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**From:** Jim Goodrich [jgoodrich@cachecollection.com]  
**Sent:** Sunday, May 07, 2017 8:29 AM  
**To:** Lauren Meister  
**Subject:** Seismic retrofit - WEHO!

Madam Mayor,

We are long term residents of West Hollywood writing you regarding the upcoming discussions and voting on the City Ordinance for Seismic Strengthening for Existing Buildings. We **urge you to exempt RESIDENTIAL condominium owners in Non-Ductile Concrete/Steel Moment Frame Buildings.**

### **COST ISSUE**

While the intention of increased safety seems noble, the reality of the cost will be catastrophic for all condominium owners in some of these buildings. Here is why:

· The basic construction cost to retrofit (based on your own Community Development Department letter of April 3, 2017 with 6 case studies) is \$9.8 million for a 10 story, steel moment frame building of 109,300 square feet at \$96 per square foot. I live in Sierra Towers which is a 31 story high-rise and roughly 3 times the size of this case study.

o **The basic construction cost here would be about \$31 million spread across 145 units or an average cost per homeowner of \$213,000+.**

· Add to that: Sierra Towers has asbestos on its steel frame beams that would be retrofitted.

o **Removal of asbestos could easily add another \$200,000+ to each homeowner's cost.**

· Add to that: Residents would have to move out of the building due to the removal of asbestos.

o **Living elsewhere for a year would vary by homeowner but would be at least \$80,000+.**

· Add to that: Each homeowner would then be responsible for repairing the "finish work" in his or her unit after the basic construction retrofit. Most homeowners at Sierra Towers have completely renovated their units with the high-end finishes.

o **Repairs to high-end finishes ruined by the seismic work would vary by homeowner but could easily cost \$100,000 to \$500,000+ per unit.**

· **The total cost would likely end up between \$600,000 to \$1,000,000+ PER UNIT in Sierra Towers.**

o Most homeowners would be unable to afford the retrofit and be forced to sell their units.

· This cost issue would hit WEHO homeowners city-wide in affected buildings.

o While costs would vary per building, they will be unreachable for all but a very few, causing sell-offs at reduced values. The concept of an extended time line for compliance only prolongs the agony. The cost is the issue and it remains what it is.

## LITIGATION ISSUE

**This city-imposed, burden of cost on residential homeowners would be viewed by almost any judge and virtually all juries as unreasonable and an undue hardship.**

- It would leave the City of West Hollywood open to hundreds of individual lawsuits and more likely, a class action suit. I already know several high-powered litigators who would love to handle this clear-cut case for homeowners.
- The negative publicity would be substantial, tenacious and uncomfortable for city council members.

## ALTERNATIVES

1. **Classify residential condominiums as “single family homes”** which are NOT part of this ordinance.
2. **Make the ordinance voluntary for RESIDENTIAL buildings of this type** as anyone living in an older steel frame, high-rise knows the risks and accepts them. This is no different from homeowners living in the canyons and hills, knowing the danger of fire.

We realize this seismic ordinance is still under discussion. We hope you will give a loud voice to the discussion and vote with common sense to use the alternatives mentioned above.

Also to clarify a misconception; not everyone in The Sierra Towers is a millionaire or billionaire, some of us are simply long term residents and local Small business owners within the West Hollywood city limits, as we are. The above costs would simply force us to leave our home of 16 years and likely the City of West Hollywood. If the purpose of this ordinance is for our safety, making we the homeowner aware is sufficient, we all know we live in an area that is prone to earthquakes. As with the El Niño warning if a few years ago and roofing companies, this ordinance would simply enrich a few while financially ruining many others. Your strong consideration is appreciated.

Sincerely,  
John Holloway & Jim Goodrich  
9255 Doheny Rd. Unit #705  
West Hollywood, CA 90069

Sent from my iPhone, Jim Goodrich

## Melissa Crowder

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**From:** Lauren Meister  
**Sent:** Monday, May 08, 2017 10:42 AM  
**To:** Melissa Crowder  
**Subject:** FW: City of West Hollywoods proposed Seismic Retrofit Ordinance...J.Germont, resident

four public record when it's agendized.

Best,  
**Lauren Meister**  
Mayor, City of West Hollywood

City Hall | City of West Hollywood  
8300 Santa Monica Boulevard | West Hollywood, CA 90069  
Tel: 323-848-6460 | F: 323-848-6562 | Mobile: 310-801-9839

*If you need an immediate response, please email [council@weho.org](mailto:council@weho.org)*

*Download the "[Power Tool](#)" that can help get things fixed quickly!*

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**From:** j.germont [jgermont@gmail.com]  
**Sent:** Monday, May 08, 2017 10:33 AM  
**To:** Lauren Meister; John Heilman; Lindsey Horvath; John D'Amico; John Duran; City Council Web Email Address  
**Cc:** Barbara Carter; Joy Germont  
**Subject:** RE: City of West Hollywoods proposed Seismic Retrofit Ordinance...J.Germont, resident

Joy Germont  
9255 Doheny Rd  
#1801  
West Hollywood, California 90069  
212.744.1652

To Whom It May Concern:

I have been a resident of Sierra Towers since 2013 after having lived in New York City for most of my life, including throughout the devastating 9/11 and its' aftermath. During that time, I was involved in New York City politics and received training and security clearance from the Red Cross to help aid the victims families, military, various law enforcement agencies, etc at NY City's central operation center. I also made myself available to the firefighters and local law enforcement in any way possible, including fundraising. So, I know firsthand what devastation

can do to a city. My only sanctuary was my home.

When I decided to move to Los Angeles, after my daughter and her family relocated, I looked at most of the local buildings, searching for the one considered to be rated safest in which for me to reside. After witnessing the horror of the biggest terrorist attack in our history, safety in all its' forms were paramount to me and my children. This is the reason I purchased in Sierra Tower. After much questioning before buying, I learned that there was no damage done in or to the building after the Northridge earthquake. This gave me and my family a great feeling of relief and it was at that point that I made my final decision to live here. I spent a great deal of time and money totally renovating my apartment. I even secured it , due to the stringent Sierra Towers safety rules, to a level higher than the city mandated. I spent over \$20,000 just to encase each light and speaker to make it even more fireproof than the city required. Needless to say, the cost of the renovation and the stress of renovation was high. To now go retroactive, make us move out of our homes and destroy the work that has been done would be emotionally and financially catastrophic to many. It would mean a number of residents having to sell their apartments at a reduced value and then there would be the emotional health consequences of moving out, finding a place to live and re-renovating all over again. I completely tore down the pre-existing space and re-built it to city and Sierra Towers specifications.

Like everyone else, I am concerned with safety. But, if you pass this ordinance, the cost to retrofit would be so enormous that it would cause many of us to have to sell at a great loss due to the unaffordable cost associated with the required work. To devalue my home because of a mandatory sale, if I could not afford to pay my share of what you may propose, would be hurting me financially, but...more importantly....it would hurt my childrens' financial legacy. I strongly believe that owners, who are intelligent, responsible adults, are capable of making whatever decisions they feel best for their building based on past history [vis a vis how this building held up during prior earthquakes] and information you pass on.

Thank you and please do not hesitate to reach out to me.

Respectfully,

Joy Germont

## Cynthia Zabala

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**From:** Melissa Crowder  
**Sent:** Thursday, May 11, 2017 5:18 PM  
**To:** Cynthia Zabala  
**Subject:** Fwd: Proposed Ordinance for Seismic Retrofit

Another.

Melissa Crowder  
Assistant City Clerk  
City of West Hollywood  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069  
323.848.6356

Begin forwarded message:

**From:** Lauren Meister <[LMeister@weho.org](mailto:LMeister@weho.org)>  
**Date:** May 11, 2017 at 5:09:04 PM PDT  
**To:** Melissa Crowder <[MCrowder@weho.org](mailto:MCrowder@weho.org)>  
**Subject:** Fwd: Proposed Ordinance for Seismic Retrofit

FYI

Regards,  
Lauren Meister  
Mayor, City of West Hollywood

Sent from my iPhone  
Please excuse typos!

Begin forwarded message:

**From:** Beth Gulas <[bgulas@me.com](mailto:bgulas@me.com)>  
**Date:** May 11, 2017 at 4:58:56 PM PDT  
**To:** <[lmeister@weho.org](mailto:lmeister@weho.org)>, <[jheilman@weho.org](mailto:jheilman@weho.org)>, <[jdamico@weho.org](mailto:jdamico@weho.org)>, <[jduran@weho.org](mailto:jduran@weho.org)>, <[lhovath@weho.org](mailto:lhovath@weho.org)>  
**Cc:** Beth Gulas <[bgulas@me.com](mailto:bgulas@me.com)>  
**Subject:** Proposed Ordinance for Seismic Retrofit

Dear All,

I am writing to you as a homeowner in The Park Wellington (#115). We consider this unit to be our home and as such, of course, we want it to be sound. However, a retrofit cost would be well beyond the capability of most, if not all, homeowners in this building. Speaking for myself only, I know this would be a hardship.

