking at  
17 unbundling parking and offsite parking in general,  
18 considering different parking standards for workforce  
19 housing, again, the transit overlay, discussion of how  
20 the pedestrian orientation from the existing General Plan  
21 has played out, what are those successes and failures, a  
22 discussion of how the broad mobility policies might  
23 actually get implemented, and then again the parking  
24 overlay or the "park once" approach.

25

1           **CHAIR YEBER:** Okay. And infrastructure resource and  
2 conservation?

3           **BIANCA SIEGL:** More discussion about the approach to  
4 water conservation and water availability, discussion of  
5 street quality and maintenance, sub-metering for existing  
6 residential buildings, and storm water capture and  
7 harvesting.

8           **CHAIR YEBER:** Okay.

9           **BIANCA SIEGL:** Okay.

10          **CHAIR YEBER:** Is that it?

11          **JOHN KEHO:** I think that's it.

12          **CHAIR YEBER:** All right. So it looks like we can  
13 move on.

14          We have no new business, no unfinished business, no  
15 excluded consent calendar. Items from Staff, John?

16          **JOHN KEHO:** I'm supposed to read you something.  
17 We're in earthquake preparedness month, and so I'm just  
18 supposed to remind you that everyone needs to be prepared  
19 for earthquakes and other calamities. So that's my  
20 topic.

21          **COMMISSIONER BUCKNER:** Is there -- like on our  
22 website, I think there is a rather extensive list of  
23 things that homeowners and people are supposed to have --  
24 is that true? -- that will help us gather our little kit  
25 together?

1           **JOHN KEHO:** I believe so, yes.

2           **COMMISSIONER BUCKNER:** I would encourage the public  
3 to take a look at that, too.

4           **JOHN KEHO:** And to everyone, do, like you just said,  
5 to make an emergency kit and an emergency plan with your  
6 family members.

7           **CHAIR YEBER:** I have one. I have a big one.

8           **COMMISSIONER BUCKNER:** Okay, what's (inaudible)?

9           **CHAIR YEBER:** I have a big disaster kit, yeah. It's  
10 really easy, actually. You could download a list from  
11 any website and go to your local hardware store. Just  
12 make sure any food or water products you know to rotate,  
13 rotating them.

14           **COMMISSIONER BUCKNER:** (Inaudible) rotate.

15           **CHAIR YEBER:** And there's something else that's not  
16 on your list. You should have \$100 in single bills in  
17 that kit because ATMs will be down and no one will have  
18 change.

19           **VICE-CHAIR GUARDARRAMA:** Might have to get a  
20 stripper.

21           **CHAIR YEBER:** Just have some cash in there and they  
22 should be small bills.

23           Okay, public comment. I have one public comment  
24 speaker who's still here, Mr. Martin.

25

1           **STEPHEN MARTIN:** Steve Martin, West Hollywood. Back  
2 in 1984, I was a tenant over on Westbourne, and I got a  
3 30% rent increase, and that was what inspired me to get  
4 involved in the incorporation movement so that we could  
5 have our own city.

6           We walked a lot of precincts and knocked on a lot of  
7 doors and made a lot of phone calls so that we could try  
8 to get a rent control that could keep people in their  
9 homes.

10           Now, back then, a lot of people accused us of being  
11 self-serving, but I'm sure there's one or two of the  
12 Commissioners up there who still had the benefit of rent-  
13 controlled housing. I'm fortunate in that I was able to  
14 buy a home here in West Hollywood, but a lot of people  
15 have not been able to, and I would take you back a few  
16 years, back in 2005/2006. We went through a two-year/18-  
17 month period where it seemed like every four to six weeks  
18 we were losing a rent-controlled apartment building to  
19 development, and this was before the city instituted its  
20 two-year moratorium.

21           Those days are already back even though we're still  
22 in the middle of a very bad recession. Look at Miller  
23 Drive. You guys just approved a commercial building that  
24 essentially, while it has a housing element, 31 rent-  
25 controlled units, which were based -- some of the rents

1 were as low as \$400. Most of the one-bedrooms were  
2 \$1,100 -- is being demolished. 1302 Sweetzer, that whole  
3 building is being Ellised. We're knocking down a rent-  
4 controlled building to build that hotel on Doheny and  
5 Sunset.

6       It's starting to creep up, and we're in the middle  
7 of a recession. Once we start getting anywhere close to  
8 a recovery, we're going to start to see a hemorrhage of  
9 rent-controlled housing, and the housing element does not  
10 address it. We've been talking about this for a long  
11 time on some sort of policy discussion on how you not  
12 only try to preserve rent-controlled housing -- you may  
13 not be able to stop and you won't stop all development.  
14 That's just not possible. But maybe you slow it down.  
15 Maybe we get better development. Maybe we get greener in  
16 development.

17       We're the only city, progressive city that doesn't  
18 require developers to comply with our green ordinance.  
19 Instead, we give height bonuses and parking waivers to  
20 developers. And that's interesting, but we don't need  
21 that kind of development. Twenty-five years ago, people  
22 didn't want to build in West Hollywood. Everybody wants  
23 to build in West Hollywood now.

