

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

Address:)
West Hollywood Park Auditorium)
647 N. San Vicente Boulevard)
West Hollywood, CA)
_____)

DATE OF MEETING: January 5, 2006

PLANNING COMMISSION:

Eric Thompson, Chair
John D'Amico, Vice Chair
Kate Bartolo, Commissioner
Donald DeLuccio, Commissioner
Joseph Guardarrama, Commissioner
Barbara Hamaker, Commissioner

NOT IN ATTENDANCE:

John Altschul, Commissioner

IN ATTENDANCE:

Susan Healy Keene, AICP
John Keho, AICP
David Gillig, Comm Secretary
Terry Blount, Assoc. Planner
Francie Stefan, Sr. Planner
David DeGrazia, Sr. Planner
Deborah Murphy, U. Designer
Mike Jenkins, City Attorney
Allyne Winderman,
Director of Community Develop.

PUBLIC SPEAKERS - VARIOUS

1 **Planning Commission Meeting**

2 **Thursday, January 5, 2006**

3 Thompson: I'm going to change the order a little bit here.
4 We're going to take the Mixed Used Ordinance first.
5 The Beverly Boulevard item will remain the same.
6 And the Larrabee item will be the, the third public
7 hearing. So without objection, does
8 anybody...everybody okay with that?

9 Hamaker: Of the Agenda as approved.

10 Thompson: Okay. All those in favor?

11 Hamaker: Aye.

12 Thompson: Aye.

13 D'Amico: Aye.

14 Bartolo: Aye.

15 DeLuccio: Aye.

16 Guardarrama: Aye.

17 Thompson: Approval of the Minutes from December 1st, 2005.
18 That is the transcripts that we have in our packet
19 tonight. Okay. All those in favor?

20 D'Amico: Aye.

21 Thompson: Aye.

22 Hamaker: Aye.

23 DeLuccio: Aye.

24 Bartolo: Aye.

1 Guardarrama: Aye.

2 Thompson: Public comments. David, do we have any public
3 comments this evening? Okay. We have two, two
4 public comments this evening. Each will have three
5 minutes. The first is Tom DeMille.

6 DeMille: Good evening. Tom DeMille, West Hollywood. It's
7 the second dollar I've found. Someone's losing
8 money. I trust you all had a new, Happy New Year.
9 I, I did. And hope yours was nice. I also had a
10 nice pop art show at Medical Marijuana Pharmacy,
11 which was to benefit, and it is to benefit the
12 indigent patients. And that went really well. And
13 Abby Rand showed up. And any time a Mayor comes to
14 your party, it's a successful one. I, I stand
15 tonight wondering whether the City is going in the
16 right direction. And I just want to put that out,
17 and just to have people think about that. And
18 residents and voters think about that. Whether we
19 are going in the right direction as far as density,
20 as far as noise, as far as height, as far as
21 sweetheart deals. You know, I had a, a thought,
22 you know, in Washington, D.C., you know, with the
23 war going on, when the generals, when the generals
24 drive home on the parkway, I wonder whether they

1 look towards Arlington National Cemetery. I think
2 they look the other way. You know why that is?
3 Because they don't want to, they don't want to see
4 the devastation they're causing in the cemetery of
5 all the men and women that are dying. So they look
6 the other direct, the other way. So they really
7 never have to see their actions. What happens with
8 their actions and the results of it. And I think
9 that a lot of the developers that come from out of
10 town and stuff and, and it's important that the
11 developers know that the residents are very
12 interested in their residential areas. They're
13 very interested in densities. They're very
14 interested in heights and the noise and the
15 pollution and the traffic. Right now we're putting
16 school buses with double tanker trucks. Disaster
17 waiting to happen. And so on and so it goes. Our
18 crime rate's going up. Everyone drove here very
19 carefully and successfully tonight. But it
20 probably took you another half hour to get here
21 than it did last year. And so I just hope
22 that...this is a new year. And I hope this
23 Commission and I hope the City Council members and
24 anyone thinking about running for City Council and

1 winning, will think about the residents, will think
2 about their voice, that they count, that you all
3 sit here because the residents want you to sit
4 here. And Happy New Year. Thank you.

5 Thompson: Thanks, Tom. The next speaker's Toni Telo. Toni?
6 Toni here? No? Oh.

7 Telo: Hi. My name is Toni Telo. I'm a West Hollywood
8 resident. Not too proud of it. And the reason I'm
9 not too proud is that they...I'm not too proud to
10 be a resident of West Hollywood. Right now, we are
11 having a lot of over-building. Things like
12 Walgreen's is going to take a lot of pop-and-mom
13 shops. Because Walgreen's wants to build a
14 gigantic drugstore. Plus 28 units on top of it.
15 And five will be rent control. Whoopee do! But
16 those...that means that our...the density there is
17 gonna be increased. Right now, you can't go down
18 Crescent Heights without almost getting into an
19 accident. And there is not gonna be any
20 compensation for this massive building to come in
21 place and just assume that they can drive their
22 trucks to load stuff through Crescent Heights.
23 Havenhurst, you have to exit. And that street is so
24 small. So I think there should be some kind of

1 regulation when, if they start building these kind
2 of buildings, that they have to compensate. They
3 have to relinquish some of their property, so that
4 the street can be widened. Right now, we can't
5 turn. There is no left turn. We really...you
6 can't do it. 'Cause there's none. It's dangerous
7 there. Crescent Heights and Santa Monica. And so
8 I, you know, I really would like to see that come
9 into an ordinance. That the new buildings that come
10 in here...they have to relinquish so that they can
11 expand the streets. So it can be some safety. And
12 the cars that have to go inside to live there,
13 because they're going to live there...there's 28
14 units...and, and the deliveries and everything.
15 And people that want to go into Walgreen's also
16 have to come out and come in. And Havenhurst is a
17 very narrow street. I don't see how they're gonna
18 do it. And right now, we're going to lose our only
19 doughnut shop in this area. You can't get a
20 doughnut until you get to, past Highland. You have
21 to go to Pico. And you have to go to the west side
22 of Santa Monica to Sepulveda to go and get a
23 doughnut. Oh, there's a lot of Starbucks coffee.
24 You know. Tea and everything. But there's no

1 doughnuts. And they're really good. They are.
2 Anyway, I just wanted to say that I think the
3 Commission should make an effort to diminish the
4 size of their building so that there should be an
5 expansion. Thank you so much.

6 Thompson: Thank you, Toni. Yes, Barbara?

7 Hamaker: Yes. Mr. Chair, I just would like to remind the
8 speaker that there is a fabulous doughnut shop at
9 Fuller and Sunset by Rocker Ralph. Fabulous glazed
10 doughnuts.

11 Telo: Now that is useful information.

12 Thompson: Okay. Items from Commissioners. Donald?

13 DeLuccio: Now you made me hungry. I have no comments at this
14 time. I'm sure there'll be plenty of opportunity
15 to comment later on.

16 Thompson: Kate?

17 Bartolo: I noticed in the audience that Jeanne Dobrin has
18 joined us tonight. And I know that she's been ill
19 over the holidays. And I want to welcome her back
20 and say that I hope you're feeling much better.

21 Thompson: Joe?

22 Guardarrama: No. Nothing.

23 Thompson: And Barbara? John?

24

1 D'Amico: I don't have anything. I think we...I was handed
2 one more public comment speaker slip. Pam Kulik?

3 Kulik: Hi. I'm sorry. I was late. Thank you for taking
4 my comments. It's not on this meeting. It
5 actually reflects some of the concerns that the
6 previous speaker had. And I don't know what was
7 said prior to my arrival a few seconds ago. But my
8 name is Pam Kulik, and I live on North Harbor
9 Avenue, and I attended the neighborhood meeting two
10 nights ago, which was very short notice. And I
11 don't know how the distribution was, for
12 invitations went out. But it's questionable.
13 Anyway, there were about 200 people there. The
14 organizer had 20 chairs out. So Walgreen's was very
15 surprised, their legal rep, when we arrived. They
16 showed us the plans for the new Walgreen's and the
17 new multi-use facility. They explained what their
18 vision was. And I'd say 199 of the 200 were
19 vehemently opposed to it. We strongly encourage
20 the Planning Commission to bring this to an agenda,
21 to hear the community feedback that was given to
22 the developer, in order for you to understand and
23 hear what our concerns are. It's in process. It's
24 not official. It's not fully submitted. But it's

1 being worked on. And we want to say to the
2 Commission, as soon as possible. We are also
3 organizing a new neighborhood association. And we
4 will be in touch with you. Every one of you. And
5 we're ready to fight it. Thank you.

6 Thompson: Thank you.

7 DeLuccio: Chair Thompson, I can't hear very well in here this
8 evening. Can we do something about the sound
9 possibly?

10 Bartolo: Yeah. There's an echo.

11 DeLuccio: And also, I have something for Staff if I may.

12 Thompson: Sure.

13 DeLuccio: In the past we used, I used...we used to get
14 notification as Commissioners to when there were
15 major neighborhood meetings. I know I'd like to be
16 put back on a list and be notified of those
17 meetings. And perhaps the other Commissioners would
18 also.

19 Keho: Okay. We'll make sure we continue to do that.

20 Thompson: Okay. There's nothing on consent Calendar. So we
21 will, we will move right into public hearings. Per
22 the amended agenda, the first public hearing
23 tonight is actually going to be Item 9C, the Mixed-
24 Use Overlay Zone Ordinance. Adoption of the Mixed-

1 Use Zone Overlay Ordinance. The project will amend
2 the General Plan, the Zoning Ordinance, and zoning
3 maps to enhance the City's commercial streets,
4 increase housing stock, and spur economic
5 development. The applicant is the City of West
6 Hollywood. The location is Citywide. The planner
7 is David DeGrazia. And before, David, you give the
8 presentation of the Staff report, if I could just
9 make a couple of quick comments. Just so
10 everyone's clear. Members of the public. We voted
11 last time to open up the public testimony portion
12 of the public hearing again. What that means is
13 everybody's free to speak again on this item, on
14 whatever issues they wish. Everyone will have
15 three minutes. By no means are we trying to sort
16 of, you know, quicken the pace. I mean, you are
17 free to speak substantively on whatever you want
18 about the Mixed-Use Ordinance. So we encourage you
19 to fill out a speaking slip. A speaker slip. To
20 Staff, I would just say, before we go into the
21 presentation of Staff report, this item is somewhat
22 unique in that it's, you know, we're talking about
23 a new ordinance that's for everyone's benefit. So
24 please, please speak up if you have things to say,

1 so this is probably a more interactive process on
2 this particular agenda item than maybe on others.
3 I would ask that of you. Okay? So, David, can we
4 have the presentation of Staff report?

5 Keene: Actually, I'm gonna start tonight.

6 Thompson: You're David?

7 Keene: I'm not David. I'll be Susan tonight. But thank
8 you. Chair Thompson. And good evening. And also
9 Vice-Chair D'Amico and Commissioners. We are
10 returning tonight to affirm the Resolution of the
11 Planning Commission's recommendation of approval to
12 City Council with the changes that you proposed at
13 your December 1st meeting. We appreciate, first of
14 all, the time and attention that the Commission has
15 taken to address the details of this very important
16 ordinance. On December 1st, you did reach consensus
17 on many items, and tonight you'll re-visit and
18 confirm your decision on those items that you'd not
19 yet finalized. And while the details are very
20 important of this ordinance, I'd like to first
21 highlight the big picture perspective. And that
22 is, again, that Mixed-Use is not a new idea. And
23 certainly not a new idea in West Hollywood. West
24 Hollywood has a history of promoting Mixed-Use.

1 Part of the reason people want to live here is
2 because of the mix of uses. The pedestrian
3 orientation and the variety of housing types. What
4 is new, we believe, is this particular package of
5 sufficient incentives to encourage developers to
6 build housing along the commercial corridor to
7 relieve the development pressure in existing
8 neighborhoods and, as you said, to increase housing
9 stock without the displacement of existing tenants,
10 to enhance commercial streets, and to spur economic
11 development. The package of Mixed-Use incentives
12 before you needs to be looked at as a whole, since
13 each of the pieces, when moved, is critical and
14 they're inter-related. We've attempted here to
15 balance often competing interests by providing
16 enough incentives without giving away too much.
17 Through research and analysis, what the project
18 team has identified as the big picture incentives
19 we're looking at, is increases in height that are
20 very specific by area, increased FAR, reduction of
21 affordable housing requirements to promote more
22 affordable housing actually getting built,
23 reduction in open space loading and storage, and a
24 reduction in parking requirements, which actually,

1 contrary to some of the information that's been
2 disseminated, will actually provide more parking
3 than currently exists, because, remember, we have a
4 lot of commercial buildings on the boulevards and
5 on our commercial corridors that provide no
6 parking. Demolition of those buildings and
7 construction of new commercial buildings with
8 housing above would require parking for the
9 commercial new parking as well as parking for the
10 housing. It's also important to point out that
11 development won't happen tomorrow. In fact, given
12 the time frames for developments, it's likely that
13 the very first project that comes in under this
14 ordinance right away would not actually be occupied
15 until 2009. And that we can continue to review
16 these incentives over time, just as we look at our
17 current development standards and adjust
18 accordingly over time. So what I'd like to do now
19 is turn it over to John Keho, our Planning Manager,
20 who will talk about some of the goals and policies
21 that the Mixed-Use Overlay incentives address.

22 Keho:

22 Thank you, Susan, and thank you, Chair and
23 Commissioners. I'd like to just talk a little bit
24 about where the current ordinance comes from, and

1 the, the genesis of where it came from, and earlier
2 City actions. The City's General Plan was adopted
3 in the late 1980's. And the Plan called for the
4 development of West Hollywood as an urban village,
5 where residents are located in close proximity to
6 commercial uses, commercial services, recreation,
7 transit facilities, and that would allow for social
8 interaction between people and residents of the
9 City. The General Plan then goes on to address
10 mixed-use housing in several locations where it
11 talks about encouraging additional heights in
12 certain locations and encouraging different types
13 of mixed-use housing. The City implemented these
14 provisions of the General Plan in a current zoning
15 ordinance. And we've had that current zoning
16 ordinance regulations for a number of years. And
17 over that period of time, there have been only a
18 handful of projects that have actually been
19 submitted and approved and constructed under the
20 current mixed-use project. So the current
21 regulations haven't actually fostered a lot of
22 actual development of mixed-use housing.
23 Subsequent to that, in 1999, the City adopted the
24 Santa Monica Boulevard Redevelopment Plan. And the

1 Santa Monica Boulevard Redevelopment Plan called
2 for the creation of a beautiful, vibrant, urban
3 boulevard that reflects the community's visions and
4 embodies West Hollywood's identity. So that
5 boulevard redevelopment project also was trying to
6 encourage more activity on Santa Monica Boulevard
7 specifically. And so part of that is creating a
8 better environment to get people located on the
9 boulevard itself.

10 Bartolo: We can't hear you.

11 Keho: Okay. Not okay. Okay. I'll try to speak a little
12 bit louder. In 2002, the City updated....

13 Thompson: You can use the assistive hearing devices here.

14 Keho: In 2002, the City updated the housing element in
15 the General Plan. Here, again, mixed-use
16 development was encouraged. The 2002 housing
17 element included specific programs to incentivize
18 and encourage development of mixed-use projects.
19 Allyne Winderman, Director of Rent Stabilization &
20 Housing, is here tonight. And she will speak more
21 specifically to the housing goals and incentives.
22 After that, in 2003, the City began the General
23 Plan framework, where we looked again at the City's
24 General Plan to see what works, what doesn't work,

1 and what we might need to change in the General
2 Plan. One of the areas where there was general
3 consensus was that, that people felt that mixed-use
4 development was something that was appropriate for
5 the City and that we should try to encourage. It
6 is out of this long-standing support that, that our
7 current ordinance, that we're bringing this current
8 ordinance to you. The Adopted Housing Program
9 includes, includes the creation of a housing
10 overlay zone. And in that housing element, it
11 specifically states that the City's General Plan
12 and zoning code encourage residential and mixed-use
13 development along commercial corridors with
14 additional density incentives offered for
15 integration of residential uses. However, these
16 incentives have not provided success...have not
17 proved successful in attracting the mixed-use
18 developments envisioned under the General Plan. So
19 consequently, that's why we're coming forward with
20 provisions to change the zoning ordinance to try to
21 fully implement the General Plan and the housing
22 element. And with that, I'd like to turn it over
23 to David DeGrazia to continue discussion of this
24 item.

1 DeGrazia: Thank you, John. On December 1st, 2005, the
2 Planning Commission reached consensus on the
3 following Mixed-Use Overlay Zone items. Reduced
4 loading area. Percent residential required.
5 Percent pedestrian-oriented required. Residential
6 storage. Hybrid sites. Existing alleys. And noise
7 attenuation. However, some items do remain
8 outstanding. Height and FAR. Reduced parking.
9 Stand-alone residential. Open space, specifically
10 for larger projects. And affordable housing.
11 This, those are the items that we will be
12 presenting tonight for further discussion. Deborah
13 Murphy will now talk about height and FAR and
14 provide some case studies for discussion.

15 Murphy: Thank you, David. Good evening, Commissioners and
16 audience. The maps that we'll be referring to
17 throughout the evening are on display across the
18 way here. The map that's towards the audience
19 furthest shows the heights proposed, including any
20 bonuses on the Mixed-Use boulevards, being Santa
21 Monica, Beverly, Melrose, Fairfax, La Cienega, La
22 Brea, and Doheny. It will show you the comparison
23 to the adjacent residential properties and what
24 those heights are allowed. The map in the center

1 outlines the areas that have the Mixed-Use Overlay
2 Zone in green. And then the map on the very left
3 shows just what the bonus is. So if any of you are
4 interested, you might choose to look at those maps.
5 At the last Planning Commission meeting, you asked
6 us to consider where there was a proposed
7 difference of 20 to 25 feet between the Mixed-Use
8 Overlay Zone property and residentially zoned
9 property. We had nine sites that we investigated.
10 And I'll go through those for you now. We have a
11 proposal for a step-back, which means that the rear
12 portion of a commercially-zoned property is limited
13 in height when it's adjacent to residential
14 property. And that formula I have here, and I'll
15 describe it to you. And then I have a sketch.
16 Let's say that the zone allows for...Mixed-Use
17 Overlay Zone allows for 65-foot high buildings, and
18 the adjacent residential allows for a 25-foot high
19 building. You would add those two numbers
20 together. 65 and 25. you'd come up with 90. You
21 divide by 2. That tells you 45 feet. So the rear
22 portion of the building can only be 45 feet tall.
23 Not 65. So the sketch and the next slide helps
24 illustrate that. We can see the 25-foot high

1 building on the left, which would be in a
2 residential, for example, R3A zone. We see a
3 property line that is set back, in this case, from
4 a side yard, 5 feet for that residential property.
5 The current regulations in the City of West
6 Hollywood require that any building built on a
7 commercially-zoned property, when adjacent to
8 residential and not separated by an alley, has to
9 be set back 10 feet. So if we had that 65-foot
10 high building, then we have to step down the
11 building from 65 feet high, given that formula, to
12 45 feet, and the required distance that you have to
13 set back the building to 45 feet high, is 30 feet
14 from the residentially-zoned property line. He
15 already had 10 feet of setback, meaning at the
16 ground floor you have to set the entire building
17 back 10 feet. You have to set the top of the
18 building back an additional 20 feet. That's where
19 you come up with the 30 feet from the
20 residentially-zoned area, which is the same as the
21 property line. Does everybody understand that?
22 Does that make sense? Just hope that illustrates
23 that. Great. So that's a standard that we have
24 Citywide on all properties where there is a Mixed-

1 Use Overlay Zone adjacent, not separated by an
2 alley. Then we looked at these nine sites and saw,
3 did that take care of the issues and concerns that
4 we all had. So here at one of the areas that we
5 looked from, Rammage down to Robertson, we looked
6 at these properties. And there are alleys that
7 separate...I will point out the colors. The brown
8 indicates a 65-foot high structure. The red
9 indicates a 50-foot high structure. The orange
10 illustrates the 25-foot high structures in the
11 residential zone. I'm sorry. The orange. Yeah.
12 And the pink is three stories. So in most cases
13 here, either a street or an alley separates all of
14 the 25-foot high structures from anything that's
15 more than 20 feet taller than it, or a street,
16 street or alleys separate them. As well, there's
17 an elevation gain going towards the north. In the
18 second illustration, is on Santa Monica Boulevard
19 between Huntley on the west and West Knoll on the
20 east. This is a particularly challenging situation
21 with the grade change on the south side of the
22 street. So I will go into a detailed discussion of
23 that at the end of these illustrations of the
24 comparisons. So this is a special case. As we

1 look, going further east between Sweetzer and
2 Crescent Heights, we had some 20-foot height
3 differences, and again, many of these on the south
4 side of the street show us an alley separation, and
5 remembering that our current Mixed-Use Ordinance
6 allows a 10-story bonus and a point for FAR bonus
7 on any CC-zoned properties. So where here we have
8 a 50-foot high structure proposed...that's the
9 red...on Santa Monica Boulevard adjacent R3A at 25,
10 the current allowance would be for a 45-foot high
11 structure. So this is 5 foot taller than the
12 current Code allows. And we have many corner
13 conditions which help mitigate those impacts as
14 well. And for light and air. Then as we move
15 again between Croft and Orlando, we have other
16 situations again with alley separation and again
17 that same situation with 50 feet instead of 45-foot
18 height in those areas, for example, where there's
19 an R1B next to a 50-foot high structure. In other
20 cases, we have...the brown indicates, again, 65.
21 Red is 50. So those are less than the 20-foot
22 height difference. Here is where, at Ogden to
23 Gardner, again, all of these properties are
24 separated by an alley, other than our one corner at

1 Genesee adjacent to the R2. And then from
2 Greenacre to Formosa, again, we have alley
3 separations between the 25-foot areas and the 50-
4 foot areas, where it's currently allowed to be 45.
5 Again, on Doheny, similar situation. And then as
6 we get over to Robertson Boulevard, between
7 Robertson and Doheny on Beverly, on the north side
8 of Beverly are 50-foot high proposed structures
9 next to the 25. However, most of those 25 are B,
10 R1B properties also have a parking overlay, and
11 most of those are utilized today as parking
12 overlay. And then at the corner of San Vicente and
13 Melrose, we have some of those similar adjacencies
14 of the 50 next to the 25. So what we wanted to
15 share with you today was an important observation
16 pointed out by the Commission regarding the areas I
17 mentioned, between Westbourne and West Knoll, where
18 the grade change is quite extreme, very different
19 from the other portions of West Hollywood. There's
20 a 20-foot height difference between Santa Monica
21 Boulevard and Rugby Drive in this area. I will go
22 through four exhibits and highlight two
23 alternatives that the Staff is considering, and one
24 was in the Staff report, and one is a new

1 alternative. So I will show you those now. The
2 existing zoning, if we look on the left side, we
3 see the buildings that could be built on Santa
4 Monica Boulevard. And then as we go down the
5 slope, which goes down, as I mentioned, 20 feet to
6 Rugby Drive, that building can be built at 25 feet
7 high. So this shows us what existing zoning,
8 meaning with the existing Mixed-Use Ordinance,
9 would allow, which is a 10-foot height bonus.
10 Currently, you can build 35 feet on that property,
11 and you could have a 10-foot bonus, taking you to
12 45 feet. Except for the rear portion of the
13 building must be stepped down. So it's no taller
14 than 35 feet, within 35 feet of the property line
15 that separates it from the residential. This is
16 current zoning. 35, step back, up to 45 feet. At
17 our last hearing, the proposal that the Staff had
18 recommended was giving a 2-story bonus along Santa
19 Monica Boulevard at this location, allowing a
20 building to be 65 feet high, and utilizing that
21 formula I showed at the very beginning, we would
22 have to step down to that 45-foot height within 30
23 feet of the property. Then in the Staff report,
24 there's a third alternative shown, which would have

1 two step-backs. One at the back of the property
2 would only allow it to be 25 feet tall. Then you
3 go back another 25 feet, and you can go up to 45,
4 then back another 20 feet, and you could go up to
5 65, basically along the frontage of Santa Monica
6 Boulevard. And the other alternative is to change
7 the proposed height bonus from 2 stories to 1
8 story, which would allow buildings on Santa Monica
9 Boulevard to only be 50 feet tall at 4 stories and
10 have the rear portion at 25 feet high. And then as
11 I mentioned, the step-back that could take you back
12 35 feet before you could go up to 50 feet. Are
13 those clear? So that's one thing we'd like your
14 input on this evening. Then I'd like to pass it on
15 to Francie, who will talk about the parking
16 revisions to the Code.