Consequently, I am respectfully requesting that this ordinance not be placed on The Park Wellington. In advance, I appreciate your consideration of this matter.

Sincerely,  
Beth Gulas

**Beth Gulas**  
+1 310 440 2660 direct  
+1 310 351 0800 mobile  
[bgulas@me.com](mailto:bgulas@me.com)

## Cynthia Zabala

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**From:** Melissa Crowder  
**Sent:** Thursday, May 11, 2017 5:18 PM  
**To:** Cynthia Zabala  
**Subject:** Fwd: Seismic Ordinance  
**Attachments:** img-170510171145 (dragged).pdf; ATT00001.htm

Please include when you bring this item back to Council.

Melissa Crowder  
Assistant City Clerk  
City of West Hollywood  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069  
323.848.6356

Begin forwarded message:

**From:** Lauren Meister <[L.Meister@weho.org](mailto:L.Meister@weho.org)>  
**Date:** May 11, 2017 at 5:12:35 PM PDT  
**To:** Melissa Crowder <[MCrowder@weho.org](mailto:MCrowder@weho.org)>  
**Subject: Fwd: Seismic Ordinance**

Regards,  
Lauren Meister  
Mayor, City of West Hollywood

Sent from my iPhone  
Please excuse typos!

Begin forwarded message:

**From:** Paul Alan Smith <[pablohead@me.com](mailto:pablohead@me.com)>  
**Date:** May 10, 2017 at 3:36:03 PM PDT  
**To:** <[lmeister@weho.org](mailto:lmeister@weho.org)>  
**Subject: Seismic Ordinance**



EQUITABLE STEWARDSHIP FOR ARTISTS

May 10, 2017

Mayor Lauren Meister  
West Hollywood City Hall  
8300 California Route 2  
West Hollywood, CA 90069

Mayor Meister:

I am a homeowner in West Hollywood writing you about the upcoming discussions and voting on the City Ordinance for Seismic Strengthening for Existing Buildings. **I urge you to exempt RESIDENTIAL condo owners in Non-Ductile Concrete/Steel Moment Frame Buildings.**

While the intention of safety is an imperative, the cost will be catastrophic for condominium owners in some of these buildings. The construction cost to retrofit, based on your 4/3/17 letter of Community Development Department, with six case studies, is \$3.4 million for a three story steel frame building at \$86 per square foot and \$9.8 million for a ten story, steel moment frame building at \$96 per square foot.

I own a unit in Sierra Towers, a 31 story building. **Using your numbers, the rough estimate of this building would be \$31 million, spread across 145 units, or an average cost per homeowner of \$213,000.**

Moreover, Sierra Towers has asbestos on its steel frame beams that would have to be retrofitted. **Removal of asbestos could easily double the cost above.** Residents would have to move out of the building due to the removal of asbestos. **Living elsewhere for a year would vary by homeowner but would be at least \$80,000+.**

Each homeowner would then be responsible for repairing the "finish work" in their unit after the basic construction retrofit, which requires going through walls and ceilings to reach support beams. **Repairs to high-end finishes would vary by homeowner but could easily cost \$100,000 to \$500,000+ per unit.**

**The total cost would likely end up between \$600,000 to \$1,000,000+ PER UNIT in Sierra Towers.** Most Sierra Towers homeowners would be unable to afford the retrofit and be forced to sell their units.

This type of high cost would affect WEHO homeowners citywide. It is unreachable for all but a very few, causing sell offs at reduced values, an extended time line for compliance only prolongs the issue of unsellable units as the cost issue remains.

**This city-imposed burden of cost on residential homeowners may invite legal action by numerous WEHO homeowners in concrete/steel moment frame buildings, and possibly a class action suit.**

Two alternative solutions: **Classify RESIDENTIAL CONDOMINIUMS as "single family homes" which are NOT part of the ordinance, or Make the ordinance VOLUNTARY FOR RESIDENTIAL CONDO buildings of this type.** This makes any costs self-imposed (voluntary if condo owners in a building choose to retrofit) rather than city-imposed. And if residential condos choose not to retrofit, they take on the increased risk of earthquake damage, much like homeowners living in the canyons and hills take on the increased risk of fire and flood damage.

I understand this seismic ordinance is still under discussion. I hope you will give your voice and vote to the discussion with the alternatives mentioned above.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Alan Smith".

Paul Alan Smith

## Cynthia Zabala

---

**From:** Melissa Crowder  
**Sent:** Thursday, May 11, 2017 5:18 PM  
**To:** Cynthia Zabala  
**Subject:** Fwd: Seismic Retrofit

Another.

Melissa Crowder  
Assistant City Clerk  
City of West Hollywood  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069  
323.848.6356

Begin forwarded message:

**From:** Lauren Meister <[LMeister@weho.org](mailto:LMeister@weho.org)>  
**Date:** May 11, 2017 at 5:11:42 PM PDT  
**To:** Melissa Crowder <[MCrowder@weho.org](mailto:MCrowder@weho.org)>  
**Subject:** Fwd: Seismic Retrofit

FYI

Regards,  
Lauren Meister  
Mayor, City of West Hollywood

Sent from my iPhone  
Please excuse typos!

Begin forwarded message:

**From:** Irwin J Deutch - Century Pacific <[ijideutch@cphousing.com](mailto:ijideutch@cphousing.com)>  
**Date:** May 10, 2017 at 4:20:55 PM PDT  
**To:** "lmeister@weho.org" <[lmeister@weho.org](mailto:lmeister@weho.org)>  
**Subject:** Seismic Retrofit

Dear Mayor Meister:

I am a resident of West Hollywood writing you regarding the upcoming discussions and voting on the City Ordinance for Seismic Strengthening for Existing Buildings. **I urge you to exempt RESIDENTIAL condominium owners in Non-Ductile Concrete/Steel Moment Frame Buildings.**

## **COST ISSUE**

While the intention of increased safety seems noble, the reality of the cost will be catastrophic for condominium owners in some of these buildings. Here is why:

The basic construction cost to retrofit (based on your own Community Development Department letter of April 3, 2017 with 6 case studies) is \$9.8 million for a 10-story, steel moment frame building of 109,300 square feet at \$96 per square foot. I live in Sierra Towers which is a 31-story high-rise and roughly 3 times the size of this case study.

**The basic construction cost here would be about \$31 million spread across 145 units or an average cost per homeowner of \$213,000+.**

Add to that: Sierra Towers has asbestos on its steel frame beams that would be retrofitted.

**Removal of asbestos could easily add another \$200,000+ to each homeowner's cost.**

Add to that: Residents would have to move out of the building due to the removal of asbestos.

**Living elsewhere for a year would vary by homeowner but would be at least \$80,000+.**

Add to that: Each homeowner would then be responsible for repairing the "finish work" in his or her unit after the basic construction retrofit. Most homeowners at Sierra Towers have completely renovated their units with the high-end finishes.

**Repairs to high-end finishes ruined by the seismic work would vary by homeowner but could easily cost \$100,000 to \$500,000+ per unit.**

**The total cost would likely end up between \$600,000 to \$1,000,000+ PER UNIT in Sierra Towers.**

Most homeowners would be unable to afford the retrofit and be forced to sell their units.

This cost issue would hit WEHO homeowners city-wide in affected buildings.

While costs would vary per building, they will be unreachable for all but a very few, causing sell-offs at reduced values. The concept of an extended timeline for compliance only prolongs the agony. The cost is the issue and it remains what it is.

## **LITIGATION ISSUE**

**This city-imposed, burden of cost on residential homeowners would be viewed by almost any judge and virtually all juries as unreasonable and an undue hardship.**

It would leave the City of West Hollywood open to hundreds of individual lawsuits and more likely, a class action suit. I already know several high-powered litigators who would love to handle this clear-cut case for homeowners.

The negative publicity would be substantial, tenacious and uncomfortable for city council members.

## ALTERNATIVES

1. **Classify residential condominiums as "single family homes"** which are NOT part of this ordinance.
2. **Make the ordinance voluntary for RESIDENTIAL buildings of this type** as anyone living in an older steel frame, high-rise knows the risks and accepts them. This is no different from homeowners living in the canyons and hills, knowing the danger of fire.

I realize this seismic ordinance is still under discussion. I hope you will give a loud voice to the discussion and vote with common sense to use the alternatives mentioned above.

Sincerely,

*Irwin Jay Deutch*  
President  
310.208 1888

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:58 AM  
**To:** 'Martin Ross'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: City Ordinance for Seismic Strengthening for Existing Buildings

Hi Martin

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Martin Ross [<mailto:martinross@earthlink.net>]  
**Sent:** Saturday, May 06, 2017 9:28 AM  
**To:** Lindsey Horvath  
**Subject:** City Ordinance for Seismic Strengthening for Existing Buildings  
**Importance:** High

Dear Council member Lindsey P. Horvath,

I am a resident of West Hollywood writing you regarding the upcoming discussions and voting on the City Ordinance for Seismic Strengthening for Existing Buildings. I urge you to exempt RESIDENTIAL condominium owners in Non-Ductile Concrete/Steel Moment Frame Buildings.

