

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

THURSDAY, AUGUST 19, 2010 AT 6:30 PM

CHAIR YEBER: All right. We're going to start the meeting tonight, August 19, 2010, and I'd like Richard Maggio to lead us in the *Pledge of Allegiance*.

RICHARD MAGGIO: (*Pledge of Allegiance*)

CHAIR YEBER: David, can I have a roll call?

DAVID GILLIG: Good evening. Commissioner DeLuccio?

COMMISSIONER DELUCCIO: 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: Chair Yeber?

CHAIR YEBER: Here.

DAVID GILLIG: And we have a quorum.

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

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

2 **COMMISSIONER HAMAKER:** Second.

3 **COMMISSIONER YEBER:** All in favor, say aye.

4 **UNIDENTIFIED SPEAKERS:** Aye.

5 **COMMISSIONER YEBER:** Any opposed? Seeing none, the
6 agenda is approved. We have no minutes.

7 We'll move on to public comment. I have two
8 speakers, starting with Steve Martin, followed by Jeanne
9 Dobrin.

10 **STEVE MARTIN:** Fortunately I don't have to follow
11 Jeanne Dobrin. Steve Martin, West Hollywood.

12 A lot of people have probably noticed that there's a
13 number of petition gatherers out soliciting signatures
14 for a petition to create a billboard tax in West
15 Hollywood, which of course, sounds great because it's
16 being pitched as something that's going to open up a lot
17 of revenue for the City for law enforcement, social
18 services, and a chicken in every pot.

19 What isn't being made clear is this initiative will
20 allow tall walls to be put all over the city. Currently,
21 those tall walls are restricted to Sunset Strip, which
22 there seems to be a community consensus that that's
23 appropriate.

24 What this will do is will create a whole lot of
25 pressures to put seven and 10-story buildings on Santa

1 Monica Boulevard because of the huge amount of revenue
2 these tall walls generate, and it's really -- I think
3 we're trading something that probably is not going to be
4 worth it in the long run.

5 I also have concerns that the tax is not even legal.
6 I had proposed a tax for the City of West Hollywood
7 approximately 15 years ago, and I was told by the city
8 attorney that the City could not tax the billboards
9 because that had been preempted by the State of
10 California so only the State could do that, so we were
11 restricted in that way.

12 So what I'm really concerned about this is that this
13 initiative [will] get on the ballot, it will pass, the
14 courts will rule that we don't get the tax because it's
15 not legal, but we will be stuck with the only thing that
16 we probably don't want, which is going to be the tall
17 walls on Santa Monica and Beverly and Melrose.

18 So I urge people to read it. You know, there's no
19 free lunch, and people should be careful about what they
20 sign. Thank you.

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

22 Jeanne Dobrin, and happy belated birthday.

23 **JEANNE DOBRIN:** Thank you. Oh, it isn't belated.
24 It isn't till Monday.

25 **CHAIR YEBER:** Oh, okay. Well, happy birthday in

1 advance.

2 **JEANNE DOBRIN:** But the City Council has said that
3 Monday, August 23 is Jeanne Dobrin Day, and I have a big
4 thing to prove it.

5 **CHAIR YEBER:** Congratulations.

6 **JEANNE DOBRIN:** And it's framed, too.

7 Anyhow, Jeanne Dobrin, a resident in West Hollywood.

8 I believe that on tonight's agenda, and I'm not
9 going to talk about the project, is probably the first
10 major project that has come before the Planning
11 Commission for which there is no draft EIR to be
12 discussed among the planning commissioners or to take
13 comments from the public.

14 The reason given by the staff, I believe, is that
15 it's not mandated by CEQA. That's a big joke as far as
16 I'm concerned because the City of West Hollywood prides
17 itself on the fact that they take initiative and they do
18 things that are not mandated and they make the world a
19 better place.

20 If the draft EIR cannot be discussed among the
21 commissioners listening to each other's responses to it,
22 that's a shame, and it also is almost tragic that the
23 public is not allowed to comment on the draft EIR. The
24 worst thing is that the Planning Commission tonight is
25 being asked to certify the draft EIR.

1 Now, I don't know how many minutes is going to be
2 given to the speakers tonight. Usually the Planning
3 Commission two minutes -- three minutes for the speakers
4 and at the chair's and the Commission's purview, they can
5 lengthen that time or shorten it, but when many, many,
6 many, many people show up, they have the right to shorten
7 it to two minutes.

8 I contend that any discussion by the public and
9 amongst the commissioners themselves lacking the fact
10 that they have never discussed the EIR and it has to be
11 certified tonight, as I said, is a tragedy, and I believe
12 that this should be overcome. I think there's nobody in
13 this room can challenge me and say that the City of West
14 Hollywood is not a person -- an entity that is the
15 forerunner in doing good government, and that's what we
16 should pride ourselves on. I would like that to be
17 overturned.

18 If the reason the staff doesn't want to do that is
19 they don't have enough planners, then we should hire some
20 more planners, and if that's too expensive in this
21 economic crisis, although our city is in very, very good
22 financial condition, then they should bill the applicants
23 for the added cost. I hope that most of the people -- in
24 fact, all of the people in this room -- agree with me.

25 Don't forget; you have to certify the EIR tonight,

1 and you will not have heard practically anything or
2 discussed it amongst yourselves. Thank you very much.

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

4 We move to items from commissioners. So if
5 commissioners would like to speak on any item, including
6 memorances of our dear friend John Chase, I invite you
7 all to do that. So who would like to go first?

8 **COMMISSIONER ALTSCHUL:** I will.

9 **CHAIR YEBER:** John?

10 **COMMISSIONER ALTSCHUL:** I'm going to make a few
11 comments about John Chase, whom I was very, very
12 fortunate to consider and to be called his friend.

13 About 14 or 15 years ago, when I first became
14 involved in the process of planning in West Hollywood,
15 John Chase arrived on the scene at about the same time.
16 And there was a class that was given -- I don't remember
17 whether it was [SEQUA] or Planning 1A -- but it was given
18 at a hotel in La Mirada, and it was suggested by the
19 then-director Ray Reynolds that John Chase and I drive
20 together for economy of gas. So we did, and we got to
21 know each other because traffic was slow.

22 And when we got to La Mirada, we discovered that the
23 hotel was directly across the street from the La Mirada
24 Performing Arts Center, which neither of us had seen, and
25 the exterior looked very inviting, and we thought, "Let's

1 try."

2 So at the lunch break, we talked our way into it and
3 we walked all around it, and we walked all the way
4 through the inside, and I had about an hour's worth of
5 delight listening to the description of what he saw and
6 appreciating the architecture and the look of that
7 building through his eyes and his mouth, and it was an
8 experience that I -- 14, 15 years ago, that I will never
9 forget.

10 There are a lot of things I will never forget, but
11 along with some of the most wonderful and delightful were
12 the five or so years that I spent on the Design Review
13 Committee -- Subcommittee and John Chase, of course, went
14 to all of those meetings, and not only listening to him
15 in his own special language at those meetings describing
16 projects that were wonderful and describing projects that
17 really weren't in a way so as not to be offensive to the
18 people that brought them forward was a delight.

19 And then after every single one of those meetings,
20 we would go to dinner at Pomodoro. We had three Johns
21 and a Joe, and I'll never forget those, and I'll always
22 cherish them. Thank you very much, John.

23 His books -- his bibliography is huge, and I would
24 hope that the City would do something to honor his memory
25 by taking his big bibliography and doing something with

1 it for the benefit of the City and the entire public in
2 general, perhaps something with respect to the new
3 library. Maybe a subcommittee or some kind of a group
4 could be formed in order to help that direction along.

5 Thanks so much, John.

6 **CHAIR YEBER:** Sue?

7 **COMMISSIONER BUCKNER:** Thank you. I've been serving
8 on the Design Review Committee, and John took me under
9 his wing and gave me a few lessons getting me prepared to
10 actually be on that committee, and he was so delightful
11 and so caring and patient. His patience was amazing.
12 And he -- extremely knowledgeable. His language is --
13 was so beautiful. The way he would describe things, it
14 was almost -- you could visualize exactly what he was
15 saying when he described a building or particular area of
16 building. It was so helpful to have him participate.

17 And I do remember last Thursday when -- well, the
18 last meeting, which was already two weeks ago, that he
19 looked so wonderful. His eyes were so bright. I was
20 totally shocked to hear what had happened, and he will be
21 missed in so many ways personally and professionally, and
22 I do hope that people will come to the memorial service
23 that's going to be next Tuesday. Thank you.

24 **CHAIR YEBER:** Alan?

25 **COMMISSIONER BERNSTEIN:** Thank you, Marc, and thank

1 you, John and Sue. Everything you said is just right,
2 and I sat next to John in Design Review for the last two
3 years, and I just find myself -- and I pride myself on
4 being pragmatic and realistic, and I find myself
5 unwilling to accept this loss, and I sense I'm not the
6 only person in the community who simply finds this
7 unacceptable and just so sad, and my heart breaks for
8 Jonathan, his husband, and for his family. And if it's
9 worth anything to anyone out there, I have been cross
10 with myself because he, John, was just so extraordinarily
11 wise and perceptive, and I sat next to him, and now I
12 feel like I should have been greedier. I should've asked
13 him more questions. I should've listened more
14 voraciously because we have all lost just an
15 extraordinary talent and perspective, and it is
16 devastating, and we will all miss him greatly.

17 **CHAIR YEBER:** Donald?

18 **COMMISSIONER DELUCCIO:** Yeah, I was devastated to
19 hear about the passing of John. I remember two weeks ago
20 he was sitting over there, and this evening, we will be -
21 - our hearing will be his last project, I guess, that he
22 worked on, his last major project. And I've been on this
23 commission since 1997, if you can believe that, and in
24 the beginning, he was a mentor. I was on his Design
25 Review Subcommittee for like five years right in the

1 beginning, and the committee was a lot more intimate back
2 then than it is now, and we used to meet on a Thursday
3 morning, and I learned so much from him.

4 And besides that, he is -- he was such a wonderful
5 person, both as a professional and on a personal level.
6 And just reading the staff reports for the major projects
7 and the way he describes the projects, it's just -- and
8 then some of those projects actually have gotten built.

9 So even though John is not with us anymore, some of
10 the projects that actually got built are that we go and
11 we visit in the city, then we should be thinking of John.
12 I know I will, and he's actually left the city in a
13 better position today for all that he's given us in terms
14 of architect and also -- and we'll also remember him for
15 what a wonderful person he is.

16 **CHAIR YEBER:** Barbara?

17 **COMMISSIONER HAMAKER:** Well, I wasn't going to say
18 anything because I thought I would cry, but I'm going to
19 try and stay happy.

20 I really loved John, and since his passing, I
21 realize everybody else did, too, everybody. I also
22 always thought he was about 12 years old, so when you
23 look at that photograph, it's hard to imagine that he has
24 passed because he was so young and he was so in his
25 prime.

1 He was everything everybody said. He was perfect.
2 He had a fantastic sense of humor. He loved to gossip.
3 He could be incredibly brilliant and professional. He
4 had a vocabulary that was unbelievable. He knew the city
5 backwards and forwards. Everyone I have talked to since
6 his passing knows him as he has touched their lives, each
7 of us, in our own individual way.

8 So he's -- I think we should have a chair over there
9 for him in case he wants to drop by at the meetings, but
10 he could leave any time because I know he got bored
11 really fast. So I know he's here. I just know here's
12 here, and thank you, John. Love you.

13 **CHAIR YEBER:** Joe?

14 **COMMISSIONER GUARDARRAMA:** I first met John Chase
15 when I came on the Commission in 2003, and he was really
16 fantastic because I knew a lot about law and I knew a lot
17 about government and process, but I didn't know anything
18 about architecture. And he taught me how to look at a
19 building, and he let me have my own opinions, which I
20 thought was pretty fantastic, and he authored some
21 fantastic books.

22 And I brought some of them today if any members of
23 the public want to come look at them at a break. This
24 one's called *LA 2000+: New Architecture in Los Angeles*.
25 It's a pretty recent book. But my favorite book of John

1 Chase's was -- or is *Exterior Decoration*, and it's all
2 about this area, in particular, and the Hollywood Regency
3 style of architecture, but particularly, it's about the
4 interior designers and the set designers that lived in
5 this area and decided to just refurbish the street façade
6 of their homes. And so you have mansard roofs and
7 Pullman doors on the front and you have a clapboard style
8 house on the back.

9 And these designers really changed the way West
10 Hollywood looked and the way -- basically the way that
11 Los Angelinos, in general, thought about what their homes
12 should look like, and he really documented that.

13 And I hope that that part of our history isn't
14 forgotten, and I really think that John Chase is going to
15 be a big part of making sure that that's remembered, and
16 I really thank him for that.

17 **CHAIR YEBER:** So my experience with John with the
18 city started when I was on Historic Preservation nearly
19 eight years ago, but it also happened on a professional
20 level. He and I were both part of AIA, and so we
21 participated in different events through AIA and through
22 the LA Forum, and I grew to have an enormous respect for
23 him.

24 I had a lot of thoughts -- there's so much to say
25 about John that I had to write a few of them down so that

1 I wouldn't forget tonight.

2 Not only was West Hollywood fortunate to have one of
3 the few insightful and experienced urban designers in
4 Southern California, but we had the advantage of having
5 the most talented and eloquent advocate for design that
6 consisted of clarity in language and in energy and
7 function.

8 His insight in the city's urban design and
9 compatibility issues were largely due to the fact that he
10 understood the city inside and out. This is where he
11 lived. This is where he worked. This is where he
12 played. This was John's community on various levels.

13 Whatever side you stand on on the issue of
14 development, when the design is successful, it becomes an
15 engine that keeps our city culturally significant and
16 socially relevant.

17 Development's not always perfect, but West Hollywood
18 mostly got it right, and it was largely due to the
19 efforts of John Chase, our urban designer. He not only
20 demonstrated an undeniable enthusiasm for prodigious and
21 unconventional design but took great pleasure in
22 staunchly advocating for everyday and simple
23 construction.

24 I'm saddened that this voice for compelling
25 architecture and unifying urban design throughout

1 Southern California has been silenced. His wisdom, his
2 wit, his debonair style will be enormously missed. And
3 with that, I would like to adjourn in his memory.

4 Any other items from staff -- I mean from -- go
5 ahead.

6 **COMMISSIONER BERNSTEIN:** I don't know if my children
7 are still watching or not, but if they are, I just want
8 to say hello to [Isaac] and [Natalie] and [Naomi], who
9 are often watching, and wish them a good night, and I'd
10 like to welcome one of our newer members of the West
11 Hollywood community, our new au pair, [Svenya], who
12 arrived from Germany this week and will be here for the
13 year.

14 **CHAIR YEBER:** Thank you. Any other items? So we
15 have one consent item. Do we have a motion to --

16 **COMMISSIONER ALTSCHUL:** I move the consent item.

17 **COMMISSIONER BERNSTEIN:** Second.

18 **CHAIR YEBER:** It's been moved and seconded. All in
19 favor, say aye.

20 **ALL COMMISSIONERS:** Aye.

21 **CHAIR YEBER:** Anybody opposed? Seeing none, the
22 consent calendar has been approved.

23 Public hearings. Item A, I understand, has been
24 withdrawn?

25 **ANNE MCINTOSH:** The item was withdrawn.

1 **CHAIR YEBER:** Okay. This is 8600 Sunset Boulevard.
2 It was withdrawn by the applicant?

3 **ANNE MCINTOSH:** It was just the tract map ...

4 **CHAIR YEBER:** Okay.

5 **ANNE MCINTOSH:** ... at the site.

6 **CHAIR YEBER:** Item B is demolition permit and
7 development permit, and I see here that it's being
8 continued.

9 **COMMISSIONER ALTSCHUL:** To a date certain.

10 **CHAIR YEBER:** To a date certain.

11 **COMMISSIONER DELUCCIO:** What is that date? November
12 14, November 4?

13 **COMMISSIONER ALTSCHUL:** I think it's November 4.

14 **ANNE MCINTOSH:** Yes, you're right, November 4.
15 We're recommending that you continue the item to November
16 4.

17 **CHAIR YEBER:** Without objection, we will continue it
18 to November 4, you said?

19 **ANNE MCINTOSH:** Yes.

20 **CHAIR YEBER:** Okay, 2010.

21 **COMMISSIONER DELUCCIO:** What is the address of that
22 project in case somebody's watching this?

23 **CHAIR YEBER:** That address is 7914 Norton Avenue.

24 Thank you, Donald.

25 Item C. This is 8497 through 8499 Sunset Boulevard.

1 Francisco, do you have a staff report?

2 **FRANCISCO CONTRERAS:** Um-hmm.

3 **CHAIR YEBER:** Thank you.

4 **FRANCISCO CONTRERAS:** Thank you, Chair, and good
5 evening, commissioners. The proposal before you this
6 evening is a request to demolish an existing 31-unit
7 apartment complex for the construction of a mixed-use
8 project.

9 Now, the project consists of 34 residential dwelling
10 units, including 24 condominiums and 10 onsite affordable
11 housing dwelling units and approximately 9,000 square
12 feet of commercial space divided between two tenant
13 spaces. For now, they're envisioned as a restaurant and
14 a retail tenant space.

15 As permitted by the Sunset Specific Plan, a new
16 integrated billboard, standard billboard, is proposed in
17 conjunction with the new development, as you can see
18 there on the screen.

19 The project does provide 10 inclusionary housing
20 units. This is actually double the amount of what's
21 required for this project. This contribution to
22 affordable housing makes the project eligible for a 35%
23 FAR or density bonus. So although they do propose to
24 utilize this 35% density bonus, they really don't seek
25 any of the available concessions.

1 Also, this project is proposed to be a green
2 project, and it will exceed the City's current 60-point
3 green building requirement. It's actually a 90-point
4 building. They will be requesting a green incentive,
5 which is an additional 0.1 FAR.