17 Stefan: Good, oh, good evening, Commissioners. Let me use
18 this microphone. So at the last meeting, the
19 Commission, the Commission, the Commission made a,
20 made a variety of statements regarding parking.
21 What we understood to be the range of those
22 statements was that it was fine as it was proposed.
23 That the, that the range of residential parking
24 requirements was fine as proposed. That the

1 residential and commercial for the Mixed-Use. That
2 reductions should only be offered for projects
3 receiving 4 or fewer story bonuses. And the third
4 one that we heard was reductions should only be
5 offered for projects on sites 15,000 square feet or
6 less. So what we did is, we went back to our
7 initial approach to this, to kind of re-visit where
8 we were coming from. And that was based on a
9 number of different elements. One was balancing
10 the need for providing parking and accommodating
11 the need for parking consistent with an urban in
12 fill environment that has transit capacity, that
13 emphasizes walkability, while also acknowledging
14 the strong influence that parking and the cost of
15 parking has and the layout that parking has on the
16 developability of sites. We also base it on case
17 studies, on a variety that were prepared by Deborah
18 Murphy, on a variety of lot sizes, and
19 configurations. We base it on interviews with the
20 various developers. West Hollywood policies
21 regarding a walkable urban village. And research
22 into other Mixed-Use Ordinances which we found all
23 offer some sort of parking reduction for these
24 types of land uses. In your packet, we went

1 through and provided a table showing a case study
2 of the influence of parking reductions on a
3 specific project. And we picked a 15, 15,000
4 square foot lot and played out what the parking
5 requirements would be under existing Code versus
6 the proposed Mixed-Use Code. And what was
7 interesting, this ended up...the 15,000 square foot
8 lot could accommodate about 25 units and about
9 12,000 square feet of commercial development. We
10 found that under current Code, it required 98
11 parking spaces and under the Mixed-Use would
12 require 74 parking spaces. So not no parking
13 reduction, but still 74 spaces would be provided.
14 And that difference changed the necessity for
15 subterranean parking from 2 stories to 1.5 stories
16 of subterranean, and also reduced the cost
17 \$840,000.00. So a substantial amount for parking
18 that could then be used for other elements of the
19 project. Another assumption we were coming from
20 is, well, parking is expensive and lower levels of
21 parking are often under-utilized in many projects.
22 And that was something that we were considering as
23 we looked at it. Other thoughts were the,
24 the...well, I should go through. Let me just

1 refresh your memory quickly about what we, what we
2 had on the table, just so we're all coming from the
3 same place. The residential parking requirements
4 that are being proposed is for studios under 500
5 square feet, 1 space per unit. For a one-bedroom
6 unit would be 1 space per unit, where it currently
7 is 1.5. For a 2 or 3-bedroom unit, it would be 1.5
8 spaces per unit, where 2 is currently required. And
9 for 4 or more bedrooms, it's 2 spaces per unit,
10 where 3 is currently required. Guest parking is,
11 is, changes based on the amount of commercial
12 parking that is provided on the site, assuming that
13 there can be shared use of the commercial parking
14 during evening hours where it may be under-utilized
15 and that could then be used for residential
16 parking. Where less than 15 non-residential
17 parking spaces were provided, you didn't need any
18 guest parking for 1 to 4 units. You needed 1 space
19 for 5 to 10 units. And for 11 units and more, you
20 needed 1 space for every 6. If you provided more
21 than 15 non-residential spaces, you did not need to
22 provide any guest parking, 'cause that could be
23 then opened up for residential parking in the
24 evenings. Next slide. For commercial parking, re-

1 use projects that kept existing building would be
2 able to keep their existing non-conformity on lots
3 8,000 square feet and less. That will be discussed
4 later on as part of the discussion of small lot
5 incentives. For lots 8,001 square feet and larger,
6 it's a 15 percent discount on current Code.
7 Restaurants 12,000 square feet and under would go
8 down to 3.5 spaces per 1,000. And current Code is
9 9, but you should....

10 DeLuccio: Excuse me. You said 12,000. You meant 1,200.

11 Stefan: Right. 1,200. Thank you. But I would just want
12 to note, current Code for new construction is 9 per
13 1,000. But there is a provision in the Code that
14 allows existing tenant spaces under 1,200 square
15 feet to use the 3.5. So that is something that
16 exists already in the Code for current tenant
17 spaces. Because of the importance of outdoor
18 dining and livening the street life, we, we
19 increased the amount of outdoor dining you could
20 provide from 250 to 500 without providing parking,
21 and live-work units went down to 2 per 1,000 square
22 feet. So just want to remind that this is, this is
23 a minimum requirement. Developers may choose to
24 provide more if they believe that it's market

1 needed. We did not identify a maximum. Some
2 ordinances do. We did not. And also, the
3 Commission, based on language in the Code, does
4 have the ability to require more if they believe it
5 is warranted for specific projects for specific
6 reasons. The projects that would be developed
7 under the Mixed-Use Ordinance, we've discussed with
8 Department of Transportation and other Departments
9 of the City, would not be eligible for on-street
10 parking passes in permit districts. So parking
11 that is in demand in these areas would not be
12 eligible to be, to be put...they wouldn't be
13 eligible to use those on-street spaces. It's an
14 important component in looking at the impacts on
15 existing residential areas. And the Commission may
16 wish to consider transportation demand management
17 methods. That would be requiring employees to
18 provide cash-out for their parking or requiring
19 employees to provide paid bus passes. These are
20 things that you could add to the ordinance if you
21 felt that that was something that would address
22 some of the parking demand and, and the City offers
23 that to its employees and it does have some success
24 with that in reducing the demand for parking.

1 Overall, we did believe that the parking component
2 was a very critical part of this ordinance. It was
3 woven into all the other elements and was a very
4 important piece of it. So more sites will be
5 discussed later by David. And the stand-alone
6 residential. The Commission expressed concerns
7 about the amount of stand-alone residential that
8 would be allowed. And for those of you who weren't
9 here last time, stand-alone residential would be
10 projects on the commercial boulevards which do not
11 include a commercial component at the ground floor.
12 There, these are indicated by hatch marks in the
13 Mixed-Use Overlay Zone map. The Commission
14 expressed concern that there was too much. In
15 response, what we proposed in the revised ordinance
16 is to limit it to 50 percent of the areas that are
17 identified based on three geographical regions. So
18 50 percent of the linear frontage in each section
19 would be allowed to be developed. The sections
20 identified were the eastern City boundary east of
21 La Brea to the central line of Fairfax, the central
22 line of Fairfax to the central line of La, La
23 Cienega, and the center line of La Cienega to the
24 western City boundary on Doheny. So in any of

1 those areas, 50 percent of linear frontage could be
2 developed. For example, between La Brea and
3 Fairfax, there's 3,000 linear feet identified.
4 1,500 would then be the maximum. And that's all
5 for me.

6 DeLuccio: I have a couple of questions. When you said they
7 would not permit any, is it commercial permits or
8 residential guest and parking permits? You
9 mentioned....

10 Stefan: I believe it would be any. Commercial or
11 residential.

12 DeLuccio: Okay. My next question. Linear feet is for...how
13 much linear feet are we talking about in total that
14 would be stand-alone residential?

15 Stefan: Gosh. The majority.

16 DeLuccio: You mentioned a number. I couldn't hear you.

17 Stefan: Well, the example I was using was between Fairfax
18 and La Brea.

19 DeLuccio: Yeah.

20 Stefan: Which is the area that has the most...

21 DeLuccio: Okay.

22 Stefan: ...stand-alone residential identified. And that was
23 3,000.

24 DeLuccio: There's 3,000 total?

1 Stefan: Total. Uh-huh (AFFIRMATIVE).

2 DeLuccio: So 15, first 1,500 would be permitted.

3 Stefan: Exactly.

4 DeLuccio: In stand-alone residential. Okay. Thank you. You
5 answered my question.

6 Thompson: Francie, the, the, the transportation management
7 requirement that you just referenced in your
8 comments, those are not currently incorporated in
9 the provisions, right?

10 Stefan: Right. Those are not currently incorporated.

11 Thompson: You're up, Allyne.

12 Winderman: Oh, great. Just looking for an invitation. Okay.
13 If it's all right with the Commission, I'd like you
14 to...yeah, I was afraid of that. Okay. Is that any
15 better? Okay. thank you. I wanted to just go
16 back a little bit from the discussion. We've been
17 having a very technical discussion. But I wanted
18 to talk to you a little bit from the view of the
19 Rent Stabilization & Housing Department, about why
20 we're doing this and to just sort of re-focus it
21 for a second. So why are we doing the Mixed-Use
22 Ordinance? As Susan described earlier, this is
23 sort of a West Hollywood thing. We believe this is
24 the way to build cities. It's the wave of the

1 future. We're seeing even suburban cities are
2 building...I'm...thank you. And I'm sorry. And I
3 know the acoustics are particularly bad tonight,
4 'cause I'm having a hard time hearing people.

5 Thompson: Jean, she's, she's....

6 Winderman: I'm trying the best I can.

7 Thompson: Maybe you can speak up.

8 Winderman: Well, maybe if I put it...how about that? That
9 might help a little bit. But the key is that
10 there's going to be growth, and we need to plan for
11 it. That we have very little land. We have almost
12 no undeveloped land. We have a rent-stabilized
13 housing stock that we want to protect rather than
14 rebuild and we have quality of life in the
15 neighborhoods that we want to protect. So when we
16 looked at the housing element in 2002, these were
17 the parameters that we, we looked at. We had to
18 look at our share, of taking our share of regional
19 growth. At that time it was 410 units. And how
20 were we going to plan for that? We, the most
21 obvious way of doing it at the time would have been
22 to up-zone the neighborhoods or something like
23 that. That was something that we didn't want to do.
24 And so we looked at the commercial corridors as an

1 undeveloped resource for us to accommodate the
2 growth that is coming our way. I don't need to
3 tell you that time has proved our fears to be very
4 justified. That many of the people that are here
5 tonight have been at other meetings telling you,
6 I'm afraid that I'm going to lose my housing. My
7 neighbors are concerned. Things are being...we're
8 being really impacted, and I don't know what to do.
9 People have been losing buildings. They've been
10 tearing down buildings that house low rents and
11 replacing them with large units that are going for
12 very high prices. Another thing that's been
13 happening is people have been building fewer units
14 than they would need to build in order to actually
15 have affordable housing on site, so we are getting
16 affordable housing fees. We're not actually
17 getting any affordable housing in these
18 developments. So we believe that what we need to
19 do is to make it economically advantageous for
20 people to build in the commercial areas rather than
21 the residential areas. And it's clear when you look
22 out your windows that this just isn't happening
23 under the current zoning. I think maybe over my
24 head, might be some quotes from the housing element

1 which I've mentioned, laid the ground work for all
2 of this. The house, the housing element talks about
3 creating a housing overlay zone. It talks about
4 increasing height and development density, flexible
5 parking and open space. It also talked about
6 resident, horizontal mixed-use, stand-alone
7 residential. It talks about increasing FAR's
8 heights, 50 percent reduction in fees, reduction of
9 on-site affordable units to 15 percent from 20
10 percent, and flexible development standards. This
11 is all what's before you today. This is all what
12 this Commission and the, and the City Council
13 adopted in 2002. So we're, we're implementing the
14 housing element, but we're...the conceptual part of
15 it has been, ground work has been laid. So the,
16 the changes to the affordable housing requirements
17 are very simple. It's a 50 percent reduction in
18 fees. At the last meeting, I think that you talked
19 about possibly eliminating the fees all together
20 for, to incentivize very small developments, and to
21 reduce the on-site requirement from 20 percent to
22 15 percent. And then finally, I just wanted to tell
23 you a little bit I've heard through the grapevine,
24 through E-mails, about some concern about us

1 reducing the affordable from 20 percent to 15
2 percent. I want to let you know how our
3 requirements compare to others. We were, of
4 course, an early adopter of the rent
5 stabilize...I'm sorry...of the inclusionary
6 housing. The City was formed in 1984. In 1986, we
7 adopted our inclusionary housing ordinance. The
8 City of L.A. is still struggling with that today.
9 They still have not adopted inclusionary housing
10 ordinance. 103 cities in the, I'm sorry, 108
11 cities in the State have adopted it. Through that
12 ordinance, we've produced 91 units of affordable
13 housing, mostly new housing. Some of it is covenant
14 existing. And the Housing Corporation has built,
15 or we have 244 units. This has been a very
16 successful program. Of those 108 cities with
17 affordable, with inclusionary housing, only 22 have
18 requirements of more than 15 percent of affordable.
19 State bonus law is also significantly more generous
20 than us with a 35 percent bonus for 10 percent very
21 low. Also because we're going to the FAR
22 determination of density rather than unit count,
23 we're going to be getting more units. So more
24 bang for the buck. And just to put it very

1 simply, that 15 percent of something is a lot more
2 than 20 percent of nothing, which is basically what
3 we're getting today. In meeting after meeting,
4 people have looked towards missed-use as a way for
5 us to at least dig our way a little bit out of the
6 housing crisis. I know that people have a lot of
7 issues about...there's a lot of interest in it today.
8 But there's gonna be growth. This is a very good
9 way for us to approach it. Thank you.

10 Thompson: Actually, Donald has a question. But can I also
11 just say there is definitely an echo. The sound
12 is something not...something's not right with the
13 sound.

14 DeLuccio: Maybe someone...just to let Jesse know who's in the
15 back office.

16 Thompson: Right.

17 DeLuccio: Allyne, hi. Couple of questions. One is, once
18 this was...if it gets adopted, the Mixed-Use
19 Ordinance Overlay, if somebody was to develop,
20 they'd have to develop at least 15 percent of the
21 square footage as housing? Is that correct?

22 Winderman: 15 percent of the square footage as affordable
23 housing.

24

1 DeLuccio: I have...thank you for giving me a copy of the
2 housing element. I was here when it was adopted a
3 few years back. There's one thing I cannot find in
4 it, and, and this may not be a question to you, and
5 maybe we need to know more...I need maybe to have it
6 reviewed again for me, is target sites. Because
7 actually it's spelled out for increased heights,
8 but it says up to 5 stories, 50 to 60 feet in
9 select locations.

10 Winderman: That's correct.

11 DeLuccio: That doesn't call out anything about 7 to 10, 8 to
12 10 stories.

13 Winderman: There were no target sites. There were no target
14 sites thought of at that time.

15 DeLuccio: Okay. So...okay. So maybe I...someone can...how does
16 that get into all this proposal then? What drove
17 that? Maybe Staff can elaborate on that?

18 Winderman: I, I could answer it, but I think that Deborah and
19 David DeGrazia can probably answer it better.

20 Murphy: The target sites were developed to look at
21 particular opportunity areas where properties were
22 not adjacent to immediately surrounding a
23 residential. For example, the site at La Cienega
24 and Santa Monica Boulevard is on an island by

1 itself. The properties on the east side at the
2 Movietown Plaza has that entire block that's looked
3 at as an opportunity site as well as the
4 redevelopment area overlay on that site, as well
5 the site at Fairfax and those along La Brea Avenue
6 were looked at those height bonuses. We already do
7 have heights on La Brea Avenue exceeding the 50 and
8 60 foot height. So to give those sites a bonus, we
9 needed to go above those 50 and 60 foot height
10 limits to allow them an opportunity to have
11 incentives for the height and FAR that were, we
12 were getting across the rest of the City.

13 DeLuccio: If I could ask another follow-up question to that.
14 We currently have call-outs in the existing
15 ordinance for Mixed-Use. They haven't been
16 utilized too much. They will, they would go away
17 or be incorporated into this new ordinance if it
18 gets adopted. Under the old, what's currently in
19 the ordinance, is it, would it be possible for a
20 developer to build something...I don't know...7, 8, 10
21 stories if they want to use all the...I think it has
22 to do with affordable housing that triggers it, or
23 if they're gonna...

24 Murphy: With the existing ordinance...excuse me.

1 DeLuccio: Existing ordinance.

2 Murphy: Existing ordinance. You get a 10-foot bonus on
3 most properties in the City and a .5 FAR bonus.
4 Under the current zoning.

5 DeLuccio: A 10-foot?

6 Murphy: 10-foot bonus.

7 DeLuccio: 10 feet? Thank you.

8 Murphy: 10 feet. And there are no...in the current Mixed-
9 Used Ordinance, there are no parking reductions.
10 There's no open space reductions. There are none
11 of the other things. The only bonuses is the
12 height and FAR.

13 DeLuccio: 10 feet and possible .5 FAR?

14 Murphy: .5.

15 DeLuccio: Thank you.

16 Murphy: And then there's a few select sites that get a
17 little bit more than that. But that's the general
18 sort of Citywide standard on most CC's owned
19 properties, which most of Santa Monica Boulevard is
20 zoned as currently.

21 DeLuccio: Thank you.

22 Bartolo: If I may ask a question, Allyne. And that is, I
23 think there's a little bit of misunderstanding
24 among, at least one other Commissioner, that I

1 think it's pretty clear that...I just want to state
2 it for the record...that the, the only in lieu, the
3 only project that use, contain an in lieu fee, and
4 not do inclusionary, are 20 units or less. Is that
5 correct?

6 Winderman: It's correct.

7 Bartolo: 'Cause if we then let some of the other, another
8 Commissioner defer perhaps mistakenly then, that
9 there was flexibility being granted to, for
10 developers to choose for sites larger than 20
11 units. So that's not correct.

12 Winderman: That's not correct.

13 Bartolo: Got it. Thank you.

14 Thompson: Other questions? You guys...is that more
15 presentation, David?

16 DeGrazia: One more.

17 Thompson: We have almost forgot the most important person.
18 Whose name is on the Application.

19 DeGrazia: At the last hearing, the Planning Commission
20 directed Staff to explore additional incentives for
21 smaller projects. In response to that, we've done
22 a couple of different things. First, we looked at
23 what we would call projects, which would be
24 projects that are located on lots that are 15,000

1 square feet or less. The first incentive we looked
2 at was to not link FAR to number of stories
3 constructed. Basically, what that means is, if
4 they were allowed to build a 5-story building, but
5 they chose to only build a 4-story building, they
6 could use the FAR that would normally correspond
7 with the 5-story building instead of the 4-story
8 building to give them that extra flexibility. For
9 these sites, we also think that the Commission
10 might want to consider reducing parking and open
11 space requirements further. As Francie had pointed
12 out, parking is really burdensome on these smaller
13 sites. Both for access reasons, if there's not an
14 alley. But also due to ramping when you're getting
15 into subterranean on the smaller site, can be very
16 difficult to organize parking in a subterranean
17 manner. We provided additional incentives for lots
18 that were very small. 8,000 square feet and less.
19 In this case, we reduced parking to 1 space
20 regardless of the size of the units. And we also
21 reduced commercial parking requirements or non-
22 residential parking requirements by 50 percent. We
23 thought that this would provide enough incentives
24 that these projects might actually be built, even

1 with all of their constraints and extra financial
2 problems. We also reduced private and common open
3 space to zero, realizing that, again, spatial
4 constraints on these projects are so difficult that
5 that can sometimes be hard to put into them. And I
6 just wanted to remind the Commission too that these
7 projects already are getting a 50 percent reduction
8 in lieu fees. So it's quite substantial in
9 comparison to the larger projects. And at this
10 time, I think we'd like to open it up for questions
11 or comments from the Commission.