### **COST ISSUE**

While the intention of increased safety seems noble, the reality of the cost will be catastrophic for condominium owners in some of these buildings. Here is why:

- The basic construction cost to retrofit (based on your own Community Development Department letter of April 3, 2017 with 6 case studies) is \$9.8 million for a 10 story, steel moment frame building of 109,300 square feet at \$96 per square foot. I live in Sierra Towers which is a 31 story high-rise and roughly 3 times the size of this case study.
- **The basic construction cost here would be about \$31 million spread across 145 units or an average cost per homeowner of \$213,000+.**
- Add to that, Sierra Towers has asbestos on its steel frame beams that would be retrofitted.
- **Removal of asbestos could easily add another \$200,000+ to each homeowner's cost.**

- Add to that: Residents would have to move out of the building due to the removal of asbestos.
- **Living elsewhere for a year would vary by homeowner but would be at least \$80,000+.**
- Add to that: Each homeowner would then be responsible for repairing the “finish work” in his or her unit after the basic construction retrofit. Most homeowners at Sierra Towers have completely renovated their units with the high-end finishes.
- **Repairs to high-end finishes ruined by the seismic work would vary by homeowner but could easily cost \$100,000 to \$500,000+ per unit.**
- **The total cost would likely end up between \$600,000 to \$1,000,000+ PER UNIT in Sierra Towers .**
- Most homeowners would be unable to afford the retrofit and be forced to sell their units.
- This cost issue would hit WEHO homeowners city-wide in affected buildings.
- While costs would vary per building, they will be unreachable for all but a very few, causing sell-offs at reduced values. The concept of an extended time line for compliance only prolongs the agony. The cost is the issue and it remains what it is.

#### **LITIGATION ISSUE**

**This city-imposed, burden of cost on residential homeowners would be viewed by almost any judge and virtually all juries as unreasonable and an undue hardship.**

- It would leave the City of West Hollywood open to hundreds of individual lawsuits and more likely, a class action suit. I already know several high-powered litigators who would love to handle this clear-cut case for homeowners.
- The negative publicity would be substantial, tenacious and uncomfortable for city council members.

#### **ALTERNATIVES**

1. **Classify residential condominiums as “single family homes”** which are NOT part of this ordinance.
2. **Make the ordinance voluntary for RESIDENTIAL buildings of this type** as anyone living in an older steel frame, high-rise knows the risks and accepts them. This is no different from homeowners living in the canyons and hills, knowing the danger of fire.

I realize this seismic ordinance is still under discussion. I hope you will give a loud voice to the discussion and vote with common sense to use the alternatives mentioned above.

Sincerely,



Martin B. Ross  
 9255 Doheny Road #2306  
 West Hollywood, CA 90069

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:57 AM  
**To:** 'Robert Silton'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: WEHO Resident Regarding City Ordinance for Seismic Strengthening of Existing Buildings

Hi Robert

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
LHorvath@weho.org  
p: 323.848.6460  
c: 323.632.7530

**From:** Robert Silton [mailto:robsmessage@aol.com]  
**Sent:** Monday, May 08, 2017 4:30 PM  
**To:** Lindsey Horvath  
**Subject:** Re: WEHO Resident Regarding City Ordinance for Seismic Strengthening of Existing Buildings

Please note a correction to my prior email.  
My email address is:  
[robsmessage@aol.com](mailto:robsmessage@aol.com)

-----Original Message-----

From: Robert Silton <[robsmessage@aol.com](mailto:robsmessage@aol.com)>  
To: lhorvath <[lhorvath@weho.org](mailto:lhorvath@weho.org)>  
Cc: robsmessage <[robsmessage@aol.com](mailto:robsmessage@aol.com)>  
Sent: Mon, May 8, 2017 4:11 pm  
Subject: WEHO Resident Regarding City Ordinance for Seismic Strengthening of Existing Buildings

Dear Council Member Lindsey Horvath,

I am a homeowner in West Hollywood writing you regarding the upcoming discussions and voting on the City Ordinance for Seismic Strengthening for Existing Buildings.

**I urge you to exempt RESIDENTIAL condo owners in Non-Ductile Concrete/Steel Moment Frame Buildings.**

### **COST ISSUE BASED ON WEHO CASE STUDIES**

While the intention of safety seems noble, the reality of the cost will be catastrophic for condominium owners in some of these buildings. Here is why:

- The basic construction cost to retrofit based on your own Community Development Department letter of April 3, 2017 with 6 case studies, is \$3.4 million for a 3 story steel frame building at \$86 per square foot and \$9.8 million for a 10 story, steel moment frame building at \$96 per square foot.
  - **I own a unit in Sierra Towers which is a 31 story building. Using YOUR NUMBERS, the rough estimate of this building would be \$31 million.** This is not an exaggeration. It is the cost based on your own case studies.
  - **Spread across 145 units or an average cost per homeowner of \$213,000.**
- Add to that: Sierra Towers has asbestos on its steel frame beams that would be retrofitted.
  - **Removal of asbestos could easily double the cost above.**
- Add to that: Residents would have to move out of the building due to the removal of asbestos.
  - **Living elsewhere for a year would vary by homeowner but would be at least \$80,000+.**
- Add to that: Each homeowner would then be responsible for repairing the "finish work" in his or her unit after the basic construction retrofit which necessitates going through walls and ceilings to reach support beams.
  - **Repairs to high-end finishes would vary by homeowner but could easily cost \$100,000 to \$500,000+ per unit.**
  - Again, this is not an exaggeration as most Sierra Towers homeowners have used high-end, built-in finishes in kitchens and bathrooms as well as expensive wall coverings, flooring etc. throughout units.

**The total cost would likely end up between \$600,000 to \$1,000,000+ PER UNIT in Sierra Towers.**

Most Sierra Towers homeowners would be unable to afford the retrofit and be forced to sell their units.

- Even if somewhat less in other buildings, this type of high cost would affect WEHO homeowners citywide in concrete/steel frame buildings being retrofitted.
- It is unreachable for all but a very few, causing sell-offs at reduced values.
- An extended time line for compliance only prolongs the issue of unsellable units as the cost issue remains.

### **LITIGATION ISSUE**

**This city-imposed, burden of cost on residential homeowners may invite legal action by numerous WEHO homeowners in concrete/steel moment frame buildings and possibly a class action suit.**

- I would imagine that judge and jury alike would view the high level of city-imposed cost as unreasonable and an undue hardship. No doubt that high-powered litigators would like to handle this clear-cut case for homeowners.
- Negative publicity would be substantial and may be politically uncomfortable for city council members.

### **ALTERNATIVES**

1. **Classify RESIDENTIAL CONDOMINIUMS as "single family homes" which are NOT part of the ordinance.**
2. **Make the ordinance VOLUNTARY FOR RESIDENTIAL CONDO buildings of this type.** This makes any costs self-imposed (voluntary if condo owners in a building choose to retrofit) rather than city-imposed. And if residential condos buildings choose not to retrofit, they take on the increased risk of earthquake damage, much like homeowners living in the canyons and hills take on the increased risk of fire and flood damage.

I realize this seismic ordinance is still under discussion. I hope you will give your voice and vote to the discussion with the common sense alternatives mentioned above.

Sincerely,  
Robert Silton  
9255 Doheny Rd., apartment #1902  
West Hollywood, CA 90069  
[robmessage@aol.co](mailto:robmessage@aol.co)

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:55 AM  
**To:** 'Wernick, Sandy'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Opposition to the pending city ordinance for seismic strengthening

Hi Sandy

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Wernick, Sandy [<mailto:s.wernick@bep-la.com>]  
**Sent:** Friday, May 12, 2017 11:56 AM  
**To:** Lindsey Horvath  
**Subject:** Opposition to the pending city ordinance for seismic strengthening

Dear Council Member Horvath,

I have been a resident of the Sierra Towers building for over 16 years, and I wanted to express to you my vehement opposition to the City Ordinance for Seismic Strengthening for Existing Buildings as it applies to our building and many others like it within the City of West Hollywood.

I understand that the cost for the retrofit construction on a building like Sierra Towers (*a 31-story Non-Ductile Concrete Structure with asbestos on its steel frame beams*) could easily run the average homeowner like me anywhere from a quarter of a million dollars up to a million or more. Add the high costs of living elsewhere (while still paying mortgages), and you're looking at a prohibitively high cost to me and the other homeowners.

To force this exorbitant expense on us will achieve little more than to compel many of us to sell our homes in a rush and find someplace else to live. Suddenly flooding the market with units in our building would very likely depress prices (not good for homeowners or the City), and may actually make it difficult for everyone to sell who needed to sell.

This could be financially catastrophic to many homeowners, several of whom are senior citizens with limited options to make up for lost savings of this magnitude. What a terrible thing for people who have worked hard all their lives to afford a nice home in a nice city in which to retire, only to be effectively evicted by the city.