24       I question the logic that somehow building mixed-use  
25 on Santa Monica is going to take the development

1 pressures off of our neighborhoods. Nobody -- there's no  
2 great market to live in these mixed-use buildings.  
3 People want to live on the residential streets. They're  
4 quiet, they're residential, and the idea that somehow  
5 these mixed-use projects save the residents, I think, is  
6 sheer folly. Thank you.

7 **CHAIR YEBER:** Thank you, Mr. Martin.

8 Move to Items from Commissioner, starting with  
9 Commissioner DeLuccio.

10 **COMMISSIONER DELUCCIO:** I just want to thank Staff -  
11 - Bianca and John and Staff for all the work that's gone  
12 into the General Plan. I know it's been a long process,  
13 and Bianca, you've been aboard a year or two, haven't  
14 you? And whether I agree with everything right now or  
15 not, I have to say you guys have put together some  
16 excellent documentations, and you should be commended for  
17 that.

18 **CHAIR YEBER:** Commissioner Hamaker?

19 **COMMISSIONER HAMAKER:** Oh, I did want to say one  
20 thing regarding earthquake kits. I've said this before.  
21 There is a fantastic plug-in flashlight that you can get,  
22 and it's under \$20. You don't have to worry about your  
23 batteries. You plug it in and it just sits there and  
24 gathers electricity. I forgot mine, left it in the  
25 garage undone, and it was all right a week later. It

1 still ran for 10 hours. So it's really an amazing thing  
2 to have. When it's plugged in and the power goes off, it  
3 lights up...

4 **COMMISSIONER BUCKNER:** Automatically.

5 **COMMISSIONER HAMAKER:** ... automatically. And it's  
6 just fantastic.

7 **CHAIR YEBER:** Commissioner Buckner?

8 **COMMISSIONER BUCKNER:** Well, I want to thank Staff  
9 and the Commission for all the hard work that we're going  
10 to do and that you did do getting everything prepared for  
11 the City and for us, in particular.

12 I must say I was overwhelmed when I had to think  
13 about coming tonight and where was I going to start and  
14 how was I going to do this, but I feel a lot more  
15 comfortable now, and I think we've come a long way, so  
16 thank you very much.

17 **CHAIR YEBER:** Commissioner Bernstein?

18 **COMMISSIONER BERNSTEIN:** To just sort of ditto  
19 Donald and Sue, and although only Victor is here at this  
20 point, also, thank you to the public because for three  
21 years, you have given a tremendous amount of time and  
22 energy and input into this, and clearly from some of the  
23 comments, not everyone felt as heard as they wanted to,  
24 but I think people were largely heard and the  
25 contribution was amazing. So thanks to everyone.

1           **CHAIR YEBER:** Commissioner Altschul?

2           **COMMISSIONER ALTSCHUL:** No.

3           **CHAIR YEBER:** Commissioner Guardarrama?

4           **VICE-CHAIR GUARDARRAMA:** I wanted to thank the Staff  
5 for doing such a fantastic job of organizing this  
6 meeting. I mean there's more topics than we normally  
7 deal with at a single meeting, and we were able to sort  
8 of hone in our analysis to three specific topics, and I  
9 think that's going to make our next meetings very  
10 productive.

11           **COMMISSIONER DELUCCIO:** Can I chime in also and  
12 commend Chair Yeber this evening. You did a good job of  
13 leading us and keeping us organized, as well.

14           **CHAIR YEBER:** Well, actually, that will lead me to  
15 thanking Staff because I spent -- myself and Commissioner  
16 Guardarrama spent some time with Staff making sure we  
17 understood how this was going to be organized and what's  
18 going to happen in the next couple of meetings, so hats  
19 off to all of you, especially you, Bianca. I know you've  
20 been sort of the face of this and you've explained some  
21 very complicated conceptual ideas and made them easily  
22 understood, and I really appreciate that. And you've  
23 helped us get to the point where we are today where at  
24 least we feel confident we can move forward and

25

1 understand this pile of documents that we've been saddled  
2 with.

3 I also want to remind the Commissioners that if you  
4 find any minor typos or corrections that need to be made  
5 in any of the documents, such as the General Plan, Draft  
6 General Plan or so forth to either send -- either call  
7 Bianca or e-mail her with those corrections, but you  
8 don't need to take up the time with our commission  
9 meeting going over those minor details.

10 I also want to thank the public. Victor, thank you.

11 **UNIDENTIFIED SPEAKER:** (Inaudible - microphone  
12 inaccessible)

13 **CHAIR YEBER:** Yes. Without the public, we wouldn't  
14 be at this point. We really needed the input. I hope  
15 the public that's watching will make sure that they come  
16 to our next meeting, which is Thursday, the 23rd.

17 **JOHN KEHO:** At 6:00 PM.

18 **CHAIR YEBER:** At 6:00 PM here, and then we will  
19 follow that up with the last meeting on the 30th at also  
20 6:00 PM? --

21 **JOHN KEHO:** Correct.

22 **CHAIR YEBER:** -- here, also. So I hope we will see  
23 more of the public out here. And then thank you to the  
24 Commissioners for indulging me, going through that straw  
25 poll and making it easier for us.