12 Thompson: And also bear in mind, I think that it's probably
13 appropriate once we start discussing after public
14 testimony to answer, or to ask questions as well.

15 Guardarrama: Yeah, yeah. Absolutely.

16 D'Amico: David, David. I have a question. Are you...you
17 called out 15,000 or less size lots, and then 8,000
18 or less. These additional incentives you called
19 out, were they for 8,000 or less?

20 DeGrazia: Yes. The 8,000 or less would get the FAR incentive
21 as well. Then once you drop down to the 8,000,
22 those are the additional parking reduction and the
23 elimination of private or common open space.

24

1 D'Amico: So the 15,000 or less would get the, would get the
2 FAR?

3 DeGrazia: Yes.

4 D'Amico: Reduction?

5 DeGrazia: That's right.

6 D'Amico: Is...I understand 8,000. that is a small lot, in my
7 opinion.

8 DeGrazia: Uh-huh (AFFIRMATIVE).

9 D'Amico: 15,000. Is that really considered a small lot? Is
10 that 3 lots?

11 DeGrazia: It's 2 to 3 lots, depending on the layout. But
12 it's still quite a small project in comparison to
13 some of the other ones that we looked at.

14 D'Amico: Okay. Thank you.

15 Thompson: Further questions?

16 Hamaker: Actually, this hadn't occurred to me before, but
17 while we've been talking about parking...has there,
18 and this is like really to John and Susan...has there
19 been any discussion about another City parking
20 structure on the east side or on the west side or
21 somewhere? I know King's Road is sort of in the
22 middle.

23 Keene: Well, as you may know, we have purchased several
24 sites on the east side the City has...and there are

1 functions there now. But there's no development.
2 So we anticipate at some point in the future there
3 may be a development where there's additional City
4 parking provided with housing above. That's down
5 the road quite a ways. So we don't have any plans
6 for that right now. But it's, the biggest thing is
7 the acquisition of sites. And we do have some
8 sites on the east side now.

9 Hamaker: As I recall, we, last year, we approved a Mixed-Use
10 site on Sunset near Cabo Cantina that was actually
11 a parking structure, and I think it had a little
12 bit of retail. But I don't recall that it had
13 residential.

14 Keene: No. There's no residential in that.

15 Hamaker: Okay. So....

16 Keene: That's at 8305 Sunset.

17 Hamaker: So within this ordinance, a, a Mixed-Use structure
18 with no residential would not qualify as a Mixed-
19 Use structure. Is that right? Okay. Good.

20 Thompson: John, did you guys have anything further to add
21 before we...no? Okay. So let's open the public
22 testimony portion of the public hearing. Again, if
23 you'd like to speak on this item, each speaker will
24 have 3 minutes, and you can fill out a speaker slip

1 with David. The first speaker tonight is Jean
2 Camille Bianchi to be followed by Steve Smith. I
3 think the taller one probably is...

4 Bianchi:

5 Hi. My name is Jean Camille Bianchi. I'm a
6 resident on (INAUDIBLE). I'm also a citizen, so I
7 won't explain why I'm here. I think it's a very
8 bad idea for the business side of the people
9 working in this town. There is a lot of more
10 business in this town which occupies small space.
11 That's what make it nice. You know. Small
12 restaurants. Small coffee house. Small bookstore.
13 Antique store. Clothing store. Which are truly
14 owned by small business, not big corporate company,
15 which would like to move in, I guess. That's
16 pretty much what I understand from what I hear. On
17 this idea is to make 10-story high buildings, is
18 not a good idea for the balance of the City.
19 People like to be here because it's diversified.
20 There's a lot of business you don't find somewhere
21 else. You only find them because they are owned by
22 people like me which are small owner. On those
23 (INAUDIBLE). It's very clear. If you let big
24 corporate companies build and destroy what's
existing, you will have the Walgreen's or Wal-Mart

1 effect, which is going to destroy the City. And
2 you can refer to what happened in Westwood. In
3 the '70's it was a village with a little terrace on
4 small building. It was destroyed in the '70's, with
5 the '80's. You just need to go to Westwood to see
6 how West Hollywood will look in 20 years. And I
7 understand the problem of affordable apartments for
8 rent. It's a good idea. But I don't think this
9 solution is worth the risk you take because it's
10 going to be like Westwood in 20 years. It's clear.
11 I mean, 10-foot building will destroy the City.
12 That was my comment. Thank you.

13 Thompson: Thank you. Okay. The, the next speaker is Steve
14 Smith. Steve, try that shorter mike and see if
15 it's any clearer.

16 Smith: Okay. Doesn't sound better, does it? What do you
17 think? The first one? Good evening, Chairman,
18 Commissioners. Steve Smith, West Hollywood. Once
19 again, the, the follow-up report from Staff is, is
20 good as the original Staff report was. I continue
21 to be concerned about 8 and 10 stories at each of
22 the 6 different locations. I'm especially
23 concerned about it being on all 4 corners of La
24 Brea and Santa Monica, not only because I'm not a

1 lawyer, but I'll bet you anything that that's
2 begging for problems from the City of, of Los
3 Angeles as, as you go down the road. But when I
4 think about 10 story buildings, I think what it
5 conjures up for me is not only Wilshire Boulevard,
6 but a change in the character of the City. So
7 that's of concern to me. I remember back when
8 Cityhood first came in, and I'm not sure of the
9 exact years on this, but I remember the reaction of
10 a lot of us to the, what is now 24 Hour Fitness.
11 What a lot of us in the City and on the Plan, on
12 the then Planning Commission were saying was, gosh,
13 you know, if that come along after West Hollywood
14 had gotten Cityhood and after we'd gotten rolling
15 with the learning curve with the Planning
16 Commission, it wouldn't happen. Since we're
17 talking about 10-story buildings, we're talking
18 about a lot more than that. So I'm concerned about
19 that. I feel a little bit better on all the
20 bonuses, although I'm still concerned about the 7-
21 story bonuses. If you linked bonuses to require,
22 an absolute requirement that you get superior
23 design. If you'd let developers know. If Staff
24 and Commissioners and Council can say to a

1 developer when he comes around the first day, don't
2 bring lousy architecture in. Bring something
3 really good. Make the effort there. You've got
4 to, or you'll end up a year later going back to the
5 drawing board. It'll happen. And that can be,
6 make a huge difference over the years, if you can
7 do that. But finally, I want to congratulate Staff
8 again. Susan, John, John, David, Deborah Murphy,
9 and all of the Staff in Housing that have worked so
10 hard for a report. I do have these serious
11 problems, but I know so much of this is good.
12 Thank you.

13 Thompson: Thanks, Steve. Ed Levin to be followed by Tom
14 DeMille. Am I the only one that's having problems
15 hearing from that mike?

16 Bartolo: You are not.

17 Thompson: Okay. I, he said the sound levels were the same,
18 but maybe...is it microphone specific possibly?
19 Ask...okay. thanks.

20 Levin: Think, think that'll do it, huh? All right.
21 Edward Levin, resident of West Hollywood.

22 Thompson: Now that's actually...bring it up to you. Bring it
23 up to...
24

1 Levin: Bring it up? Okay. Is that, that better? All
2 right. Fine. Thank you. Once again, I appreciate
3 the opportunity to speak before you all, and I want
4 to commend Staff. I think virtually all of the
5 changes that were made from the previous versions
6 to this version are exceptionally good. But there
7 are a couple of exceptions to that. And, and one
8 thing that concerns me greatly concerning the, the
9 height and the FAR is the linkage between stories
10 and FAR. This is something which was thrown in
11 this time. It's a, shows up as a footnote only.
12 And to that, I would say, control the FAR for the
13 sites. Control the heights for the sites. Don't
14 control the numbers of stories. It's probably a
15 very bad idea. It's not really the way to go. But
16 if you do choose to control the number of stories,
17 do not link the stories and the FAR together. It's
18 actually quite a radical notion. I don't know of
19 anywhere else that does that. You're, the current,
20 the current zoning code does not link stories and
21 FAR. And to impose that upon the Mixed-Use
22 Ordinance seems to be to be quite unusual. Other
23 than that, regarding the height and the FAR, I
24 commend the Staff for the initiative to reduce the

1 height and on the, the sites from, from West Knoll
2 to Westbourne, where there is immediate adjacency
3 between the Mixed-Use site and the lower density
4 residential sites. I think it's something that
5 should be looked at very carefully. And the last
6 reduction that they proposed which was not more
7 than a 50-foot reduction is what actually I
8 proposed in the memo that I sent. I think in, in
9 that site, sites where you're butting up against
10 low density residential is the greatest possibility
11 for impact to the Mixed-Use sites and ought to be
12 considered extraordinarily carefully. The, the
13 only other specific item that I have, is the, which
14 also relates to the height and what you control and
15 what you don't control, would be the ground floor
16 max, minimum height. I'd recommend that you use
17 the 14 feet rather than 16 as you're proposing.
18 And further, I would suggest that there be some
19 possibility for granting up to a 10 percent
20 discretion in that. There are gonna be, rather
21 than setting, say 12.5 for 2 stories and 16 for the
22 others, say 14 for all, but allow some discretion
23 in there. There's gonna be some sites that are
24 smaller. There are gonna be some cases in which

1 someone may...speaking about affordable housing...may
2 want to try to add an extra floor in there. And
3 that 10 percent discretion could make that kind of
4 different. So I'd recommend going to 14 on that
5 with some discretionary in there. Other than that,
6 I think that I'd refer you to the memo that I sent
7 to you all...the other comments. And again, I would
8 commend Staff. This is an extraordinarily complex
9 ordinance. Nothing is more complex than Mixed-Use.
10 And I, I definitely agree with the comments that
11 Commissioner Bartolo made last time. This is gonna
12 be a model for all other cities. Thank you.

13 Thompson: Thanks, Ed. Tom DeMille to be followed by Marie
14 Manzine.

15 DeMille: Tom DeMille, West Hollywood. I just found another
16 dollar. That's 3 tonight. I see that the City
17 Attorney is, is in attendance this evening. And
18 that's great. I think that we're playing by, right
19 on the, right on the edge of the law. And that's
20 why it's almost like having F. Lee Bailey in the
21 house. It's exciting. I also want to welcome the
22 former and future City council member, Steve
23 Martin, in the room. Welcome, Steve. I'm
24 troubled and confused. I'm troubled and confused.

1 More than I normally, or you think that I might be.
2 It's almost like the drug prescription plan. Isn't
3 it, folks? That, you know, we try to pick a plan,
4 but we really don't know what the hell we're
5 talking about. Or we don't understand it. But we
6 pick it anyways and just get stuck with what we
7 got. And we don't know until the following months,
8 until no one pays for our prescriptions, that we
9 only know that we picked the wrong plan. No
10 offense to the Planning Commission or the lovely
11 staff of people who have worked very tirelessly,
12 and with a lot of effort. But I want to say that
13 they don't live in the City of West Hollywood for
14 the most part. And it's hard to picture putting up
15 5-story, 6-story buildings in a City when you don't
16 live here. And it's hard to get home east. And
17 that...so you know, people...we said that we couldn't
18 hear people tonight at the, at the, at the
19 microphone. But there's a whole lot of residents
20 that aren't being heard at all this evening. And
21 we've not given them the opportunity to be heard.
22 John Keho said that we had met for Mixed-Use
23 General Plan. That's true. 2000 housing plan.
24 That's through the General Plan. General

1 consensus. Consensus is that we should visit the
2 2000, the 20-20 Plan again, and have all the
3 residents meet for this overlay. I, I believe that
4 you folks are dreaming of Manhattan when you live
5 in West Hollywood. We all want to see that. And
6 we know that's the future of our City. But you
7 know, how do we do it without, you know...and, and
8 before...I've run for City Council three times. I
9 hate to say this again, but over the last 7 to 8
10 years, I've run for City Council three times. And I
11 completely understand that affordable housing is a
12 consensus. It's not in the column of outstanding.
13 It is a consensus. And that should be in the left
14 column, not in the right. It also sounds like King
15 Kong is coming to the neighborhood near you,
16 doesn't it? Residents want to know that their vote
17 counts. You know, you get to the point where
18 you've written so much that you just want to throw
19 it away and just shoot from the hip. I really
20 think that you should re-notice this. I think that
21 it should be more of a town hall opportunity, where
22 people can ask questions and have their answers to
23 their questions and not have things just run down
24 and not have them understand it. Thank you.

1 Thompson: Thanks, Tom. Marie to be followed by David
2 Eichman.
3 Manzine: I'm confused. This mike in front of us. Good
4 evening, everyone, and Happy New Year. My name is
5 Marie Manzine. And I was a resident of the City of
6 West Hollywood for 16 years until this past
7 September when my building was Ellised and all of
8 the tenants were forced out. There were a lot of
9 things here tonight said by Staff that were glazed
10 over. For instance, that this new Mixed-Use
11 Ordinance helps the affordable housing crisis. I
12 don't understand how it can possibly help. Most of
13 the buildings...and they're there to protect people
14 from being Ellised as we were. Most of the
15 buildings that have been Ellised are little 2-story
16 buildings that have less than 20 tenants in the
17 building. They're reducing the in lieu of fees by
18 50 percent the already low in lieu of fees in the
19 affordable housing building development. And most
20 of these will affect the smaller buildings. The
21 buildings that are being Ellised. Most of the
22 buildings that are being Ellised aren't, you know,
23 30, 40, 50 apartments. So I'm a little confused on
24 how this protects and helps people that are being

1 Ellised. I also don't understand the, this is a we
2 whole thing. Well, I think it's a group of people
3 that have come up with a vision for we whole. I
4 don't think it's the consensus of the constituents
5 in the community. I also don't understand how you
6 could create a walking village when most of the
7 people that live in West Hollywood have to get in
8 their car to go to work. Without a mass
9 transportation system in place that works, that
10 really functions well, Mixed-Use doesn't work. I
11 know. I come from New York. I was born and raised
12 there. It works there because people don't drive.
13 People, most people that live in Manhattan don't
14 own a car. They take the subway to get everywhere.
15 Here, you have to get in your car to drive. Not
16 everybody works and lives in West Hollywood.
17 Everyone has to...Los Angeles is a, a spread out
18 suburban area, if you ask me. Before I moved, the
19 building I used to live in was on the corner of
20 Holloway and Alta Loma Road. And my carport was on
21 Holloway. At rush hour, it would sometimes take me
22 20 minutes to get out of my driveway because the,
23 the, the traffic was bumper to bumper all the way
24 up to Holloway to Sunset. So I don't understand

1 how by reducing parking, by no plans for any public
2 parking structure, how any of this is really gonna
3 work. How it's gonna function. Let alone the
4 design aspect of it. I'm a designer. An
5 architectural designer by profession. I took a
6 look at that, some of those elevations you had up
7 there. Those step-down buildings are hideous.
8 Who's gonna control the design of these buildings?
9 They're absolutely gonna be these monster blocks
10 that go in there that have absolutely no
11 architectural integrity. No open space. That
12 means no green space. We call ourselves an
13 environmentally conscious City. Thank you.

14 Thompson: Thank you, Marie. David Eichman to be followed by
15 Don Frye.

16 Eichman: Good evening, Mr. Chair, Commission members. David
17 Eichman, resident of Los Angeles and a business
18 owner here in West Hollywood. I come to you
19 tonight, though, as president of the West Hollywood
20 Chamber of Commerce. First of all, I want to thank
21 Staff and the Commission for the years of work
22 that's taken to get to this point. I'd like to
23 commend the Director of Community Development for
24 very concisely pointing out that Mixed-Use is not a

1 new concept in West Hollywood. It's been around
2 for a long time. What is new is having an
3 ordinance that actually makes it possible for
4 Mixed-Use development to be built. And to go back
5 to what's kind of on the agenda, if I wanted to
6 spill it down to two items, it is to increase
7 housing units and to spur economic development.
8 Those are the two things that we're trying to
9 develop here in the City. I would just encourage
10 you. I'm not gonna spend time going into the
11 individual details. The Chamber's letter, I think,
12 addressed that, and you'll hear from some business
13 owners, architects, who can address those points
14 more eloquently than I can. But I would just
15 caution the Commission against kind of throwing out
16 the baby with the bath water and moving forward
17 with this process which has been, as I said, going
18 on for a long time. So on behalf of the Board of
19 Directors of the West Hollywood Chamber of
20 Commerce, we encourage you to move forward with
21 this ordinance, and we thank you.

22 Thompson: Don Frye to be followed by Linda Erskine.

23 Frye: Good evening, everyone. My name is Don Frye. I
24 live at 827 Huntley Drive. I would just like to

1 speak as a resident of the City, someone who's
2 moved here recently, moved here about two and a
3 half years ago from New York. And one of the
4 things that strikes me in all the Planning
5 Commissions that I've heard here tonight...there
6 really hasn't been any discussion about the quality
7 of life of the residents who already live here. I
8 greatly appreciate the fact that we're looking to
9 increase affordable housing, looking to add people,
10 looking to add economy. But there really hasn't
11 been much consideration of what that's going to do
12 or even...the things that have been talked about is
13 how we mitigate how bad things would be for the
14 people who are already living here. And I don't
15 think that's what we should be about as well. If
16 we're going to come up with a successful plan, it
17 has to be something that makes the life better for
18 the people who already live here as well as a place
19 that people want to come. Those of us who have
20 bought here have a lot of our life savings invested
21 in here. And having a 65-foot building just 20
22 feet away, I'm sorry, is not going to be very good
23 for our investment or for our quality of life. And
24 that, in addition, I would say, I've not heard

1 anything talk about traffic. Traffic is already
2 abominable. And we look at adding more people,
3 adding more businesses...it's only gonna add more
4 problems. There's a lot of talk about parking.
5 But just traffic alone. Getting around the City.
6 Just in the two and a half years I've been back
7 here from when I used to live here before...you can
8 already see the difference. Santa Monica
9 Boulevard, in particular, is a parking lot already.
10 Adding more businesses, I just don't see how that's
11 going to do anything to make us a more desirable
12 community to live or to have a business in. Thank
13 you.

14 Thompson: Linda, Linda here? To be followed by Allegra
15 Allison.

16 Erskine: Hi. My name's Linda Erskine, and I've been living
17 at, on Rugby Drive for 26 years. I work here. I
18 work at home. And I raised my son here. And I'm,
19 I've got to tell you, we're really, really upset by
20 what's going on in this City. You know. We were
21 excited when we voted for Cityhood. And the whole
22 concept of the urban village. And this is not what
23 we thought of as an urban village. Not, not a huge
24 building in our back yard. Not at all. And I've

1 seen my friends, you know, people that I, that we
2 raised our kids together, you know. Communities
3 are eco-systems. We've known each other for years.
4 We've known each other 20 years. I've seen in the
5 last, the last 4 years, people that I've known for
6 years get thrown out because their buildings were
7 torn down. The place next to Kuk-A-Roo, you know.
8 And then, you know, they're gonna give us
9 affordable housing. Right. Yeah. This mini mall
10 looking buildings that they're renting for
11 \$6,000.00 a month. That's your idea of affordable
12 housing. Two doors down. You know. My friend
13 Magdalene. We raised our kids together. And we
14 have life connections. You know. Hearts and, and
15 minds. Quality of life. This is what community's
16 about. This was the soul of West Hollywood. This
17 is what we wanted. And you're selling us out.
18 And, and in terms of being pedestrian friendly, you
19 know, I don't drive. I don't have a car. I walk
20 everywhere. I'll tell you what it was like to come
21 down Rugby Drive. Because the traffic is bottle-
22 necked on Santa Monica Boulevard, so they come down
23 and they practically run us over every time. You
24 know. Quality of life. As I walk down Santa

1 Monica Boulevard, I really want to be able to look
2 up at the sky. Not at a building. And the people
3 that I've known, like Elan and those businesses
4 who've spent years building their businesses.
5 They're gonna be thrown out if you let this
6 ordinance pass. And you think that we're idiots.
7 This affordable housing business. You know. If
8 you even try to go there with us, you are gonna
9 have the fight of the century on your hands,
10 because we are not gonna take it. We love this
11 City. And you're not gonna force us out. And
12 you're not gonna ruin it. And you're not gonna
13 turn it into Manhattan. Thank you.

14 Thompson: Allegra. Allegra to be followed by Steve Martin.

15 Allison: It's gonna be hard to follow that one. Allegra
16 Allison, West Hollywood. And first, I actually do
17 have a question of Michael Jenkins, and maybe
18 another, somebody else can answer that. And it's
19 basically whether this project, whether this
20 ordinance would need to have a SEQUA review. And
21 other than that, you know, if you build it, they
22 will come. This is the densest city west of the
23 Mississippi. And, and it's, it's got to stop. It's
24 enough. It's, you know, if you read the Municipal

1 Code, it talks about the urban village and the
2 charm and what we want to preserve. And nothing is
3 being preserved. The neighborhoods have been, you
4 know, buildings are Ellised out because height
5 restrictions within neighborhoods were listed in
6 2001. And developers came in and built ugly, huge
7 buildings that, you know, and turned them into
8 condos that nobody can afford that lives here.
9 The, the buildings that are Ellised out, nobody can
10 move back into West Hollywood. You're just
11 kicking...the people are being kicked out. With the
12 Mixed-Use buildings, this is huge. This is too
13 big. Are those people that are still being evicted
14 gonna be moving in there? No. I mean, and if you
15 don't put those height restrictions back into place
16 in the neighborhoods, that's...the neighborhoods will
17 continue to be destroyed. So now, in the, you
18 know, Mixed-Use might work if it wasn't this
19 enormous. Why? It's the only good for the
20 developers, for the three pro-development members
21 of the City Council. This is not good for the
22 small business owners, and it's not good for the
23 residents of the City. And that's what the City
24 is. It's the residents. It's the people. So

1 please, don't go with this. Throw the baby out
2 with the bath water.