I'm sure it was not the intent of West Hollywood to bankrupt or cause extreme hardship to respectable citizens by instituting this seismic retrofit, but that will surely be the end result. It seems to me that an ordinance of this sort would open the City up to a flood of lawsuits and negative publicity for all involved. It feels like a complete reversal against the culture of West Hollywood.

While, in theory, it sounds like a nice idea to make the building "safer" during an earthquake, Sierra Towers has successfully withstood many earthquakes with little or no damage. I would guesstimate that less than 10% of the owners even carry earthquake insurance. This retrofit is not something that we as residents have asked for or feel is necessary. It should not be forced upon us.

I understand that this Ordinance for Seismic Strengthening is still under discussion. I would hope that you hear the voices of myself, my neighbors and other homeowners in the City. We are your constituents and we need you to speak up for us in this matter, as you have in the past.

Respectfully,

SANFORD WERNICK  
9255 Doheny Road, Apt. #2502  
West Hollywood, CA 90069  
[s.wernick@bep-la.com](mailto:s.wernick@bep-la.com)  
(310) 275-0700

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:55 AM  
**To:** 'S Ting'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Proposed Seismic Retrofit Ordinance

Hi Selene

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** S Ting [<mailto:selene.ting@gmail.com>]  
**Sent:** Monday, May 15, 2017 4:22 PM  
**To:** John Heilman; John D'Amico; John Duran; Lindsey Horvath; Lauren Meister  
**Cc:** Selene Ting  
**Subject:** Proposed Seismic Retrofit Ordinance

Dear Mayor Pro Tempore Heilman, Mayor Meister, and Councilmembers Amico, Duran, and Horvath,

I am concerned about the proposed seismic retrofit ordinance, as it is costly, and possibly unnecessary for a building like the Park Wellington, where my family owns a unit. When we first purchased our unit in the 1980s, we were told the buildings extensive steel framing would allow it to withstand any flexing and swaying that occurs from seismic activity. Indeed, during the Northridge Earthquake in 1994, the building seemed to suffer minimal damage. My unit, and probably others, sustained no damage at all. I would like the city to consider that certain buildings may not need an extensive retrofit, and any work should be determined on a case-by-case basis. I was told the proposed work could cost each unit owner \$43,000, and if it is unnecessary, we would like to avoid having to spend this.

Although the city has deep pockets, owners like my family do not, and the rent we would receive is not sufficient to justify an extensive retrofit.

Thank you.

Selene Ting  
Park Wellington Unit Owner  
1131 Alta Loma Road, Apt. 410  
West Hollywood, CA 90069  
323-528-5828

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:55 AM  
**To:** 'michaelsobel@aol.com'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Attached Letter Objecting To Retrofit at 838 N. Doheny Dr.

Hi Michael

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** [michaelsobel@aol.com](mailto:michaelsobel@aol.com) [mailto:[michaelsobel@aol.com](mailto:michaelsobel@aol.com)]  
**Sent:** Monday, May 15, 2017 6:17 PM  
**To:** Lauren Meister; John Heilman; John D'Amico; John Duran; Lindsey Horvath  
**Cc:** Beth Theriac; [manager@838NorthDoheny.com](mailto:manager@838NorthDoheny.com); [clarencesobel@aol.com](mailto:clarencesobel@aol.com)  
**Subject:** Attached Letter Objecting To Retrofit at 838 N. Doheny Dr.

Dear Honorable Mayor, Mayor Pro Tempore and Members of the West Hollywood City Council,

Attached please find my letter identifying my concerns about a prospective mandatory retrofit of The Plaza Towers located at 838 N. Doheny Dr. West Hollywood, CA 90069 and my reasons for requesting a "No" vote on this subject.

I am available should you have any questions.

Thank you,

Michael Sobel

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:54 AM  
**To:** 'Bob Libens'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: seismic retrofit ordinance

Hi Bob

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Bob Libens [<mailto:boblibens@aol.com>]  
**Sent:** Tuesday, May 16, 2017 4:40 PM  
**To:** Lindsey Horvath  
**Subject:** seismic retrofit ordinance

seismic retrofit ordinance

Tuesday, May 16, 2017

**TO: Councilmember Lindsey P. Horvath**

From: Robert Libens  
999 N Doheny Dr, #804  
West Hollywood, CA 90069  
[BobLibens@aol.com](mailto:BobLibens@aol.com)

My partner, Robert Johnson and I are against the proposed seismic retrofit ordinance. We feel it is not necessary and the cost would force us out of our home. Please vote against this measure.

We purchased our unit in 1988 after living in an apartment for 20 years. We were very happy to finally own our own home here at Doheny West Towers, and we have spent the last 29 years here making it our own home, knowing we would

never want to leave. We lived through the Northridge earthquake of 1994 in this building, but we will not be able to survive this proposed retrofitting ordinance.

We feel it should be a voluntary decision on the part of homeowners as to how we maintain our building. The Home Owners Association and the management have always had very high standards of maintenance and improvement, but this proposed retrofit ordinance goes a very big step too far.

When we moved here in 1988 Gray Davis was living in the unit next door to us and he continued to live here after the 1994 earthquake and all during the time he was Governor of California. He never once expressed any concern about the structural integrity of this building, nor did anyone else living here. This building has proven itself to be strong and we are proud to live here.

Thank you,  
Robert Libens  
424-777-5194

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:54 AM  
**To:** 'rjmindfragments@aol.com'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: seismic retrofit ordinance

Hi Robert

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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Thanks again

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West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** [rjmindfragments@aol.com](mailto:rjmindfragments@aol.com) [mailto:[rjmindfragments@aol.com](mailto:rjmindfragments@aol.com)]  
**Sent:** Tuesday, May 16, 2017 4:51 PM  
**To:** Lindsey Horvath  
**Subject:** seismic retrofit ordinance

**Tuesday, May 16, 2017**

**TO: Councilmember Lindsey P. Horvath**

**As a California resident for many years, 29 of those years I have made my home on the eighth floor of the beautiful Doheny West Towers. At the same time I was offered a quality job in Newport Beach but not wanting to leave my home in West Hollywood I accepted the position and commuted for those years. I am proud of West Hollywood for its progress in developing a new and exciting community at the same time preserving the unique qualities that have always made West Hollywood West Hollywood, and I am looking forward to completion of the new hotel at Doheny and Sunset.**

**Not too long ago in visiting a Beverly Hills couple I mentioned living at 999 N Doheny, and I got the response, "Oh you live in West Hollywood. We have visited that building many times and it is a beautiful place to live." Doheny West Towers has become a valuable landmark of West Hollywood.**

**Doheny West Towers has a valuable history which is in great jeopardy by the extreme retrofitting requirement at this time. I urge the City Council to reevaluate the need for retrofitting at this time. It would cause financial, physical and emotional stress to many of West Hollywood's finest residents. There should be at least an extension of time to reevaluate the feasibility of retrofitting the building. At the most, retrofitting should be a recommendation, not a requirement.**

**Robert L. Johnson**

[rjmindfragments@aol.com](mailto:rjmindfragments@aol.com)

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:53 AM  
**To:** 'Trista Rullan'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: 838 N. Doheny | Proposed Seismic Retrofit Ordinance

Hi Trista

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
LHorvath@weho.org  
p: 323.848.6460  
c: 323.632.7530

**From:** Trista Rullan [mailto:trista@trista.tv]  
**Sent:** Wednesday, May 17, 2017 6:49 PM  
**To:** Lauren Meister; John Heilman; John D'Amico  
**Cc:** John Duran; Lindsey Horvath  
**Subject:** 838 N. Doheny | Proposed Seismic Retrofit Ordinance

Dear Council,

Please take a look at the points below, and you will see that this proposed ordinance is seriously devastating. I realize the concern for earthquakes, but if the "big one" hits, none of this will matter.

1. 838 North Doheny just went through extensive emergency assessment bringing it up to code and replacing failing plumbing system. It took about 4 years of renovation and almost \$14,000,000 in incurred costs which completely devastated the community, and many homeowners, including the most vulnerable of us. Many senior citizens on fixed income were forced to fire-sale their units and those remaining are barely making ends meet with already levied special assessments. Our community will not be able to endure another financial shock like that. Many may lose their homes and will be completely financially devastated, as will the community, the association and all the employees that will potentially lose their jobs. Another ripple effect would be the loss of revenue to surrounding businesses frequented by residents, contractors, and staff which will negatively impact the overall financial landscape of the City of West Hollywood.

2. 838 North Doheny has survived (intact) multiple earthquakes, including the strongest ones, since 1961, with only minor cosmetic damage. The probability of structural failure in our case is very minimal (according to some estimates lower than 18% for a magnitude of 8.5+), while costs of decreasing this theoretical probability by arbitrary 5-7% can exceed \$15,000,000, which is neither financially feasible nor justifiable, unless there are federal, state or municipal programs to fund such an enormous project; which can only be handled and subsidized by a government body. Effect on real estate values and consequently taxes will be as devastating.

3. This undertaking would potentially require vacating the building for over a year, thus putting hundreds of people on the street and firing almost 50 personnel, leaving them without work. It would also impose the enormous financial burden of renting new dwellings, distant commute, paying for retrofitting and maintaining the building. The social and human cost and personal tragedies as a result of this disastrous undertaking are difficult to grasp and fully estimate.