6 Now, this proposal does require certification of the
7 final Environmental Impact Report, along with adoption of
8 a mitigation monitoring and reporting program. I would
9 like to note that there is no Statement of Overriding
10 Considerations for this project since all impacts have
11 been mitigated to a level that is less than significant,
12 and we will review some of those issues in a second.

13 Now, here is a snapshot, an aerial photograph, of
14 the site area. It is located on the north side of Sunset
15 Boulevard immediately west of Sunset Boulevard's
16 intersection with North La Cienega Boulevard.

17 The northern hillside portion of the site lies
18 within the City of LA, and the southern portion lies
19 within the City of West Hollywood.

20 Now, if approved, the project will be conditioned to
21 require that the applicant obtain any required planning
22 and construction permits from the City of Los Angeles to
23 the satisfaction of the community development director
24 before this project can move forward.

25 Currently on the site, there's a three-story multi-

1 family residential dwelling unit. You can see it has
2 some tuck-under parking. This will be demolished in
3 order to construct the new -- the proposed project.

4 Now, there were four major concerns from nearby
5 residents with regard to the proposed project. These
6 were highlighted in the Environmental Impact Report and
7 in some of the correspondence that we submitted to you
8 today.

9 The four major concerns were both the size and the
10 height of the proposed project; the location of the
11 proposed driveway on Miller Drive versus somewhere
12 farther east along the site; emergency vehicle access to
13 Miller Drive during construction and operation; and just
14 the overall impact of this project on the Sunset and La
15 Cienega/Miller intersection.

16 So as I mentioned, these issues have been formally
17 addressed in the EIR and our response to comments, as
18 well, but I wanted just to highlight some of these for
19 the Commission this evening.

20 So with regards to the height and size of the
21 building, the project does meet all development standards
22 for the site, including height and FAR. In fact, the 40-
23 foot height of the building is less than what is
24 permitted in the Sunset Specific Plan, which calls for a
25 range of heights anywhere between 45 feet to up to 80

1 feet. The project is only 40 feet.

2 Because the building has been designed to conform to
3 the contours of the hillside, it does break up the
4 massing and the size of the building, and also, the
5 building has been designed so as not to impair any of the
6 site lines from the homes situated above on top of the
7 hill, and I think this sort of cross section that's up on
8 the screen kind of indicates that.

9 Now, Bob Cheung, the acting transportation manager,
10 is here today, who will provide you with a summary of the
11 transportation analysis that addresses those other three
12 factors -- the location of the driveway and the overall
13 improved operations at that intersection that will
14 improve access for all vehicles, including emergency
15 vehicles.

16 Bob?

17 **BOB CHEUNG:** Good evening, commissioners.

18 A traffic impact study was conducted as part of the
19 EIR which identified one potential significant traffic
20 impact at the intersection of Sunset, La Cienega, and
21 Miller. The project's impact can be fully mitigated with
22 the proposed improvement to re-stripe the northbound
23 approach on La Cienega.

24 The proposed improvement would improve traffic
25 operations at the intersection to a level better than

1 pre-project conditions.

2 What the technical analysis doesn't reflect is the
3 improvement that would result from removal of the dozen
4 or so carports that are currently -- that have access
5 directly off of Sunset. Cars from the existing apartment
6 are often backing out of their driveways and creating a
7 hazardous condition on Sunset.

8 Staff is aware that there have been concerns
9 regarding the location of the proposed project driveway
10 located on the western edge of this site. At the start
11 of the project, staff evaluated the feasibility of having
12 a driveway on the eastern side near Pink Dot.

13 After careful consideration, staff determined that
14 an eastern driveway would not be desirable for two
15 reasons. First, the driveway would essentially add
16 another approach to the intersection, making an awkward
17 five-legged intersection. This would not only add more
18 confusion to an already busy intersection but would
19 require adding another phase to the traffic signal, which
20 would take away green time from the other approaches and
21 result in more delay to all vehicles, including
22 motorists, on Miller Drive.

23 Second, the City does not promote signalization of
24 private driveways.

25 As proposed, the project's western driveway is

1 located approximately 50 feet north of Sunset on Miller
2 Drive, and the project's traffic is not expected to
3 intrude into the residential neighborhood.

4 The project is providing more parking than what is
5 required by code, so all project parking should be
6 accommodated on site.

7 During the PM peak hour, which is typically the most
8 congested period, the project is estimated to generate
9 about one vehicle per minute, so concerns regarding
10 traffic from the project backing up onto Miller Drive
11 should not be an issue.

12 Staff is also aware that there are concerns
13 regarding emergency access during and after construction.
14 As mentioned earlier, the proposed project mitigation
15 measure would actually improve traffic operations at the
16 intersection to levels better than pre-project
17 conditions. As such, the project would not adversely
18 impact emergency access at the intersection.

19 Additionally, prior to construction, City would
20 require the project to submit a construction management
21 plan, where we would require full access to Miller Drive
22 to be maintained at all times.

23 Tonight we have our EIR traffic consultant here
24 along with staff to answer any questions you may have.
25 Thank you.

1 **FRANCISCO CONTRERAS:** Thank you, Bob.

2 So in order to continue, the Planning Commission
3 Design Review Subcommittee did review the proposed
4 project and was overwhelmingly supportive of the design.

5 The subcommittee commended the project on various
6 aspects of its spectacular design, including that the
7 project will be an iconic building, basically a landmark
8 building, for this area of Sunset Boulevard. That was
9 one of the more articulated projects seen by the
10 subcommittee in a long time in that it would really fill
11 in a gap in the pedestrian rim on this stretch of Sunset
12 Boulevard.

13 A little bit more on the urban design analysis. I'm
14 sort of, in the words of John Chase, the mixed use
15 complex here -- note, I'm reading his words. This was
16 written in the report. "The mixed use complex proposed
17 here at 8497-8499 Sunset Boulevard is an extraordinary
18 accomplished work of architecture and urban design, even
19 within the context of the best buildings constructed to
20 date in the 25 years of cityhood. It not only achieves
21 key urban design goals of the Sunset Specific Plan in
22 providing an active streetscape and landmark
23 architecture, but it exemplifies these goals."

24 And there's further urban design analysis in your
25 packet, and I won't go over all of those.

1 I would like to mention that the City of LA -- the
2 Los Angeles Department of City Planning has provided the
3 City with an authorization letter to process the entirety
4 of the zoning entitlements, subsequent building permits,
5 and associated code-related actions for the proposed
6 project. This authorization letter is included as
7 Exhibit E in your staff report, as well as Appendix B in
8 the draft EIR.

9 But just prior to tonight's hearing, we did receive
10 a subsequent letter from the City of LA basically
11 believing that they might want to retract that
12 authorization letter so that they can provide further
13 review of the project and its impacts on its -- on the
14 neighbors in the City of LA. So that is in your packet.

15 So with that, I would like to end my presentation
16 and allow Planning Commission to ask us any questions at
17 this time. Thank you.

18 **CHAIR YEBER:** Okay, before we do that, let's have
19 quick disclosures. Sue?

20 **COMMISSIONER BUCKNER:** Yes. I did meet with the
21 applicant and applicant's representative early this week
22 to go over again the design and over some issues that
23 were raised in the report, the staff report.

24 I also discussed with them some of the objections
25 that were raised in the letters that were attached to the

1 report and particularly with regard to safety and traffic
2 concerns. Basically, that's it.

3 **CHAIR YEBER:** Alan?

4 **COMMISSIONER BUCKNER:** Oh, excuse me. I'm also on
5 the Design Review Committee, so I had an opportunity to
6 review the design at that meeting.

7 **CHAIR YEBER:** Thank you, Sue. Alan?

8 **COMMISSIONER BERNSTEIN:** I chatted with Mr. Seymour,
9 who's the applicant's representative, and we discussed
10 matters that are solely contained within the staff
11 report.

12 **CHAIR YEBER:** And you also are on the Design Review.

13 **COMMISSIONER BERNSTEIN:** Yes.

14 **CHAIR YEBER:** John?

15 **COMMISSIONER ALTSCHUL:** My disclosure is the same as
16 Alan's except I'm not on the Design Review.

17 **CHAIR YEBER:** Barbara?

18 **COMMISSIONER HAMAKER:** Yes, I met with the
19 applicant's representative at the site and walked the
20 site, specifically the tuck-under. I parked in the tuck-
21 under parking and walked up and down not to the top of
22 Miller Drive but the area around it, and everything that
23 we discussed is contained in the staff report.

24 **CHAIR YEBER:** Donald?

25 **COMMISSIONER DELUCCIO:** My disclosure's the same as

1 Barbara's disclosure.

2 **CHAIR YEBER:** Joe?

3 **VICE-CHAIR GUARDARRAMA:** I met with the applicant
4 and the applicant's representative at the project site,
5 and we walked it, looked at the models, and discussed
6 items that are in the staff report.

7 **CHAIR YEBER:** And I briefly had just a brief
8 discussion with the applicant's representative. I
9 actually walked the site on my own, drove up Miller Drive
10 just to understand the context in which the building
11 sits, and I also sit on Design Review.

12 So with that, we'll go to questions of staff, and
13 we'll start with Barbara. Do you have questions?

14 **COMMISSIONER HAMAKER:** Not at the moment.

15 **CHAIR YEBER:** Donald?

16 **COMMISSIONER DELUCCIO:** Not at the moment.

17 **CHAIR YEBER:** Sue?

18 **COMMISSIONER BUCKNER:** Yes, I have a question with
19 regard to the traffic study.

20 Was there any consideration given to changing the --
21 or making a left-turn lane coming off of Miller going
22 east onto Sunset similar so that there were two lanes and
23 then traffic coming to -- coming down La Cienega going
24 south and the right lanes so there were actually two
25 lanes coming off there that I think might facilitate -- I

1 don't know if there's enough room there at that
2 intersection.

3 **BOB CHEUNG:** Exactly, there's not enough room to...

4 **COMMISSIONER BUCKNER:** There isn't enough room.

5 **BOB CHEUNG:** ... to widen this. It's 24 foot wide at
6 present, enough for two lanes.

7 **COMMISSIONER BUCKNER:** Not enough.

8 **BOB CHEUNG:** Not enough for extra lane.

9 **COMMISSIONER BUCKNER:** Okay. Thank you.

10 **CHAIR YEBER:** Alan?

11 **COMMISSIONER BERNSTEIN:** Sure. Francisco, two
12 questions.

13 I just want to confirm my understanding. An EIR was
14 prepared and we are not being asked tonight to adapt a
15 Statement of Overriding Consideration?

16 **FRANCISCO CONTRERAS:** Correct. All impacts have
17 been mitigated to a less-than-significant impact, to a
18 level of less than significance.

19 **COMMISSIONER BERNSTEIN:** And the plan as designed is
20 in -- is within conformance with the Sunset Specific Plan
21 that was adapted 14, 15 years ago?

22 **FRANCISCO CONTRERAS:** That's correct.

23 **COMMISSIONER BERNSTEIN:** Okay. And can you just
24 clarify something? Council member Koretz's letter states
25 that the majority of the site is located in the City of

1 Los Angeles. Is that correct?

2 **FRANCISCO CONTRERAS:** We were looking at that just
3 before the hearing, and I think we would probably argue
4 that if at all, maybe half or perhaps maybe even the
5 majority of it is actually in the City of West Hollywood.

6 I'll just show you a -- well, it's hard to read in
7 this drawing, but this little line here is basically the
8 line that marks off the City of LA's portion from the
9 City of West Hollywood. And so because it's also sort of
10 in a very steep hillside, it's a little bit hard to tell
11 just visually.

12 We'd actually have to probably go into the assessor
13 parcel information to figure out the exact measurements.
14 We can take a look in our plans to see if we have that
15 information available, and I can get back to you.

16 **COMMISSIONER BERNSTEIN:** Thank you.

17 **CHAIR YEBER:** It's actually on the tract map. If
18 you look at the tract map that we all have, it will show
19 the boundaries.

20 **FRANCISCO CONTRERAS:** Okay, excellent.

21 **COMMISSIONER BERNSTEIN:** And then, Christi, either
22 now or whenever you think it's appropriate, can you give
23 us a little bit of clarity on the significance of the
24 letter that the City of Los Angeles gave and what, if
25 any, meaning it has that they're consider revoking it,

1 but if I understand it correctly, they've not taken
2 action yet.

3 **CHRISTI HOGIN:** Good evening, Mr. Chair, Commission.
4 I'm going to do a classic lawyer move. I'm just going to
5 answer the question I wish you'd asked instead of the one
6 you just asked because the legalities or internal issues
7 in terms of how LA is going to handle its side of the
8 equation is really outside of our concern.

9 Here's our issue. We have full land use authority
10 over all of the property that's in the City of West
11 Hollywood, and if the property owner has a parcel, and
12 it's unusual, that straddles both cities, then the
13 property owner's going to have to figure out how it gets
14 all of the approvals that it needs to build.

15 So anything that you do tonight, Los Angeles still
16 has whatever land use control Los Angeles has, and the
17 property owner will ultimately have to deal with that.

18 So if you go ahead and approve this project,
19 obviously it would be conditioned on the property owner
20 also getting permission from LA, and I think that's, from
21 my point of view, easier than trying to figure out what
22 it means to cede your jurisdiction or to give it back or
23 whatever.

24 **COMMISSIONER BERNSTEIN:** I think you answered the
25 question I meant to ask, so thank you very much.

1 **COMMISSIONER BUCKNER:** I just have one question.
2 Why would we have to condition it on the applicant
3 getting approval from LA? Isn't that up to LA to do
4 that? If we approve it, they've given us the authority
5 to approve it, to do the EIR, everything that was done in
6 the City of West Hollywood, why do we have to condition
7 our approval based on that?

8 **CHRISTI HOGIN:** This is like the advanced land use
9 class. That's a good question, and in the highest
10 theoretical sense, we wouldn't because it is what it is,
11 the law is what it is, but another very important part of
12 land use law is to give notice to everybody who's
13 involved.

14 And so it's important for, I think, the City to
15 notify the property owner that we understand that part of
16 this parcel does sit in the City of Los Angeles and that
17 we don't intend to step on Los Angeles's toes either in
18 this process and that we are keeping our exercise of
19 jurisdiction within our city limits.

20 So I mean you're being presented with a project that
21 in fact is only partially in the city. You can't really
22 just look at part of the project; you're going to have to
23 look at the whole. So we're going to look at all the
24 impacts, everything that it does to our -- the area,
25 which includes actually outside the city, the traffic,

1 all of that, and then we'll communicate to the property
2 owner this is either okay with us or it's not, but if it
3 is, you still need to -- we want you to know that you
4 still need to go to LA.

5 It's not going to change their obligation, but the
6 notice, I think, is important. We have a lot of
7 conditions that sort of restate what's already the law.

8 **CHAIR YEBER:** Okay, John?

9 **COMMISSIONER ALTSCHUL:** Francisco, there have been a
10 couple of communications today from members of the
11 public, last-minute communications, which I think the
12 people that sent them have been involved in the process
13 for quite a long time, and I think it's rather
14 burdensome, but I've said this before, of people to come
15 in at the last minute and expect their opinions to be
16 evaluated, responded to, and taken into consideration.

17 But has there been anything submitted either today
18 or in the last couple of days, at the 11th hour, that you
19 feel has not been adequately addressed or responded to in
20 the staff report?

21 **FRANCISCO CONTRERAS:** I believe that most, if not
22 all, of those items in the last-minute correspondence
23 submitted are issues that have already been addressed
24 either in the draft EIR or in our responses to comments
25 in the final EIR or addressed in the staff report.

1 **COMMISSIONER ALTSCHUL:** At some point, could you
2 kind of make a list of those things that you feel have
3 not been analyzed and you have not had time to address or
4 analyze in the staff report so that we can figure out
5 whether or not we would -- what we would want to do with
6 those?

7 **FRANCISCO CONTRERAS:** Okay.

8 **COMMISSIONER ALTSCHUL:** Also, I thought that I saw
9 Jeff Skorneck here. Is he?

10 **FRANCISCO CONTRERAS:** Yeah.

11 **COMMISSIONER ALTSCHUL:** Perhaps, Francisco, might we
12 have a report from him as part of the staff report as to
13 the situation with the tenants in the current structure?

14 **JEFF SKORNECK:** Yes, the tenants in the current
15 structure --

16 **COMMISSIONER ALTSCHUL:** Name, rank, and serial
17 number.

18 **JEFF SKORNECK:** Oh, Jeff Skorneck. I'm the housing
19 manager for the City of West Hollywood.

20 **COMMISSIONER ALTSCHUL:** Thank you.

21 **JEFF SKORNECK:** The tenants in the existing
22 structure would need to be relocated under the Ellis Act
23 and as the building is taken out of service.

24 I'm not sure whether that process has started or
25 not, but I believe it has not yet started. So all the

1 tenants would have four months minimum, and any tenants
2 in certain special categories would get the opportunity
3 to extend their time in the building for another eight
4 months, making it a year.

5 Typically, building owners find it to their
6 advantage if they have any tenants staying a year to let
7 all of them stay a year.

8 **COMMISSIONER ALTSCHUL:** To your knowledge, is the
9 building fully occupied, or is it partially occupied?

10 **JEFF SKORNECK:** I don't know the extent to which
11 it's occupied, but I believe it is not fully occupied.

12 **COMMISSIONER ALTSCHUL:** Perhaps then the applicant
13 can address those questions that are pending regarding
14 the tenants. Thanks, Jeff.

15 **JEFF SKORNECK:** One thing I might add, though, is
16 that any low or moderate-income tenants who are displaced
17 from this project get a first priority for any
18 inclusionary units that become available in the city.
19 They also have the first right of refusal to go back to
20 this project and occupy one of the affordable units upon
21 project completion.

22 **COMMISSIONER ALTSCHUL:** Good.

23 **CHAIR YEBER:** Jeff, there's a couple more questions.
24 Joe?

25 **VICE-CHAIR GUARDARRAMA:** Yes. I was hoping that you

1 could address the issue of the inclusionary housing. It
2 seems to me that the applicant has proposed more than
3 they were supposed to have under the code, and it seems
4 they've also gathered them together. And if you could
5 address those two issues.