3 Thompson: Thanks, Allegra. Steve to be followed by Pat
4 Dixon.

5 Martin: Steve Martin, West Hollywood. I have to say this
6 is an absolutely astounding proposal. It's just
7 breath-taking in its implication for the City.
8 Most of those implications have not been well
9 thought out. What you're asking Council to approve
10 is the creation of a gigantic canyon of 4, 5, 10-
11 story buildings. Massive, not even human, in
12 their scale. Down Santa Monica Boulevard, our main
13 street. And what do we get in return? We don't
14 get parking. We get little token amounts of
15 housing. The only people that benefit from this
16 are developers and commercial property owners. All
17 the rest of us get is gridlock and a, a City that
18 no longer responds to us. A lot of businesses that
19 used to be here will be gone, because they won't be
20 able to afford the rents in this new construction.
21 People who've been here since Cityhood. This is
22 not what we want these things for when we
23 incorporated this City. I have to tell you, I have
24 heard a lot of interesting logic, even bizarre

1 logic, and, and leaps of faith in Staff's proposal
2 here. I have to tell you, to sit here and have
3 Staff say that this Mixed-Use will relieve the
4 pressure for development in the residential
5 areas...that is just in incredible bad taste, and
6 it's just a sheer unvarnished crock. Here, on
7 Westbourne around the corner from me, 15 rent-
8 controlled units are being, not for 17 rent-
9 controlled units are being knocked down to build 15
10 luxury condos. This does nothing to help those
11 people. And for Staff to say otherwise is just an
12 incredible insult to our intelligence. So I would
13 ask Staff to stop lying. If this is the wave of
14 the future, why are we giving these incentives?
15 They're not necessary. The market will come to
16 West Hollywood. It always has. We're the place to
17 be. We can have human scale development. We can
18 have the urban village. We don't need to do this.
19 This is not in the City's best interest. And it
20 just seems that Staff, for so many years, has
21 confused the public by saying Mixed-Use affordable
22 housing. Because there's a lot of people that
23 believe that this ordinance is gonna be creating
24 tons of affordable housing. And as you know, it

1 isn't. By the time you get in lieu fees...an in lieu
2 fee now doesn't even pay for what, 25 or 30 percent
3 of a unit. If that. If cutting those in half, so
4 maybe an in lieu fee's paying for an eighth of a
5 unit. I have talked about increasing in lieu
6 fees, and obviously that wasn't something Staff
7 wanted to talk about. But it just, this is just
8 not good for West Hollywood. This stands the
9 General Plan right on its head. And...

10 D'Amico: Steve, can I ask you a question?

11 Martin: And...

12 Thompson: There's a question for you, Steve.

13 Martin: Sure.

14 D'Amico: Weren't you on the Council in 2002 when the housing
15 element of the General Plan was adopted?

16 Martin: Yeah. And I was spending most of my time fighting
17 an action against the housing overlay Staff
18 proposed that was going to allow developers to
19 knock down residential units as long as they built
20 the housing on top. It was very difficult to cut
21 through the bullshit of people saying Mixed-Use is
22 affordable housing. And unfortunately, a lot of
23 the affordable housing advocates, Rick Rickles and
24 a lot of people on Senior Advisory, aren't here.

1 And I don't know whether they're not here because
2 they're disappointed or whether they're not here
3 because they don't understand the issue.

4 D'Amico: Well, did you vote for this or not? Did you vote
5 for the housing element in the General Plan?

6 Martin: I don't remember.

7 D'Amico: You don't remember?

8 DeLuccio: You did vote for it.

9 D'Amico: Thank you, Donald.

10 Martin: But, however, the, this document did not have 10 -
11 story, 8 or 10-story buildings in it. There's some
12 huge problems with this.

13 D'Amico: Thank you.

14 Martin: Thank you.

15 Thompson: Thanks, Steve. Pat Dixon to be followed by Ed
16 Buck.

17 Dixon: Hi. I'm Pat Dixon. I live in West Hollywood. And
18 I just, I really hope you don't build 10-story
19 buildings. I mean, going down Santa Monica
20 Boulevard as it is, where Target is on La Brea and
21 Santa Monica, it's horrendous. I avoid that area
22 as, as much as I can. These are...I just jotted down
23 a few things. Someone told you about quality of
24 life on the Staff. They want to maintain the

1 quality of life. And then in the next breath,
2 reduction of affordable housing. Reduction of
3 parking spots. It doesn't make...parking spaces.
4 And then when somebody, I think, I don't know.
5 That woman over there. She asked about building
6 another city parking lot. It was just fluffed off.
7 Oh, that's down the road. Well, we can't afford
8 down the road. I mean, you can't park any place as
9 it is. So I think we have to really take care of
10 these issues. The parking issues especially. And
11 not build 10-story buildings. I mean, I'm from New
12 York. And who isn't? But you know, I left New
13 York because I couldn't see the sky. You know.
14 And I won't be able to see the sky in a couple of
15 years as I, as I drive down Santa Monica Boulevard.
16 Okay. Thank you very much.

17 Thompson: I love Pat. We used to work together. I miss you,
18 Pat. Ed Buck to be followed by Roselyn Krause.

19 Buck: Good evening. Ed Buck, City of West Hollywood.
20 And a very proud member of WEHONA. For those of
21 you who don't know, WEHONA is all about fighting
22 exactly this. Overdevelopment. We're not against
23 development. We are against overdevelopment. And
24 this has to be the poster child. We're all in this

1 together. Think of this as life raft West
2 Hollywood. And for one neighborhood to allow this
3 to go on, because it's not in their neighborhood,
4 is like saying, your end of the boat is sinking.
5 In order for any of us to get anywhere, we have to
6 fight the same traffic. WEHONA is all about
7 protecting this urban village. This is the
8 Greenwich Village of Los Angeles. West Hollywood.
9 And when you allude to Manhattan, some of you think
10 about this. 10-story towers. I think about
11 Greenwich Village. Where they're not allowed to
12 build those. And it happens to be some of the best
13 real estate in Manhattan, and some of the most
14 prime. That's where we need to be going here. The
15 big problem with this plan is the inherent
16 unfairness of it. As I look at that map, I'm
17 ashamed at Staff and anyone involved that they were
18 so capricious in picking this property owner is
19 going to get this huge bonus. This property owner
20 is gonna get this huge bonus. Increasing the value
21 of that property by millions. I wish that we could
22 direct Staff to go back and find out what is the
23 financial interest. Who among those property
24 owners donated to Abby Land's assembly campaign,

1 for instance. Follow the money. Clearly, this is
2 unfair to some property owners because the life of
3 Santa Monica Boulevard is sucked out by a 10-story
4 building being built next to them. The same
5 traffic has to fight to get there. And now you put
6 a 10-story building up. It's just not fair. With
7 all due respect, we heard tonight from the
8 president of the West Hollywood Chamber of
9 Commerce. It was interesting that he lives in Los
10 Angeles. And that is exactly what I want to bring
11 to your attention. We vote here. We can make a
12 difference. Join WEHONA. Sign up here tonight.
13 And we are going to make a difference. Thank you.

14 Thompson:

Thanks, Ed. Roselyn, to be followed by Heavenly
Wilson.

16 Krause:

17 Got a bad day. Well, we had some great speakers
18 here tonight. I hope there are some agents here.
19 Roselyn Krause, 44 year resident of West Hollywood.
20 Longer than Jeanne Dobrin. I, I cringe every time
21 I hear City Council and see Staff employees refer
22 to West Hollywood as the urban village. Urban
23 village? The City Council has turned this so-
24 called urban village into a town that has lots its
feel as a small town. Small homes demolished to be

1 replaced with condos. Traffic is at a standstill
2 on Santa Monica Boulevard. It isn't even safe for
3 residents to cross the street in the crosswalk.
4 Traffic is already difficult in this urban village.
5 We don't need more traffic, and certainly don't
6 need a Wilshire Boulevard on Santa Monica
7 Boulevard. I am quoting the Director of Community
8 Director, Susan Healy Keene. This is what she has
9 said. It is important to note that we have not
10 given developers everything they want. Part of
11 balancing it is finding the place where you are
12 giving some, but not giving away everything. You
13 are maintaining unique balance between interests,
14 and we can preserve the character of West Hollywood
15 and still encouraging addition. My question to Ms.
16 Keene is, how do you preserve the character of West
17 Hollywood when neighborhoods are being raped of
18 houses to make room for very expensive condos? And
19 let us not forget those long-time residents that
20 are being evicted. Next to Kuk-A-Roo's stands a
21 large, vacant condo building that they can't sell,
22 can't lease. Just sits there. One building to its
23 south is a gigantic condo building going up on West
24 Knoll. On Westmount, another gigantic condo is in

1 the works. The garden apartments were demolished
2 and over 25 people were evicted. Was this to
3 preserve the character of West Hollywood, Susan?
4 The only question the City Council asked the
5 developers is, show me the money. Councilman Abby
6 Land is running for State Assembly in a few months.
7 And has made this statement. I am for the future,
8 and development is the future. Don't reward her
9 for her bad behavior. Vote for Mike Fuhrer for
10 State Assembly. Not Abby Land.

11 Thompson:

Heavenly Wilson to be followed by George Credle.

12 Wilson:

13 Good evening, ladies and gentlemen. My name is
14 Heavenly Wilson, and I'm a resident of West
15 Hollywood. And I do want to thank the Staff for
16 preparing this extremely elaborate report. I
17 realize they put a lot of work into it. And I
18 understand that they have tried very hard to
19 balance interests as, as Susan has said. However,
20 although I'm not in principal opposed to Mixed-Use,
21 I like the idea of mixing retail with residential.
22 It's a very nice way of living. I do not think
23 that this plan is suitable for West Hollywood. I
24 think that to put a 10-story building, 10-story
buildings all along Santa Monica Boulevard,

1 particularly east of La Cienega, will create the
2 most enormous congestion, and it will affect our
3 way of life in many, many ways. It will not
4 protect the residential areas. We have a whole
5 sways of housing stock which is part of our
6 architectural heritage. It's valuable. Those are
7 buildings from the '20's to the '60's, which
8 demonstrate the diversity of our people's desires
9 and dreams, and they also reflect the history of
10 the motion picture industry, the most important
11 industry in the United States. The only way to
12 protect those buildings is to place a permanent
13 embargo on the demolition of all those buildings
14 built prior to 1960. Now whether you, whether you
15 do that...whether you do that by reducing the zoning
16 to R2 in those areas or by restricting the height,
17 or by simply saying, you don't demolish...I don't
18 care. But I do think that those areas can only be
19 protected in that manner, and that this proposal,
20 far from protecting those areas, will damage them.
21 I all, I find these bonuses incredibly out of
22 place. To reduce parking spaces? That means that
23 our traffic on our streets will be increased by the
24 people driving around looking for parking spaces.

1 Reducing the open space requirements? Eliminating
2 the requirement for a communal open space in these
3 monster buildings? I think that is exact, that's...I
4 mean, that's an inhumane requirement. To reduce
5 the in lieu fees by one half? That renders the
6 suggestion that you're increasing affordable
7 housing totally ridiculous. I'm sorry. I
8 appreciate all of Staff's work. I don't mean them
9 any harm whatsoever. But I am completely and
10 irrevocably opposed to this plan. And I do wish
11 that you would throw it out in whole.

12 Thompson: George to be followed by Rick Abramson.

13 Credle: George Credle, City of West Hollywood, and Co-Chair
14 of WEHONA. Of which I'm very proud. When I moved
15 here some 23 years ago, one of the reasons I moved
16 here was for the very quality of life which I've
17 heard mentioned so many times this evening. This
18 phrase, urban village, strikes me as something of
19 an oxymoron. But I enjoy the idea which it tries
20 to present, nevertheless. And I find it's already
21 a walking village. I do that extensively myself.
22 And one of the reasons I walk so much is that I'm
23 afraid to lose the parking space in front of my
24 house if I go any place in my automobile. I have

1 to remind the members of the Commission that one of
2 the reasons we have such a deficiency of parking is
3 that prior to our incorporation, when this was
4 still unincorporated County territory, the Board of
5 Supervisors gave many zoning exceptions and allowed
6 structures to be built with less than the amount of
7 parking which would be ideal for that structure.

8 It seems now in the form of incentives we're headed
9 somewhat in the same direction. While I appreciate
10 some of the ideas which are stated in general to
11 support this argument, I think anything which does
12 not require more parking on the site, rather than
13 less, simply does us an injustice. It increases
14 the congestion, and it does nothing to solve the
15 problem. I hear it repeated many times that
16 there's going to be more growth. I think this is
17 an inescapable truth. But I think what we need to
18 do is control the pace of growth and the scale of
19 the growth. I think that, in principal, Mixed-Use
20 does offer some possibilities. But I do not see
21 those possibilities lived up to here. I really
22 think that even for small scale sites, reducing the
23 in lieu of fees really makes a lie of the mantra
24 that we're in favor of affordable housing. We seem

1 gradually to be eliminating affordable housing,
2 especially for middle income people. I think also,
3 in terms of height bonuses, some of these are
4 rather exceptional and would certainly change the
5 character of West Hollywood. It's going to change
6 over time. But do we instantly need to look like
7 7th Street downtown where there's a line of 12-
8 story buildings on either side, no matter how great
9 their architectural merit. Or area ratios. You
10 know, I think we need to create incentives for more
11 open space rather than less. Incentives for more
12 parking rather than less. Incentives for more
13 affordable housing rather than less. If you're
14 going to give bonuses to a new construction, it
15 should solve these problems and not merely throw
16 some sort of palliative at the problem and say, oh,
17 it'll work out in the future. Well, we know what
18 the future is. We have seen Los Angeles, and I
19 mean the whole area get denser. This is the way
20 we're going without choosing a good path.

21 Thompson: Thanks, George. Rick Abramson to be followed by,
22 to be followed by Glenn Melnick.

23 Abramson: Good evening. Rick Abramson, resident of West
24 Hollywood. First of all, I want to thank Staff for

1 their tremendous effort on this. As one speaker
2 commented earlier, it's an incredibly complex
3 ordinance. One that has tremendous potential for
4 not only West Hollywood, but how we grow in a
5 greater metropolitan area and start addressing
6 regional transit issues and all the other things
7 we're gonna need to do to solve the traffic issues.
8 I've heard so much commentary tonight, and it's,
9 it's frankly great to see all these people out
10 here. This is a discussion that we've been wanting
11 to have, and it's really exciting to see that
12 there's willingness to discuss Mixed-Use. What I
13 am particularly concerned about is, I've heard
14 repeatedly tonight misstatement of facts. We've
15 heard about 10-story, 12-story buildings lining the
16 boulevard. It's just not a fact. If you would
17 look at the map and read the ordinance, there are
18 only 4 areas of the City that are even considered
19 for a 10-story building. They're called target
20 sites. They're very specific. They're not even
21 west of La Cienega. There's been discussion about
22 these canyons. This is not what this ordinance is
23 gonna talk about. There's also been discussion
24 about affordable housing and reduction in fees.

1 These have been specifically for small projects.
2 So any project over 20 units is gonna have full
3 affordable requirements. I'm also a member of the
4 West, West Hollywood Community Housing Board. We
5 were working exceedingly hard to bring affordable
6 housing to the City. This ordinance is going to
7 bring us the opportunity to bring in tens, I don't
8 even want to say how many units, but a significant
9 number of units in the next five years into the
10 City. We have a waiting list of over 1,000 people
11 on our waiting list to get units in this City. We
12 need more opportunity to provide these units.
13 Parking is also an essential part of this
14 discussion. I've heard several times tonight that
15 people have said that we need more parking. In
16 fact, Mixed-Use is a lifestyle. Something you buy
17 into. And Staff has done a tremendous job of
18 protecting the residential neighborhoods. If you
19 live in a Mixed-Use project, you will not be able
20 to park in the residential zone. Parking permit
21 passes will not be issued. Let's...as I was
22 saying....

23 Thompson: Jean**.

24

1 Credle: As I was saying, Mixed-Use is a lifestyle. For us
2 to solve some of the regional transit issues, we
3 have to be able to live close to where we work and
4 walk to work. I myself have been desperately
5 looking for a site where I can have my office and
6 live and walk. I can't find it in the City. This
7 is a way to help relieve some pressure as well.
8 There's so much more to say about this.

9 Thompson: Actually, Rick, and...whoa, whoa, whoa. Hang on.
10 Hang on. Applause is fine. It's totally...it's
11 fine. Boos and hissing are completely
12 inappropriate.

13 D'Amico: I, for my own purposes of understanding this fully,
14 want to ask Staff...I'm sorry, Jean. I, for my own
15 purposes, want to ask Staff about the in lieu fee
16 and affordable housing requirements and, for
17 projects of 19 units and fewer, and 20 units and
18 more. Because I think there has been a
19 considerable amount of confusion, certainly in my
20 own reading of this and maybe we could just address
21 that finally and everyone can nod their head and
22 say they get it. Thanks, Allyne.

23 Winderman: Currently, there's a sliding fee for units, of, of,
24 for projects of 20 units or fewer. They can, up to

1 10 units, you can do 10 percent on site or off
2 site, or pay a fee. For 11 units to 20 units, you
3 can do on site or off site or pay a fee. It becomes
4 20 percent of the units. And for 21 units or more,
5 you have to, you have to include the units on site
6 or put more units off site. So there's an off site
7 alternative. Under the ordinance, the, the
8 parameters remain the same, except for the fee. If
9 you can pay a fee, the fee is proposed to be cut in
10 half. And for 20, for more than 20 units, it's 15
11 percent rather than 20 percent. The proposal that
12 was made...I'm sorry. The proposal that was made
13 the other day was that for units, 4 units or fewer,
14 that there would not be a fee at all.

15 D'Amico: So in all cases, the fee, if you were to pay the
16 fee, it's cut in half. For 20 and more units, it's
17 15 percent of the number of units would be provided
18 as affordable for 20, excuse me, 19 or fewer units,
19 it's....

20 Winderman: 20 or fewer, yeah.

21 D'Amico: 20 or fewer units, it is also 15 percent. But you
22 have an option of paying the fee or providing the
23 units.

24 Winderman: That's correct.

1 D'Amico: Thanks.

2 Guardarrama: 4 or less? Did you say something, 4 or less?

3 Winderman: Let me...I think it's about \$7.00 a square foot,
4 but I can go grab my, my fee schedule.

5 Guardarrama: Okay. What is...can you tell me what the...if you
6 had to pay into the fund, what, what, what is the
7 dollar amount per square feet, square foot you pay?

8 Winderman: That was the question I was answering. It's a
9 sliding scale that...if you don't mind, let me....

10 Guardarrama: Sure.

11 Winderman: Get the thing.

12 Guardarrama: Okay.

13 Thompson: Okay. So Glenn to be followed by Lauren Meister.

14 Melnick: Glenn Melnick, resident of Glendale. Good evening,
15 Chairman, Commissioners and Staff. Staff, I want
16 to thank you very much for the excellent job you've
17 done so far in the Mixed-Use Ordinance. I've got
18 one recommendation that I want to talk to you about
19 regarding parking. I endorse the Staff report
20 regarding that the parking reductions of the
21 original MUOZ draft be maintained, and that further
22 reductions be offered as additional incentives for
23 very small projects. The Staff report seems to lay
24 out adequate justification for this position in

1 both social and economic terms. It reflects the
2 real performance of Mixed-Use urban in-fill
3 buildings. I would only recommend one technical
4 correction. In the MUOZ, 19.36.170.A.2B. It
5 reads, all outdoor dining areas 500 square feet and
6 under require no parking. I would recommend that
7 this read, all outdoor dining areas require no
8 parking, 500 square feet or less. But if anything
9 is 500 feet or more, it's 3.5 per 1,000. But that
10 would be the only change I'd recommend. So in other
11 words, anything 500 square feet or above, you get
12 it. But you don't get penalized at 500 square
13 feet. The other thing I wanted to bring up was, a
14 lot of people don't realize the additional stock
15 of, of buildings that are lining Santa Monica
16 Boulevard right now are very old and some of it
17 have no parking or very, very limited parking. Any
18 new construction would be going on would be adding
19 additional parking, particularly for any retail,
20 which is gonna make it much easier to find a place
21 to park if you're going into a new structure versus
22 the current buildings. I know any time I come into
23 West Hollywood, I'm going into areas that are much
24 older buildings. There's no parking. You can't

1 find a place to park. This is gonna make it much
2 easier. Thank you.

3 Thompson: Thank you. Actually, Lauren Meister, and then
4 after Lauren, after Lauren is, there are a couple
5 of people up here, I think, that could use a
6 bathroom break. So...and since there are still a
7 bunch of speakers, we'll take like a 5-minute
8 break.

9 Winderman: Does he want me to answer the question?

10 Thompson: Yeah. Can you answer Donald's question? It was
11 Donald's question?

12 Keene: Oh, no. Actually, it was Vice Chair D'Amico.

13 Winderman: Okay. It's very quick. So for...the fee ranges
14 from 1 to 2 units, new units being constructed,
15 \$6.95 a square foot. Up to 9 and more units,
16 \$13.91 a square foot. And the fees, the way we use
17 the fees is, the fees are leveraged by other money,
18 like tax credits, and other available funds. So
19 while they don't totally pay for the affordable
20 housing that's being built, that there's other
21 money available that, that will enable it, the
22 affordable housing to get built.