4. It might be more prudent to run the studies and individual surveys of the buildings, in order to estimate if such retrofitting is even needed for the specific buildings and to what extent. If it is, in fact, needed why not allow homeowners to decide if they would like to do it, as it is done by the homeowners living in the individual houses surrounding the building.

5. It also might be more humane and avoid many legal problems, by setting up funds and programs or tapping into the existing ones on the city, state and federal level to allow it to be executed, rather than imposing it without full evaluation and understanding by all the parties involved.

Even basic analysis by an individual or a community being subjected to it shows the SURE DEVASTATION that such an ordinance will bring to the lives of the thousands of the individual residents and employees. This will by far exceed the theoretical devastation caused by the hypothetical earthquake.

In conclusion, we would like to appeal to city council to further evaluate this issue, do individual studies of the buildings, and understand the full extent of social, human, financial, public image, and legal costs of such an ordinance *before* considering it.

Thank you for your attention to this matter.

Trista Rullan  
Hilton & Hyland  
Christie's International  
250 North Canon Drive  
Beverly Hills, CA 90210  
O: 310. 858.5476  
[www.hiltonhyland.com](http://www.hiltonhyland.com)  
[www.trista.tv](http://www.trista.tv)  
BRE 01067844

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:52 AM  
**To:** 'Steve Perkins'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Objection - draft proposal for Mandatory retrofit for Non-Ductile Concrete Structures

Hi Steve

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
LHorvath@weho.org  
p: 323.848.6460  
c: 323.632.7530

**From:** Steve Perkins [mailto:gsperkins3@gmail.com]  
**Sent:** Thursday, May 18, 2017 11:06 AM  
**To:** Lauren Meister; John Heilman; John D'Amico; John Duran; Lindsey Horvath  
**Cc:** Tibor Stankoczy; Park Wellington  
**Subject:** Objection - draft proposal for Mandatory retrofit for Non-Ductile Concrete Structures

Dear West Hollywood City Council members\* –

I am writing to object to the City's current draft proposal for Mandatory Seismic Strengthening Provisions for Non-Ductile Concrete Structures based on three key areas:

1. Insufficient outreach to community,

- Community outreach efforts – considering the massive financial impact to the community – have been anemic. A few meetings of 20-30 people are not adequate to engage the impacted population and provide sufficient feedback to government. The website set up in 2016 did not attract attention.
- Many LA legislators (e.g. Sen. Ben Allen) have very effective communications campaigns – regular, well-written messages. WeHo government needs to do much the same, inviting feedback.

## 2. Overall cost to community and the absence of clear access to financing, and

- The cost of retrofitting to property owners in West Hollywood will be significant. There may be unintended effects to legislation – property prices declining/escalating, sale of property and migration out of WeHo (and potential loss of value at sale) of individuals who either cannot afford to finance retrofitting or who are unwilling to take on the financing burden.
- The April 3<sup>rd</sup> memorandum (ORDINANCE ESTABLISHING SEISMIC STRENGTHENING PROVISIONS FOR FOUR CATEGORIES OF EXISTING BUILDINGS IN THE CITY AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE) outlines a number of financial issues, but no concrete solution for financing. Many HOAs are still repaying SBA loans from after the Northridge earthquake – without a clear and secure solution for financing, property owners are at risk of paying unreasonable interest rates, facing fines for non-compliance or worse – being forced to give up their homes due to this burden.

## 3. Inadequate communication to community about plans for controlling licensing for retrofitting work to be performed:

- Proposed legislation will create an artificial demand for retrofit services, therefore the city of West Hollywood has a duty of care to ensure its residents that all licensed providers are vetted either via more stringent licensing requirements, news standards for inspection, other means, or all of the above.
- The cost impact of the proposed legislation was glossed over in the April memorandum and more than the simple ROM (Rough Order of Magnitude) must be considered when determining time frame for implementation, potential tax benefits (especially for early adopters), and the like.
- To pass legislation of this magnitude, despite all good intentions, would be rash and irresponsible without establishing licensing guidelines and providing assurance to the impacted property owners about setting standards for contractors (the memo clearly states that multi-storey buildings are larger in scale and more complex in terms of retrofitting) and licensing.

West Hollywood and other Los Angeles area municipal governments have had more than twenty years to consider next steps in building safety since the devastation of the Northridge earthquake – rushing legislation now at the expense of diligent planning will not speed the way for a safer West Hollywood.

Until further diligence can be demonstrated to the West Hollywood (property owning) community and the three main areas of concern above are addressed and properly communicated, the West Hollywood city government has a duty of care NOT to pass any legislation which would compel property owners to act based on rules passed without thorough consideration of the impact to its residents.

Sincerely,

G S Perkins III, resident / taxpayer / property owner

Alta Loma Road, West Hollywood

\* This letter is being sent to:

**Mayor Lauren Meister**

[lmeister@weho.org](mailto:lmeister@weho.org)

(323) 848-6460

**Mayor Pro Tempore John Heilman**

[jheilman@weho.org](mailto:jheilman@weho.org)

(323) 848-6460

**Councilmember John D'Amico**

[jdamico@weho.org](mailto:jdamico@weho.org)

(323) 848-6460

**Councilmember John J. Duran**

[jduran@weho.org](mailto:jduran@weho.org)

(323) 848-6460

**Councilmember Lindsey P. Horvath**

[lhovath@weho.org](mailto:lhovath@weho.org)

(323) 848-6460

--

G. Steve Perkins, III

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:52 AM  
**To:** 'Paul Kuperstein'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Letter to City Council May18 2017

Hi Paul

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Paul Kuperstein [<mailto:Paul@kocpas.com>]  
**Sent:** Thursday, May 18, 2017 11:43 AM  
**To:** Lauren Meister; John Heilman; John D'Amico; John Duran; Lindsey Horvath  
**Cc:** Betty Slater  
**Subject:** Letter to City Council May18 2017

Council members we would appreciate if you would give this letter a great deal of consideration prior to your making a decision about the retrofitting of 838 N. Doheny Drive building.

Paul D. Kuperstein  
[paul@kocpas.com](mailto:paul@kocpas.com)

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:52 AM  
**To:** 'Mohssine Kendadi'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Proposed Retrofit and Asbestos Removal The Plaza Towers at 838 N. Doheny Drive

Hi Mohssine

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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Lindsey Horvath  
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West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Mohssine Kendadi [<mailto:mkendadi@yahoo.com>]  
**Sent:** Friday, May 19, 2017 11:54 AM  
**To:** City Council Web Email Address  
**Cc:** John Duran; John D'Amico; Lindsey Horvath; Lauren Meister; John Heilman  
**Subject:** Proposed Retrofit and Asbestos Removal The Plaza Towers at 838 N. Doheny Drive

To: The Honorable Mayor, Mayor Pro Tempore and Members of the City Council

My name is Mohssine Kendadi. We (my family) own our apartment in the Plaza Towers at 838 N. Doheny Dr. West Hollywood, CA 90069. We bought it 2005 on the peak of the housing bubble, and we just spent millions of dollars to renovate the building. After 4 years of financial and physical hardship, we assumed the worst was behind us, until we learned of your consideration of a mandatory seismic retrofit for Plaza Towers.

*I urge you to vote against this measure.*

Our reasons are in the attachment, but here is a quick personal summary for my urge to vote NO:

1. I won't be able to pay for any of this (including renting another place). I will have to just abandon my apartment after 12 years.
2. I recently lost my job, and therefore won't be able to pay any extra, let alone pay for another place to live.
3. I am in my 50s, and my apartment is my family retirement plan
4. The retrofit will not add much to our safety (still 5% probability of possible damage)
5. Four years ago, your council did approved our building renovation. We have to redo everything again
6. Please read the attached document. I know it's a long one, but it reflects our position and our plea

Thank you for taking the time to read this. AGAIN, PLEASE, PLEASE VOTE NO

The Kendadi Family  
838 N. Doheny Dr, 90069

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:50 AM  
**To:** 'Arash Setareh'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Proposed Seismic Retrofit Ordinance

Hi Arash

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Arash Setareh [<mailto:redsetareh@aol.com>]  
**Sent:** Sunday, May 21, 2017 11:53 AM  
**To:** Lauren Meister; John Heilman; John D'Amico; John Duran; Lindsey Horvath  
**Subject:** Proposed Seismic Retrofit Ordinance

*Dear Mayor and Council Members,*

*I am writing this letter to you regarding the proposed seismic retrofit ordinance.*

*I live in the Shoreham Towers at 8787 Shoreham Dr.*

*To be completely honest, I believe that this ordinance sounds very extreme. The amount of money that it will cost, for my unit alone, will probably make me foreclose on my home. I am writing this letter to implore you to vote this down. It is absolutely unfair and unnecessary. You are asking to take people's life savings and throw it down the drain. This will force me and many of my fellow homeowners into bankruptcy.*

*This ordinance seems very counterproductive and will create a large struggle for many homeowners. I appreciate your time, and again, please vote this down.*

*Thank You,  
Arash Setareh*

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:50 AM  
**To:** 'Derek Davies'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Proposed Seismic Retrofit Ordinance

Hi Derek

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Derek Davies [<mailto:ddavies86@yahoo.com>]  
**Sent:** Monday, May 22, 2017 1:34 PM  
**To:** Lindsey Horvath  
**Subject:** Proposed Seismic Retrofit Ordinance

Dear Mayor and Council Members,

I am writing this letter to you regarding the proposed seismic retrofit ordinance.