6 **JEFF SKORNECK:** Yes. The zoning ordinance is a
7 little bit ambiguous as to how many units need to be
8 provided. This developer has elected not to make the
9 affordable units different from the market rate units so
10 they're providing units that are 650 square feet minimum.
11 However, they are providing more than the minimum number
12 of units, and so in consideration of that and on balance
13 with other factors, we believe that the -- we're better
14 off having 10 smaller units than five large units that
15 would really not fit the needs of the people on our
16 waiting list.

17 **CHAIR YEBER:** Donald?

18 **COMMISSIONER DELUCCIO:** I have a couple of
19 questions. So isn't it determined in the zoning
20 ordinance that they would need five units?

21 **JEFF SKORNECK:** They'd need five units if they were
22 of equal quality and size in all respects to the market
23 rate units.

24 **COMMISSIONER DELUCCIO:** Okay, and they're proposing
25 10, and these would be apartments or condo units?

1 **JEFF SKORNECK:** I believe they're designated as
2 apartments, and I think that's generally the preference
3 of the City.

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

5 **CHAIR YEBER:** Jeff, I have a quick question.

6 I'm assuming, but I may be incorrect, that the
7 portion of units that are in LA don't necessarily fall
8 under our requirements for displacement, or actually,
9 it's a state requirement, right, that when you displace
10 someone from an existing project? Does City of West
11 Hollywood and Los Angeles fall under the same guidelines,
12 or are ours even more stricter? And then how do they ...

13 **JEFF SKORNECK:** I'm going to need to defer to Ms.
14 Hogin on that.

15 **ANNE MCINTOSH:** We don't know.

16 **CHAIR YEBER:** You don't know?

17 **ANNE MCINTOSH:** The laws of LA.

18 **CHAIR YEBER:** All right. Any other questions for
19 Jeff's? All right. Any other questions for Francisco?
20 Do you have a question for Francisco, Joe?

21 I just have a quick question, Francisco. We briefly
22 talked about this earlier on the 15 -- the minimum 10-
23 foot sidewalk versus the 15-foot setback.

24 **FRANCISCO CONTRERAS:** Right.

25 **CHAIR YEBER:** (Inaudible) clarification on that.

1 **FRANCISCO CONTRERAS:** Yeah. I did find that
2 particular item in the Sunset Specific Plan, so there is
3 a requirement for 10-foot-wide sidewalks, and the setback
4 referred to in the SSP is actually 15 feet from the curb,
5 so not from the property line but from the curb.

6 So that's what they're proposing in this project;
7 it's a 15-foot setback from the curb as required by the
8 Sunset Specific Plan.

9 **CHAIR YEBER:** So they're not going beyond the Sunset
10 Specific Plan on the setback? They're meeting the
11 minimum requirement for the SSP?

12 **FRANCISCO CONTRERAS:** They're meeting the minimum
13 requirement sort of like in a portion of the project but
14 exceeded in that portion whether opening up to create
15 this kind of public open plaza.

16 **CHAIR YEBER:** Okay. Thank you.

17 So with that, we'll open the public hearing. We
18 will start with the applicants. I have four
19 representatives from the applicant. One will speak on
20 the back end for the rebuttal, and so that means I have
21 three at the front end, 10 minutes total. Jeff, you can
22 divide it up any way you choose.

23 Followed by the public. I have 32 speakers. We'll
24 give two minutes per speaker. I ask that you hold your
25 applause and be respectful of people who are speaking

1 even if you don't agree with their view.

2 Thank you.

3 **JEFF SEYMOUR:** Thank you, Mr. Chairman. My name is
4 Jeff Seymour with Seymour Consulting Group. I reside in
5 Westlake Village.

6 At this point, Mr. Chairman, I would thank the
7 staff, and Francisco especially, but I would also want to
8 thank John Chase, who was not just a great public service
9 but a good friend and also a mentor to hundreds of
10 people, hundreds of young people that I know, one being
11 my daughter.

12 So I did want to have an opportunity to say that.
13 I'm going to be blessedly brief. We have three others
14 who will be speaking in presentation.

15 Mr. Chairman, three years ago, we met with City
16 staff, and we were given a mandate, and that mandate was
17 to design a landmark project of extraordinary
18 significance, to create a project that would
19 overwhelmingly improve the existing site which currently
20 encompasses a 31-unit residential apartment building, and
21 to ensure improved ingress and egress along Sunset and
22 Miller Drive.

23 Mr. Frank Damavandi, who is Karma Development,
24 responded to each and every concern expressed by city
25 residents, representatives, business representatives, and

1 property owners. He's retained an internationally known
2 architect in his firm to design what John Chase has said
3 in his report "to be a landmark building of high
4 architectural quality at an important location on Sunset
5 Boulevard that not only meets but far exceeds the urban
6 design goals and guidelines for the Sunset Specific
7 Plan."

8 Mr. Chairman, this project is currently in phase
9 with the existing zoning standards in the Sunset Specific
10 Plan and in the zoning code. It requests no variance.
11 We request no extension of time. We require no
12 Statements of Overriding Consideration, and we have, we
13 believe, mitigated those issues which have been of
14 concerns to our neighbors.

15 For the record, Karma will at some point consider
16 contemplating or filing a signed permit and potentially a
17 development agreement in regard to the standard
18 billboard. We are not really ready to do that at this
19 point. We really want to see what the standards that the
20 City will be creating for billboards really throughout
21 the city.

22 And, also, I wanted to mention for the record that
23 Karma has stated that it would include in its appropriate
24 documents between its tenants and its condo owners a
25 reference to the fact that living on the Sunset Strip

1 will include noise impacts not found in other residential
2 areas of the city. That was a request made by members of
3 the public, and we are more than willing to do that.

4 Mr. Chairman, I am going to introduce to you Mr.
5 Craig Hodgetts of Hodgetts/Fung. He has come back from
6 Venice, Italy tonight to be here. He is leaving again, I
7 believe, tomorrow night, and he will then introduce Ann
8 Gray, who is also a consultant with Karma Development.
9 We will then answer any questions you may have, and Mr.
10 Steres will do rebuttal. Thank you, Mr. Chairman.
11 Craig?

12 **CRAIG HODGETTS:** Thank you, Jeff, and good evening,
13 commissioners. My name is Craig Hodgetts. I live in Los
14 Angeles. We are the architects of this project, and my
15 wife and I worked very, very hard on this project.

16 My heart's really torn because of John's death. He
17 was a student of mine at UCLA, and I remember one of the
18 signature projects, which we discussed at length, was a
19 project in Switzerland for terrace housing called the
20 [Siglin Highland].

21 And the inspirational part of that project was that
22 by terracing housing backwards and stepping it into a
23 hill, you really greatly enhanced the amenities which
24 were available to the residents because they don't simply
25 have a little balcony stuck onto a slab, and secondly,

1 that you avoid that kind of canyon-like driving
2 experience which you find if you have vertical buildings
3 on either side of the street.

4 And this has been a longtime ideal of mine in terms
5 of the way that the Los Angeles hillsides might be
6 developed in the future years as population density
7 increases.

8 We also thought it was really important that that
9 prototype for something that was green, that was verdant
10 as you looked down from the hill kind of melts into the
11 hill, was a very important precedent to set, and I think
12 that's the thing that John and I had in common.

13 I'd like to just very quickly, if whoever's manning
14 the slide projector can show these slides, we can go
15 right past that one.

16 The building, as you can see, terraces back, and
17 we've taken into consideration many, many solar
18 considerations with louvers which open and close and
19 protect the residents from the sun.

20 If you go to the next slide, where you see that
21 highlighted area, these are the inclusionary units which
22 front onto Sunset Boulevard. Next?

23 The next highlighted slide will show you the market
24 rate housing. Next slide?

25 And you can see that those louvers will open and

1 close when you leave your house and close -- shut off the
2 lights. That will close down and save energy. Next?

3 And at the top are units which are, as you can see,
4 next slide, sort of chopped into smaller segments so that
5 in the view both up the hill and down the hill you don't
6 have a great mass of building at the top but you've got
7 rather a crenellated kind of profile. Next?

8 And then over in the area behind the billboard,
9 we've decided to make a kind of topiary garden which will
10 -- go to the next slide, please -- have this quality for
11 the inclusionary residents who are going to be
12 overlooking the dining terrace. Next?

13 This is a view of the dining terrace.

14 And with that, we'll discuss the streetscape just a
15 bit. We've widened the sidewalk, as Francisco said, and
16 -- next slide, please -- and provided a place where
17 residents can and passersby can sit and enjoy the
18 landscape.

19 Thank you very much. I'd like to introduce Ann
20 Gray. Ann has been a constant presence here and a
21 tremendous facilitator and creative helper as we've
22 developed this project.

23 **ANN GRAY:** And John Chase and I were both students
24 of Craig's.

25 So Craig and Jeff have given you some more general

1 information about the project. I have some kind of
2 specific technical facts that, anticipating some of your
3 question.

4 The market rate units are all two and three
5 bedrooms, mostly two bedrooms, both flats and townhouses,
6 ranging from 1,200 to 3,300 square feet.

7 The rental -- the inclusionary units, the 10 units,
8 are all rental. They range from 650 to 780 square feet.

9 There are seven one bedrooms, three studios, and
10 they're all built to building standard.

11 Every unit in the project has a patio ranging from
12 1,200 to 1,400 -- I'm sorry, 120 to 1,400 square feet,
13 with the exception of the four "fat cribs," as we call
14 them, on top of the project that have about 2,600 square
15 feet.

16 In the private open space, our requirement is about
17 4,100, and we're at about 20,000 in terms of private open
18 space required.

19 Two thousand square feet of common area is required.
20 We're providing 2,200 that is accessible by all tenants
21 and the public.

22 Parking is to code with additional non-required
23 guest parking spaces.

24 There are 10 bicycle parking spaces.

25 We are voluntarily providing a full-time parking

1 attendant, providing valet service, and taking care of
2 any other parking issues that may arise.

3 There's no required tandem parking in the project,
4 and interior to the project, there's space for seven to
5 10 vehicles to stack interior before they start backing
6 onto Sunset Boulevard, so we anticipate no snarl-ups that
7 way.

8 Recapping the public benefits, we have an
9 architectural landmark, 10 new inclusionary units at
10 building standard, an active pedestrian experience. The
11 current sidewalk is five feet, and it's actually just a
12 driveway. Our new landscaped area is 15 to 20 feet wide
13 with furniture, planters, and water features. The
14 traffic at the intersection during AM peak goes from an F
15 to a D. We think that's pretty cool. And we're
16 increasing safety at the intersection with the curbs, new
17 crosswalk, ingress and egress away from the intersection,
18 with elimination of the tuck-under parking.

19 The design is energy efficient with biofiltration,
20 xeriscaping, green roofs, many other features.

21 And from a noise perspective, the new project, all
22 deliveries and trash hauling will be interior. Thanks.

23 **CHAIR YEBER:** Thank you. Are there any questions
24 for the applicant?

25 **COMMISSIONER ALTSCHUL:** Yes.

1 **CHAIR YEBER:** John?

2 **COMMISSIONER ALTSCHUL:** Ms. Gray, one question. You
3 said there is no required tandem parking. I don't
4 understand that. Do you mean none of the required
5 parking is, in fact, tandem?

6 **ANN GRAY:** That's correct, right. There's some
7 shown on the plans, and just in case there was some
8 confusion that people may have seen it, it's there, but
9 it's an additional parking, not required.

10 **COMMISSIONER ALTSCHUL:** So all of the residential
11 parking, the required residential parking is not tandem?

12 **ANN GRAY:** It is not tandem, and the commercial
13 parking is not tandem.

14 **COMMISSIONER ALTSCHUL:** Thank you very much.

15 And one question for Mr. Seymour. Would you address
16 the issue of the tenants, the existing tenants? How many
17 -- how many apartments are vacant, and then what is the
18 situation with the tenants that are remaining?

19 **JEFF SEYMOUR:** I can, Mr. Chairman, if I can find my
20 notes. Do you have it? Well, if you have it, then go
21 for it.

22 **ANN GRAY:** Yeah, hi. There are 31 units. Nine are
23 currently vacant. As tenants have moved out voluntarily,
24 they just haven't been re-rented.

25 The current rents in the building are market rate.

1 There are three that are very low that have been there
2 since '92, '94 that are in the 300 range, but as a
3 general rule, the average rent in the building's about
4 \$1,100 a month.

5 **COMMISSIONER ALTSCHUL:** And the current -- the
6 demographic of the building, one-bedroom apartments, two-
7 bedroom apartments?

8 **ANN GRAY:** Yeah, there are five two-bedrooms, seven
9 studios, and the balance are one bedroom.

10 **COMMISSIONER ALTSCHUL:** And the two-bedroom
11 apartments are getting \$1,100?

12 **ANN GRAY:** No, the two-bedroom apartments are
13 ranging from about \$1,400 to \$1,800 a month.

14 **COMMISSIONER ALTSCHUL:** So that's actually below
15 market?

16 **ANN GRAY:** Well, yeah. I mean they're what they're
17 allowed to charge now, but they're not -- they're rent
18 controlled but not inclusionary, yeah.

19 **COMMISSIONER ALTSCHUL:** Right. But they're not
20 exactly what you would call market rate for today's
21 market, correct?

22 **ANN GRAY:** You know, I don't know how you'd know
23 that.

24 **COMMISSIONER ALTSCHUL:** Okay.

25 **ANN GRAY:** I mean the most recent unit rented for

1 \$1,700 a month, and they're not terrific, so I'm figuring
2 that's pretty fair.

3 **COMMISSIONER ALTSCHUL:** Okay, thanks.

4 **CHAIR YEBER:** Barbara?

5 **COMMISSIONER HAMAKER:** I have a question for either
6 Ann or Jeff.

7 Can you tell us who will manage the retail portion
8 after the -- if the project is built? I realize in
9 mixed-use projects you don't always know if actually a
10 restaurant is going in there, but who will be in charge
11 of the retail?

12 **JEFF SEYMOUR:** Well, it, Commissioner, hasn't really
13 been determined as yet. We're really talking about 4,000
14 -- they're not large areas -- 4,000 square feet of
15 restaurant area, about 3,000 square feet of retail, plus
16 an additional 2,000 for the outdoor dining and the like.

17 But we're very early on in this process, and I
18 really don't have any information for you in relation to
19 who would manage.

20 **COMMISSIONER HAMAKER:** Thank you.

21 **COMMISSIONER DELUCCIO:** I have a quick question.

22 **CHAIR YEBER:** Donald?

23 **COMMISSIONER DELUCCIO:** I think Ann made the
24 statement, and I have a question for you if you'd come
25 up, please.

1 **ANN GRAY:** Sure.

2 **COMMISSIONER DELUCCIO:** You commented on the common
3 open space, and you said it would be about 2,200 square
4 feet. And then you made the comment it'd be for the
5 tenants and the public. Can you elaborate on that?

6 **ANN GRAY:** Right. The public plaza along Sunset
7 that's behind the property line is considered a common
8 amenity, and it's by code required to be accessible to
9 inclusionary and market rate tenants alike.

10 **COMMISSIONER DELUCCIO:** But that's not the public.
11 You made a comment that it'd be --

12 **ANN GRAY:** And it is accessible by the public just
13 by merit of its location, yeah.

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

15 **CHAIR YEBER:** Sue? Alan? Okay, so we'll move on to
16 our speakers.

17 Again, please come forward. I'm going to list two
18 to three names at a time. Come forward, state your name,
19 city of residence.

20 We'll start with -- I think this is [Vivine Court].
21 If I mispronounce your name, I apologize. Please use
22 your opportunity to correct me. Is there a Vivine?

23 **UNIDENTIFIED SPEAKER:** No, Warren.

24 **CHAIR YEBER:** Is that Warren? Okay, Warren Kourt,
25 followed by Trish Swords.

1 **ANNE MCINTOSH:** Chair Yeber, did you say two
2 minutes?

3 **CHAIR YEBER:** Two minutes. Yeah, in fact, we were
4 just looking at the new bylaws, and it says two minutes,
5 yes.

6 **WARREN KOURT:** Thank you, commissioners. While we
7 commend the developer for designing a project that's a
8 vast improvement...

9 **CHAIR YEBER:** Can you state your name and the city
10 of residence?

11 **WARREN KOURT:** Oh, I'm sorry. Warren Kourt, Miller
12 Drive, Los Angeles.

13 Anyway, we commend them for designing a project
14 that's a vast improvement aesthetically over the existing
15 buildings.

16 However, the scope of the building, especially the
17 restaurant and retail space, gives us grave concern.

18 There's no question that traffic on our very narrow
19 and quiet street, Miller Drive, will increase, and there
20 exists a significant possibility that fire, police,
21 ambulances, and other emergency vehicles will be
22 prevented from reaching any of the residences in our
23 neighborhood in a timely manner.

24 We residents may also be prevented from leaving our
25 neighborhood in a timely manner in an emergency.

1 I've written numerous letters to your office
2 expressing our concerns, which are included in your
3 project files.

4 I know that the EIRs and the staff recommendations
5 are voluminous, but I trust in your duties as
6 commissioners you've read all the materials. I certainly
7 have.

8 Our biggest concern, which is in your power to
9 alleviate, is the egress and ingress from the new
10 project. It's been proposed to locate the entrance at
11 the west end of the project off Miller Drive. Cars will
12 turn right in and proceed to valet station. There's room
13 for approximately seven cars.

14 There was originally a turnout lane at curbside,
15 which would take traffic off of very narrow Miller Drive,
16 but this has been eliminated. Egress is from a lane
17 parallel to the ingress lane, and vehicles will exit back
18 out onto Miller Drive, mostly to the left, we presume.
19 If too many cars want to enter, it will likely result in
20 a long line down to the Sunset/La Cienega intersection.

21 With respect to egress, if the signal at Sunset/La
22 Cienega is red, there could be a traffic jam of vehicles
23 going down to the intersection.