23 Thompson: Lauren. Sorry.

24

1 Meister: Lauren Meister, resident of West Hollywood. While
2 the intentions of this ordinance may be well
3 meaning, I think allowing this increased heights,
4 greater FAR, and reduced parking requirements along
5 our commercial streets will not be good for the
6 residents of West Hollywood. Nor will it be good
7 for some of the businesses of West Hollywood. I
8 think it would change the character of West
9 Hollywood, which claims to be an urban village.
10 And it would have a serious negative impact on the
11 adjacent residential neighborhoods. When the
12 consultants and planning staff came to our West
13 Hollywood Residents Association meeting to explain
14 Mixed-Use, there was no detailed presentation of
15 heights, FAR, or bonuses. It was a conceptual
16 discussion, and no specifics were given. I didn't
17 see gigantic opposition to the concept, as long as
18 it meant a development that was compatible with the
19 neighborhood, did not negatively impact parking,
20 and did not generate traffic through our
21 residential neighborhoods. However, based on this
22 current vision of Mixed-Use, I am deeply concerned.
23 Again, it does not appear to be compatible with
24 neighborhoods or the character of West Hollywood.

1 I respectfully ask the Commission to please
2 recommend to Staff to come up with some lower
3 impact options. Just the parking issue alone is
4 enough reason to re-think this. As I'm sure you
5 are all aware, we have a major parking problem in
6 West Hollywood. Lastly, I think if the public
7 noticing of this issue had included specifics about
8 bonuses leading to 10-story buildings, your turnout
9 would have been bigger at all of these Planning
10 Commission meetings regarding this issue. Thank
11 you.

12 Thompson: Thanks, Lauren. We'll take a 5-minute break.
13 Okay. If everybody will sort of return to their
14 seats, we're gonna get started. Wait. I just had
15 someone scream at me, so...okay. I know, but you,
16 were you...who...was somebody on deck to speak?
17 Okay. okay. So the next....

18 Bartolo: Chair.

19 Thompson: Actually, before, before we continue with the
20 speakers on this item, we're sort of counting up
21 the number of speakers we have left here and the
22 number of speakers that we have on the next item,
23 and realizing that to get through the first two
24 items, it's gonna, it's gonna take a little while.

1 So the third item which is the Larrabee
2 item...there's been a request that we can continue
3 that item to the next regularly scheduled meeting.
4 I understand that there was a permit streamlining
5 issue, but we have a waiver of that from the
6 applicant. So if nobody has any objections,
7 the....

8 D'Amico: Well, I object to it, but I'll go along if
9 everybody else does. I really would like to hear
10 that this evening, if possible.

11 Thompson: Okay.

12 D'Amico: but I will go...if it's the will of the Commission
13 to postpone it, I'm willing to do that.

14 Thompson: Okay. Right. Does anybody else have an objection
15 to that? Okay. The, so without objection, I think
16 we'll go ahead and continue the Larrabee item to
17 the next regularly scheduled meeting, which is
18 on...what's the date?

19 Hamaker: January 19th.

20 Thompson: January 19th. It will be at 6:30 p.m. in this
21 auditorium. For the people that came for
22 Larrabee, thank you very much for coming. We
23 didn't anticipate that the first two items would
24

1 take this long. Okay. So the next speaker is Joe
2 Scavetta to be followed by Joseph Clapsaddle.

3 Scavetta: Thank you for letting me talk. I will be brief.
4 I'm glad that the Staff has...I live, I live on
5 Rugby Drive, and....

6 Thompson: You need to state your name and city of residence.

7 Scavetta: Oh, I'm sorry. Joe Scavetta, West Hollywood,
8 California 90069. Anyway, I live on Rugby Drive.
9 Next to the Vice-Chairman of the panel. Just for
10 full disclosure. I'm, I'm glad that the Staff has
11 looked at that strip on Rugby Drive between
12 Westmount and, or I guess it's Huntley and West
13 Knoll. And I'm glad that they're taking into
14 account the fact that, you know, we are at least 25
15 feet below street level on Santa Monica Boulevard.
16 And although this does not necessarily reflect my
17 opinion of the entire Citywide plan, I can speak
18 for that particular strip. And am very pleased
19 with the 50-foot proposal. There was like four
20 different alternatives, and I'm confused by how
21 they were numbered. But the one that allows for 50
22 feet versus 45 feet, which is the current zoning
23 plan, not that I'm in love with it, but you know,
24 if I've got to take that over 65 feet, I would

1 obviously much prefer that. And I think that would
2 still give a 75-foot differential between the top
3 of that building and the street level on Rugby
4 Drive, which is actually still 10 feet taller
5 than the 65-foot differential that we're talking
6 about for most other blocks in the City. And while
7 it is still a little bit taller than the other
8 blocks in the City, you know, 50 feet is definitely
9 better than 65 feet. And, and I think that I can
10 live with that as, as a resident of Rugby Drive.
11 Thank you.

12 DeLuccio: Can I ask a quick question of Staff? That site
13 currently is, is permitted for a 35 feet, correct,
14 and 3 stories?

15 DeGrazia: That's correct. However, if you were to utilize
16 the current Mixed-Use bonus which exists in the
17 Code today, you could go up to 45 feet. You would
18 allow it to have....

19 DeLuccio: It's currently 35 feet.

20 DeGrazia: 10 stories.

21 DeLuccio: But what's currently developed there, does that
22 exceed the 35 feet?

23 DeGrazia: It's 45 feet tall.

24

1 DeLuccio: Okay. And what the proposal is to make it, to have
2 it...well....

3 DeGrazia: What Staff is recommending right now is the 50
4 feet.

5 DeLuccio: 50 feet. Okay. Thank you. I just wanted to
6 clarify that.

7 Thompson: Joseph to be followed by Rod McDonald.

8 Clapsaddle: My name is Joseph Clapsaddle. I'm a resident of
9 West Hollywood. I live at 1031 Carroll Drive. And
10 I also am General Manager of Hornburg Land
11 Rover/Jaguar. And consider myself actively
12 involved in the community. This is a difficult
13 issue, that I support what the City and this
14 Council and Commission is struggling with. I think
15 there has been too much, I'm gonna use the word,
16 uncivility this evening, with regard to Staff and
17 all of our sides in this thing. I would like for
18 us to put those issues aside and conceptually, I
19 believe that we should proceed with this kind of an
20 ordinance. And I thank the Staff for their hard
21 work. And I'm sorry you're having to take a few
22 brickbats. I am concerned about heights. I'm
23 concerned about design control. But these things

24

1 are all the next steps. So that's all I have to
2 say tonight. And I thank you all for your patience.

3 Thompson: Thank you, Joseph. Rod McDonald to be followed by
4 Frank Dierhammer.

5 McDonald: Rod McDonald, president of West Hollywood North
6 Neighborhood Association. I have a couple of
7 comments. Being the president of an area that has
8 what is gonna be the largest Mixed-Use development
9 in its neighborhood, we have talked and dealt with
10 this situation in the last path. The Pac Bell
11 building is going to be probably the largest Mixed-
12 Use building in West Hollywood. That is yet to be
13 built and has yet to see the impact on what it will
14 be to the neighborhood. What is being proposed is
15 at least 20 feet for, I would say the majority of
16 the boulevard, bigger than what is the Pac
17 building, build, Pac Bell building, of which we had
18 to fight with the...well, actually we worked with
19 the City and the developer and Staff to bring it to
20 a point where the neighborhood felt that it was a
21 workable situation. We'll see how it impacts us.
22 And it is not a huge monstrosity that was initially
23 proposed. So any of these other buildings, you
24 know, just count to 8 to 10 feet. 8 to 10 stories.

1 The rest of the boulevard is 20 feet bigger than
2 what the Pac Bell building's gonna be now. So I'm
3 concerned about, you know, that, how that will
4 impact each and every neighborhood. Another thing
5 is the outreach on this project, on this kind of
6 situation...I don't really understand how it was
7 done. I'm the president of, of a fairly large
8 neighborhood association. I'm not unknown. And
9 yet, nobody contacted me. Nobody sent any
10 information out to me. I was, I found out about
11 this yesterday. About the height variances which
12 is what I'm most concerned about. I haven't had a
13 chance to read any of the other information. But
14 there has been no outreach to the community other
15 than maybe whatever anybody's picked up along the
16 way. And I've worked with you people on other, on
17 other projects. I mean, Allyne Winderman. We've,
18 you know, the whole Pac Bell building was, you
19 know, is a Mixed-Use low to moderate income, you
20 know, supported project. With, you know, condos
21 and rentals and, and, and you know, and retail.
22 And yet, this is the biggest project that the City
23 has so far, and no one has even bothered to bring,
24 you know, to contact us to even talk about this. So

1 I think there's a little bit more of an outreach
2 that has to be done before a sweeping proposal that
3 gets done entire, across the entire boulevard, you
4 know, to really feel what, you know, the, the
5 impact is gonna be. Thank you.

6 Thompson: Frank to be followed by Janet Cole.

7 Dierhammer: Good evening. Good evening. My name is Frank
8 Dierhammer, and I work in the fire zone right
9 behind the 24 Hour Fitness Center, which is being
10 proposed, as becoming even bigger. Now talking
11 about urban villages. I came here for the first
12 time in 1949. In 1949, it was a little village. I
13 used to ride on my bike to UCLA where I started my
14 first semester. I live in my house now on Rugby
15 Drive at 8605 since 1966. And I think the downturn
16 in this charming little town was when whoever
17 permitted that 24 Hour Fitness monster to be built.
18 And now you are proposing making it higher?
19 Bigger? Longer from block to block? I don't think
20 so. Because you're gonna have popular resistance
21 against the total destruction of what was once, and
22 I know, a very charming, beautiful, not terribly
23 sophisticated, but delightful little village.
24 Thank you.

1 Thompson: Thanks, Frank. Janet to be followed by Lynn
2 Hoopingarner.

3 Cole: My name is Janet Cole, a 15-year resident of
4 Rangely Avenue in West Hollywood. I'm not that
5 well informed about the exact specifics of this
6 ordinance, other than what I've heard tonight. But
7 I do agree with just about everything that's been
8 said so far. And I am very concerned about the
9 total impact of it on our small city. I think this
10 new ordinance will have some serious negative
11 impacts on our collective quality of life. And
12 regarding the height bonuses, I don't understand
13 why these need to be given at all for incentives,
14 unless it's for parking structures. And I think
15 developers will build here no matter what. As we
16 all know, driving and parking here are nightmares
17 on, at all the intersections. Robertson, Doheny,
18 La Cienega. So I really hope that the City
19 decision makers will give this a lot of thought,
20 and, and listen to further public comment before it
21 approves any part of this ordinance. Thank you.

22 Thompson: Thank you. Lynn to be followed by...there's no
23 name here. It's just an address at 812 North
24 Harper.

1 Hoopingartner: Good evening. My name is Lynn Hoopingartner. I'm a
2 member of the West Hollywood Chamber of Commerce
3 and West Hollywood North Neighborhood Association
4 and a resident of this City for 20 years. I've
5 always supported Mixed-Use as a way to foster a
6 village atmosphere. I think it's a laudable and
7 admirable way to develop in this City. However, we
8 need to examine a fundamental assumption that we
9 heard expressed tonight, especially by Ms.
10 Winderman, who explicitly said there is going to be
11 growth and we have to plan for it. I assert that
12 that is not the assumption of the taxpaying
13 residents of our creative village. Developers,
14 yes. Residents, no. Our economy is highly
15 dependent upon tourism. Tourists who love our
16 village. If you destroy the village, you destroy
17 the economic underpinnings of our City. Who are we
18 is critical to any development plan, and I assert
19 that it is not something that is adequately
20 addressed in anything that we do. You cannot say
21 the word village and 10-story in the same sentence.
22 It's antypical. You cannot say eliminate green
23 space and village in the same sentence. Again, it
24 is antypical. When you drive out small businesses,

1 which you will do with these monster developments,
2 you again destroy the village atmosphere. Step-
3 backs in the back do not address the canyons from
4 the street. And with all due respect to one of the
5 earlier speakers, the fact that it's sprinkled
6 around is, based on my 20 years of experience in
7 this City, the plan today, it will change again
8 tomorrow, and the minute you start down that
9 slippery slope, the end is nigh. The consensus by
10 everyone who lives and travels in this City is that
11 parking is a problem. Yet we continually hear
12 uttered out of Staff and, and Council exception,
13 exception, exception when it comes to parking. The
14 exception should be the people that want even more
15 parking, not to reduce it. Until such time that
16 there's a realistic parking requirement, I'm sorry,
17 one and a half units for a 2-bedroom condo is
18 absurd. The, the expression by Staff that we hope
19 that developers will make an economic decision does
20 not reflect good planning decision-making. We are
21 exacerbating our existing problems by
22 grandfathering in, when you totally tear down a
23 development, grandfathering in old parking is
24 absolutely absurd. By the way, I'm on to the

1 tactic. We'll scare them with 10 stories and
2 pretend to placate them by falling back to 7
3 stories, and try and make them think that it's all
4 good. Done with that. Not gonna happen anymore.

5 Thompson: Thank you, Lynn.

6 Cunningham: Hi. My name is Bill Cunningham. I live at 812
7 North Harper Avenue.

8 Thompson: I'm sorry. Wait. I just want to fill it in. Bill
9 Cunningham?

10 Cunningham: Bill Cunningham. And that's about 9 houses south
11 of West Hollywood. So after tonight, I'm gonna sell
12 my house and move 10 north so my vote counts. The
13 Mixed-Use Ordinance. I'm a developer by trade.
14 Mostly small projects. And this is a challenging
15 one for this City. As ordinances go, making the
16 assumption that you're trying to, to create a, a
17 ordinance that will take into account all of the
18 needs of the City, economic, rising land costs, old
19 buildings, the need for housing, et cetera, et
20 cetera...you know, these are really tough
21 ordinances to draft. And it's hard to make
22 everybody happy. Doing nothing is not a good idea.
23 And you know, overdoing it. I don't think anybody
24 thinks that overdoing it is a really good idea

1 either. I want to, I want to point out that I
2 think that if you were to line up the Mixed-Use
3 Ordinances of all the brightest minds in the
4 development world and in the engineering world and
5 in the urban planning world, these people get
6 Ph.D.'s in urban planning. These people spend
7 their careers to figure out traffic patterns, to
8 figure out how cities lay out. Most of these people
9 here know more about how these things work than
10 everybody added up In the room, including me, and
11 more than I ever want to know. The emphasis I want
12 to make is these things come hard to figure out.
13 As, as these ordinances go, this is one of the best
14 that I've seen drafted in California. There is
15 parking for anything new. There is requirements for
16 setbacks. There are, there is thoughtful height
17 restrictions. There's only a few parcels that are
18 these 9 and 10 I hear. I think there's 5. Most
19 are gonna be 4 or 5. They all are modern. You
20 know. I have a 1926 house and I pay earthquake
21 insurance on it. And most of the buildings in this
22 City are either stucco or brick. And you know,
23 after a nice earthquake, we're gonna think twice
24 about this lovely housing stock that we're so fond

1 of. We have to be practical. You have to
2 accommodate growth. And I don't think there's
3 anyone here that wants to see this City, you know,
4 the character of this ruined. You know. I come
5 from a beach community. My family's a well-known
6 family in the Redondo Beach area. I moved here a
7 year and a half ago. I understand quality of life
8 issues. And I do believe that what they put
9 together here is, as these ordinances go, it might
10 need tweaks in your minds, but as these things go,
11 it, it's a 10. It's a 10. And I don't mean 10
12 stories. I mean, I mean it's, it's a extremely good
13 effort. And if you take the time to look at other
14 cities that have done these things, this is very
15 good. I recommend that you seriously consider
16 approving this ordinance. And if you have to adjust
17 it in the future, then do so. Thank you.

18 Thompson: Thank you. Let's see. Marianne Lowenthal is our
19 next speaker to be followed by Dan Morin.

20 Lowenthal: Good evening. I'm Marianne Lowenthal with Combined
21 Properties. I'm a resident of Los Angeles, but a
22 property owner in West Hollywood. I think the
23 Mixed-Use Ordinance as proposed is very good, and
24 it will encourage new development of both market

1 rate housing and of affordable housing in the City,
2 which I think is a goal of the City. I think the
3 floor area of ratios as proposed are also very
4 appropriate for the streets that we're talking
5 about, and is, is also important to encourage this
6 type of growth because of the high, high land costs
7 today. Land costs have just gone up so
8 substantially over the last few years that you have
9 to have higher FAR's to make any new development
10 work. And I think one of the important things that
11 West Hollywood has done that other communities
12 haven't done is really focus on good design. And
13 sometimes good quality design is much more
14 important than FAR's on the margin in terms of
15 whether there's a 3 to 1 FAR or a 2 to 1 FAR.
16 However, there's one thing I want to encourage the
17 Commission to look at, and that is to allow some of
18 the existing FAR bonuses for on site affordable
19 housing. Because the reality is, for projects that
20 will have over 20 units, that, that everybody wants
21 to have on site affordable housing on, it's very
22 uneconomical. The cost today of, between land cost
23 and skyrocketing construction costs to build
24 housing is about \$400.00 a square foot. The

1 equivalent value that you get out of the affordable
2 units is about \$100.00 a square foot. So there's
3 an immediate \$300.00 a square foot loss to a
4 developer. So for a 1,000 square foot unit, that's
5 \$300,000.00. And so what I would suggest is that
6 there be a bonus to the existing FAR which would
7 allow a project, for instance, if it's a 10,000
8 square foot lot and there's a 3 to 1 FAR, you could
9 build 30,000 square feet. That developer would
10 have to build 4,500 square feet of affordable
11 housing on site. But that developer be allowed to
12 build a 34,500 square foot building if they stay
13 within the existing height limit and within the
14 setback. So the envelope of the project doesn't get
15 any bigger. It just gives the developer some
16 flexibility to, to, to build a slightly larger
17 project, if possible, and provide the housing on
18 site. In regards to the parking, I think the
19 parking as proposed in the ordinance is, is quite
20 appropriate, and I'm really happy to see that Staff
21 and, and the Commission is embracing the shared
22 parking analysis between a guest park, a guest
23 space and a retail space. Because that really does

24

1 work, because of the offsetting hours. Thank
2 you***.

3 Thompson: Thank you. Dan to be followed by Jeanne Dobrin.

4 Morin: Dan Morin, City of West Hollywood. I have prepared
5 remarks, but I want to direct some comments to the
6 Staff. I have great congratulations, admirations
7 and sympathies for those people who created and
8 prepared this gargantuan document. And while I
9 appreciate the effort that went into it, reading it
10 briefly yesterday was like diving the intricacies
11 of the U.S. Tax Code to me, at least. So in any
12 event, I will have resided in West Hollywood for 28
13 years this June. I had high hopes that when the
14 City was incorporated, the City, the citizens would
15 enjoy the benefits of a City with a conscience.
16 Regrettably, as time has elapsed, it would seem
17 that the conscience has been corrupted. I'm
18 specifically speaking of the perception that
19 members of the City Council and, unfortunately,
20 even some of you, perhaps are merely enforcing the
21 will and desires of powerful and wealthy
22 developers. My, my sense is that many of these
23 people have absolutely no interest in the welfare
24 of the citizens of West Hollywood. Their interests

1 are self-directed to their bottom line, which often
2 smacks of pure and simple greed. This Mixed-Use
3 Overlay Zone Ordinance is, as the printed public
4 notice stated, supposedly necessary to enhance the
5 City's commercial streets, increase housing stock,
6 and spur economic development. First of all, how
7 much more enhanced do the City streets need to be,
8 and will they ever be enhanced enough? I doubt it.
9 Increase housing stock? We are a 1.9 square mile
10 entity which is one of, if not the most densely
11 populated cities west of the Mississippi. How many
12 more people can we shoehorn into 1.9 square miles?
13 How many more of single-family homes are you going
14 to permit to be demolished to have replaced with
15 condos which will accommodate 10 or 15 times the
16 number of people previously on that site. The land
17 developer's frenzy and explosion of condo
18 construction in the last few years sickens me.
19 Have you tried to drive down Santa Monica or Sunset
20 or Melrose any time between 4:30 and 7:30 p.m.?
21 It's insane. And you want more people here?
22 Furthing, parking long ago became a nightmare. The
23 influx of additional residents will only exacerbate
24 this serious problem. Not every street requires

1 permits. Spur economic development. That means
2 more income tax or taxes for the City, because some
3 members of the City Council have a seemingly
4 endless and voracious appetite for generating any
5 sorts of new revenue. Why? So they can continue
6 to mollify and keep complacent those groups and
7 citizens who are the recipients of the City's
8 unbounded largess. And they are counting on the
9 astounding apathy of the electorate to continue
10 their unchecked spending habits. I beg you to stop
11 the destruction of the City. I'm asking those of
12 you in this room who are opposed to this ordinance
13 and those of you who are watching this telecast who
14 are opposed to this ordinance, if the members of
15 the Commission pass this and it goes before the
16 City Council, be at that meeting. Let them know
17 the meaning of the word, R-E-C-A-L-L.