I live in the Shoreham Towers at 8787 Shoreham Dr. Unit 210

To be honest, I believe that this ordinance sounds very extreme. The assessment on each unit would make my monthly payment much higher than I can afford. I am writing this letter to hopefully have this proposal denied, as it will eat into my little savings and eventually probably lead to a foreclosure on my unit. I've also spoken with my neighbors and they financially are in the same boat this is a huge monthly price adjustment that just isn't feasible.

This ordinance seems very counterproductive and will create a large struggle for many homeowners. I appreciate your time, and again, please vote this down.

Sincerely,  
Derek Davies  
818-451-9318  
8787 Shoreham Dr. #210  
West Hollywood CA 90069

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Tuesday, May 30, 2017 9:50 AM  
**To:** 'Hilary Hayes'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Proposed Retrofit and Asbestos Removal for The Plaza Towers at 838 N Doheny Dr.

Hi Hilary –

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

**Lindsey Horvath**  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
LHorvath@weho.org  
p: 323.848.6460  
c: 323.632.7530

**From:** Hilary Hayes [mailto:hilaryhayes@me.com]  
**Sent:** Tuesday, May 23, 2017 8:17 PM  
**To:** Lindsey Horvath  
**Subject:** Proposed Retrofit and Asbestos Removal for The Plaza Towers at 838 N Doheny Dr.

Dear Councilmember Lindsey P. Horvath,

I am extremely concerned and stressed from learning about the proposed retrofit and asbestos removal assessment of the condominiums in West Hollywood, including Plaza Towers.

If this proposal passes, I will be financially devastated. I will not survive another assessment after the recent emergency repairs and renovation we went through and completed only 16 months ago. I will lose my home, my investment, my retirement and it will largely affect my work as I work out of my apartment and around this neighborhood. I will not be able to sell this unit without a major loss if this passes and I cannot afford to move out for a year while paying for another assessment while the building is to be ripped apart for a second time. And to go through another event like what we just had would be emotionally devastating and heartbreaking.

During our recent assessment for the emergency repairs, I was assured by the contractors & engineers that worked on Plaza Towers that our building was built with enough concrete and strength to survive a major earthquake without severe damage. I would like to appeal to city council to further evaluate this issue, do individual studies of the buildings, and understand the full extent of social, human, financial, public image, and legal costs of such an ordinance before even considering it.

I urge you to vote NO on this matter as I know I will not be the only one in this building seriously affected by another assessment and the loss would be too great to recover from.

Below are some points that highlight our recent assessment and renovation. I ask for you to please take into account the following:

1. 838 North Doheny just went through extensive emergency assessment bringing it up to code and replacing failing plumbing system. It took about 4 years of renovation and almost \$14,000,000 in incurred costs which completely devastated the community, and many homeowners, including the most vulnerable of us. Many senior citizens on fixed income were forced to fire-sale their units and those remaining are barely making ends meet with already levied special assessments. Our community will not be able to endure another financial shock like that. Many may lose their homes and will be completely financially devastated, as will the community, the association and all the employees that will potentially lose their jobs. Another ripple effect would be the loss of revenue to surrounding businesses frequented by residents, contractors, and staff which will negatively impact the overall financial landscape of the City of West Hollywood.

2. 838 North Doheny has survived (intact) multiple earthquakes, including the strongest ones, since 1961, with only minor cosmetic damage. The probability of structural failure in our case is very minimal (according to some estimates lower than 18% for a magnitude of 8.5+), while costs of decreasing this theoretical probability by arbitrary 5-7% can exceed \$15,000,000, which is neither financially feasible nor justifiable, unless there are federal, state or municipal

programs to fund such an enormous project; which can only be handled and subsidized by a government body. Effect on real estate values and consequently taxes will be as devastating.

3. This undertaking would potentially require vacating the building for over a year, thus putting hundreds of people on the street and firing almost 50 personnel, leaving them without work. It would also impose the enormous financial burden of renting new dwellings, distant commute, paying for retrofitting and maintaining the building. The social and human cost and personal tragedies as a result of this disastrous undertaking are difficult to grasp and fully estimate.

4. It might be more prudent to run the studies and individual surveys of the buildings, in order to estimate if such retrofitting is even needed for the specific buildings and to what extent. If it is, in fact, needed why not allow homeowners to decide if they would like to do it, as it is done by the homeowners living in the individual houses surrounding the building.

5. It also might be more humane and avoid many legal problems, by setting up funds and programs or tapping into the existing ones on the city, state and federal level to allow it to be executed, rather than imposing it without full evaluation and understanding by all the parties involved.

Even basic analysis by an individual or a community being subjected to it shows the SURE DEVASTATION that such an ordinance will bring to the lives of the thousands of the individual residents and employees. This will by far exceed the theoretical devastation caused by the hypothetical earthquake.

Thank you very much for your attention to this matter.

Sincerely,

*Hilary Hayes*

*Plaza Towers*

*838 N Doheny Dr. #803*

*West Hollywood, CA 90069*

## Cynthia Zabala

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**From:** Yvonne Quarker  
**Sent:** Thursday, June 08, 2017 2:08 PM  
**To:** Cynthia Zabala  
**Cc:** John Keho  
**Subject:** FW: Proposed Seismic Retrofit Ordinance

Please include this as correspondence in your staff report.

Thanks,  
Yvonne

**From:** Beverly Houwing [mailto:beverly@squidgallery.com]  
**Sent:** Thursday, June 08, 2017 1:56 PM  
**To:** Yvonne Quarker  
**Subject:** Proposed Seismic Retrofit Ordinance

Dear City Clerk Quarker,

I am submitting this letter I've sent to the Mayor and City Council Members voicing my concern about the proposed seismic retrofit ordinance so it will be part of the city's public record:

I would greatly appreciate it you would consider the issues I've outlined below. I hope you will see that this proposed ordinance is seriously devastating for the residents of West Hollywood. Unfortunately I am unable to attend the meeting on this subject tonight at 838 North Doheny Dr. I am a homeowner at 999 N. Doheny Dr. Speaking of our neighboring high-rise at 838 North Doheny, they just went through extensive emergency assessment replacing a failing plumbing system and bringing it up to code. This took about 4 years of renovation at a cost of almost \$14,000,000, which financially devastated the homeowners.

Our residents will not be able to endure a financial shock like that. Many may lose their homes and will be completely financially ruined, as will the community, the association and all the employees that will potentially lose their jobs. Another ripple effect would be the loss of revenue to surrounding businesses frequented by residents, contractors, and staff. This will collectively negatively impact the overall financial landscape of the City of West Hollywood.

The high-rise buildings on North Doheny have survived (intact) multiple earthquakes, including the strongest ones, since 1961, with only minor cosmetic damage. Our building did retrofitting after the 1994 earthquake to strengthen the pool and garage areas. It secured an SBA loan and levied special assessments that were a substantial expense, but nothing compared to these possible new expenses. The homeowners still had the opportunity to vote on this and decide whether these expenses were warranted and made the choice to do so.

The probability of structural failure in our case is very minimal (according to some estimates lower than 18% for a magnitude of 8.5+), while costs of decreasing this theoretical probability by arbitrary 5-7% can exceed \$15,000,000, which is neither financially feasible nor justifiable, unless there are federal, state or municipal programs to fund such an enormous project; which can only be handled and subsidized by a government body. The effect on real estate values and consequently taxes will be as devastating.

Already the potential of these added expenses happening have devalued properties in all these buildings, forcing sellers to offer huge discounts to prevent sales from falling through or have actually caused some sales to fall through. There has also been an abrupt decline in new listings and barely any potential buyers looking for property in these buildings. Just the possibility of this unreasonable expense has already devalued our property considerably.

In addition to the exorbitant expense, the undertaking of actual construction would potentially require vacating the building for over a year, thus putting hundreds of people on the street and firing almost 50 personnel, leaving them without work. It would also impose the enormous financial burden of renting new dwellings, losing income of rental properties, causing increased commuting distances, paying for retrofitting and maintaining the building. The social and human cost and personal tragedies as a result of this disastrous undertaking are difficult to grasp and fully estimate.

It might be more prudent to run the studies and individual surveys of the buildings, in order to estimate if such retrofitting is even needed for the specific buildings and to what extent. If it is, in fact, needed why not allow homeowners to decide if they would like to do it, as it is done by the homeowners living in the individual houses surrounding the building. Many of us have our own EQ policies, so leaving it up to individuals seems only fair. It would be more humane and avoid many legal problems, by setting up funds and programs or tapping into the existing ones on the city, state and federal level to allow it to be executed, rather than imposing it without full evaluation and understanding by all the parties involved. Even basic analysis by an individual or a community being subjected to it shows the financial devastation that such an ordinance will bring to the lives of the thousands of the individual residents and employees. This will by far exceed the theoretical devastation caused by the hypothetical earthquake.