24 The developer and architect told me at an open house
25 on this site Tuesday that they have designed the driveway

1 with a gate that would allow cars to exit if traffic is
2 clear on Miller Drive. I'm unsure of the technology, but
3 it's an interesting idea, and it was something that I
4 would hope that you would consider.

5 Is that -- I guess that's my time. You have my
6 letter in your file. Thank you very much.

7 **CHAIR YEBER:** Thank you. Trish Swords, followed by
8 Shawn Bayliss.

9 **TRISH SWORDS:** Hi. I'm Trish Swords, a resident of
10 Glendale, but I'm here on behalf of Greg Gorman, a
11 resident at 1351 Miller Drive, Los Angeles. I'm going to
12 read a statement from Mr. Gorman.

13 "After living 28 years on Miller Drive, a really
14 beautiful intimate street above the Sunset Strip, I find
15 it difficult to understand what the relationship between
16 the cities of West Hollywood and Los Angeles is about,
17 not to mention what they were thinking when approving the
18 location of an entrance to a commercial structure on a
19 narrow residential street.

20 "Over the past several months, trying to realize the
21 time I need to get to business appointments has been an
22 issue. Since the onset of the construction that has been
23 going on to widen Sunset Boulevard, I have missed
24 countless appointments no matter how much time I've
25 allotted due to the extreme inconvenience this project

1 caused the residents of Miller Drive and the lack of
2 traffic management provided by the city.

3 "Reviewing what is not only an overly ambitious but
4 totally ridiculous project proposed at 8497-99 Sunset
5 Boulevard, I don't see how anyone honestly taking the
6 time to look at the location for the entrance to this
7 structure could possibly feel that this will not
8 permanently impede all traffic flow for the residents of
9 Miller Drive. Not only will this be insurmountable
10 during construction but also will be a permanent issue
11 for those residing here.

12 "Anyone taking the time to see the width of Miller
13 Drive as it opens onto Sunset Boulevard will totally
14 understand that there is absolutely no way to have an
15 entrance to what purports to be a rather large commercial
16 structure on our street.

17 "I would strongly urge a reevaluation for the
18 appropriate location of this entrance not only for the
19 needs of the Miller Drive residents but also for the
20 cities of West Hollywood and Los Angeles.

21 "I'm sorry I cannot convey this in person. I have
22 previously committed to teach a workshop in Aspen,
23 Colorado this week. Thank you."

24 **CHAIR YEBER:** Thank you. Shawn Bayliss, followed by
25 Joseph Clapsaddle.

1 **SHAWN BAYLISS:** Hello. My name is Shawn Bayliss
2 from council member Paul Koretz's office, the councilman
3 who drafted the letter that was received this afternoon
4 to Francisco, having drafted that letter in response to
5 the 2008 letter that was previously written from the
6 council member Jack Weiss in support of the alleviation
7 of the City of Los Angeles's jurisdiction over the back
8 portion of this property that is located within the City
9 of Los Angeles.

10 The project aesthetically is a great project, and
11 our office has no desire to try to kill a project. Our
12 concerns surround the intersections of Miller and Sunset.
13 This project admittedly will add approximately 930 car
14 trips a day, I believe, if I'm getting that right.

15 While the project is adding that many car trips, not
16 all those car trips are going to be coming from the east
17 on Sunset or from the south on La Cienega or from the
18 west on Sunset, but all of those car trips will enter
19 Miller Drive, which is a hillside residential street, and
20 therein lies our main concern because the residences who
21 live above that are in the City of Los Angeles.

22 There was discussion this evening from the city
23 attorney with regards to this jurisdictional issue, and
24 it actually sounds like the councilman Koretz's request
25 may be a moot issue if the City of West Hollywood is also

1 requiring the applicant to get permits from the City of
2 Los Angeles for both construction and entitlement and
3 planning aspects.

4 I would like to reference condition 1.11, where I
5 was pointed to look at as the condition that requires
6 that that condition only points to the construction
7 permits. That's how I would read it. So I would ask
8 that there be a clarification on that condition if what
9 has been brought up by Francisco and then confirmed by
10 the city attorney is actually what is being suggested
11 here this evening.

12 And I would also like to just make one last thing
13 that should the -- that the 2008 letter from Michael
14 LeGrande from the zoning administrator's office not be
15 used as a reason for the director of development here in
16 the City of West Hollywood be used as a proof for the
17 completion of that condition. Thank you.

18 **CHAIR YEBER:** There's a question for you.

19 **COMMISSIONER ALTSCHUL:** Mr. Bayliss?

20 **SHAWN BAYLISS:** Yes, sir?

21 **COMMISSIONER ALTSCHUL:** I read the letter from Mr.
22 LeGrande dated 2008, which is two years and several
23 months ago...

24 **SHAWN BAYLISS:** Yes, sir.

25 **COMMISSIONER ALTSCHUL:** ... which in my

1 interpretation, in effect, cedes or gives the zoning
2 jurisdiction to West Hollywood on behalf of the City of
3 Los Angeles.

4 I think that that gives a substantial reason to act
5 in reliance upon the word of the City of Los Angeles, and
6 I don't understand any attempt to modify that or to even
7 -- to take that away.

8 I do understand council member Koretz and the
9 citizens of Los Angeles taking apart and looking with a
10 microscopic look at the traffic, the circulation, and
11 every other aspect of this entitlement, but to say or
12 even intimate that you were going to withdraw that or
13 wanted to withdraw that, is that not a little bit
14 disingenuous, not even to address the legal aspects?

15 **SHAWN BAYLISS:** Sure, well, actually, your -- we
16 were concerned that what you just stated may be the fact,
17 meaning we had ceded all jurisdiction and therefore the
18 City of Los Angeles would not have an opportunity to look
19 at the traffic and would not have an opportunity to look
20 at those things. So it was in that concern and that
21 effort to try to bring that back in. Now, if this...

22 **COMMISSIONER ALTSCHUL:** But you're here ...

23 **SHAWN BAYLISS:** Yes, sir.

24 **COMMISSIONER ALTSCHUL:** ... and you're giving your
25 opinions, as are the citizens of Los Angeles who are

1 testifying here.

2 **SHAWN BAYLISS:** Yes, sir.

3 **COMMISSIONER ALTSCHUL:** That is a big input.

4 **SHAWN BAYLISS:** Yes.

5 **COMMISSIONER ALTSCHUL:** That, I think, is perfectly
6 in the spirit of things, but I think if you're trying to
7 re-grab some kind of administrative control, I don't
8 believe that is in the spirit of things, do you?

9 **SHAWN BAYLISS:** Well, I think the concern is that
10 the portion that is in the city of Los Angeles is the
11 very portion that's allowing the development to be the
12 size that it is, which is thereby causing the concerns
13 for those who live in the city of Los Angeles.

14 **COMMISSIONER ALTSCHUL:** I'm talking about the right
15 to ultimately make the decision based, of course, on all
16 the evidence and all the testimony.

17 **SHAWN BAYLISS:** Sure.

18 **COMMISSIONER ALTSCHUL:** But isn't that right
19 previously ceded to our jurisdiction?

20 **SHAWN BAYLISS:** Well, the city attorney's office is
21 actually reviewing that, and they couldn't give me an
22 answer because it is -- it's a quandary. I completely
23 understand where you're going where...

24 **COMMISSIONER ALTSCHUL:** I don't think it's a
25 quandary.

1 **SHAWN BAYLISS:** Sure, okay.

2 **COMMISSIONER ALTSCHUL:** And so is the other lawyer,
3 one of the other two lawyers sitting here. Thank you,
4 Mr. Bayliss.

5 **SHAWN BAYLISS:** Okay.

6 **COMMISSIONER DELUCCIO:** I had a question for you.

7 **SHAWN BAYLISS:** Sure.

8 **COMMISSIONER DELUCCIO:** There is a draft
9 Environmental Impact Report and a final report. How come
10 there was no correspondence from council member Koretz
11 addressing any of those issues that could've been
12 commented on in the final or the draft Environmental
13 Impact Report, and why did council member Koretz get
14 involved so late in the process?

15 **SHAWN BAYLISS:** Sure. Well, this project started
16 approximately three years ago. The previous council
17 member did that. When he left the office, along with
18 most of the staff, there went the knowledge that this
19 even actually existed. It wasn't until a few months ago
20 that I even learned that the jurisdiction had been ceded,
21 and there started our end of the process.

22 I apologize for not giving a response to the draft
23 EIR or the EIR. Perhaps we should have done that. We
24 were in direct communication with the applicant and the
25 community both, and so our concern lied in what is our

1 responsibility as the City of Los Angeles.

2 **COMMISSIONER BUCKNER:** Mr. Chair, may I? It would
3 seem to me that Mr. Koretz's office, Councilman Koretz's
4 office, should have imputed knowledge. He's inherited --
5 I mean he was the second councilman. This project's been
6 going on for years. Thus, the City of Los Angeles and
7 all the residents have had ample opportunity to address
8 all these issues that are raised.

9 And the fact that all of a sudden you became aware
10 of it, it would seem that knowledge of this project
11 should be imputed to the City of Los Angeles and that if
12 there were going to be objections, it should've been made
13 long before now, in my view.

14 **COMMISSIONER ALTSCHUL:** I totally agree with Ms.
15 Buckner, but I would want to ask you, Mr. Bayliss ...

16 **SHAWN BAYLISS:** Yes, sir.

17 **COMMISSIONER ALTSCHUL:** ... on behalf of Mr. Koretz,
18 when Mr. Koretz has termed out of this office, would you
19 think it would be reasonable for the subsequent council
20 member to take his commitments and try to rescind them?
21 Would the constituents and would the general public be
22 well served by that?

23 **SHAWN BAYLISS:** Well, actually, I think that's a
24 practice that probably happens quite often. With any
25 elected official [who] leaves office, the incoming

1 elected official has their own thoughts and personality
2 and commitments to that office, and if something by the
3 previous elected official differed in that thinking,
4 then, yeah, it would be the responsibility to address it.

5 **COMMISSIONER ALTSCHUL:** I think you're making a
6 pretty good record for a lawsuit.

7 **SHAWN BAYLISS:** I understand.

8 **COMMISSIONER ALTSCHUL:** Thank you.

9 **SHAWN BAYLISS:** Thank you.

10 **CHAIR YEBER:** Okay, Joseph Clapsaddle, followed by
11 Phillip Carter.

12 **JOSEPH CLAPSADDLE:** Good evening, Commissioners,
13 Chair Yeber. My name is Joseph Clapsaddle. I'm a
14 resident of West Hollywood and a businessman here in our
15 community, and I have -- my comments tonight may be a
16 little disjointed because I really have three points.

17 The first one is that I find council member Koretz's
18 letter and his intentions crassly political and do not
19 have any root in representing what I would call political
20 honesty in a situation like this.

21 The second one is I would like to take this
22 opportunity, because I never really do this, to wish my
23 friend Jeanne Dobrin a happy birthday. Jeanne and I are
24 hardly ever on the same side of the fence, but I admire
25 her and I respect her.

1 What I'd like to say about this project is what a
2 wonderful project it is to recognize John Chase with. I
3 mean the beauty of the project, the integrity of the
4 project. I was really thinking during all of your
5 comments about John what I think about John, and I always
6 think about him as a gentleman with tremendous sartorial
7 splendor. I just loved the way he -- his whole persona
8 proceeded through our lives and our community, and I'm so
9 grateful to have had an opportunity to meet him.

10 But back to the project. This is a very well thought
11 out, very well planned project which meets a number of
12 needs, both in terms of its location, but I think it is a
13 signature project because of the location as people come
14 up La Cienega Boulevard to Sunset.

15 So I want to just express my great respect for
16 what's been done and to urge you to adopt the staff
17 report. Thank you.

18 **CHAIR YEBER:** Thank you.

19 Phillip Carter, followed by Curtis Bushey.

20 **PHILLIP CARTER:** I'm Phillip Carter. I own the
21 building at 1320 Miller Drive, which is that little piece
22 over there next to that big piece over there, and I've
23 owned it for 33 years.

24 Obviously, I'm concerned about the impact in the
25 whole area in terms of traffic, noise, and all of that,

1 but other concerns I've had that I haven't heard
2 addressed because nobody's talked to me -- they said
3 they've talked to the community. I'm part of that
4 community -- the hills behind there have been slipping.
5 Last -- about three months ago, a tree fell off that hill
6 behind this project. I've had to build a retaining wall.
7 I understand they're going to go building two stories
8 below all that soil/dirt. What's going to happen next to
9 me? I don't know. Nobody's talked about mitigation on
10 the people I have living there many years, 16 units
11 there.

12 The project is an overkill. Retail sales, that
13 means traffic all day long in and out on La Cienega and
14 Sunset. I don't need to, once again, talk about the
15 traffic there. It's overwhelming now.

16 Residential -- I can understand. This is a
17 residential area, residential all the way up the street.
18 The buildings have been there for years.

19 Retail I don't understand. That's an overkill. I
20 think that should be really reconsidered by everybody in
21 this whole project.

22 The project is lovely, but it's overkill, and that's
23 my feeling it should be downsized.

24 **CHAIR YEBER:** Thank you.

25 **JEANNE DOBRIN:** Mr. Chair, I have noticed that

1 almost every speaker never states their name or the city
2 of residence.

3 **CHAIR YEBER:** Thank you, Ms. Dobrin. I will remind
4 everyone to please state your name and city of residence.

5 **UNIDENTIFIED SPEAKER:** (Inaudible - microphone
6 inaccessible)

7 **CHAIR YEBER:** Okay, Curtis Bushy, followed by
8 Benjamin Primo.

9 **CURTIS BUSHEY:** Good evening, Council. My name is
10 Curtis Bushey. I'm a Sunset resident. I've been living
11 there for 18 years, and Frank has been really good to all
12 of us. I mean my kid was raised there. She's sitting in
13 the back.

14 This project is phenomenal, and I think it should go
15 through. I mean it's just going to really help the area.
16 It's going to help the economy of that area, and that
17 intersection was a mess way before we got to it. I'm
18 sure they'll figure it out.

19 You have a wonderful day. Thank you for listening.

20 **CHAIR YEBER:** Thank you.

21 Benjamin Primo, followed by Andy Bilanzich. How
22 about Benjamin Primo? Okay, Andy?

23 **ANDY BILANZICH:** Good evening. Andy Bilanzich, West
24 Hollywood. I'm here on behalf of Mikeal Maglieri and the
25 Maglieri family, owners of the Whiskey A Go Go.

1 They really wanted to stress that they are very much
2 in support of this project. They love the idea of
3 bringing some new vibrancy to the area, and that's all I
4 wanted to -- they wanted to really state that they were
5 very much behind this project.

6 **CHAIR YEBER:** Thank you.

7 Barbara Marko, followed by Steve Martin. Barbara
8 Marco? Okay, Steve Martin, followed by [Isabelle
9 Sheukel].

10 **STEVE MARTIN:** Steve Martin, West Hollywood. Yeah,
11 it's a beautiful building with lots of great open space
12 for individuals, but it's just in the wrong location, and
13 it just can't work on Miller Drive.

14 I would be very concerned if I was one of the low-
15 income seniors in one of these affordable units because
16 by the time an ambulance responded to me, to my call, I'd
17 be in advanced stages of rigor mortis.

18 This project is -- once again, it's another West
19 Hollywood classic where it's really -- the building is
20 really simply a super structure for [landishly] outsized
21 billboard, which will be a digital Jumbotron, which will
22 be a blight on the whole area south of -- down La
23 Cienega.

24 I know there's a lot of people who are real excited
25 about 10 affordable units, and this is one place where

1 affordable housing just isn't going to work. As we all
2 know, seniors aren't walking up and down La Cienega. You
3 can't. I have a hard time doing it, and I'm in good
4 shape. It's not walkable to a drugstore. It's not
5 walkable to a grocery store. It's just there.

6 So unless the City puts in workforce housing, rather
7 than making this housing for seniors and people with
8 disabilities, that's the only way that this would work
9 would be for workforce housing.

10 But I really think we'd be giving the housing
11 corporation a better deal if we simply gave them a piece
12 of the revenue from the Jumbotron. They probably could
13 buy a lot more affordable housing that way.

14 Once again, West Hollywood declares war on existing
15 renters because this building, basically when you look at
16 it, it's got units -- three or four units at \$300 a
17 month. The average is 1,100 or \$1200, which is very
18 affordable for people living who work in the area.

19 It's going to be replaced basically by luxury condos,
20 and there's incentives to build this project, which
21 basically is going to displace a lot of working West
22 Hollywood people. Thank you.

23 **CHAIR YEGER:** Thank you, Steve.

24 Isabelle, followed by Richard Maggio.

25 **ISABELLE SHEUKEL:** Isabelle Sheukel, resident of Los

1 Angeles.

2 I have been living on Miller Drive for 15 years, and
3 although I love architecture, I -- I think in concept,
4 this looks really, really nice. I would agree with my
5 predecessor, this is just the wrong location for this
6 project. It's just too big.

7 The entrance being on Miller Drive, and I don't know
8 -- you mentioned previously that some of you had been on
9 the site -- there are currently 24 feet where the
10 entrance of this big building is, and I drive up and down
11 Miller a lot, and it's basically 1.5-line -- lane. And
12 there's constant, constant bottlenecks. We wait
13 sometimes two or three lights to get through the
14 intersection, and this is only the residents on Miller
15 right now.

16 So if you're adding this complex that includes a
17 restaurant and retail stores -- and I understand that
18 there are pretty serious plans to have a restaurant -- I
19 just don't see how the current setting will just allow
20 the cars to go back and forth in and out without creating
21 not only huge bottlenecks on Miller, which will obviously
22 affect the residents, but also this intersection, there
23 will be bottlenecks and traffic jams on each side of the
24 building.

25 So I would really like you to reconsider the size of

1 the project, the fact that there will be a --
2 restaurants, there will be retail spaces, and just
3 basically scale it back to something that looks like this
4 but is just smaller.

5 That's all I have to say. The traffic will be a
6 nightmare. It is already very difficult, and this will
7 just create a huge problem for the entire intersection.
8 Thank you very much.