18 Thompson: Thank you, Dan. Jeanne. Jeanne Dobrin to be
19 followed by Chris Bonbright.

20 Dobrin: Jeanne Dobrin, a resident of West Hollywood for 28
21 years. Does anybody think in their minds about
22 comparing this proposal with the famous Republican
23 pushed Medicare D plan? I do. And I'm not
24 confused. I lied when I said that because the most

1 brilliant people I know are confused by Medicare D.
2 And I consider myself fairly bright. And I'm
3 totally confused by this. I also wanted to mention
4 that one of the last projects that was approved
5 under the County two months before we became a City
6 was 8987 Sunset Boulevard. And that was a Mixed-Use
7 project. This Planning Commission, about 6 or 7
8 years ago, allowed that building to remove its
9 residential portion, and it's now all commercial.
10 That has a lot to say for Mixed-Use, doesn't it? I
11 also wanted to mention that Rick Abramson, when he
12 told you how marvelous this would be and also how
13 it would really provide more parking, more this,
14 more everything...he forgot to tell you that he's
15 an architect and he's also a developer in our City.
16 The City is allowing a perfect blueprint for greedy
17 developers and the Chamber of Commerce to maximize
18 their ownership. Why in heaven's name would
19 anybody continue to own a 2-story building when
20 they could tear it down and put up a 6-story
21 building? Is that what we have to look forward to?
22 I have so many notes here I really can't make sense
23 of what I'm saying here in a way. We became a City
24 to do away with runaway County development. What

1 is this? This is absolutely incredible. I love
2 our Staff. We have one of the finest Planning
3 Staffs that you could imagine. I respect them.
4 But unfortunately, they are being forced by our
5 City government, and 95 percent of them don't live
6 in our City, to go through with a such insane
7 thing. This is a sham for the renters who think
8 that this will provide affordable housing. If you
9 live in Johannesburg, South Africa, you have as
10 good a chance or better of getting any affordable
11 housing in the City of West Hollywood. And they
12 can't deny that. I heard tonight about
13 flexibility, flexibility, flexibility. There's too
14 much flexibility in this plan. I think the whole
15 thing stinks. I think we ought to rise up against
16 it and say, let's scotch the whole thing, which I'm
17 sorry to say, but the things are just too
18 complicated and too wrong for this City. Thank
19 you.

20 Thompson: Chris to be followed by Roy Oldenkamp.

21 Bonbright: Good evening. Chris Bonbright, resident of the
22 City of Beverly Hills. Though I will say when I
23 moved to Los Angeles in 1984, West Hollywood was my
24 home. I lived here for the next 20 years. I still

1 live, work, and play and run around. It's my town.
2 I care deeply about it. Both my daughters went
3 from preschool to 6th grade here in the community.
4 My youngest daughter still at school here. I'm
5 here to speak in favor of this ordinance. I want
6 to start by acknowledging the, the tremendous
7 effort that went into creating this ordinance. The
8 community began by hiring the best, talented
9 consultants available. They worked very hard.
10 They studied the other ordinances out there. They
11 pulled the best from those. They left out the
12 worst. They crafted something that worked for our
13 unique community. They then gave it to one of the
14 nation's, I think, very best Planning Staff, who
15 continued to refine it to suit our community. And
16 then the, then we took it to the community at
17 large. And everybody worked together on this for,
18 I think a couple of years, getting this, getting it
19 where it needs to be, in the position where it's
20 ready to be adopted. This, this plan will...it
21 will be a blueprint for the next 30 years of
22 development in this community. It, it will help us
23 accomplish a couple of fundamental goals. The
24 first one is to help us replace what is terribly

1 old, aging commercial property stock of buildings
2 on Santa Monica Boulevard and La Brea. These
3 buildings, most of which were built to last 30
4 years, some of them are 50 years, some of them are
5 60 years and some of them are 80 years old.
6 They're tired. They don't meet Code. They, they
7 are not ADA compliant. They're under-served for
8 power, for plumbing. They're under-parked.
9 Buildings are meant to be replaced over time if
10 they're not built to last forever. And these were
11 not. So it's very important also from a
12 competitive point of view that we replace this
13 commercial building stock so that we can keep pace
14 with Hollywood on one hand and Beverly Hills on the
15 other, that are investing billions of dollars in
16 their communities. The second important point is
17 to protect our existing residential side streets.
18 What this ordinance will do, it will drive the
19 development to the commercial corridors. Put the
20 housing there. Put the commercial there. And, and
21 take the pressure off of the residential
22 communities that exist, and we'll maintain them as
23 you see them today. To a much greater degree than
24 it would be without the ordinance. It's a very

1 important element to keep this City the way it
2 looks and feels in our residential neighborhoods.
3 The third is to foster a walkable community. We
4 are...the idea of putting the housing together with
5 the commercial uses, with the restaurants, with the
6 cafes, with the employment opportunities, is an
7 ancient proven urban model. It works. It gets
8 people out of their cars. It allows people to
9 enjoy their, their community. Thank you very much.
10 I really encourage you to adopt this.

11 Thompson: Thanks, Chris. Roy to be followed by Paul
12 Zimmerman.

13 Oldenkamp: Good evening. Roy Oldenkamp, city of West
14 Hollywood. Thank you for having this meeting by
15 the way, which we didn't know about until fairly
16 recently, to echo a few things previously. We're
17 doing kind of a dance here, I think. And I've
18 noticed this from attending zoning and Planning
19 Commission and Design Review Subcommittee meetings,
20 is that developers...this was mentioned
21 earlier...always come in with a 10-story or 15-
22 story or 20-story project because we know it's
23 going to be compromised. So they know they're
24 gonna get their 8 or 7 stories anyway and maybe

1 instead of getting 4 on 4 corners, they're gonna
2 get 2 or 3. It's the dance. It's the game that
3 we're playing. And we've been playing it for years
4 apparently. It's, it's quite evident and it's
5 obvious. So maybe we just need to forget all that
6 and...I don't know why they didn't ask for 60
7 stories so they would get 20. I mean, where is
8 your cutoff and where is your point? So I think we
9 really need to pull back on this completely, scotch
10 the whole thing, and start all over again. These
11 old...we are the stewards of Route 66. And those
12 buildings that need to be knocked down because
13 they're old are historic frontier buildings. I
14 guess we could knock down Williamsburg and
15 everything else in, in the country. It's not about
16 that. It's about maintaining the character and
17 quality that we have. And we're losing that. And
18 we're losing it rapidly. And I think everyone here
19 that drives through town sees this and knows it.
20 Also, we are not on an island. There's development
21 all around us. And that's drive-thru development
22 that's impacting every one of us. Right now
23 there's a huge place owned by the Directors' Guild.
24 All around us we have big developments that's going

1 to impact us further. Do we want to add to that?
2 Or do we want to maintain the flavor we have?
3 Also, I don't know why height averaging was ever
4 lifted. It's crazy that they did that. And we
5 needs to rescind that immediately. And also, why
6 is there no DEIR going on for this? There's no
7 impact? There's no, there's a negative
8 declaration? That means there'll be no more
9 traffic? What does that mean? There should be an
10 ongoing thought for 20 years, not crammed down our
11 throats in 5. Developers are here for the long run.
12 So they don't really care. But you know what? The
13 citizens do. If you haven't joined WEHONA yet,
14 please come see me. I've got the clipboard. We're
15 rapidly approaching 3,000 members, which is our
16 goal for March. Thank you very much.

17 D'Amico: Excuse me, Paul, just before you begin. I just
18 want to be clear that the environmental impact
19 report was produced, written, reviewed, and
20 adopted. And this is the second piece of the
21 discussion about this Mixed-Use Ordinance. And I
22 had a copy that I could have held up as Deborah
23 did, but Allegra took it with her. So you can call
24

1 Leona. She has my copy. And you can review it
2 there. Thank you.

3 Thompson: Paul.

4 Zimmerman: Good evening. Paul Zimmerman, resident of Los
5 Angeles. Executive Director of West Hollywood
6 Community Housing. I wanted to start by adding my
7 voice to the chorus of people complimenting Staff
8 on putting together a really astoundingly complex
9 ordinance, and something I think is really gonna
10 work. And I want to urge the Commission to move it
11 forward tonight. As a nonprofit developer of low
12 and moderate income housing, my staff and I, and my
13 board are particularly excited about the
14 opportunities that this ordinance will allow for
15 affordable housing development on the
16 transportation corridors. What I, I think is kind
17 of self-evident is that the people we house are
18 the, are primarily dependent on buses and walking
19 and, and taxis. And so you can see how the fit
20 between the opportunities and the incentives in
21 this ordinance and, and the mission of the Housing
22 Corporation work very well together. I have one
23 area, though, that does concern me. And it has to
24 do with the minimum first floor heights. The only

1 way that we can bring affordable housing to West
2 Hollywood is to convince both Federal and State and
3 County sources of funding to match local funding.
4 And to do that, I have to present a reasonable cost
5 argument. The typical project that we would look
6 at under this ordinance would be a 5-story project
7 with 4 floors of housing. And with, under the
8 proposed first floor minimum height, there is no
9 way that we can do that with Type 5 construction.
10 To go to the Feds, the State, the County, and
11 propose a building which carries the burden of Type
12 1, 2 or 3 construction, which, on one of our
13 projects would typically add about a million
14 dollars, and convince them of its reasonableness is
15 gonna be a very difficult task. So I would urge
16 you to look for some sort of flexibility. On a
17 discretionary basis. For projects perhaps with a
18 majority of low or moderate income housing to allow
19 essentially a request for a variance that allows us
20 to, to build Type 5 within the 50-foot envelope.
21 Thank you.

22 Thompson:

And then our last speaker this evening, unless
23 anybody else wants to fill out a speaker slip,
24 please do so now...is Hank Koning.

1 Koning: Good evening. My name is Hank Koning. I'm a
2 resident of Santa Monica. I'm a Planning
3 Commissioner in Santa Monica.

4 Thompson: Louder, Hank.

5 Koning: I'm an architect. I'm a Planning Commissioner in
6 the City of Santa Monica. In fact, I'm the
7 architect for the Hancock Mixed-Use Project that
8 was alluded to before. We're going through many of
9 the same issues you're dealing with in Santa
10 Monica. Loss of existing housing to condo....

11 Thompson: Hank, you're gonna have to speak way up. I don't
12 think the people out there can hear you. And I
13 don't think we can hear you.

14 Koning: Okay. As a Planning Commissioner in Santa Monica,
15 I can appreciate what you're going through. We're
16 going through the same issues. There's a huge
17 demand for housing. There's a loss of existing
18 housing stock. And we're looking at the same sort
19 of ordinances that, such as this. And I think this
20 is an excellent ordinance. Developers follow the,
21 the rules of fluid dynamics. They flow where the
22 going is easy. We don't see a lot of Mixed-Use
23 projects in, in commercial buildings now. We do
24 see a lot of housing being lost and condos built.

1 And we do need incentives like this. There are a
2 couple of issues that I have concerns with. People
3 have mentioned the height of the ground floor. And
4 I agree with that that those should be reduced,
5 particularly for smaller projects. The, you have a
6 height limit, and a FAR limit. The height limits
7 the height. The FAR limits the density. Don't
8 bother with stories. What we'll do as architects
9 is we'll put mezzanines in. And, and so that will
10 get around that and defeat that purpose. If you
11 have an extra floor that you could fit in, it
12 allows a smaller footprint building. A greater
13 setback. And it will have less impact on the
14 neighbors. Another issue is the pedestrian
15 friendly aspect of this. I don't know if you sent
16 a letter that outlines that. There's no definition
17 of what pedestrian friendly means. In some
18 situations, if you had a lot that was slightly over
19 15,000 square feet and it didn't have an alley or a
20 side exit, you would not be able to build a
21 project. So I urge you to look at that issue.
22 Going from 60 to 80 percent is a huge jump for 1
23 square foot or 2 square feet or whatever. And
24 similarly, you have a number of lots that are very

1 narrow on Santa Monica Boulevard. They're 100 feet,
2 101 feet deep. And the 10-foot rear yard setback
3 makes the accommodation of parking very difficult.
4 So I'd, I'd urge you to look at that. And maybe for
5 deeper lots, that's a good idea. Maybe you can
6 have it so that the height can encroach, for a
7 certain height, like 10 feet or something. You're
8 gonna end up creating a 10-foot yard that no one
9 uses, no one sees, and no one will maintain.
10 Basically, it will become a trash pit that's not
11 attractive for anyone. A lot of people have talked
12 about parking. And I think there's an important
13 relationship that needs to be understood. If you
14 build parking and people use it, you've generated
15 traffic. And there are many studies that have done
16 that. Many great cities in the world limit parking.
17 Where I come from in Melbourne, you, you can't
18 build parking without a special permit. Thank you.

19 Thompson: Thank you, Hank. I think that Staff, you guys had
20 some comments, and then, of course, I'm sure we
21 have questions. Yeah. Go ahead.

22 Murphy: Okay. Thank you, Commissioners. Yes. We wanted
23 to clear some information that has been presented
24 this evening, so that everyone knows the facts from

1 the ordinance. 8 to 10-story buildings are only
2 allowed in a few select locations. And I'm too far
3 from the map. But if you look at the map that's
4 toward the audience, only places that show blue are
5 allowed 8 to 10-story buildings. They are not
6 allowed all along Santa Monica Boulevard or Beverly
7 or Melrose or anything. You can see that the
8 northeast, southeast, and southwest corners of La
9 Brea and Santa Monica are allowed to be that high,
10 as well as the Movietown Plaza site, the northeast
11 corner of Santa Monica and Fairfax, and that
12 triangle at La Cienega, Holloway, and Santa Monica
13 Boulevard. There is nothing west of there. I
14 wanted to make sure everybody was very clear about
15 that. The other....

16 DeLuccio: Can I just jump in one second?

17 Murphy: Absolutely.

18 DeLuccio: I've been meaning to say this. I, actually, before
19 today. I was off during the holidays. I had a lot
20 of time to spend with this. On La Cienega
21 Boulevard, something really bothers me. I don't
22 think it's color coded correctly. On La Cienega
23 and Melrose, is it, you're recommending a 2-story
24 bonus which would bring into your brown color. And

1 one side does have a brown color, but with, which
2 would be 5 stories, and on the Westside of the
3 street, you have a, you have it in a, in a blue
4 color which would mean 8 to 10 stories. If you
5 have your cover map, it's illustrated on there
6 also.

7 Murphy: Right. It's an error in the map making. It will
8 be corrected.

9 DeLuccio: Yeah. It definitely would need, would need to be
10 corrected.

11 Murphy: Yes. There is...know that the effort to make this
12 map was very complicated, and...

13 DeLuccio: Okay.

14 Murphy: ...and go through a number of layers and changes,
15 and....

16 DeLuccio: There's also another error also. On West Knoll, is
17 it'd an R3, and that has, that has the blue also.

18 Have you guys note, have you caught that as well?

19 That...it was supposedly no change there. That's

20 R3. It's on West Knoll south of Melrose. Is, is....

21 Murphy: Yes. We did note that. It's right here on my map.

22 DeLuccio: It's two blues.

23 Murphy: Yes. It's an error.

24

1 DeLuccio: When is...okay. So those would need to be
2 corrected, 'cause I would hate if this ever got
3 adopted, there'd be more problems.

4 Murphy: Yeah. We'll correct it. If you add the map in the
5 middle to the map on the right, down the
6 left...excuse me.

7 DeLuccio: But I'm just going by what I'm seeing. I'm seeing
8 blue patches and, and those to me....

9 Murphy: It'll all be corrected. This is not...the map, you
10 will not be adopting this map. With the corrections
11 you've noted, will be the one that would get
12 adopted.

13 DeLuccio: Okay. Thank you.

14 Murphy: Absolutely. All right. The next item I'd like to
15 clarify is that, as I mentioned, most of the
16 streets in West Hollywood are zoned CC, which is
17 Community Commercial. And in those zones, you can
18 currently have a 10-story bonus if you do Mixed-
19 Use. Over the 35 feet you're allowed to do today.
20 So you can do a 45-foot high building now. So some
21 of these locations where we've given the...we're
22 taking away that bonus, and replacing it with a
23 bonus that you could do a 50-foot instead of a 45
24 or, in some situations, you can do a 5-story

1 building at 65 feet. The other important factor to
2 recognize with this...we require that you do 50
3 percent of your building as residential. That's
4 really, really, really important. Not only for the
5 principle of creating housing, but to also look at
6 the impacts of traffic. When we did our important
7 environmental clearance on the project prepared by
8 Terry Hazin Associates, who's here with us tonight.
9 So if you do have questions regarding environmental
10 clearance, they'd be happy to answer them. It was
11 critical that we require 50 percent of any new
12 building to have 50 percent residential. Right now
13 with the Mixed-Use Overlay Zone, you only have to
14 do the top floor. So if you have 3 stories of
15 commercial and 1 story of residential is allowed
16 under the current Code today. In the future, if
17 you have a 4-story building, you will have to do 2
18 floors of commer, only do 2 floors of commercial
19 and do 2 floors of housing. So we will get more
20 housing with this new ordinance than we would have
21 in the past. And in many cases, you're only doing,
22 giving them 5 feet taller than they could build
23 today. So I just want people to be really aware of
24 those important factors. Another issue to consider

1 is the process that was used to develop the
2 ordinance. We had a Mixed-Use Task Force that was
3 appointed by the City Council, which we met with
4 three times. We had study session with the
5 Planning Commission almost two years ago now. We
6 also had 4 workshops, 1 in each of the geographic
7 areas of the City, on the west side, in the
8 central, and the east side. We had a meeting with
9 West Hollywood West, where every piece of
10 information we had prepared this evening was
11 displayed in detail at those meetings. All of the
12 parking reductions. All of the heights and FAR
13 bonuses. Every one of those elements, other than
14 some refinements that have happened over time, were
15 presented at those meetings. We also had a meeting
16 with the Eastside redevelopment area PAC committee.
17 The project area committee. We had newspaper
18 notices and we have all of those dates and things
19 for people to know of. We also put fliers up at
20 the library, the Chamber of Commerce, and many
21 other facilities. Mr. DeGrazia, do you have
22 anything to add to that?

23 DeGrazia: I would just say that I know there's a lot of
24 concern about noticing and a feeling that people

1 weren't aware. But just to kind of illustrate the
2 effort we went through for the December 1st
3 meeting, I'd like to list out sort of what we did.
4 We did noticing in both of the community
5 newspapers, The West Hollywood Independent and The
6 Park La Brea Press, and Beverly Press. We notified
7 all neighborhood groups through a mailing on
8 November 21st. We listed it in the City's monthly
9 calendar. We posted posters at the Chamber of
10 Commerce, the library, Plummer Park, West Hollywood
11 Park, City Hall, and the Sheriff's Station. A
12 notice is sent to all persons who had previously
13 attended any Task Force or public meetings about
14 the project. Who had given us their information.
15 We placed a notice on the City's cable television
16 channel. We placed a notice on the City's website.
17 We had the West Hollywood Chamber of Commerce
18 include a notice in their weekly E-mail which is
19 sent to 1,800 people. And we made announcements at
20 meetings of the Eastside Project Area Committee.
21 Murphy: Great. One additional item that's important to
22 point out is regarding parking. People have
23 expressed concern that an existing provision on a
24 site for parking would be grandfathered. That is

1 not true. The only time that would be allowed is
2 if it's an adaptive reuse of a historically
3 designated structure. So if someone were to
4 demolish a non-historic building and build
5 something new, they would have to meet all of the
6 regulations that we've outlined for you today.
7 They, we have admitted that, yes, there is an
8 incentive here in reducing the parking requirements
9 for Mixed-Use projects. But they do have to
10 provide that new Code parking for Mixed-Use
11 projects. They will not get to have grandfathers.
12 If they have no parking now, they will have to do
13 new parking on the Code that we outlined, basically
14 the one and half spaces for 2 bedrooms, all of the
15 Code requirements for the non-residential uses at a
16 little bit of a discount depending on how many
17 square feet the lot is. And again, we have looked
18 at many ordinances across the City, County, State,
19 and the Nation to see what other cities are doing.
20 And every one is moving in this direction 'cause
21 many buildings are over-parked. There are many
22 empty parking spaces in structures all around.
23 Many people are deciding not to own as many cars.
24 They're realizing the expense of driving it. The

1 traffic they create by it. The time it takes to
2 get to destinations. That waiting 20 minutes to
3 get out of your driveway may not be worth it. May
4 be better just to walk for 20 minutes to your
5 destination instead of that complicated situation.
6 So many opportunities are out there for looking at
7 using other forms of public transportation, buses,
8 taxis, and other shuttle services. Are there other
9 items people would like to address? I think that
10 covers it for the moment. Thank you.

11 Thompson: We may still be having sound problems. Further
12 questions? Okay. So then if there are no further
13 questions, we'll close the public testimony portion
14 of the public hearing and begin discussion. I
15 think the first, the best way to do this is
16 probably to, to approach it in the order that Staff
17 has it broken down as subject matters. Yeah.
18 What's that?

19 D'Amico: Can we go down the list first, and then people have
20 comments.

21 Thompson: Yes. Who, who'd like to start? Let's...the first,
22 the first subject matter that we'll discuss is
23 height and FAR.

24

1 Hamaker: I have a couple of...okay. Let me say, I don't
2 have a height. A couple of these speakers, and
3 this is, this is actually probably a Staff
4 question. But a couple of the speakers have
5 suggested that we don't link the number of stories
6 to the FAR, and that we don't ask, have the first
7 floor ceiling height. Do you understand that, and
8 did you get those...would you agree with those
9 suggestions?

10 DeGrazia: Well, I can...I guess we should start by telling
11 you that the original intent of linking FAR to the
12 amount of stories was to provide a certain amount
13 of building articulations, and massing. We were
14 concerned with impacts on neighboring buildings and
15 streets. And we wanted to make sure that a certain
16 level of articulation was provided. One way we
17 thought we could do that was by linking a certain
18 FAR which had been studied and thought out with the
19 number of stories.

20 Hamaker: Would, David, would that also apply to affordable
21 housing? Hold. An entire building, affordable
22 housing?

23 DeGrazia: As it is written now, yes, it would.

24 Hamaker: Uh-huh (AFFIRMATIVE). Okay.

1 Thompson: Joe?

2 Guardarrama: I'm very sensitive to the comment made by Mr.
3 Zimmerman, that, that we have some sort of
4 affordable housing exceptions to the first floor
5 height requirement. Some sort of, here,
6 discretionary variance that can be given to
7 buildings that are majority affordable housing, so
8 that the needs of those types of buildings can be
9 maintained, in particular, with funding.