In conclusion, we would like to appeal to city council to further evaluate this issue, do individual studies of the buildings, and understand the full extent of social, human, financial, public image, and legal costs of such an ordinance before considering it. I realize the concern for earthquakes, but if the "big one" hits, none of this guarantees that our building will be any better off after all the expense, inconvenience and financial pressure caused by this. I ask you to please reconsider making this a mandatory policy. We need facts to make an informed decision on this. I also ask that any decision to undertake such an enormous project should be left up to the individual homeowners' boards.

Sincerely yours,  
Beverly Houwing  
999 N. Doheny Drive, #810  
West Hollywood, CA 90069  
[beverly@squidgallery.com](mailto:beverly@squidgallery.com)

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Thursday, June 08, 2017 8:29 PM  
**To:** douglas hall  
**Cc:** Stephanie DeWolfe; Cynthia Zabala; Paul Arevalo; Yvonne Quarker; Andi Lovano  
**Subject:** Re: Retrofit issue

Hi Doug

While it was my pleasure to meet you tonight, I am sorry it is under these circumstances and I'm additionally sorry for the situation you've shared. It is not my intention to contribute to your stress at all.

I've copied our staff who were with me tonight as well as our City Manager & City Clerk to make sure they're also aware of your concerns, which will be entered into the public record. As promised, we will make sure you receive the report for the June 19 meeting as soon as we have it. However, I am clear on your requested action from your email below.

If there's anything else I can help with, please do let me know.

Thank you

**Lindsey Horvath**  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: [323.848.6460](tel:323.848.6460)  
c: [323.632.7530](tel:323.632.7530)

On Jun 8, 2017, at 7:38 PM, douglas hall <[dougjhall@me.com](mailto:dougjhall@me.com)> wrote:

Dear Ms Horvath,

Thank you for coming to meeting today at 838 N Doheny. I live at 999 N Doheny and would have to sell my modest apartment at a loss should the city council decide to enact earthquake retrofit.

The apt is the great majority of my retirement savings. Due to large medical expenses and related hardship the inability to sell my home for income is overwhelming.

I have a low income that just allows for me to live here. The stress of having to possibly pay for retrofit and relocate is unbearable.

I have lived in W Hollywood for 30 years and cannot imagine what I would do. Again, the stress this issue has caused is and the timing has changed everything in my world.

Please help stop this action. Thank you.

Sincerely,

Doug

Doug Hall  
310-279-9600

## Cynthia Zabala

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**From:** Yvonne Quarker  
**Sent:** Monday, June 12, 2017 8:27 AM  
**To:** Cynthia Zabala  
**Subject:** Correspondence

**From:** Nina Mariano <[ninagmariano@aol.com](mailto:ninagmariano@aol.com)>  
**Date:** June 9, 2017 at 4:48:43 PM PDT  
**To:** <[Jduran@weho.org](mailto:Jduran@weho.org)>, <[council@weho.org](mailto:council@weho.org)>, <[lmeister@weho.org](mailto:lmeister@weho.org)>, <[jheilman@weho.org](mailto:jheilman@weho.org)>, <[lhorvath@weho.org](mailto:lhorvath@weho.org)>, <[jdamico@weho.org](mailto:jdamico@weho.org)>  
**Subject:** 1100 Alta Loma

Hi ,

I'm writing to express my opinion on the seismic retrofitting ordinance and speak for many other West Hollywood residents who choose not to attend the meetings due to a difference of opinion. We are of the ilk that for our own safety in addition to our property values, there should be an ordinance in place to assess, and a timeline to address any issues we would have if there was an earthquake of a certain magnitude. Further I think it would be irresponsible to NOT assess and address these issues. Thank you for your consideration.

Regards,

Nina Mariano

Sent from my iPhone

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Thursday, June 08, 2017 11:22 AM  
**To:** 'Tim Courtright'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Please vote NO on the upcoming vote for seismic strengthening requirements for four categories of existing buildings in West Hollywood

Hi Tim

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Tim Courtright [<mailto:838doheny1406@gmail.com>]  
**Sent:** Thursday, May 18, 2017 5:47 AM  
**To:** City Council Web Email Address; John Duran; John D'Amico; Lindsey Horvath; Lauren Meister  
**Subject:** Please vote NO on the upcoming vote for seismic strengthening requirements for four categories of existing buildings in West Hollywood

Dear West Hollywood City Council,

Please find attached my comments and concerns relating to the upcoming vote to require mandatory inspection and consequent changes to our building. Your biographies speak to your interests in the people, neighborhoods and culture of WeHo. As our councilmembers and community representatives, I urge you to consider the impact on your constituents in your upcoming decision.

If you have any statements or comments regarding this issue, please keep me informed.

Regards,  
Tim Courtright – owner  
838 North Doheny Drive #1406

West Hollywood, CA 90069

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Thursday, June 08, 2017 10:55 AM  
**To:** 'Jana Davidoff'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Proposed Seismic Retrofit Ordinance

Hi Jana

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

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Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Jana Davidoff [<mailto:jana.davidoff@gmail.com>]  
**Sent:** Wednesday, May 31, 2017 8:07 PM  
**To:** Lindsey Horvath  
**Subject:** Fwd: Proposed Seismic Retrofit Ordinance

Dear Ms. Meister, Mr. Heilman, Mr D'Amico, Mr. Duran,  
and Ms. Horvath:

My name is Jana Davidoff, and I live at 838 N. Doheny Dr. in West Hollywood. I was recently told that the West Hollywood City Council will be voting on a Proposed Seismic Retrofit Ordinance that would be mandatory for 838 N. Doheny Dr. I was also told that the cost of this

could be \$15 million or more, and might require people to move out of the building.

I would respectfully request that you vote **NO** on this proposal.

My reasons are as follows:

1. For many years, I have worked seven days a week and several nights a week to save enough money to buy my first condo home. I simply can not afford to pay a large assessment, and I cannot afford to move out of my home and either rent or buy elsewhere.

2. Many people in my building, including many seniors, are in a similar situation to me, and cannot afford to pay an assessment or move elsewhere.

3. If my building needs to be vacated, in addition to forcing all residents out of their homes, it will mean loss of jobs for all building personnel.

4. If people are forced to relocate, businesses in West Hollywood would undoubtedly take a large financial hit.

5. The chances of an earthquake causing damage to my building are very small, and performing a seismic retrofit would only reduce, but clearly not eliminate, the chance of damage. 838 N. Doheny Dr. has survived many past earthquakes with very little, if any, damage.

6. If the seismic retrofit is made mandatory, real estate values will plummet, and tax revenues for the City of West

Hollywood will fall. I would not be able to sell my condo even if I wanted to, as nobody would be willing to buy.

7. It would make more sense to run studies of individual buildings to see if retrofitting is even needed, and then allow the homeowners of that building to decide if they want to do it.

8. If the proposal is made mandatory, there will undoubtedly be legal ramifications associated with forcing people out of their homes when it is unnecessary do to so.

9. People can now purchase earthquake insurance (as I did) for a very reasonable cost to protect themselves.

To summarize, a yes vote on the proposal would be **devastating**. It would destroy the lives of thousands of innocent people.

**I would again plead with you to VOTE NO on this proposal.**

Thank you for your time and consideration in reading this.

Sincerely,  
Jana Davidoff

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Thursday, June 08, 2017 10:28 AM  
**To:** 'Paul Rice'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: Retrofits for Non-Ductile Buildings

Hi Paul

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

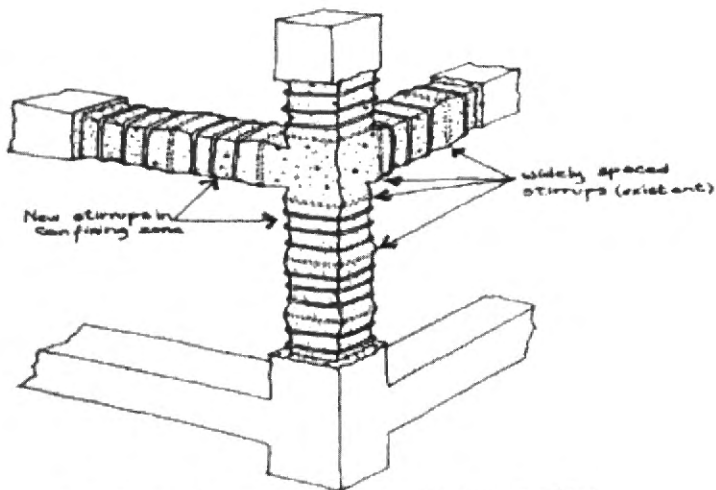
Thanks again

Lindsey Horvath  
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West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

**From:** Paul Rice [<mailto:pjrice58@yahoo.com>]  
**Sent:** Tuesday, June 06, 2017 10:21 AM  
**To:** Lindsey Horvath  
**Subject:** Re: Retrofits for Non-Ductile Buildings

Dear Council Member Horvath,

Sorry I forgot to attached the image noted in my email below.