9 **CHAIR YEBER:** Thank you. Richard Maggio, followed
10 by Jenifer...

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

13 **CHAIR YEBER:** Thank you.

14 **RICHARD MAGGIO:** I'm Richard Maggio, West Hollywood.
15 I support the project. I think it's a very exciting
16 project, a project of the future, and West Hollywood has
17 to continue to look to the future.

18 I'm excited about the 10 one-bedroom and studio low-
19 income units, which will be priced at 40% of the market
20 rate.

21 I think also for your general information, you
22 should know that anyone who's presently in the existing
23 apartments, if they're 62 years or older, they're
24 entitled -- it's required you give them one-year notice
25 and the maximum of \$17,000 to move out.

1 If they're under 62, they get \$7,500 and a three-
2 month notice to move out.

3 I would hope that everyone would be given a one-year
4 notice since there are people that are over 62. Thank
5 you.

6 **CHAIR YEBER:** Thank you. Jenifer, followed by
7 Genevieve.

8 **JENIFER YEUROUKIS:** Hello. I'm Jenifer Yeouroukis.
9 I live in Los Angeles. I live in a single-family house
10 on Miller Drive.

11 **CHAIR YEBER:** Can you pull the mic to you?

12 **JENIFER YEUROUKIS:** Sorry. Jenifer Yeouroukis, Los
13 Angeles. I live in a house on Miller Drive. I have a
14 job and a family life that requires that I drive up and
15 down Miller drive a minimum of eight times a day.
16 Because I travel that much up and down Miller drive, I
17 think it makes me a perfect person to observe how
18 construction of an R3-type multi-use building with 9,000
19 square feet of restaurant and retail space is being
20 constructed on a property that has 50% of it, which I
21 believe LA County originally zoned for R1, how that would
22 affect the traffic on Miller Drive.

23 I took photos over a two-month period from my car
24 with my BlackBerry so that you could see what it's like
25 for me as a driver up and down Miller Drive north, south,

1 east, west, La Cienega, Sunset, so that you can see that
2 there is clearly an overflow of traffic and that
3 population and traffic flow issues already exist on
4 Miller Drive where the new building's entrance and exit
5 is being proposed.

6 I took about 30 photos. I'm only giving you seven.

7 Photos one, five, and six speak to what it's like to
8 wait at a light at the various intersections going in
9 different directions at different times of the day on
10 different days of the week.

11 Photos two, three, and four speak to the fact that
12 Miller Drive really is only one-and-a-half lanes. More
13 often than not when you have two cars going in opposite
14 directions, one car must pull over to let the other car
15 pass safely. There simply isn't the room to have an
16 entrance and exit for a retail and a restaurant space,
17 including additional multi-residential space.

18 Photograph seven speaks to how West Hollywood has
19 currently dealt with this traffic issue. There was a
20 temporary sign that says "Do not block intersection"
21 placed on Sunset facing east. That sign spent most of
22 its time in the middle of Sunset being run over by cars,
23 and I propped it up against the building, where it
24 currently is.

25 I hope you will really reconsider the entrance and

1 exit on Miller. Thank you.

2 **CHAIR YEBER:** There's a question for you from a
3 commissioner.

4 **COMMISSIONER HAMAKER:** I have a question for you.

5 **JENIFER YEUROUKIS:** Sure.

6 **COMMISSIONER HAMAKER:** Did you say you took these
7 photographs in the last few months?

8 **JENIFER YEUROUKIS:** Over a two-month period, I've
9 been taking them.

10 **COMMISSIONER HAMAKER:** Because this was all during
11 the Santa Monica Boulevard construction.

12 **CHAIR YEBER:** You mean Sunset.

13 **COMMISSIONER HAMAKER:** I mean Sunset.

14 **JENIFER YEUROUKIS:** I realize that, but there was no
15 construction at that exact corner. The construction was
16 in different places, and I think this speaks to how an
17 excessive flow of traffic will impact this area in the
18 future.

19 **COMMISSIONER HAMAKER:** Well, I happen to work part-
20 time for a business at Sweetzer and Sunset, so for the
21 past year, I've been going back up and down and up and
22 down, and because of that construction, this Sunset
23 Boulevard traffic jam was continuous. No matter where
24 the construction was, it was a nightmare.

25 But once that is finished, I do not believe that

1 will be the case because I had traveled up and down prior
2 to that, and it was never a problem.

3 **CHAIR YEBER:** Where is this a question? You...?

4 **COMMISSIONER HAMAKER:** I'm sort of wanting to
5 understand the context that she's saying ...

6 **JENIFER YEUROUKIS:** Sure.

7 **COMMISSIONER HAMAKER:** ... that this is life as usual,
8 and I'm saying...

9 **JENIFER YEUROUKIS:** But it is life as usual. Just
10 because I took the photographs during time that was
11 construction, I was encouraged to ...

12 **COMMISSIONER HAMAKER:** Thank you.

13 **JENIFER YEUROUKIS:** ... because I knew this meeting
14 was coming up. Thank you for your consideration. I
15 appreciate it.

16 **CHAIR YEBER:** Thank you. Genavieve, followed by
17 John Welch.

18 **GENAVIEVE MORRILL:** Thank you, Mr. Chairman and
19 Commissioners. Genevieve Morrill, City of Los Angeles,
20 and here as CEO/President of the West Hollywood Chamber
21 of Commerce on behalf of the business community.

22 I want to applaud the efforts -- tireless efforts of
23 staff and this developer and this amazing architect,
24 Craig Hodge (sic).

25 This is just an amazing project. It's beautiful,

1 and I'm surprised that Koretz doesn't want to grab it
2 just for bragging rights, actually.

3 This is really extraordinary, and the way that -- I
4 applaud everything about it -- the green design, the
5 intelligent contour into the configuration of the
6 landscape.

7 They've been extremely accommodating to the needs of
8 the community, affordable housing allowances that haven't
9 been taken to give us additional housing, height under
10 the allowed, improving traffic -- and I also want to note
11 that a lot of this traffic issue is existing and that the
12 EIR and what was stated -- I'm not a traffic expert, but
13 I did listen to a traffic expert, and it seems to me that
14 this project will improve traffic in this area. They
15 might just find that this would be the case.

16 This will strengthen the local economy. It gives us
17 a pedestrian friendly, more parking than is needed,
18 additional retail, mixed use, and on behalf of the
19 Chamber of Commerce and the business community, we hope
20 that you support the staff recommendation for this
21 project. Thank you.

22 **CHAIR YEBER:** Thank you. John Welch, followed by
23 Evan Grayson.

24 **JOHN WELCH:** John Welch, West Hollywood. I live in
25 the building adjacent at 1320 Miller Drive. I've been

1 there for 13 years.

2 I think the impact on the traffic going up and down
3 Miller Drive is going to be a nightmare, as others have
4 stated, and I don't know how you're going to get around
5 it because you only have one or two car lengths before
6 the cars come out, and already we have three and four
7 cars backed up, so there's no place for those cars to go
8 at certain times of the day.

9 The other impact you've talked about, people's views
10 not being obstructed, but noone's talked about the views
11 in the building I live in. All we're going to see is a
12 wall looking out our windows.

13 And those are my issues. Thank you.

14 **CHAIR YEBER:** Thank you. Evan Grayson, followed by
15 David Freeman. David Freeman? Is there an Evan Grayson
16 here? David Freeman, followed by Judy Gingold.

17 **DAVID FREEMAN:** Hello. I'm David Freeman. I live
18 on Miller Drive in Los Angeles and have for 30 years. I
19 think I've been listening to a science fiction novel.
20 All anyone needs to do is drive up and down Miller Drive.
21 You pick a time of day -- maybe not two in the morning --
22 it's jammed.

23 Everyone knows that the intersection of La Cienega,
24 Miller, and Sunset is a thorn in the side of our city.
25 It's terrible. I don't see how anyone could disagree

1 with that or see it differently outside of their own
2 commercial interests. Pushing it farther than it now is
3 is going to make life even harder for those of us who
4 live there.

5 I agree with everyone who has commended the beauty
6 and forward-looking nature of this venture. The
7 architect is a friend of mine. I respect him.

8 This time out, it's too big and in the wrong place,
9 and you are harming the lives of the citizens. I hope
10 you take that into account when you make your decisions.
11 Thank you.

12 **CHAIR YEBER:** Thank you. Judy -- no clapping,
13 please -- Judy Gingold, followed by Frank Geraci.

14 **JUDY GINGOLD:** I guess I'd like to second what David
15 just said.

16 **CHAIR YEBER:** Your name and...

17 **JUDY GINGOLD:** Oh, sorry. Judy Gingold. I'm a
18 resident of Miller Drive, Los Angeles.

19 I would just like to say that I have a mini Cooper,
20 and driving up and down Miller Drive as it now is, I very
21 often have to stop if there's a car in another direction,
22 and that's with a very tiny car. And I suffer to think
23 what will happen if there's more and more traffic coming
24 out onto that tiny little street. Thank you.

25 **CHAIR YEBER:** Thank you. Frank, followed by John

1 Ferraro. I think it's Ferraro.

2 **JOHN FERRARO:** Hi. I'm John Ferraro. I live on
3 Miller Place. I've been there for about 16 years, and
4 I've seen the traffic grow in that intersection year by
5 year, and it's not going to get better, contrary to what
6 some people are saying tonight that this project will
7 improve the traffic.

8 By the way, I do admire the project in some ways. I
9 do like the design of it. It's too big.

10 I don't understand the mitigation efforts for the
11 traffic. Creating an additional right-turn lane on the
12 northbound of La Cienega, I'm not sure how that's going
13 to actually mitigate the traffic in the intersection and
14 on Miller Drive and the eastbound traffic on Sunset. All
15 that will do is help the northbound traffic on La Cienega
16 turn right.

17 Just today I was coming up La Cienega and there were
18 10 cars in front of me and I couldn't make it through the
19 light. I'm not sure how adding more traffic that will be
20 able to turn right into that lane will make it better.

21 So I think you need to reconsider your mitigation
22 efforts. I also think you need to reconsider where the
23 ingress and egress for this building is going to be.
24 There's already an entrance, a driveway entrance for this
25 building on the eastbound side of the building, so I'm

1 not really sure why that can't be modified to accommodate
2 this new building. It seemed to have worked for all
3 these years.

4 There's 12 carports in front of the building.
5 That's not the entire parking for the building. I know
6 in your EIR that it said that those carports will be gone
7 so that will help with the safety and the traffic. Well,
8 it seems to me that that would be moot anyway if they're
9 not going to exist in terms of the safety.

10 And that's about all I have. Thank you.

11 **CHAIR YEBER:** Thank you. Sol Yamini, followed by
12 Keith Biele.

13 **SOL YAMINI:** Good evening, commissioners. My name
14 is Sol Yamini. I'm the owner of the Pink Dot business
15 east of the proposed building that's being built.

16 I don't know the logistics of the traffic, if it's
17 going to bring more traffic or bring less traffic, but
18 what I do know is that it's going to be great for our
19 economy. It's a beautiful looking building. I don't
20 know if the size is too big or too little. I don't know
21 anything about that.

22 But I've owned the business for a long time, and the
23 building right now is an eyesore, and it's just torn --
24 it's just old, it's torn down -- it should be torn down
25 and should be built looking something like that, and

1 hopefully the traffic issues won't be a problem and if it
2 helps traffic, then that's great because that street does
3 have traffic, and I think it will be great for the
4 economy. Thank you.

5 **CHAIR YEBER:** Thank you. Keith Biele, followed by
6 Paran Johar.

7 **KEITH BIELE:** Hi. My name is Keith Biele, and I
8 live on Miller Place.

9 After listening to everything here tonight, I can't
10 even believe we're considering doing this building this
11 big. It's ridiculous. I mean seriously.

12 **JEANNE DOBRIN:** Could he talk in the microphone, Mr.
13 Chair?

14 **CHAIR YEBER:** Can you talk into the microphone?

15 **KEITH BIELE:** I said I can't even believe we're
16 considering making this building this big. Are you
17 talking to me?

18 **JEANNE DOBRIN:** (Inaudible - microphone
19 inaccessible)

20 **CHAIR YEBER:** Yeah, just speak into the microphone
21 so she can hear. Sorry.

22 **KEITH BIELE:** Okay, sorry. I have two newborn
23 babies, and one of the reasons why we got the house on
24 Miller Place is because ...

25 **COMMISSIONER DELUCCIO:** Marc, I can't hear him.

1 Excuse me. Can you ask him to lift the mic up? You can
2 lift the mic. That would be easier for you. Thank you.

3 **KEITH BIELE:** I don't mind being uncomfortable
4 trying to get this worked out.

5 **CHAIR YEBER:** Go ahead. I'm sorry.

6 **KEITH BIELE:** I have two -- if I'd have known this
7 was going to happen, I wouldn't have got the house on
8 this street. If there's ever a problem with these kids
9 and I'm trying to get down and there's a traffic problem,
10 I can't even begin to explain to you what that's going to
11 do to me.

12 **CHAIR YEBER:** Thank you. Paran?

13 **PARAN JOHAR:** Thank you. Paran Johar, Miller Place
14 resident, Los Angeles.

15 I'll be very brief because a lot of the comments
16 have already been said.

17 Though I commend the architect for the beautiful
18 architecture, I have some great concerns on the size of
19 the project. If anyone who's gone up and down Miller
20 Drive, you can measure and they can barely take one-and-
21 a-half cars. Two cars cannot simultaneously go up and
22 down Miller Drive at any given point given there's
23 parking on Miller Drive.

24 The second concern is there is already constant
25 traffic in terms of ingress and egress, and I have no

1 idea how adding 900 cars is going to make the traffic
2 problem better. I think for the size of the project,
3 they have to reconsider that.

4 My final concern, which I've vocalized, is from a
5 view perspective for that, we've all paid a lot of money
6 for our houses on Miller Place and Miller Drive, and
7 given the size of the project, I have a concern regarding
8 the view. Thank you.

9 **CHAIR YEBER:** Thank you. Elyse Eisenberg, followed
10 by Tom Fanning.

11 **ELYSE EISENBERG:** Elyse Eisenberg, City of West
12 Hollywood.

13 I'd first like to acknowledge the passing of John
14 Chase and the enormous legacy he left for the City of
15 West Hollywood. What an incredible loss this will be. I
16 don't want to use up my time with that, but it's a tragic
17 loss.

18 I would also like to commend the architect for
19 probably the most beautiful residential and mixed-use
20 project that I've ever seen come before the City in the
21 limited time I've been participating in the public
22 process. I hope he continues to work in West Hollywood
23 and we get a lot more buildings from this architectural
24 firm. It's outstanding.

25 That being said, a couple of things that were -- one

1 of the questions that was brought up by one of the
2 commissioners earlier this evening about how much of the
3 project is in Los Angeles versus West Hollywood, I may
4 not have the exact figures in front of me, but I seem to
5 recall that the project is about 25,000 square feet, of
6 which a little over 15,000 square feet is in the City of
7 Los Angeles and 10,000 square feet is in the City of West
8 Hollywood.

9 I would also like to point out that from my reading
10 of the Sunset Specific Plan, it does not meet the goals
11 or objectives. This is a site for (a) of the Sunset
12 Specific Plan and in there several times in that section
13 on page 189 through 196, this site is mentioned on at
14 least occasions that the maximum height is 35 feet and
15 that the only way it would be -- qualify for an 85-foot
16 height was if it incorporated the Pink Dot site and
17 created a public park on the land that's in Los Angeles.

18 From my reading of the Sunset Specific Plan, there
19 was never any intention to build on the LA portion of the
20 property. The goal of that was always to be public land,
21 public park for the benefit of the citizens.

22 As you probably know from reading the general plan,
23 West Hollywood only has a quarter of an acre of public
24 park for the city, and to eliminate something even more -
25 - I have more comments in the letter today. It's just so

1 short. The sloping is manipulated, too.

2 **CHAIR YEBER:** Okay, Elyse, there's a question for
3 you.

4 **COMMISSIONER ALTSCHUL:** Ms. Eisenberg, you said that
5 the height is 80-some-odd feet.

6 **ELYSE EISENBERG:** They're calling it --

7 **COMMISSIONER ALTSCHUL:** The professionals measure it
8 at 40 feet.

9 **ELYSE EISENBERG:** That's because they're taking
10 advantage of the sloping code. The site is graded.

11 **COMMISSIONER ALTSCHUL:** But that's what (inaudible).

12 **ELYSE EISENBERG:** The site is ...

13 **COMMISSIONER ALTSCHUL:** They are allowed to measure
14 it according to the rules for the type of topography that
15 it is.

16 **ELYSE EISENBERG:** I believe that in my
17 interpretation of the Sunset Specific Plan that was
18 already factored in. It's mentioned several times that
19 the maximum height of the property is 85 feet.

20 **COMMISSIONER ALTSCHUL:** Okay, that's what I wanted
21 to hear, that it is your interpretation.

22 **ELYSE EISENBERG:** I think it's clear.

23 **COMMISSIONER ALTSCHUL:** You do understand that that
24 is not what the professionals say about the height?

25 **ELYSE EISENBERG:** I do understand but...

1 **COMMISSIONER ALTSCHUL:** Thank you. Thank you.

2 **ELYSE EISENBERG:** Okay, thank you.

3 **CHAIR YEBER:** Tom Fanning, followed by Stuart
4 Leviton.

5 **TOM FANNING:** Hi there. My name's Tom Fanning. I
6 live on Sunset Boulevard in the City of Los Angeles.

7 I just wanted to come down and show support for the
8 project. I think that what's currently there is a pretty
9 terrible eyesore, and I think that the Sunset Strip is a
10 pretty vibrant place, and I think that this would be a
11 major improvement for the Sunset Strip. Thank you.

12 **CHAIR YEBER:** Thank you. Stuart Leviton, followed
13 by Erik Marino.

14 **STUART LEVITON:** Stuart Leviton, City of West
15 Hollywood.