10 Thompson: But when you say sensitive, you mean you support
11 that? You....

12 Guardarrama: Yeah. Yeah.

13 Thompson: Yes.

14 Guardarrama: Absolutely support that.

15 Thompson: John?

16 Guardarrama: Yeah.

17 Keho: I would like to point out that the zoning ordinance
18 currently has a provision that allows for a 10
19 percent waiver of standards based on a case-by-case
20 basis. So, so that means....

21 Guardarrama: So we don't need to incorporate it as part of the
22 ordinance?

23 Keho: Not necessarily. Right.

24 Guardarrama: You mean the modification?

1 Keho: Modification where you can modify, you know, if we
2 set the height of the first floor of 16 feet,
3 someone could come in and request a 10 percent
4 modification of that to reduce that height.

5 Guardarrama: 1.

6 Keho: 1.6.

7 Guardarrama: So you're saying that there's a fluctuation of 1.6
8 feet?

9 Keho: It's 10 percent of whatever the dimension is
10 established at.

11 Thompson: I do think that, I, I do think that...I don't know
12 what the feeling is up here, but I do think that
13 it's worthy of some discussion about where, where
14 we want to starting point to be. In other words,
15 are we comfortable with 16 or....

16 Guardarrama: Yeah.

17 Hamaker: I think as long as there's that 10 percent waiver
18 of standards....

19 Thompson: Can we check the sound again, please? Thanks. I'm
20 sorry. Go ahead.

21 Hamaker: As long as there's that, excuse me, that 10 percent
22 waiver of standards that would accommodate that,
23 would take it down.

24

1 Murphy: Yeah. That could take you down to 14.6. And the
2 reason we came up with the 16, as I mentioned at
3 the December 1st meeting, was we had heard from
4 many architects and retail store builders that they
5 look to have 18 to 20 feet ceilings and other
6 people said more around the 14. So we kind o made
7 a number in the middle that could be successful for
8 many different types of retail spaces, whether
9 they're small, medium, or large. And we had to, we
10 wanted one standard across the City. That's where
11 that 16 feet came from, and allowed for the 10
12 foot, 10 percent variance.

13 DeGrazia: If I can add too, the whole reason that there is a
14 minimum being considered is that we've looked at
15 what other cities have done and what their
16 experiences were. Certain cities have ended up with
17 spaces that were not leasable because they weren't
18 tall enough and they weren't providing the quality
19 of retail spaces that people wanted to rent. So
20 we're trying to avoid creating space that is not
21 leasable and that sits empty.

22 D'Amico: But I think we should, and I agree with what you're
23 saying, David, except I think we should be accurate
24 about getting the minimum at, at what it needs to

1 be and then rely on the plus or minus 10 percent
2 stuff to, to deviate from the standard. In other
3 words, you know, maybe come down to 15 feet or....

4 Murphy: As well that the overall heights of the building
5 are related to that 16 feet. The 50 feet high for
6 the 4-story building leaves you that 34 feet to
7 develop your other 3 floors of housing. So that
8 gives you about 11 foot floor to floor. Again,
9 we're trying to make sure that there's good light
10 and air that penetrates deep into any of these
11 spaces. If we were to reduce that height of the
12 ground floor, we might also need, want to look at
13 reducing the overall height of the building,
14 because you'd almost be looking at having a whole
15 another floor of development if you allow that much
16 additional space.

17 D'Amico: But that's only if we accept additional stories.

18 Murphy: Right.

19 D'Amico: And, and that's clearly not part of this
20 discussion. And I also want to say I think Paul
21 brings up a particular type of construction which,
22 which, and, and which, if I understood him, he's
23 asking to build a 50-foot tall building in a 65-
24 foot tall permitted envelope in order to maintain a

1 Type 5 construction. So he's in fact suggesting
2 that in his development performing, he would waste
3 15 feet of air space in order to keep the type of
4 construction the Type 5, and would want to limit
5 the ground floor for whatever, you know, well, for
6 the reason being that he wants to keep the
7 construction below 50 feet, 1 inch. So in fact,
8 those 6 inches from 14 feet to 14.6 may in fact be
9 a concern. We may ask that particular speaker or we
10 may just decide and the sword will slice where it
11 slices.

12 Murphy: I was answering, answering the broader question.

13 D'Amico: Right.

14 DeLuccio: Okay. So, so in terms of the height of the first
15 floor, what...are we, are we at 15 feet? Is that
16 what we're looking at? Or are we....

17 D'Amico: I would look at 14 feet.

18 DeLuccio: If we choose 15 feet, a 10 percent reduction would
19 allow the reduction below what that particular
20 speaker from West Hollywood Housing has asked for.

21 Thompson: Right.

22 DeLuccio: 15 feet?

23

24

1 Thompson: Okay. So it, so I think there's general consensus
2 on the, on the 15 feet. I'm gonna kind of just use
3 straw votes. I think is the best way.

4 Hamaker: There's consensus, but I'm concerned about what
5 David said about the, the actual articulation of
6 the entire building. Are you saying that, that you
7 feel that the, that reducing this to 15 feet would
8 actually compromise?

9 DeGrazia: No. They're sort of...they're two separate issues.
10 So...

11 Hamaker: Okay.

12 DeGrazia: ...the articulation was more related to FAR's...

13 Hamaker: Okay.

14 DeGrazia: ...linked to the amount of stories. This is sort of
15 a separate....

16 Hamaker: Okay. Gotcha. Okay. Then 15.

17 Thompson: Okay. So all those in favor of 15 feet, first
18 floor minimum, say aye.

19 Hamaker: Aye.

20 Bartolo: Aye.

21 D'Amico: Aye.

22 Guardarrama: Aye.

23 DeLuccio: Aye.

24

1 Thompson: Aye. Opposed? So can we talk a second just
2 about...first of all, I thank everyone for coming
3 out. It's obvious that people are very passionate
4 about this. And we appreciate everyone's input. I
5 also think that's there a little, little bit of
6 miscommunication, and hopefully we're working
7 through some of that tonight. I am sensitive to a
8 lot of the, a lot of the members of the public that
9 spoke tonight, because I've been going through this
10 myself, and we all have. This is an enormous
11 volume of material, and it's probably the most
12 complicated stuff I've ever been through. So you
13 know, we appreciate everybody speaking tonight.
14 And hopefully we can get some of this cleared up.
15 Can we talk a second about the...I'm still in the
16 height and the floor area ratio section, about
17 this, the requirement for, for the cap on floors
18 and then also the requirement for the maximum
19 height? There's been some talk about that being a
20 dual standard. And Staff, you had a response to
21 that which was what? That, that concept is carried
22 out elsewhere in the Code or...?

23 DeGrazia: Our concern with linking the FAR again to the
24 height was to get a certain level of urban design

1 standards. And because we are allowing the extra
2 height, we wanted to be extra sensitive. And we
3 used the FAR as the tool to accomplish that in this
4 case.

5 Thompson: Okay. Donald?

6 Keho: And Chair, and also I think part of your question
7 was the number of floors allowed...

8 Thompson: Yes.

9 Keho: ...allowed in the building. That's also where, the
10 current zoning ordinance specifies the number of
11 floors in a commercial area, so by keeping the
12 number of floors in this area, we're on the same
13 level, same place where we are in the rest of the
14 commercial district. And also there would be some
15 concern that if it just mentions the overall
16 height, in some cases a developer might come in
17 with 7 floors wherein another place a developer
18 might come in with 6 floors. And that possibly
19 might add an extra, you know, row of windows that
20 might be looking towards the residential
21 neighborhood.

22 Thompson: Well, that's interesting, because based on the
23 testimony that I've heard tonight, if, if the
24 developers that advocate getting rid of the, you

1 know, the, the story, the story restrictions, would
2 have a real fight on their hands if, if, if a
3 public notice for a public hearing were sent out
4 that said, hey, guess what, in your neighborhood,
5 we're putting up 17 stories because we squished
6 them into, you know. So I don't know. Oh, that
7 has been...that issue has been raised. But I don't
8 know what everyone's feeling is on that. We like
9 the dual, you know, the dual cap concept, or....

10 Bartolo:

11 This is just my feeling on it. I think that as
12 long as you don't increase the height and you set
13 the maximum and you adhere to it, I think that we
14 need to recognize that the extra footage is
15 occurring, at least based on my observation of the
16 projects we've done, based on the developers adding
17 mezzanine. And what I'm thinking is part of what
18 we want to do is incent people to, developers to
19 create environments where people can live, work,
20 play together in one environment, one location.
21 And part of what we don't want to do is what is
22 inadvertently happening in our residential
23 neighborhoods based on Code differences or the way
24 that you treat the calculation of square footage
in residential versus commercial under Mixed-Use.

1 In residential neighborhoods, see, it's based on a
2 different calculation. In this scenario, if we do
3 this correctly, and I think we should allow
4 developers flexibility, in terms of the total
5 number of stories, so long as they do not exceed
6 the height limit, because I think we're gonna end
7 up with more smaller square footage condominium
8 units, and I think that's going to reduce some of
9 my concerns about mansionization of shared housing
10 in residential areas. You're gonna provide more
11 opportunities, I think, for entry-level housing
12 which is what a lot of what this, I think we're
13 trying to accomplish in a variety of ways.

14 Thompson: So you're saying, you're saying that allowing them
15 to manipulate the stories as long as you stay at
16 the same height will actually create, potentially
17 create smaller units which will be priced less,
18 which will open up the market, at least not wholly,
19 but at least....

20 Bartolo: Excuse me. You maintain the height limit. You
21 don't deviate from that.

22 DeLuccio: Oh, you're saying potentially they could have 6
23 stories instead of 5. Is that....

24 Bartolo: Yes.

1 Thompson: As long as you're not affecting the overall height.

2 Bartolo: And we do, you know, one of the things the City
3 needs to do extremely well, and I'm gonna say this
4 is, this is not...anything we're talking about
5 tonight is not a license for developers in the City
6 to think that they can come forward with anything.
7 They are gonna have to take tremendous pains to
8 meet with the neighborhood, and they're gonna have
9 to do a better job, for instance, in some of the
10 developers we've seen come before us previously.
11 And if there are issues related to, say, additional
12 windows that you are adding, you darn well...I'm
13 just saying this to every developer that is
14 listening to this debate. You darn well better get
15 in front of this community
16 immediately...wow...because they're telegraphing
17 back to me saying, we don't like this. So at any
18 rate, that's...okay.

19 Guardarrama: Well, I just, I raised that kind of as conceptually
20 as an issue within the height/FAR section. How do
21 people feel about that?

22 DeLuccio: Is mezzanine counted as a...it's not counted as a
23 story, right? So there is that flexibility too. I,
24 all I know is that when you set out a...I think

1 there's some merit in what you're saying, Kate.
2 But when you set out what the maximum number of
3 stories can be and what the maximum number of FAR
4 can be, my concern is, that they live within that.
5 So...

6 Thompson: In other words, you support the dual, you support
7 continuing to have the cap on the number of
8 stories?

9 DeLuccio: I'm torn by that, but I sort of. But I think you
10 can put a mezzanine in and that's not counted as a
11 story. So you could potentially have 6 when there's
12 5.

13 Thompson: Other thoughts on that particular issue? No?

14 DeLuccio: I have other thoughts (INAUDIBLE).

15 Thompson: Okay. So I guess we're, it sounds like we don't
16 have...do we have consensus? Is that something
17 that people support or, or do we want to keep the
18 story, the story restrictions in?

19 D'Amico: I go by Staff's, what Staff's original
20 recommendation was.

21 Thompson: Okay. So we're keeping the Staff's original
22 recommendation to keep the story restrictions in.

23 D'Amico: And I had a couple of other comments.

24 Thompson: Okay.

1 D'Amico: About height.

2 Thompson: Okay. So go ahead.

3 D'Amico: I was just looking at this. I know on Rugby
4 there's been discussion about what the height, what
5 the height should be and shouldn't be. And today
6 it's 45 feet is what currently is there. 45 feet of
7 development. I, I think it's...and what's being
8 proposed is 5 stories and 65 feet, which I, I can't
9 support that. I think Staff's done a good job of
10 trying to create setbacks away from the
11 residential. The height would be a lot lower
12 against the residential. And then the 65 foot could
13 only be realized closer to Santa Monica Boulevard.

14 Murphy: The last option actually was to only give it a 1-
15 story bonus so it could only be 50 feet tall and 25
16 feet at the rear.

17 D'Amico: Okay. So you are reducing it to 50 right now?

18 Murphy: We had two alternatives in front of you. The
19 double setback 40, 50, 65 to 45 to 25 or another
20 choice, to just do 1-story bonus having 50 down to
21 25.

22 D'Amico: And which would be, be less than, than, than what's
23 there today then, if for future development?
24 Except for 5.

1 Guardarrama: 5 feet more.

2 D'Amico: 5 feet more height in the front.

3 Murphy: Exactly. The rear would have to be lower.

4 D'Amico: That's the one I would, I would be supportive of.

5 Thompson: I agree. Actually, I walk this...Rugby is
6 very...that whole area is very unique, because it's
7 very sloped. And so I actually support exactly what
8 you just said. You get...it's a 50-foot cap all
9 the way to the street.

10 D'Amico: And it steps down.

11 DeLuccio: And I have another one also I'd like to bring up.

12 Thompson: Hang on. Hang on.

13 Bartolo: Can I, just...

14 Thompson: Yeah. Go ahead. Is it on this one?

15 Bartolo: Yes. And I just, I do support this based on, I
16 think, the unique characteristics of that site.
17 But what I'd like added to that, the mezzanine, in
18 terms of the exception, is that it is based on the
19 unique sloping characteristics of this area. It
20 would be specifically for this block, we would
21 write it. And that's how it's written in the
22 proposed ordinance.

23 Thompson: Okay. So just....

24 Bartolo: I have walked it as well.

1 Thompson: Just real quickly. All those in favor of the
2 Rugby, the Rugby situation as revised, say aye.

3 Hamaker: Aye.

4 Bartolo: Aye.

5 D'Amico: Aye.

6 Thompson: Aye.

7 Guardarrama: Aye.

8 DeLuccio: Aye. And I have one more.

9 Thompson: Okay. Go ahead.

10 DeLuccio: The other one, I noticed, is on Keith. Pavillion's
11 is in the front of Santa Monica Boulevard. And in
12 the back is adjacent to R2, to residential. And
13 under the old, current ordinance, you only can
14 build on the whole site 35 feet or 3 stories.
15 Under the new proposal, on the whole site, you can,
16 you get a 2-story bonus, so I believe you can build
17 5 stories and 65 feet. I don't have a problem with
18 the front portion being increased 2 stories and 65
19 feet. But the Keith, on the portion that faces
20 Keith, the street, Keith, I think needs to stay at
21 35 feet and 3 stories. It could remain commercial,
22 but I cannot see bumping that up to 65 feet.
23 That's on Number, that's Number 1. 6 of 20 of the
24 Staff report.

1 Guardarrama: I have a question for Staff. How would that work
2 out with the, with the height averaging, not the
3 height averaging, but the, the provision for
4 buildings that are adjacent and much lower? If you
5 want to take awhile to work it out and then....

6 D'Amico: Donald, I was paying attention.

7 DeLuccio: Yes.

8 D'Amico: But you said on Keith. And that's where there's a
9 street dividing the, the two zones, right?

10 DeLuccio: Well, yeah. Well, actually, they, the lot has been
11 tied together. It's a CC currently. It's a
12 Pavilion's lot.

13 D'Amico: Right, but the....

14 DeLuccio: Which is 35.

15 Bartolo: You're right.

16 DeLuccio: It's 35.

17 D'Amico: Right. But between the CC and the R2, there's a
18 street in between.

19 DeLuccio: I understand that, but I really think that's a....

20 D'Amico: No, I understand too.

21 DeLuccio: Yeah.

22 D'Amico: But for purposes of understanding.

23 DeLuccio: Yes.

24

1 D'Amico: You know, because maybe it is a particular thing
2 different than having no street and different than
3 things being the same. I mean....

4 DeLuccio: 'Cause our cross street is R2. And that site is
5 commercial, but currently the R2 only permits a 25-
6 foot height, and now currently across the street on
7 the, you have a 35...you could potentially have a
8 35-foot structure, and then under the new Mixed-
9 Use, you can go up to 65 feet, and on the...correct
10 from Keith.

11 D'Amico: While, while they're doing this, part of what
12 prompted these drawings was a look at all the
13 locations where the current zoning might cause a
14 rise in elevation of more than 25 feet. So maybe
15 we'll hear in a moment whether that rise is more
16 than 25 feet and how much more it is or isn't.

17 DeLuccio: Well, I'm also quoting from the Negative Dec that
18 was done, the Mitigated Neg Dec, and it does call
19 out the n height bonus adjacent to R2 and lets
20 residential zones above the existing zone
21 regulations for Mixed-Use, is one of the things
22 that is called out. And I just know the street,
23 and I just cannot see a 65-foot building
24 potentially across from the R2 on Keith. I think

1 it should remain 35 feet. Continue to be a
2 commercial, and develop commercial there, but keep
3 it at 35 feet and 3 stories.

4 Keho: Currently, you know, with the Mixed-Use Ordinance
5 they can go to 45. But 35 is the base zoning for
6 CC.

7 DeLuccio: Right now it's 35 feet.

8 Keho: It's the base zoning. And then with the current
9 Mixed-Use, then with the current Mixed-Use, they
10 get 10 additional feet which would raise it up to
11 45 feet.

12 DeLuccio: On the, on the, on that?

13 Keho: On that site.

14 DeLuccio: Well, what color is it?

15 Keho: NO, I was talking about the current Mixed-Use
16 Ordinance.

17 DeLuccio: Okay. And I'm looking at that. That's purple.
18 And it's currently commercial community which is 35
19 feet and 3 stories.

20 Keho: Right.

21 DeLuccio: Correct? And then they can add a 2-story bonus to
22 it.

23 Keho: Under the proposal.

24

1 DeLuccio: Right. So a 2-story bonus would add up to 65 feet
2 or 5 stories.

3 Murphy: But the existing Code that is in operation today
4 allows every CC property in the City, other than a
5 very few exceptions, to get a 10-foot bonus if you
6 do Mixed-Use across the board.

7 DeLuccio: I, and...okay. I understand that. But....

8 Murphy: It shows 35, but you can do 45 if you use Mixed-
9 Use.

10 DeLuccio: But I, I, what I'm saying is, if they can get the
11 bonus, it's fine. Well, that would go away under
12 the new Code.

13 Murphy: Absolutely. It's all struck out in a copy of the
14 ordinance.

15 DeLuccio: So is there a way to increase it, to make it a red
16 instead of a brown on that portion? Where it'd go
17 up to 45 or 50?

18 Murphy: Our, our logic was that if it was separated by an
19 alley or a street that the 65 down to the 25 across
20 the street was acceptable, not immediately
21 adjacent.

22 DeLuccio: Well, I don't know how the Commission feels, but
23 it's not acceptable to me. That's an R2 right
24 across the street, which is, which is zoned 25 feet

1 or 2 stories, correct? So I just can't see a 65-
2 foot building being developed across the street
3 from, from an R2. I don't know how you guys feel
4 about that.

5 Thompson: Yes. Why don't we take, why don't we actually
6 figure out how everyone does feel about it. What
7 are...

8 Guardarrama: Immediately adjacent to Pavilion's is a set of
9 single-story R2 homes, on the same side of Keith.
10 So wouldn't the building have to be stepped back on
11 that side?

12 D'Amico: Maybe 10 feet.

13 DeLuccio: It wouldn't have...not setback, stepped back.

14 Murphy: I think he's talking about articulation.

15 Guardarrama: Yes.

16 Hamaker: That's an important question.

17 DeLuccio: Wouldn't the building have to be stepped back?

18 D'Amico: Stepped back.

19 DeLuccio: Yes.

20 Murphy: Well, it wouldn't need to be, because the ordinance
21 is written such that it has...adjacent means
22 immediately adjacent. Adjoining property line.
23 No street or alley separates it.

24

1 DeLuccio: Right. So an adjacent building...there are single-
2 story buildings immediately adjacent to the west.

3 Murphy: Oh, to the west?

4 DeLuccio: Yes.

5 Murphy: Not across. Yes. There you would have to have
6 the step-back, if you would.

7 Guardarrama: So those, those single-story homes right next to
8 them would have to have this?

9 DeLuccio: Would you want to live across the street from a 65-
10 foot tall building if you were an R2, 2-story, 25-
11 foot...?

12 Guardarrama: I think what I personally what, Donald, is
13 irrelevant.

14 DeLuccio: I'm sorry.

15 Guardarrama: I think what's good for the City...

16 DeLuccio: Well...

17 Guardarrama: ...is completely different.

18 DeLuccio: ...I just don't think it's compatible to the
19 residential neighborhood across the street.

20 Thompson: Okay. So let's, let's get a...let's get a sense
21 of...Kate, what's your feeling on the height?

22 Bartolo: I'm directly impacted by this, this potential
23 height area.

24 Thompson: Oh, that's right.

1 Bartolo: And, but I'm able to vote on it. There's no
2 conflict. And my position is that I think it's
3 really important to be internally consistent. And
4 this meets the standards that are set forth and
5 have been put forth thoughtfully. I'm the head of
6 my resident association. I'm not speaking for
7 them. I need to emphasize that. But I would be
8 willing to support it as is.

9 D'Amico: My...I guess I come...I slip roughly between the two of
10 you. And I, I guess what I think is that there's
11 that often as we may hear, if we ever do get to
12 this Beverly item, and we appreciate your patience.
13 If we do get to that, often we hear that changes in
14 elevation of more than 25 feet are just dramatic.
15 That's in fact dramatic. And I would say that if
16 it were 50 feet on the, the northern portion and 65
17 on the portion adjacent, that would in fact mean
18 that we would go from 25 feet to 50 feet to 65
19 feet. And I think for, when I read things like
20 that, I think people, everyone gets a little bit,
21 and everyone gives a little bit. So that, that's
22 how I would come down on, on....