Widely spaced transverse reinforcement (ties in columns and stirrups in beams) are characteristic for non-ductile reinforced concrete frame; this isometric drawing shows a possible seismic strengthening technique

Paul J Rice, IIDA, ASID, CID  
 Westview Towers HOA  
 Unit 1106

**From:** Paul Rice <[pjrice58@yahoo.com](mailto:pjrice58@yahoo.com)>  
**To:** "[lhovath@weho.org](mailto:lhovath@weho.org)" <[lhovath@weho.org](mailto:lhovath@weho.org)>  
**Sent:** Tuesday, June 6, 2017 7:50 AM  
**Subject:** Retrofits for Non-Ductile Buildings

Dear Council Member Horvath,

I am writing you to share my concerns about the proposed ordinance requiring non-ductile high-rise residential condo complexes built before 1977 to retro fit their buildings. This is not a realistic request of the city as the cost to the HOA would be crippling and the retrofit would not assure us of any protection from an earthquake. Our condos should be treated as single family units allowing the associations and its members the option of retrofit upgrades if it makes economic sense and if possible.

Please note the picture below shows a proposed type of retro fit that "might" provide addition support for buildings like ours. However, at an estimated \$1 million dollars per floor and with 16 floors in our building we could spend upwards to \$16 million dollars. Our common area including the building is valued at \$30 million. The numbers do not add up for what is being proposed by the cities "good intentions." In addition, I have 6 columns in my unit so every room in my condo would have walls and ceilings torn open so they could add additional straps. Where do I live during this construction and my neighbors? How do I afford a huge assessment or being able to sell my unit? Our

association could never afford a retrofit of this magnitude and what does it provide us with at the end of the day. We knew when we bought in our building we live in an earthquake prone region. We can only hope for the best but nothing we can do after the fact to our building's design will lessen the damage and loss of life from a major earthquake.

Please vote NOT to expand the ordinance to take in residential non-ductile structures. Keep this as a voluntary option as the council has for single family dwellings.

Please feel free to contact me should you have any traditional questions regarding my request.

Paul J Rice, IIDA, ASID, CID  
Westview Towers HOA  
Unit 1106

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Thursday, June 08, 2017 10:12 AM  
**To:** 'Jeffrey Lane'  
**Cc:** Beth Theriac; Cynthia Zabala  
**Subject:** RE: RETROFIT HIGH RISE BUILDINGS

Hi Jeffrey

Thank you for reaching out and sharing your concerns.

Staff has been compiling the additional information that was requested by the City Council regarding the cost-benefit analysis for the retrofits of these types of buildings. In response to community concerns, staff is also looking into alternatives to the ordinance as proposed for concrete and steel buildings. Additional time is required to fully develop these alternatives and staff anticipates returning to City Council in the fall with options for Council consideration.

It might be best to meet on this particular issue when we have an idea of where staff is recommending that we proceed, so we have specific language to address. However, I'm always happy to meet if you prefer to talk sooner. I've looped in my assistant who can help us schedule whatever works best for you. Just let us know.

Thanks again

Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

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**From:** Jeffrey Lane [<mailto:jeffrey@jeffreylanep.com>]  
**Sent:** Wednesday, June 07, 2017 11:32 AM  
**To:** [Imesiter@weho.org](mailto:Imesiter@weho.org); [juran@weho.org](mailto:juran@weho.org); John Heilman; Lindsey Horvath; John D'Amico  
**Subject:** RETROFIT HIGH RISE BUILDINGS

Dear Council Members,

I'm a homeowner at Shoreham Towers in West Hollywood, and very alarmed about your proposed forced retrofit in high rise buildings. Shoreham Towers is constructed in steel and concrete. and we have weathered past earthquakes, with this building being sound and safe. The cost to the individual homeowner would be devastating, plus you would be putting hundreds of employees out of work, not to mention the effect on local business that we all support. I urge you to reconsider, address us as individual home owners allowing us to make our own voluntary decisions. Real Estate prices have already fallen and escrows have been canceled due to these rumors, so I do hope you will reconsider and clarify us a single family homes. Best wishes, Jeffrey Lane

Jeffrey Lane Public Relations  
9663 Santa Monica Blvd, #1067  
Beverly Hills, CA 90210

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Monday, June 12, 2017 10:08 AM  
**To:** 'Xenia YW Lok'  
**Cc:** Beth Theriac; Cynthia Zabala; Stephanie DeWolfe; Paul Arevalo; Yvonne Quarker; Andi Lovano  
**Subject:** RE: WeHo Seismic Retrofit Ordinance

Hi Xenia

Thank you so much for writing.

I've copied our staff who are working on this issue as well as our City Manager & City Clerk to make sure they're also aware of your concerns, which will be entered into the public record. We will make sure you receive the report for the June 19 meeting, which will address this issue, as soon as we have it. However, I am clear on your requested action from your email below.

If there's anything else I can help with, please do let me know.

Thank you  
Lindsey Horvath  
Councilmember, City of West Hollywood  
8300 Santa Monica Blvd., 3rd Floor  
West Hollywood CA 90069  
[LHorvath@weho.org](mailto:LHorvath@weho.org)  
p: 323.848.6460  
c: 323.632.7530

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**From:** Xenia YW Lok [<mailto:xenialok@hotmail.com>]  
**Sent:** Sunday, June 11, 2017 5:46 PM  
**To:** Lindsey Horvath  
**Subject:** WeHo Seismic Retrofit Ordinance

Ms. Horvath:

As a West Hollywood resident of high rise Westview Towers, I am pleading with you to allow an exemption for concrete and steel buildings from the onerous proposed seismic retrofit ordinance--consistent with current single family home requirements. A \$100,000+ assessment would equate to more a fifth of the value of my 1 bedroom condo. It would wipe me out financially, cause me to file bankruptcy, and force me to move from my home of over 10 years. In short, this ordinance would completely devastate me in every way possible. Do we want West Hollywood to be known as a community that literally forces long-time residents out onto the streets?

I do hope you will vote against this ordinance for concrete and steel buildings. This is a matter of grave seriousness for me and my fellow residents of Westview Towers. Our building of 170+ residents would be decimated if we are not allowed an exemption.

Sincerely,

Xenia Lok

## Cynthia Zabala

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**From:** Lindsey Horvath  
**Sent:** Monday, June 12, 2017 10:22 AM  
**To:** 'James Moore'  
**Cc:** Beth Theriac; Andi Lovano; Paul Arevalo; Stephanie DeWolfe; Cynthia Zabala; Yvonne Quarker  
**Subject:** RE: Thank You

Hi James

Thank you so much for writing and for taking the time to meet with me last week. You shared invaluable information, which I greatly appreciate.

I've copied our staff who are working on this issue as well as our City Manager & City Clerk to make sure they're also aware of your concerns, which will be entered into the public record. We will make sure you receive the report for the June 19 meeting, which will address this issue, as soon as we have it. However, I am clear on your requested action from our discussion and your email below.

If there's anything else I can help with, please do let me know.

Thank you  
Lindsey Horvath  
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**From:** James Moore [<mailto:jamesrmoore@gmail.com>]  
**Sent:** Friday, June 09, 2017 10:52 AM  
**To:** Lindsey Horvath  
**Subject:** Thank You

Hi Lindsey.

My name is James Moore and I was in attendance at the seismic retrofitting meeting held at 838 North Doheny Drive last night.

I wanted to thank you for your time and hearing everyone out. That couldn't have been an easy meeting to sit through and you handled yourself with grace.

To echo my comments, I moved to LA 7 years ago after finding New York City to be too expensive and too difficult to live in after 8 years there. Coming to LA, I found the weather to be amazing and the lifestyle much more conducive to remaining sane. I rented a studio apartment at 999 North Doheny Drive, then a year and half purchased a similar unit.

The timing was right, as I got a great deal and with property values and rents now significantly higher, I wouldn't be able to afford to live in that building had I not purchased when I did.

I work in branding and advertising as an independent consultant — and yes I am registered with the City of West Hollywood and pay my independent business tax. As you know, the messaging rollout was rather abrupt and painted a “worst case scenario” as another gentleman pointed out — causing panic among residents.

While I appreciate the council’s concern over our safety, these buildings are independent private residences. We all knew what we were buying into, which is to say not brand-new state-of-the-art construction. My fear is that this ordinance will place an unreasonable burden of financial responsibility on residents, and in my case (like many others) I will be forced to sell my home and move elsewhere. With rents and property values so high, I don’t know that I would even be able to stay in West Hollywood.

As I pointed out, it would be a shame to see the makeup and character of the City change so drastically. With so many expensive new projects coming to town, it’s perhaps inevitable that current residents will be priced out of the area. I think that is quite a shame.

Once again, I appreciate you hearing us out and considering our perspective.

Cheers,  
James

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