16 First, it seems to me that this is a great project.
17 I'm supporting it. I urge you to support it and adopt
18 the staff recommendation.

19 I also urge you, as you're sitting here as a
20 commission, to take a step back, look at the totality of
21 the project. From what I have heard this evening, this
22 project meets or exceeds nearly every goal this city puts
23 out. It is either compliant or exceeds all legal
24 requirements for this kind of project. It seems to me
25 this is exactly what we want to do.

1 I am mindful of and respectful of the individual
2 concerns that have been expressed today. I am certain
3 that they are heartfelt and sincere, but most of them, if
4 not all of them, have been addressed.

5 As Commissioner Altschul was pointing out, the
6 professionals have analyzed this through the staff. They
7 have concluded that this is a terrific project, and I
8 simply urge you, look at the totality of this, be mindful
9 and respectful of the individual concerns, but on
10 balance, a great project. I hope it gets approved, and I
11 hope you adopt the staff recommendation.

12 **CHAIR YEBER:** Thank you. Erik Marino, followed by
13 Boris.

14 **ERIK MARINO:** Good evening. My name is Erik Marino,
15 and I'm a resident of West Hollywood and Los Angeles
16 because I'm one of the residents of 8497 West Sunset
17 Boulevard.

18 I am one of the residents of the eyesore of that
19 location. Yes, I am. But it is the last apartment
20 building on the Sunset Strip. I take a certain pride in
21 saying that I live on the Sunset Strip, and I also park
22 on the east side in the gated parking. And as such, I
23 would just -- I do every morning -- I have to come out of
24 the gated side. I think -- I know that I can't stop
25 progress.

1 I live in an eyesore, and that's a very pretty
2 building, but I would ask before it moving forward the
3 Commission all look towards the availability of rental
4 and commercial space up and down the Strip because it is
5 actually at an epic high, and I don't know. I'm all for
6 if you build it they will come, but I'm not convinced
7 that retail space will flock to this landmark, and then
8 it's a landmark of a different sort.

9 I guess as I park and go in and out of a building,
10 I'd say that since this fits so well with the Sunset
11 Specific Plan, we shouldn't shoulder Sunset's problems on
12 another street, Miller, which is that I think that we
13 should take a look at reconfiguring the light so it
14 really is sort of a straight drive up and down into
15 Sunset and leave Miller alone.

16 I'm sorry to be a dissenting voice, but I'd like to
17 stay living at the eyesore as long as possible because it
18 is affordable housing, rent-controlled housing on the
19 Sunset Strip for me right now, and I appreciate your
20 time. Goodnight.

21 **CHAIR YEBER:** Thank you. Boris, followed by Raisa.

22 **BORIS SHPUNT:** Good evening, Boris Shpunt,
23 (inaudible).

24 I like this project. I think this nice new building
25 will make our district more attractive. I'm going to

1 vote for this project. Thank you.

2 **CHAIR YEBER:** Thank you. Raisa, followed by Eugene
3 Levin.

4 **RAISA SOKOLOVSKY:** Hi. My name Raisa Sokolovsky. I
5 live in West Hollywood.

6 **CHAIR YEBER:** Can you speak into the mic, please?
7 Thank you.

8 **RAISA SOKOLOVSKY:** My name Raisa Sokolovsky. I live
9 in West Hollywood. I am here to support this project.
10 This is create job for people and the housing for low
11 income, and this is good for city. Please help for this.
12 Thank you.

13 **CHAIR YEBER:** Thank you. Eugene Levin, followed by
14 Jeanne Dobrin.

15 **EUGENE LEVIN:** Good evening. Eugene Levin, City of
16 Los Angeles.

17 This place have a special part in my heart since I
18 got the traffic tickets from this place. It was long
19 time ago. It's already not on my record.

20 Anyway, this is a great project, and I support it,
21 and it creates [really] job. It good for the city
22 revenue, and there is always the wrong time and the wrong
23 place for the progress. Please support this project.

24 **CHAIR YEBER:** Thank you. Jeanne Dobrin, followed by
25 Norm Chramoff, who's our last speaker. Jeanne? Norman,

1 do you want to come up and speak? Thanks.

2 **NORMAN CHRAMOFF:** Norman Chramoff, resident of West
3 Hollywood.

4 I support the project. What I'm particularly
5 impressed by is the inclusionary units are about 30%
6 bigger than my market rate apartments, so I think that's
7 really special.

8 And, also, I just wanted to call to your attention
9 again that the people in the \$300 units, I understand,
10 are going to be first on the list for the inclusionary,
11 so I think that's a good thing.

12 Anyway, it's a great project. Support it. Thanks.

13 **CHAIR YEBER:** Thank you, Norman.

14 **JEANNE DOBRIN:** Jeanne Dobrin, a long-time resident
15 of West Hollywood. I'm going to bring up a subject that
16 I heard one of the -- is this on?

17 **CHAIR YEBER:** Yes, it's on.

18 **JEANNE DOBRIN:** Okay -- that I heard one of the
19 commissioners bring up, and that commissioner happens to
20 be -- an old English expression I've heard -- best friend
21 and severest critic of me.

22 I don't know if Jack Weiss was termed out, but his
23 record in the area as a LA councilman was worse than
24 dubious. He showed not even a little regard for his
25 constituents versus developers, and I was one of the

1 persons that criticized him. I complained about
2 something in West Hollywood -- in Los Angeles, excuse me,
3 paid no attention.

4 Mr. Koretz is well known as a community-oriented
5 person, and I feel that he is doing the right thing by
6 asking that it be rescinded, that Mr. Weiss and Mr.
7 Michael LeGrande were giving away rights of the City of
8 West Hollywood -- of the City of Los Angeles and its
9 residents of the City of West Hollywood, although, of
10 course, I love our city.

11 And Michael LeGrande, for your information, was just
12 appointed the planning director of the City of Los
13 Angeles and by [Vir Ragosa], and immediately, an article
14 appeared in the *LA Times* about how unqualified he is for
15 the job. And I agree -- I think he was something like
16 Mr. Weiss.

17 We desperately don't need another restaurant which
18 will become a bar, a de facto bar after 11 o'clock on
19 this already stressed out location of three streets
20 coming together.

21 Mr. Fong (sic) claims that re-striping La Cienega
22 will make this a better transportation and circulation
23 issue. I don't believe him. I don't know where he's
24 coming from. May be a very nice guy, but I wish that
25 Terri Slimmer was still here. And this ...

1 **CHAIR YEBER:** Okay, Jeanne, wrap it up.

2 **JEANNE DOBRIN:** This traffic has given -- as told
3 you by the people who live on Miller is a scary, scary
4 thing. Beautiful project, but turn it down.

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

6 Okay. We will do rebuttal, and it looks like Mark
7 Steres will give us that.

8 **MARK STERES:** Thank you. Mark Steres. I reside in
9 Calabasas. I am the attorney for the applicant, Karma
10 Development.

11 Project driveway location -- that seems to be one of
12 the -- the major issue. The driveway is located where
13 the city experts told us to place it. Let me say that
14 again. The driveway is located where the city experts
15 told us to place it.

16 The city has heard the concerns of the Miller Avenue
17 residents, and they thoroughly studied and analyzed the
18 issues, and it was in their expert opinion that they
19 found that the location is the safest and most efficient
20 location.

21 Based upon this review and the findings, we request
22 that the Planning Commission follow the staff
23 recommendation and approve the project as submitted.

24 City of Los Angeles -- Needless to say, we are
25 extremely disappointed by Councilman Koretz's current

1 position and by the letter that was submitted just this
2 evening by the council member.

3 The history of this is many years ago the applicant
4 sought to redevelop this site and went to the City of LA
5 with this project and met with Council Member Weiss, and
6 he was the one who did approve having West Hollywood
7 authorized as processing the entitlement.

8 Some of the factors that went into that is that this
9 is a single lot with City of West Hollywood area upfront
10 facing Sunset Boulevard and the City of LA's area is
11 completely landlocked behind this site.

12 The current use of the site has multi-family
13 apartment, residential, and parking that exists on both
14 the West Hollywood and the City of LA side.

15 The proposed mixed use project that's in front of
16 you and is planned has commercial on the bottom floor and
17 then parking and residential -- multi-family residential
18 above that.

19 The commercial segment of this project is
20 essentially almost entirely within the West Hollywood
21 area. The part that is in the City of Los Angeles is
22 made of parking and multi-family residential, the same
23 that exists today.

24 Thousands of dollars have been spent by the
25 applicant in reliance of the City of LA's authorization,

1 and of the significance that was brought up by the
2 Commissioners in questioning Mr. Bayliss, the draft EIR
3 was out for comment just this past February through
4 April, 45-day comment period.

5 The City of LA did not comment on the draft EIR.
6 The issues that the City of LA says they have, which is
7 traffic and curb cuts, is solely within the jurisdiction
8 of West Hollywood. The appropriate place for them to put
9 in their input is in comments of the draft EIR and
10 comments to West Hollywood, and that's what the
11 Commission invited and the Commission questioned, and
12 they chose not to do so.

13 Now, Council Member Koretz comes in at the last
14 minute and talks about reasserting their authority.

15 We urge West Hollywood tonight to take action. That
16 statement does not derail or stall anything that you have
17 in front of you. You are the lead agency for the EIR,
18 and you should take action on the EIR, and we request you
19 do that tonight.

20 You are the lead agency on the project applications
21 that are in front of you, and we would ask you to take
22 action on the City of West Hollywood applications.

23 You know, with all this testimony, it's worthwhile
24 to step back and really think about what's currently on
25 this site. What's currently on this site does not meet

1 at all what the City of West Hollywood adopted when they
2 adopted their Sunset Specific Plan and their vision.
3 It's got carports, it's got driveway cuts, it has no
4 pedestrian activity, and it has no streetscape.

5 Now, picture what is proposed in this application.
6 This is exactly what you asked for. This is exactly what
7 the Sunset Specific Plan envisioned, and it was adopted
8 by this city and the City directed that this type of
9 development be built.

10 It directed a landmark building, commercial
11 activity, pedestrian activity, vibrant streetscape. It
12 even called out a billboard at this location. This
13 application delivers what the Sunset Specific Plan wanted
14 with no variances and no Statement of Overriding
15 Consideration.

16 So we would ask you to please consider the
17 application and adopt it as submitted. Thank you.

18 **CHAIR YEBER:** Thank you. Any questions for the
19 applicant?

20 Okay, seeing none, there's been a request to take a
21 five to seven-minute break to give people a chance to go
22 to the bathroom.

23 Please, the public, do not ask questions or talk to
24 the Commission since the item is still on the table and
25 the public hearing is still open. Thank you.

1 *[Short break]*

2 **CHAIR YEBER:** Hello again. So questions -- since
3 traffic and related impacts seem to be the central
4 concern here, a couple things, just some clarification.

5 The staff report and the presentation talked about
6 how this project would improve the traffic condition even
7 though we'll have more cars at this intersection. So
8 could you explain it in simplest terms so that we can
9 understand how you've come to this assessment that the
10 project actually will improve the intersection?

11 **BOB CHEUNG:** Sure. The project is proposing as a
12 mitigation measure to re-stripe the northbound approach
13 on La Cienega. Right now, currently, we have a left turn
14 and a right turn. Because of the heavy -- extremely
15 heavy right-turn movement, particularly during the PM and
16 nighttime, re-striping for an additional right turn would
17 help the intersection overall operations, and because of
18 more green time allotted for other movements, it helps
19 every movement through the intersection.

20 **CHAIR YEBER:** Okay. What about on the Miller side?

21 **BOB CHEUNG:** Also Miller side. So it's an indirect
22 mitigation because it's not on Miller, but it does
23 benefit Miller to a certain degree.

24 **CHAIR YEBER:** So but what changes are you making to
25 Miller or what changes are already in place that help

1 mitigate potential impacts from this project?

2 **BOB CHEUNG:** On Miller specifically?

3 **CHAIR YEBER:** On Miller specifically.

4 **BOB CHEUNG:** Because of the constraint of the slope
5 and also the existing structures, there isn't a whole lot
6 we can do to widen or re-stripe. It's 24-foot wide right
7 now, and it's only wide enough for two lanes of traffic.

8 **CHAIR YEBER:** But there's no on-street parking.

9 **BOB CHEUNG:** That's correct. There's no on-street
10 parking in the -- maybe one or two in the West Hollywood
11 boundary or side, but there is no on-street parking
12 fronting the project site.

13 **CHAIR YEBER:** Okay.

14 **BOB CHEUNG:** And we wouldn't allow any [private]
15 parking.

16 **CHAIR YEBER:** And no onsite parking on the opposite
17 side of the street in front of the project...

18 **BOB CHEUNG:** That's correct.

19 **CHAIR YEBER:** ... on Miller.

20 So that speaks to the other issue that kept being
21 brought up was this notion that Miller was approximately
22 a lane and a half and that people have to pull over to
23 allow a car to pass through. I'm assuming they're
24 referring to further up as you get up into Miller Drive
25 that that's the case, that it's not at the intersection?

1 **BOB CHEUNG:** That's correct.

2 **UNIDENTIFIED SPEAKERS:** (Inaudible - microphone
3 inaccessible)

4 **CHAIR YEBER:** Okay. Excuse me. Order, please. Can
5 you clarify that for us in terms of the width? Because
6 on the plans, I see 26.2 feet at the project site. I
7 don't know what the width is further up Miller.

8 **BOB CHEUNG:** I think the 26 foot is an error and
9 it's actually 24. We measured it.

10 **CHAIR YEBER:** That's what it's currently or what's
11 being proposed?

12 **BOB CHEUNG:** Currently.

13 **CHAIR YEBER:** 24 currently.

14 **BOB CHEUNG:** Currently.

15 **CHAIR YEBER:** Okay.

16 **BOB CHEUNG:** So, yes, you're correct that the
17 parking further north on Miller restricts the flow of
18 traffic to one lane or one-and-a-half lane, but at --
19 where the project site is located without -- again, we
20 don't have any on-street parking there. It's two lanes
21 full.

22 **CHAIR YEBER:** Okay. And then explain the car
23 staging for exiting or egress because right now as it was
24 pointed out by one of the speakers that a car pulls out
25 of the project site, there's only room for two cars on

1 Miller, but then you have seven to 10 car staging on the
2 project site.

3 So let's say you're backed up. Let's say there's
4 already five cars already on Miller. Is the light
5 synchronization going to allow the cars from the project
6 site to get through quickly? I mean how is that going to
7 work?

8 **BOB CHEUNG:** The thought is that any backup will be
9 onsite due to the project's traffic, so it wouldn't
10 affect any traffic on Miller.

11 As far as synchronization, that's a tough question.
12 I'm not sure how synced in -- how that would affect
13 traffic coming out of the project site, but I would
14 assume that if on the worst condition there is backup, it
15 would be all onsite and would not affect Miller.

16 **CHAIR YEBER:** I guess what I was trying to get with
17 synchronization is the timing for the traffic lights
18 would be set in such a way to allow more than two or
19 three cars to get through a light cycle.

20 **BOB CHEUNG:** Yeah, that would be correct.

21 **CHAIR YEBER:** Okay. Are there any other questions
22 for staff? John? Oh, go ahead, Sue.

23 **COMMISSIONER BUCKNER:** So the plan is to
24 resynchronize the light there so that there is more time?
25 They're going to change the light, the amount of time

1 that -- for the people coming south down Miller to either
2 make their turn onto Sunset either east or west and then
3 -- or proceed down to La Cienega. It's not just going to
4 be one or two cars that are getting through like they are
5 now, right?

6 **BOB CHEUNG:** Well, La Cienega and Sunset is part of
7 the synchronization plan along entire Sunset, so whatever
8 we do at that intersection, we need to take into account
9 upstream and downstream along the whole corridor.

10 The synchronization gets adjusted as demand changes
11 and as needed, so that would be looked at on a case-by-
12 case level and could be adjusted as needed.

13 **CHAIR YEBER:** Okay. John, did you have a question?

14 **COMMISSIONER ALTSCHUL:** But not of Mr. Cheung, of
15 Francisco.

16 In going through -- and I know you've got a lot to
17 do tonight -- in going through the comments that were
18 submitted quite late, did you find any issues that had
19 any credibility that you think needed responding to or
20 analyzing at the 11th hour?

21 **FRANCISCO CONTRERAS:** No, I don't think there were
22 any new issues. I think most of the comments in the
23 letters were actually stated by the speakers that were
24 here tonight and which were things that were already
25 addressed in the staff report or the draft EIR.

1 **COMMISSIONER ALTSCHUL:** Thank you.

2 **CHAIR YEBER:** Is there any other questions for
3 staff? Barbara?

4 **COMMISSIONER HAMAKER:** I'm not exactly -- I'm --
5 back to Mr. Cheung again -- concerned about the traffic
6 that has come down Miller Drive and is sitting there
7 waiting for the light to change so that those people can
8 go left, right, or down La Cienega. And it looks to me
9 in the site plan of the new project this addition of this
10 extra -- what is it? -- 15 feet or so being added to this
11 little outcrop of the retail space is giving more of a
12 definition to where the cars are supposed to stay.

13 I'm asking this because I was there today and I
14 parked in one of the tuck-under parking and I had to back
15 out and I -- it was a nightmare trying to just figure out
16 whether I should -- which way I should back out facing,
17 and then I didn't know where to wait for the light even.

18 So there is a -- I realize if this project is built,
19 the entire curb area and frontage will be defined where
20 it isn't now. It's a mess.

21 **BOB CHEUNG:** That is correct, and actually, the curb
22 will be pulled back somewhat to allow for cars entering
23 the site to move to the right a little bit so that -- to
24 avoid any backup onto Sunset.

25 **COMMISSIONER HAMAKER:** Okay, so there will be a

1 better ingress into the projects...

2 **BOB CHEUNG:** Yes.

3 **COMMISSIONER HAMAKER:** ... because of that?

4 **BOB CHEUNG:** Correct.

5 **COMMISSIONER HAMAKER:** Now, are you -- is the City -
6 - it's the City's job when a project is finished -- this
7 is a question -- to re-stripe? You said you're going to
8 do some re-striping on La Cienega.

9 Are you -- and I don't think I saw it this morning -
10 - are you going to do any sort of re-striping on -- from
11 Miller Drive when people who have never been to this
12 project before come out of that parking structure and are
13 sitting there, and basically what they're doing is facing
14 oncoming traffic on La Cienega going west.

15 So are you going to do any sort of dotted lines or
16 any sort of re -- some sort of notification on the actual
17 pavement that gives a driver who doesn't know where he is
18 -- which of course, nobody is like that -- which lane to
19 go in to go east on Sunset? Is that a possibility?

20 **BOB CHEUNG:** Let me make sure I understand. So
21 you're asking about re-striping on Miller onto Sunset?

22 **COMMISSIONER HAMAKER:** Well, not -- yeah, from
23 driving -- from Miller onto Sunset. I think I'm not
24 asking, I guess, maybe specifics as much as how much is
25 this in play once the project gets three-quarters of the

1 way through and you guys come and start to see how you
2 can better facilitate a functional intersection?

3 **BOB CHEUNG:** Yeah, actually, we have looked at re-
4 striping and improving Miller, including adding a, if you
5 will, a slip ramp because -- but because of the grade
6 differential, that became problematic.

7 **COMMISSIONER HAMAKER:** Yes.

8 **BOB CHEUNG:** Although we did have the pedestrian
9 crosswalk adjusted so that it is a little bit more
10 aligned, and with that, it should align the cars a little
11 bit better than what we have today.

12 **COMMISSIONER HAMAKER:** Yes, there isn't really --
13 that huge diagonal thing today.

14 **BOB CHEUNG:** Correct, correct, correct.

15 **COMMISSIONER HAMAKER:** So the crosswalk itself is
16 meant to organize things better, order (inaudible).

17 **BOB CHEUNG:** Yes, that's the intent. The crosswalk
18 would be more of a traditional crosswalk instead of a
19 diagonal, where it causes confusion, so that would be
20 part of the project.

21 **COMMISSIONER HAMAKER:** Exactly. And that would also
22 facilitate -- this is a question, but I'm assuming
23 anybody walking from, let's say, Sunset Plaza up the
24 street on the north side of the street, they could then
25 cross and go into that retail, whether it's restaurant...

1 **BOB CHEUNG:** Correct.

2 **COMMISSIONER HAMAKER:** ... or clothing store, or
3 whatever it is?

4 **BOB CHEUNG:** This would improve pedestrian safety
5 tremendously, yes.

6 **COMMISSIONER HAMAKER:** Because there isn't any
7 sidewalk or anything there now at all. I mean I didn't
8 see any.

9 **BOB CHEUNG:** Yeah, no, not much to say that there's
10 a crosswalk or sidewalk, yes.

11 **COMMISSIONER HAMAKER:** Okay, thank you.

12 **COMMISSIONER BUCKNER:** May I?

13 **CHAIR YEBER:** Go ahead, Sue.

14 **COMMISSIONER BUCKNER:** Also, I thought that perhaps
15 what you ought to make sure is that there's going to be
16 some kind of "No U-turn" there because I noticed that the
17 --

18 **UNIDENTIFIED SPEAKERS:** (Inaudible - microphone
19 inaccessible)

20 **CHAIR YEBER:** Please.

21 **COMMISSIONER BUCKNER:** -- the taxicabs are coming
22 west on Sunset. They go and make a U-turn and then turn
23 around to go pick up passengers over at the hotels right
24 down the road. And so I think that the City must
25 consider putting that kind of signage up there and have

1 our sheriffs enforce that for a while until people really
2 get the idea.

3 **BOB CHEUNG:** Thank you, noted.

4 **UNIDENTIFIED SPEAKER:** (Inaudible - microphone
5 inaccessible)

6 **CHAIR YEBER:** Excuse me, there's no comments from
7 the audience at this stage.

8 I just have one last question regarding the
9 construction process and traffic, and how is it
10 envisioned that the staging would occur during
11 construction so that all the residents that live up
12 Miller Drive are not impacted in any way at any point
13 during the construction?

14 Have they submitted a construction plan at this
15 point, or do we know how that's going to be handled so
16 that all trucks are off Miller Road?

17 **BOB CHEUNG:** We haven't received any construction
18 management plan. That usually follows at a later stage.

19 **CHAIR YEBER:** Okay.

20 **BOB CHEUNG:** But we do have very specific conditions
21 to maintain full access to Miller and to minimize any
22 disruption to traffic.

23 **CHAIR YEBER:** Are they just our usual conditions, or
24 are they ramped up because the conditions are a little
25 bit more extraordinary on this particular site?

1 **BOB CHEUNG:** We can certainly look at ramping up
2 conditions for this particular project.

3 **CHAIR YEBER:** Okay, great.

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

5 **CHAIR YEBER:** Yes?

6 **COMMISSIONER HAMAKER:** I'd like to make a comment
7 about that. I understood from the applicant this morning
8 that all of the construction vehicles will be staged
9 behind the Pink Dot. Can Mr. Seymour speak to that or
10 Anne?

11 **JEFF SEYMOUR:** Commissioner, we -- I think what I
12 had said was that there was discussions and negotiations
13 at this point, but we -- it's very early on in this
14 process.

15 **COMMISSIONER HAMAKER:** Okay. All right. Thank you.

16 **CHAIR YEBER:** Okay. With that, I'm going to -- if
17 there's no objection, I'm going to close the public
18 hearing, move on to discussion on this item.

19 So who wants to take the lead on this? John, go
20 ahead.

21 **COMMISSIONER ALTSCHUL:** Well, there's certainly no
22 doubt and no controversy over the quality of the
23 architecture and the design.

24 I was a member of the Sunset Specific Plan task
25 force back in the last century, and it's true that this

1 particular site calls for in the Sunset Specific Plan
2 pretty much exactly what has been brought forth here, and
3 it's an amazing opportunity.

4 I live above Sunset, as do two other commissioners
5 sitting here, and I live on top of a narrow street. It's
6 pretty much the same type situation except Miller is a
7 little bit longer, in fact, quite a bit longer than my
8 street. There's many more houses.

9 But all of us really have to face the reality that
10 when we chose to move above Sunset Boulevard -- and I've
11 lived above Sunset Boulevard for the last 40 or 45 years
12 -- it was busy then and it's constantly remained busy.

13 We choose to live there, and we choose to live there
14 for a reason. Whatever our own individual reasons are,
15 we chose it then and we still -- we still choose it. We
16 can move, although in today's economy, it's a little
17 harder to extract ourselves.

18 But Miller is narrow, Miller has problems, but I
19 don't believe that this is going to compound Miller's
20 problems. I think there are a couple of things that need
21 to be sort of looked into to make the problems a little
22 less, and I don't -- I wouldn't make them a condition of
23 approval if, in fact, this does get approved, but I think
24 the concept of ensuring that seven cars get off the
25 street to ensure that there is no congestion is not

1 enough.

2 I think when you're dealing with raw land and the
3 concept of a carriage lane, which could get more than
4 seven cars off the street -- in other words, you could
5 get seven cars in the project and a carriage lane might
6 get another seven or eight cars off the street -- is
7 certainly something to consider and I think in the
8 applicant's best interest because if you do have 9,000
9 square feet of commercial, which is not a lot of
10 commercial at all, you want it to be successful
11 commercial, and if you don't have a situation where cars
12 can get off the street and where people can't get in and
13 out easily, your commercial is going to be worthless
14 because you're not going to have customers. So I would
15 urge that the applicant do consider something like that.

16 I would also think that the billboard is sort of
17 conceptual at this particular time. Yes, the Sunset
18 Specific Plan does allow a billboard here, but I don't
19 know that we should approve the permit for the billboard
20 at this particular time because it's just too conceptual.
21 I think they can certainly live without that until they
22 have something a little bit more refined.

23 So I would move that -- move to approve the
24 application, adopt resolution #PC10-924 certifying the
25 final EIR and adopting the mitigation monitoring and

1 reporting program, adopt resolution PC-925, conditionally
2 approving the demolition permit, development permit,
3 extract the billboard permit from the entitlement, and
4 approve the tentative tract map as indicated on the staff
5 report for the properties located at 8497-8499 Sunset,
6 West Hollywood, California.

7 **CHAIR YEBER:** Okay. Do we have a second on that
8 motion?

9 **COMMISSIONER HAMAKER:** I'll second that.

10 **CHAIR YEBER:** Okay.

11 **ANNE MCINTOSH:** I have a question.

12 **CHAIR YEBER:** Go ahead, Anne.

13 **ANNE MCINTOSH:** The word "extract," would that be
14 meaning that you just aren't taking action so it's on
15 hold?

16 **COMMISSIONER ALTSCHUL:** Right, on hold. Thank you,
17 Anne.

18 **CHAIR YEBER:** Can you, Christi, maybe give us some
19 clarification because I understand we went through
20 something similar our last meeting regarding removing a
21 certain component. We didn't take any action on it, so
22 do we need to take action on the billboard as a separate
23 meeting, continue it?

24 **CHRISTI HOGIN:** What you did last time was a little
25 different because then on that one you actually intended

1 to take action in the future. You wanted to continue it
2 because you wanted to give the public a chance. So the
3 appropriate action you took in that case was to continue
4 that tentative tract map to another night.

5 **CHAIR YEBER:** But on the first one, we didn't.

6 **CHRISTI HOGIN:** Tonight -- right, well, you actually
7 denied that because you were done with it. You were
8 rejecting it.

9 In this -- on this one tonight, though, I think that
10 probably the best thing to do would be to deny the
11 billboard permit without prejudice so they can bring it
12 back at any time when they're ready.

13 **COMMISSIONER ALTSCHUL:** Right. And I think that's a
14 good idea.

15 Also, I don't recall, but is there a finite number
16 of billboards under the SSP that can be added to the
17 current inventory so that since these people aren't
18 ready, it frees it up for whoever comes first? Is that,
19 in fact, a true statement?

20 **FRANCISCO CONTRERAS:** No, there's no restriction on
21 the number of standard billboards. I think there's a
22 restriction on Jumbotrons, which this --

23 **COMMISSIONER ALTSCHUL:** That's four, right?

24 **FRANCISCO CONTRERAS:** Correct, correct, correct.

25 **COMMISSIONER DELUCCIO:** Marc?

1 **CHAIR YEBER:** Okay, yes?

2 **COMMISSIONER DELUCCIO:** I was going to clarify.
3 Their intent in the future, I think, was to come back
4 with a DA anyway, so I guess at that time they can bring
5 the billboard forward to us.

6 And, also, as far as the billboard itself goes,
7 that's a billboard intended for this site because it
8 allows for a billboard to be incorporated into a building
9 so that wouldn't count toward the -- it'd be on an
10 inventory list perhaps, but it wouldn't count toward a
11 limit on the number of billboards, correct?

12 **FRANCISCO CONTRERAS:** Correct.

13 **CHAIR YEBER:** Okay, so since we have a slight change
14 to staff's recommendation, is there discussion on the
15 billboard component in itself before we move forward? I
16 mean or maybe there's a (inaudible) -- is there any
17 objection to the billboard component part?

18 Okay, the motion on the table is the staff..

19 **COMMISSIONER HANAKER:** Chair Yeber?

20 **CHAIR YEBER:** Yes?

21 **COMMISSIONER HANAKER:** I'm sorry. I do have a
22 clarification on the motion that was made about the
23 carriage lane and how specific that has to be or not in
24 the motion.

25 **COMMISSIONER ALTSCHUL:** That was -- I did -- that

1 was not included in the motion.

2 **COMMISSIONER HANAHER:** Okay. That's what I wanted
3 to know.

4 **COMMISSIONER ALTSCHUL:** That was a suggestion.

5 **COMMISSIONER HANAHER:** Okay, thanks.

6 **CHAIR YEGER:** But did you want to make a condition?

7 **COMMISSIONER HANAHER:** If it was included in his
8 motion, I wanted to understand what the specifics were,
9 but as long as it wasn't, it's fine. We'll discuss it
10 afterwards.

11 **CHAIR YEGER:** Okay, Joe?

12 **VICE-CHAIR GUARDARRAMA:** Yeah, I support the
13 billboard. I think it's very clear from the plans where
14 it's going to be, how large it's going to be. The only
15 question that the applicant might bring before us later
16 is a development agreement to change it into a digital
17 billboard. But the placement, size, style of the
18 billboard is very clear, and it's contemplating it in the
19 Sunset Specific Plan. So I'm sort of hesitant to remove
20 it now because it might injure the viability of this
21 project.

22 And I know we're not supposed to think o the
23 economics of this, but the fact of the matter is that
24 projects do depend on billboards, and I don't want to
25 kill this project just because we are waiting for a

1 development agreement later.

2 **COMMISSIONER DELUCCIO:** Can I say something, Marc,
3 too? I also tend to agree with Joseph because I actually
4 think it's well incorporated into the architect of the
5 building. So for that reason, I don't really have a
6 problem with that, with the billboard, so..

7 **CHAIR YEBER:** Okay.

8 **COMMISSIONER BUCKNER:** Mr. Chair?

9 **CHAIR YEBER:** Yes?

10 **COMMISSIONER BUCKNER:** I also feel at this time that
11 it is incorporated and it's part of the building. It's
12 an important part. However, I do want to specify tonight
13 that if we approve it with the billboard component that
14 it be a standard billboard and that they'd have to bring
15 it back for any modifications.

16 **CHAIR YEBER:** Which is, I think, is already part of
17 the resolution as it stands, correct, Francisco?

18 **FRANCISCO CONTRERAS:** That's correct.

19 **CHAIR YEBER:** Okay. Alan, do you want to chime in
20 on the billboard issue?

21 **COMMISSIONER BERNSTEIN:** I don't have a problem with
22 the standard billboard as envisioned in the specific plan
23 and as laid out in the model, and I think I'm just
24 duplicating what some other commissioners have said
25 already.

1 **CHAIR YEBER:** Okay, so ...

2 **COMMISSIONER ALTSCHUL:** Well, then there's clearly
3 four people in support of a standard billboard, so I'll
4 revise the motion to include the staff report's
5 suggestion or recommendation with respect to the
6 billboard as part of the motion.

7 **CHAIR YEBER:** Okay. And --

8 **COMMISSIONER DELUCCIO:** It's not a recommendation,
9 though, right? This is a final action on our part?

10 **CHAIR YEBER:** Yeah.

11 **COMMISSIONER ALTSCHUL:** Yeah.

12 **COMMISSIONER BUCKNER:** I believe that one of our
13 fellow commissioners approved the original motion. She
14 needs to withdraw her second, and then we need a new
15 second on the new motion.

16 **COMMISSIONER ALTSCHUL:** No, the new --

17 **COMMISSIONER HAMAKER:** She is not fond of
18 billboards, but she also doesn't want to fall on her
19 sword on this issue, so it's fine.

20 **CHAIR YEBER:** Okay, so you're withdrawing the second
21 --

22 **COMMISSIONER HAMAKER:** No, no, I'm (inaudible) --

23 **CHAIR YEBER:** On the first?

24 **COMMISSIONER HAMAKER:** Yeah, yeah. I'll second it
25 with the billboard. It's okay.

1 **CHAIR YEBER:** You're amending your second?

2 **COMMISSIONER HAMAKER:** Amending my second.

3 **CHAIR YEBER:** And you're amending the (inaudible)?

4 **COMMISSIONER HAMAKER:** You know I'm not a legalese
5 person.

6 **CHAIR YEBER:** Is this clear? Okay.

7 **CHRISTI HOGIN:** There's a motion and a second for
8 staff recommendation.

9 **CHAIR YEBER:** Okay. And I would just like to add a
10 condition similar to the Monarch project concerning
11 coordination with outside agencies, such as public
12 utilities and the fire department, shall be conducted in
13 advance of construction document submittal so as to best
14 determine the best location of necessary fixtures and
15 screening strategies to minimize the impact on the
16 aesthetic amenities as they relate to the public realm.
17 Does that make sense?

18 **FRANCISCO CONTRERAS:** Perfect sense. And if I can
19 just -- if I can just amend condition 1-11, we wanted to
20 just include some additional language in order to clarify
21 that condition. We want to state that the applicant
22 shall obtain any required zoning entitlements and
23 construction permits from the City of Los Angeles for the
24 portion of the project which lies within the City of LA
25 to the satisfaction of the community development

1 director. We just wanted to just clarify that particular
2 condition.

3 **COMMISSIONER ALTSCHUL:** That's acceptable.

4 **CHAIR YEBER:** Okay. Are both the change and the
5 added condition acceptable to the maker and the seconder?

6 **COMMISSIONER HAMAKER:** Yeah, except may I just ask,
7 I also wanted to have a bit of discussion before the vote
8 if that's possible. I had a few things I wanted to say.

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

10 **COMMISSIONER HAMAKER:** Should I do it now or do you
11 want to...

12 **CHAIR YEBER:** Sure.

13 **COMMISSIONER HAMAKER:** Okay. I just wanted to thank
14 the people from Los Angeles for coming out. This is --
15 we have always had issues with our neighbors on the north
16 side of Sunset in the Hills. I years ago used to live in
17 the Hollywood Hills. I totally understand the issues
18 with the windy streets, and I'm very envious that you
19 live up there because it is absolutely gorgeous.

20 I wanted to specifically say to the young father who
21 was distressed about his babies, we have often had these
22 issues with our emergency vehicles going to be able to
23 get up and down, and I would say that this particular
24 project is not going to make or break that from
25 happening. It will depend on what is going on on the

1 Sunset Strip.

2 But I would hope that that young man doesn't dwell
3 on this and make his life a misery. I felt very badly
4 for him because he was very obviously upset about it.

5 All of us have these problems. I live near La Brea
6 where the Target was built, and 12 years ago when we were
7 discussing that, I was convinced that my street, Formosa,
8 was going to be destroyed, and I was as angry as all of
9 you people are, and nothing happened. The traffic
10 mitigations were wonderful. I have less traffic on my
11 street than I did before.

12 And everyone who come -- most people who come to
13 these Planning Commission meetings have the same reaction
14 you do -- in fact, I wrote down what someone said, "The
15 traffic will be a nightmare." We should have that
16 engraved on this table because that's our life.

17 I was thinking 100 years ago Miller Drive, if it
18 existed, was a dirt road and people were arguing over the
19 horse (expletive) that was being left on the road. I
20 mean everything having to do with cars has cropped up
21 since the '50s, post-war, and we're now dealing mainly
22 with this problem of these vehicles.

23 So I just -- I hope that you don't think we're
24 unfeeling. I'm thrilled with this project. I'm
25 absolutely stunned at how beautiful it is. We have

1 entitled so many projects on Sunset and they've never
2 been built. If this one gets built, we're just going to
3 have a huge party because it's really beautiful. Thank
4 you.

5 **COMMISSIONER BUCKNER:** Mr. Chair?

6 **CHAIR YEBER:** Yes?

7 **COMMISSIONER BUCKNER:** One last thing. Francisco, I
8 don't -- I'm not sure I understood what the condition was
9 that you were saying because I'm -- would you explain it
10 again?

11 **FRANCISCO CONTRERAS:** Sure. It's condition 1-11,
12 page 9 of 28 of Resolution PC 10-925.

13 The way that the condition is phrased now, it may
14 give the -- it may be interpreted to mean that only
15 construction permits shall be required or approval of the
16 construction permits from City of LA.

17 We wanted to just clarify that the applicant shall
18 obtain any required zoning entitlements, as well as
19 construction permits, from the City of LA.

20 **COMMISSIONER BUCKNER:** Okay, well, I have -- I'm
21 having a little bit of a question on that because the
22 letter that was provided to our city and the entitlements
23 that were given to our city with regard to the
24 supervision of this project, the City of Los Angeles gave
25 us exclusive use of it, basically exclusive.

1 **CHRISTI HOGIN:** I don't think we're in a position to
2 adjudicate that, and it's not really legally clear what
3 happened.

4 I really would advise you to just focus on West
5 Hollywood and our Sunset Specific Plan and our general
6 plan and our rules and not worry -- let them worry about
7 that.

8 If it turns out that the effect of that letter was
9 to do as you say and that the subsequent attempt to take
10 it back was invalid, then the net effect will be they
11 won't have to get any permissions, but it's not really
12 this body's problem.

13 **COMMISSIONER BUCKNER:** Okay.

14 **CHAIR YEBER:** Well, not only that, it does say if
15 any, so it's just basically saying... Okay, any other
16 discussion on this?

17 **COMMISSIONER BERNSTEIN:** I just want to make one
18 little comment.

19 **CHAIR YEBER:** Yes, go ahead.

20 **COMMISSIONER BERNSTEIN:** Just because I don't know
21 when we'll have Mr. Hodgetts back in front of us.

22 I just need to say what a pleasure it was,
23 particularly Design Review, to hear his description of
24 the project, especially in a year where we not only lost
25 John Chase but we lost Stephen Kanner. It's just so

1 exciting to have an architect who is clearly in love with
2 his building explaining his love of the building. That
3 was a really nice experience, and I just wanted to thank
4 you for that.

5 **CHAIR YEBER:** Okay. I just have a few comments and
6 then we'll move to a vote on this.

7 I just want to say I, too, want to thank the public
8 for coming out and addressing their concerns, especially
9 the traffic. I get it. We all get it up here. We
10 understand that traffic is a problem, and we try to take
11 every step possible to mitigate it and make it as livable
12 a condition as possible, and you have to commend our
13 staff for constantly looking at new ways to restructure
14 such intersections. So I do appreciate spending the
15 time, especially at this late hour.

16 The project effectively addresses some very
17 significant site constraints and one that we probably
18 won't see again any time soon, the SSP and the Sunset
19 Strip, the topography, the massing, circulation,
20 obviously as mentioned, and then obviously the transition
21 in urban form.

22 If you look at the urban form that's below Sunset
23 and above, it's quite different, and I think this
24 particular project really handled every one of those
25 constraints in a fantastic way.

1 I also wanted to commend the architect not only for
2 design but also the clarity and the drawing set. It was
3 very easily understood, and I appreciate that.

4 The project's contextually sensitive. It's a strong
5 design solution that fully realizes the position as
6 anchor on Santa Monica -- at the end of La Cienega and
7 its place on Sunset Boulevard, so I really see this as
8 one of the strongest projects that I've had the pleasure
9 of reviewing.

10 And so with that, David, will you take a roll call
11 vote.

12 **DAVID GILLIG:** Commissioner Altschul?

13 **COMMISSIONER ALTSCHUL:** Yes.

14 **DAVID GILLIG:** Commissioner Hamaker?

15 **COMMISSIONER HAMAKER:** Aye.

16 **DAVID GILLIG:** Commissioner Bernstein?

17 **COMMISSIONER BERNSTEIN:** Aye.

18 **DAVID GILLIG:** Commissioner Buckner?

19 **COMMISSIONER BUCKNER:** Aye.

20 **DAVID GILLIG:** Commissioner DeLuccio?

21 **COMMISSIONER DELUCCIO:** Yes.

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

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

24 **DAVID GILLIG:** Chair Yeber?

25 **CHAIR YEBER:** Yes.

1 **DAVID GILLIG:** Motion carries, unanimous.

2 **CHAIR YEBER:** Thank you. Can you read the appeal
3 process?

4 **DAVID GILLIG:** The resolution the Planning
5 Commission just approved memorializes the Commission's
6 final action on this matter. This action is subject to
7 appeal to the City Council.

8 Appeals must be submitted within 10 calendar days
9 from the state to the city clerk's office. Appeals must
10 be in writing and accompanied by the required fees. The
11 City Clerk's office can provide appeal forms and
12 information about waiver of fees.

13 **UNIDENTIFIED SPEAKERS:** (Inaudible - microphone
14 inaccessible)

15 **CHAIR YEBER:** Okay, so we're going to move on to --
16 do we have new business? There's -- new business. We
17 have none. Unfinished business. Planning Commission
18 subcommittees. Okay. Are you ready, David?

19 **COMMISSIONER BUCKNER:** Could you ask the public to
20 take their conversations outside the auditorium?

21 **CHAIR YEBER:** Can you all take -- excuse me, those
22 that are leaving the meeting, can you take your
23 discussion outside so we can continue and wrap up here?

24 **COMMISSIONER ALTSCHUL:** Jeanne?

25 **COMMISSIONER ALTSCHUL:** Jeanne? Ms. Dobrin?

1 **COMMISSIONER ALTSCHUL:** Now.

2 **CHAIR YEBER:** Okay. Ms. Eisenberg?

3 Okay. All right. Design Review Subcommittee will
4 stand as it currently is. That is myself, Marc Yeber,
5 Alan Bernstein, and Sue Buckner.

6 **COMMISSIONER BUCKNER:** Thank you.

7 **CHAIR YEBER:** Long-Range Planning Project
8 Subcommittee, which will also handle zoning issues once
9 the general plan is adopted, will be Joseph Guardarrama,
10 Barbara Hamaker, Donald DeLuccio.

11 Business Signage Committee will be Joe Guardarrama,
12 John Altschul, and Sue Buckner.

13 Plummer Park Steering Committee is Barbara Hamaker.

14 The Working Group Committee is Barbara Hamaker and
15 John Altschul.

16 And I have it if you want it in written form.

17 Okay, great.

18 Excluded consent calendar, none. Items from staff,
19 planning manager with our lovely community development
20 director.

21 **ANNE MCINTOSH:** The stand-in. The stand-in for John
22 who's -- the understudy, and that's actually true. He's
23 always got this stuff together. He knows where the memo
24 is about the item continued and all of that.

25 So, of course, we hope you'll join us on Tuesday at

1 Plummer Park at four o'clock to honor John Chase and
2 enjoy good memories of his time with us. So four to
3 seven, service and refreshments and good fellowship.

4 I think you -- maybe do you have one more meeting
5 before you're going to review of the general plan? No.
6 So your next meeting.

7 So we've been studiously looking at what you have to
8 cover, the issues you have to cover, the comments that
9 we've received from the community and put together or are
10 putting together some very specific agendas about what
11 you can cover at each of those meetings.

12 I'll talk to [Bianca] because I think it would be
13 helpful for you all to sort see how we have it all laid
14 out further in advance than the 16th or the date that you
15 get the packet.

16 So as soon as we know the order in which we're going
17 to ask you to consider things or take the public
18 testimony, we'll try to bring that forward to you so you
19 can be prepared for those very intensive meetings.

20 **CHAIR YEBER:** Okay.

21 **ANNE MCINTOSH:** The Sunset Time project was
22 continued to September 7, the appeal at the Council, and
23 at this point, it looks as if it will go that night. And
24 I'm not sure there's any other outstanding issues of your
25 items to report on unless you have questions.

1 **COMMISSIONER DELUCCIO:** Sunset Time, an appeal or
2 (inaudible)?

3 **ANNE MCINTOSH:** It was not an appeal, it was ...

4 **COMMISSIONER DELUCCIO:** A recommendation?

5 **ANNE MCINTOSH:** Yes, your recommendation to Council
6 because it has legislative items.

7 **CHAIR YEBER:** If I could chime in, I did have a
8 chance to speak to John on Wednesday regarding the
9 sequencing of the three meetings.

10 **ANNE MCINTOSH:** Good.

11 **CHAIR YEBER:** I could share that with the
12 Commission.

13 **ANNE MCINTOSH:** I don't think you need to tonight.
14 We'll just take whatever conversations you had, and we'll
15 roll them into that when we bring it forward.

16 **CHAIR YEBER:** Okay, no, it was just he was talking
17 about he envisioned it would happen, so...

18 **ANNE MCINTOSH:** Yeah, and I -- because we don't have
19 that all finished yet, let's wait until it's put down in
20 writing, and then we'll get it out to you.

21 **CHAIR YEBER:** So one of the other things that I'd
22 asked about was sort of a -- kind of a cheat sheet in
23 terms of how to -- since we're dealing with some pretty
24 meaty issues and a lot of documentation, how you would
25 advise us as commissioners to best organize our review,

1 an organization of thought so that it's a coherent and
2 helpful feedback during that process and...

3 **ANNE MCINTOSH:** So just...

4 **CHAIR YEBER:** Again, John had some thoughts so
5 maybe...

6 **ANNE MCINTOSH:** Right, but tonight, I can just tell
7 you between now and the time that you embark on the
8 hearings that our focus will be from all of the feedback
9 that we've heard from the community already, we'll be
10 certain to make you aware of the issues that have been
11 raised by people in the community over the summer.

12 You may have some issues yourselves that you noticed
13 as you were reading through the documents, and certainly
14 you could bring those with you.

15 We are taking the approach that on many, many
16 aspects of the general plan document that are non-
17 controversial or that continue policies that we already
18 have, there's really no need for intense discussion.
19 You'd be reading the document and saying, "Well, of
20 course this is what we've always done and this is what
21 we're going to continue to do," and there's no need to go
22 over it page by page, in our minds.

23 And so what we'll try to focus your attention on are
24 the things that have been raised as concerns or where
25 there's maybe two points of view.

1 And so I would just suggest that when you get the
2 staff report and you see what those are, that you spend
3 time looking at those sections of the documents.

4 **CHAIR YEBER:** And will we be getting that earlier
5 than we normally get our staff report?

6 **ANNE MCINTOSH:** That's what I was saying. We'll try
7 to get you something as soon as we have it ready.

8 **CHAIR YEBER:** Okay.

9 **ANNE MCINTOSH:** But certainly we'll pace it so that
10 you're not having to think of all of it in one night.
11 That's where we're spreading it out.

12 **CHAIR YEBER:** Okay.

13 **COMMISSIONER BUCKNER:** I want to thank you, Anne,
14 for doing that because it will certainly help us and move
15 us in the right direction in terms of our discussions.
16 Thank you.

17 **ANNE MCINTOSH:** Um-hmm.

18 **CHAIR YEBER:** Now, there was also one other item,
19 but we'll wait till John gets back, that commissioners
20 have asked me about is the restructuring of Design
21 Review, but we'll wait till he gets back unless you want
22 to add -- chime in.

23 **ANNE MCINTOSH:** No, no, we're talking about that
24 just in terms of how you operate your meetings and maybe
25 some new ideas for how you can operate the meetings more

1 effectively, so we'll bring that back at some point, too,
2 as a guideline, and you can certainly have discussion
3 about it.

4 **CHAIR YEBER:** Okay, great. Thank you.

5 **JEANNE DOBRIN:** Mr. Chairman, may I have one minute
6 to speak about John Chase?

7 **CHAIR YEBER:** Submit -- when we get to comments.
8 Public comment, I have Bruce Robertson, and then if the
9 Commission would so incline be -- indulge Ms. Dobrin,
10 we'll allow her her minute to speak about John Chase.

11 **COMMISSIONER DELUCCIO:** Okay.

12 **BRUCE ROBERTSON:** Good evening. My name is Bruce
13 Robertson. I'm speaking as a resident of the City of
14 West Hollywood and one who attends these meetings fairly
15 regularly, and although I don't go to City Council, I can
16 assure you that I watch them vigilantly.

17 I'm really happy to hear that Commissioner Hamaker
18 was troubled by the speaker with the two little children
19 who was so -- you could tell that he hadn't been to
20 public meetings and he was speaking and then we're asking
21 him to -- you know, "I can't hear. Can you move the mic
22 up." And this poor man was trying to talk about his poor
23 little children that he was so worried about, and this is
24 my concern. We have members of the public who make
25 outbursts on a regular basis. It's inappropriate and

1 it's disrespectful.

2 It's disrespectful, first of all, to the public
3 speaker. This poor man was -- I mean you all saw him.
4 He said, "I don't mind feeling uncomfortable," because he
5 was speaking about his children.

6 But these outbursts are a regular occurrence and
7 they're inappropriate, and I would hope that the
8 Commission would stop them.

9 For those who are hearing impaired, we have the
10 closed captioning.

11 I usually am not embarrassed by outbursts, but
12 tonight I was generally embarrassed for this poor man,
13 and I just wanted to bring that to your attention. Thank
14 you.

15 **CHAIR YEBER:** Thank you. Jeanne, one minute, on
16 John Chase only.

17 **JEANNE DOBRIN:** Thank you. When that man was
18 speaking, there was no closed captioning. Closed
19 captioning has been turned off sometimes 10 minutes at a
20 time.

21 Anyhow, let me get to John Chase. John Chase, when
22 I used to go to the Design Review Committee meetings,
23 they didn't have either a television monitor with closed
24 captioning and they didn't have the Sennheiser devices,
25 which the City put in this room at my request about 15

1 years ago under ADA qualifications. And John Chase went
2 way out of his -- out of his work and whatever, and he
3 arranged for all that to happen.

4 And as you know, last year due to a nomination that
5 was made for me by one of the Commission members to
6 become honored by the Disability Board, that was part of
7 it, that I always wanted to have the Sennheiser device,
8 and he carried it out. And that was so kind and dear of
9 him, and I always appreciate it, as the rest of West
10 Hollywood should. Thank you.

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

12 Okay, items from commissioners? Anybody? Okay,
13 John?

14 **COMMISSIONER ALTSCHUL:** Well, first of all, it was
15 pointed out that where John Chase and I went to that
16 class and saw the performing arts center was the Cerritos
17 Performing Arts Center, not La Mirada. I didn't drive.
18 I know what I saw, but I didn't know where I was.

19 And, secondly, I want to point out that we were
20 given tonight revised bylaws for the Planning Commission,
21 and the -- one of the changes in it is that the public
22 comments are now reverting back to two minutes rather
23 than three minutes according to the new revised bylaws
24 that are dated today.

25 So I think the public should be aware that from now

1 on there is a two-minute public comment period and not a
2 three-minute public comment period.

3 **CHAIR YEBER:** Thank you. Donald?

4 **COMMISSIONER DELUCCIO:** Oh, I just wanted to wish
5 Jeanne Dobrin a happy 90th birthday. Is your birthday on
6 Sunday, Jeanne?

7 **COMMISSIONER ALTSCHUL:** Monday.

8 **COMMISSIONER DELUCCIO:** Monday? She can't even hear
9 me. Happy birthday, and I know you got a plaque at the
10 City Council meeting on Monday. Well deserved.

11 And I also want to wish you a post-happy birthday,
12 Chair Yeber, and I actually have it written down in my
13 calendar right here that your birthday was on Tuesday.

14 **CHAIR YEBER:** It was.

15 **COMMISSIONER DELUCCIO:** Okay.

16 **CHAIR YEBER:** A spry 28.

17 **JEANNE DOBRIN:** And Mr. Altschul's birthday is
18 Tuesday.

19 **CHAIR YEBER:** Oh, well, and I think Barbara's was a
20 couple weeks prior to that, so we have three Leos up
21 here.

22 **COMMISSIONER HAMAKER:** A lot of good Leos.

23 **CHAIR YEBER:** Any other --

24 **COMMISSIONER ALTSCHUL:** I'm a Virgo.

25 **CHAIR YEBER:** Oh, you are. Okay, any other

1 comments? No?

2 With that, we adjourn to our next meeting, which
3 would be September 16. Thank you.

4 [Meeting adjourned.]

5 -o0o-

6 APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS
7 16TH DAY OF SEPTEMBER, 2010.

8

9

10

CHAIRPERSON

11 ATTEST:

12

13

14 COMMISSION SECRETARY

15

16

17

18

19

20

21

22

23

24

25

1 comments? No?

2 With that, we adjourn to our next meeting, which
3 would be September 16. Thank you.

4 [Meeting adjourned.]

5 -o0o-

6
7 APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS
8 16TH DAY OF SEPTEMBER, 2010.

8

9

10


CHAIRPERSON

11 ATTEST:

12

13

14


COMMISSION SECRETARY

15

16

17

18

19

20

21

22

23

24

25