23 Thompson: So you would be supportive of making 50 feet
24 instead of 65 feet? That would be the red color.

1 D'Amico: Yes.

2 Thompson: Deborah?

3 Murphy: What, how far back does that step-back of 50 feet
4 go? What distance into the site?

5 D'Amico: Where the residential portion begins.

6 Thompson: John, would you be willing to take, for this
7 particular site only, use the height averaging
8 that's already in...

9 D'Amico: Yes.

10 Thompson: ...in the other part of the...

11 D'Amico: I think, I think that because there's a street
12 separation. I think that also gets to that same,
13 same thing.

14 Guardarrama: I mean, the formula, if one can apply one, needs
15 to, to be applied in a way that, that at least
16 allows everyone to see the same thing and evaluate
17 that. And so I think that in fact is a good way to
18 do that if we can.

19 Murphy: So a 30-foot setback...it can go up to 50 feet, then
20 back 30 feet, and then up to 65, 'cause it's the 30
21 feet that's in the current step-back.

22 D'Amico: Yes.

23

24

1 Murphy: Outline. I just do want to point out, even though
2 there are a couple of houses there, that is zoned
3 commercial.

4 D'Amico: Okay.

5 Murphy: On that entire block.

6 D'Amico: Okay. But for that site, we'll pretend that Keith
7 is an alley.

8 Bartolo: Okay.

9 Thompson: Is that acceptable?

10 D'Amico: Which it essentially...

11 DeLuccio: I don't know. What you're saying is, you're gonna
12 step it back 30 feet? Is that what we're saying?

13 D'Amico: Yes.

14 Guardarrama: What we're doing is, we're treating it like all
15 other sites that abut an alley with, with
16 immediately...because Keith is so narrow, we'll,
17 we'll say because Rugby is so steep, we're, we're
18 doing that special thing for Rugby. But because
19 Keith is so narrow, we're treating it like an alley
20 and using the, the, the, the calculation that's
21 already in the proposed ordinance that, that we say
22 is appropriate for all other parts of the City. So
23 why not have it be appropriate...

24

1 DeLuccio: So basically you're saying, you set it back 30 feet
2 is what you're saying.
3 Guardarrama: Right.
4 D'Amico: And lower it 15 feet.
5 Guardarrama: Right. For the 30 feet.
6 D'Amico: Right.
7 Guardarrama: The 30 feet portion of it.
8 DeLuccio: So we're treating it like all other properties.
9 Thompson: So I think, it sounds like we have consensus on
10 that. All those in favor of the, what you just
11 said, say aye.
12 Bartolo: Aye.
13 Hamaker: Aye.
14 D'Amico: Aye.
15 Guardarrama: Aye.
16 DeLuccio: Aye.
17 Thompson: Aye. Opposed? Oh. I know. Right.
18 Murphy: Can I just read it back so we're clear?
19 Thompson: All right.
20 Murphy: That the property that faces Keith will set back
21 from the property line on Keith between Robertson
22 and, what's the street...I forgot the name of the
23 street just west.
24 DeLuccio: Rammage.

1 Murphy: Rammage. Will set back 30 feet so that there's a
2 maximum building height of 50 feet along Keith, and
3 then it can go up to 65 feet after the 30-foot
4 setback from the property line on Keith. That's
5 the entire width of that block.

6 D'Amico: Right. But we're not gonna put it as numbers in
7 the...what, we're gonna just say that to use the
8 calculation that's already...but that's the practical
9 outcome of what we're saying, but I think we should
10 just use...

11 Murphy: Well, it's written as the residential zone, so the
12 30 feet would have to start from across the street.
13 It's currently written as a residentially zoned
14 property line, so we'd have to just do...

15 DeLuccio: Does it start as...

16 Murphy: ...a special one like we did for Rugby.

17 Thompson: Okay. All right.

18 DeLuccio: So it would start at the property line, the 30
19 feet.

20 Murphy: The property line on the south side of Keith,
21 because if we were to use the currently written
22 step-back, it would have to...

23 DeLuccio: Right. Right. For the first 30 feet, it would
24 be 50 and then after that, it would step up to 65.

1 Murphy: Exactly.

2 DeLuccio: Okay. Thank you. I only had one more thing
3 within this, within height and FAR, and I'll, we
4 can move on to other issues or...but I...there was a
5 lot of talk tonight from residents and testimony
6 about overall height and understandably so. People
7 are nervous about the overall height of what is
8 gonna be the result of this ordinance. But I was
9 unclear. In terms of, if we don't affect overall
10 height, are we saying that the, that the, that you
11 can take advantage of the FAR incentive and an
12 affordable incentive, or are we saying that it's
13 one or the other?

14 D'Amico: It's one or the other.

15 DeLuccio: It's one or the other. And why is that if we're
16 not affecting overall height?

17 Keho: I think the reason why we're doing that is because
18 we want to make, we wanted to create a section of
19 the zoning ordinance that addressed Mixed-Use and
20 we want to give some certainty to residents next
21 door that they would know that if someone came in
22 with a Mixed-Use Ordinance, this was, these are the
23 bonuses and this is the potential height that could
24 come in under this ordinance. And there starts to

1 be some confusion when people start adding bonuses
2 on top of bonuses as to what the ultimate height of
3 a building can be in that location.

4 Bartolo: If you...am I correct in my understanding, is you're
5 still not...what, we're very clear what the height
6 is. You're not...so that even...am I, am I correct in
7 understanding that even if you were overly
8 (INAUDIBLE). Let's say they couldn't somehow
9 utilize all the, the F, they could utilize, utilize
10 all the FAR, but they're still well under the
11 height limit. I mean, if you, you just...if you
12 don't increase the height limit, why would that be
13 contradictory?

14 DeLuccio: And in fact, we're also clear that we're, we're not
15 doing anything with the story, like we just, we
16 just agreed earlier that we're not altering...

17 Keho: I guess basically we were thinking that the heights
18 proposed in here were as tall as we thought a
19 building should be, should be. So you wouldn't
20 want to put an additional height on top of, you
21 know, the 65 feet or the 50-foot. Because we
22 thought 50 feet is the appropriate height limit.
23 So if you put another bonus on top of it, it's
24 gonna be taller than 50 feet.

1 Bartolo: But it's actually covered under this. So in terms
2 of setting the height standard.

3 DeLuccio: Yes.

4 Bartolo: Why would we be zoning...

5 DeLuccio: Well, the only thing is, what she's saying is,
6 couldn't you take advantage of a parking, and you
7 take advantage of one of the other types of
8 incentives, right?

9 Keho: Maybe I misunderstood. I thought you were saying
10 that you could take advantage of the affordable
11 height bonus.

12 Bartolo: The affordable...no, no. The affordable house
13 would...the question is, if you would avail yourself
14 of the affordable housing bonus, if you provide
15 affordable housing, you get a density bonus
16 increase. That coupled with the FAR and height
17 increase you get as an incentive to do Mixed-Use.
18 So as long as you do not exceed whatever the Mixed-
19 Use height limit is, I mean, I don't know if
20 there's a scenario where this is ever going to
21 happen.

22 DeLuccio: It's the first paragraph of one of the letters that
23 was, that we got as part of a packet. Somebody
24 suggested it.

1 Bartolo: But it seems to me, if, if you just stay within the
2 height limit and nothing changes, why, and I...

3 DeGrazia: I think the answer is then you, for all intents and
4 purposes, you wouldn't be double dipping with the
5 bulk of the bonuses, because you would still be
6 within whatever that Mixed-Use height had laid out
7 anyway. So I guess the answer is, is yes, you
8 could use it, but it wouldn't, I mean, it wouldn't
9 matter, I guess, which way you were using it, as
10 long as you're staying within the Mixed-Use bonus
11 height limit that's already been established.

12 Bartolo: But there may be...aren't there some other benefits
13 in terms of the affordable housing? I mean, part
14 of my concern is, I really want to make sure if we
15 do, if we do much housing on site, affordable
16 housing on site as we can. Aren't there other
17 benefits associated with that? Beyond the density?
18 So if you can get the density bonus, you can't get
19 a height bonus.

20 Murphy: Right. No. I understand. We're saying the same
21 thing. What's we're recognize...yes.

22 Bartolo: If you don't avail yourself of the additional
23 height bonus, can you utilize all of the other
24 elements of the affordable housing bonus?

1 Thompson: That's the question. And I think, I think if what
2 you're saying, there's no, especially if there's no
3 impact to the residents, I think that the answer
4 should...

5 Bartolo: Same envelope.

6 Thompson: I think that the answer should, I think that the
7 answer should be yes. Okay? So, so, so does
8 everybody understand that? So can we take a quick
9 vote to see if we have consensus on that? All
10 those in favor of, as long as, as, as...not taking
11 advantage of the additional height bonus, but being
12 able to avail yourselves of the other bonuses as
13 long as there's no outward impact in terms of
14 height or other impacts to residents. I think
15 that's what we're saying.

16 Bartolo: So...

17 Thompson: All those in favor?

18 Keho: Well...

19 Bartolo: Aye.

20 D'Amico: Aye.

21 Hamaker: Aye.

22 DeLuccio: Aye.

23 Guardarrama: Aye.

24 Thompson: Aye.

1 D'Amico: John was going to say something.

2 Keho: I wanted to make sure that we look at page 31 of 38
3 in the blue resolution. In 1A, the height bonus,
4 we are saying that you couldn't, you cannot take a
5 height and a FAR bonus, so it would not be used.
6 So what I'm hearing the discussion is that it would
7 just be the height bonus, and you would give or
8 take the FAR bonus and any other regulations.

9 D'Amico: I think that's right, John. We're letting the FAR
10 bonus happen, but we're not letting an extra story
11 happen or an extra height happen.

12 Murphy: Exactly. And that was our intention. This was a
13 clerical...it was a mistake.

14 D'Amico: Okay. Okay.

15 Thompson: So everybody's moved to Step Number 7 together.
16 Excellent. Okay.

17 Hamaker: Eric, can I have a...

18 Thompson: Yeah, Barbara.

19 Hamaker: If we're done with that, I actually have, have a
20 suggestion about some design requirements that
21 would, I think, fit in, in this category.

22 Thompson: Sure.

23 Hamaker: Okay. To the, to the Staff and to, to...on page 30
24 of 38 at the bottom, (A) says procedure of

1 incentive/requirements. A Mixed-Use Overlay Zoning
2 District Project that is proposed...da-da-da...and it
3 sort of introduces the bonuses. I...okay. I would
4 propose that Number 1 should be excellence of
5 design. You start out with height and floor area
6 ratio, but this is...and I have some wording here.
7 Would you like me to read it? I have it typed up.
8 Okay. And see what everybody else says. The City
9 and...so this is, this is sort of a descriptive
10 paragraph intro-ing what this is. The City of West
11 Hollywood strives to attain the highest standard of
12 achievement in its architecture and urban
13 landscape. With this Mixed-Use Ordinance, West
14 Hollywood's commercial corridors are being given an
15 opportunity to upgrade the City's urban landscape
16 for many years to come. In order to qualify for
17 the incentives and bonuses, a standard of
18 architectural excellence shall therefore be
19 required and be subject to the approval and
20 certification by all three of the Planning
21 Commission Design Review Committee and the urban
22 designer. If a project fails to meet this standard
23 at the Design review level, a developer may appeal
24 to the Planning Commission where the design of the

1 project must then be approved by two-thirds of the
2 Planning Commission. Now that's just suggested,
3 but the idea is, we really want to make them feel
4 up front that they can't just hire Manny, Moe and
5 Jack, that they...we really want them to do something
6 special if they want these bonuses.

7 DeLuccio: I, I really like the idea in concept, and I think
8 there's a way to incorporate that. But I don't
9 think it should be at the Design...I think the Design
10 Review Subcommittee shouldn't make a decision that
11 can then be overridden by two-thirds of the
12 Planning Commissioners, since the Design Review
13 Subcommittee really doesn't make decisions, it only
14 gives suggestions. I, I think that, that we should
15 exact a high degree of design from them. But I
16 think the mechanism...

17 Hamaker: What would you suggest? 'Cause I can't...I don't...

18 DeLuccio: I, I like the wording at the beginning of it, and,
19 and I think that, I think we should say that, that,
20 the Design Review Subcommittee may or should
21 suggest whether it meets or not. But I think the
22 word is suggest and the decision of, of whether the
23 high design has been achieved is something to be
24 made by the Planning Commission.

1 Hamaker: By the Planning Commission?

2 DeLuccio: Yes.

3 Thompson: So in other words, as part of the Design Review
4 Subcommittee report.

5 Hamaker: Yes.

6 Thompson: There's, there's a requirement or whatever.

7 DeLuccio: There's a suggestion.

8 Thompson: There's, there's a requirement or whatever that is
9 that, that the person giving that report...

10 Hamaker: So then it would...let me, let me just say this. So
11 then it would be subject to the approval and
12 certification by all three of the Planning
13 Commission Design Review Committee and the urban
14 designer and the approval of the Planning
15 Commission.

16 DeLuccio: Well, it's nothing to do with the approval. It
17 would only be, it'd be a suggestion to the Planning
18 Commission.

19 Hamaker: Yeah.

20 DeLuccio: It'd be...we're the...

21 Hamaker: Okay.

22 DeLuccio: We would be...and recommendation.

23 Hamaker: Recommendation...

24 DeLuccio: And we would have final approval.

1 Hamaker: Okay.

2 DeLuccio: ...on that.

3 Hamaker: Okay.

4 Guardarrama: Final approval of the Planning Commission upon
5 suggestion of the urban designer.

6 Hamaker: Right. I just, I would like to give the, you know,
7 the City some teeth too, because I know how many
8 times we've had projects...

9 DeLuccio: Right.

10 Hamaker: ...come to Design Review and the developer does not
11 change, and doesn't change, and...

12 DeLuccio: Yeah.

13 Hamaker: And we really want to make sure that they realize
14 we want them...

15 DeLuccio: And I think that the Commission is, is where it
16 happens, and that, that the urban designer and the
17 Design Review Subcommittee sort of make the
18 suggestion.

19 Guardarrama: Yeah, I'm supportive of that.

20 Hamaker: Okay. So if it's okay with everyone? I'm just
21 gonna hand this...

22 Thompson: All those in favor? Aye.

23 Bartolo: Aye.

24 Hamaker: Aye.

1 Guardarrama: Aye.

2 D'Amico: Aye.

3 DeLuccio: Aye.

4 Thompson: So does anybody else have issues on height or FAR?

5 Can we move on to...

6 D'Amico: Well, I just have a comment if I can make on

7 height.

8 Thompson: Sure.

9 D'Amico: I, actually it's more the target sites. I

10 actually, looking at the target sites...one target is

11 supposed to be 7, 7 foot bonus, and that's by the

12 International House of Pancakes where Holloway and

13 Santa Monica come together. I, I actually can't

14 support that. I, we, we wrestled with that

15 location so many times, with the Millennium Project

16 and with all the other development going on around

17 there, I just don't think that a 7-foot bonus or a

18 10, 8 to 10-story building is sustainable in that

19 pocket, in that triangle. That's my opinion. The

20 corner of La Brea is proposed to be all four

21 corners would, would become possible for 8 to 10

22 stories, as much as 122 feet each. I, I, I know

23 that's a redevelopment area, and I think we should

24 do more development there. We already developed a

1 gateway. I can see one of the other corners being
2 fully developed, going from 5 to 10 stories. But I
3 could not see all the, all four corners being
4 developed with a, with 8 to 10-story buildings.
5 And those just are my observations. And then I
6 guess just one other overall comment on height.
7 Now that we have the General Plan in front of us,
8 the element, the housing element...it actually, it
9 actually called out just about the heights from 50
10 to 60 feet in selected locations as appropriate.
11 What's been outlined here actually covers most of
12 the City with Mixed-Use. So I just wanted to
13 bring that fact to the General Plan. So that, so
14 that becomes a concern also. But I think
15 directionally, I think Staff has done an
16 outstanding job of, of putting this together, and a
17 lot of work and effort has gone into it. I just
18 want to recognize you for that.

19 Thompson:

20 Okay. So before we move on from height and FAR, I
21 just want to be clear. We are moving, we're moving
22 the recommendation as it's revised this evening
23 with, subject to the following further revisions.
24 The minimum, minimum height of the first floor is
changing from 16 to 15 feet. The, there's the

1 ability to take advantage of more than one bonus as
2 long as it's not a height, as long as it doesn't
3 involve additional height or a negative impact to
4 the, to the neighborhood. And then the third one I
5 have is, is Barbara's...the, the, the Design Review
6 Subcommittee exceptional design bonus subject to
7 approval by the Planning Commission.

8 DeLuccio: We also got to the Rugby height, the Rugby.

9 Thompson: That's actually as it's revised. If it's the
10 scenario that we voted on...it's how it's currently
11 drafted.

12 DeLuccio: And did you call out the Keith, the Keith one also?

13 Thompson: Oh, yeah, yeah, yeah. I'm sorry.

14 DeLuccio: The 30-foot setback?

15 Thompson: You're right. You're right. The Keith scenario as
16 well.

17 DeGrazia: If I can add one more. I think that I heard was
18 that we were keeping the FAR and story restrictions
19 in place.

20 Hamaker: That's right.

21 Thompson: Right. Okay. Wheew! That's one. Parking. I, I
22 know Kate has some, a couple of comments on
23 parking. I'll just start. I actually...Deborah, can
24 you just talk really quickly about the, that

1 transportation management requirements or someone,
2 like the context where that fits in, exactly what
3 it is, 'cause it was, it sounded appealing to me.
4 But...

5 Murphy: Francie can add that.

6 Stefan: There are a couple of ways I could fit and you
7 could read the language in the ordinance that
8 projects of certain size are required to develop
9 transportation demand management plan, including X,
10 Y and Z of your choosing and to the satisfaction of
11 the Director of Transportation and Public Works.
12 That would be one. We could have that as a...if you
13 don't want to put it into the ordinance, you could
14 direct Staff to add it as a condition of approval
15 for all Mixed-Use projects, so it wouldn't be in
16 the Municipal Code, but it would be something
17 that's a standard condition of approval, and again,
18 you could set thresholds depending on how you
19 wanted to do it. It's, it's fairly flexible. I
20 think those are the two most logical places you
21 could put it.

22 Thompson: I like it because it jives with a lot of the
23 comments that residents made tonight about
24 congestion of our overcrowded streets, of how, you

1 know, their neighborhood's being overwhelmed. And,
2 and if it causes us a little extra work, or causes
3 the City a little extra expense, so be it. We need
4 to. I think we should include it.

5 Bartolo: Can I ask a question? Do we...and I, I support, I, I
6 support it. My question to you is this. Do we
7 really have an understanding presently of all of
8 the different options available under
9 transportation management demand, or should we
10 think about setting up some kind of a task force or
11 subcommittee maybe, you know, where Terry
12 Schwimmer's involved, and she comes back and makes,
13 makes recommendations. I mean, is this something
14 that...is transportation demand management, is that
15 something that's really obvious? Everything's
16 pretty set out? It sets standards and then people
17 can pick from a grab bag of choices? Or do we
18 need to flush that out more?

19 Stefan: Right now there is some, some existing pieces of
20 that in, in, in, in projects that are, that are
21 developed and go through the development process.
22 What, what it is right now is, it only kicks in if
23 you're doing 10,000 square feet or more of
24 commercial, which won't necessarily always be the

1 case. And in that case, the Department of
2 Transportation asks someone to prepare a variety of
3 different things that include providing bicycle,
4 bicycle parking and showers for employees and
5 things like that. There are other things that
6 could be added. So it would, it would essentially
7 be smart to work with them on the content of it
8 before, before you take action of (TALKING OVER).

9 Thompson: Well, for purposes of this ordinance though, I'm
10 fine with, for purposes of our recommendation to
11 the City Council, I'm fine with revising the
12 proposed Resolution to include a general obligation
13 which is subject to whatever, Director...

14 Stefan: Approval by the Department of Transportation.

15 Thompson: Yeah, yeah, yeah.

16 Stefan: I was just clarifying that because, because of the
17 existing 10,000 square foot threshold. Say projects
18 of all sizes.

19 Thompson: Yeah.

20 Bartolo: But we have the discretion to require more parking
21 under the Code.

22 Stefan: You do.

23 Bartolo: Is that correct?

24 Stefan: Uh-huh (AFFIRMATIVE).

1 Bartolo: So that's in there.

2 D'Amico: Yes. But I think this goes more to, you know,
3 like for example, yeah, people, you know, making,
4 not, you know, making people who are working at a
5 ground floor...I mean, the classic scenario that
6 comes to my mind is, you are making someone that is
7 working in a, does not live here, and is coming to
8 a ground floor commercial...you're making them not
9 park on a residential street, right? And either
10 take a bus or...it's that kind of thing, right?

11 Stefan: It's demand versus supply. It's reducing the
12 demand for the additional parking by providing
13 other incentives for people that...it may make sense
14 if they get \$700.00 a year to not park.

15 Thompson: Ride-share programs. They have to implement that
16 kind of thing. So all those in favor say aye.

17 Hamaker: Aye.

18 Bartolo: Aye.

19 D'Amico: Aye.

20 Guardarrama: Aye.

21 DeLuccio: Aye.

22 Thompson: Aye. Opposed? Kate, did you want to follow up
23 with your parking comments?

24

1 Bartolo: Very, very briefly. I, I really struggled with
2 this as I struggle with the height. And one of the
3 real questions is always, you know, if you don't
4 provide it, will they not come. I talk to a lot of
5 urban planners about this. I mean, I really spent
6 some time thinking about this. And my conclusion
7 was that to, to a person, and these are not
8 developers, these are urban planners. The feeling
9 was that you really need to get to a place where
10 you do a better job of...and one of the great
11 advantages of combining uses is that you can rely
12 on counter cyclical use requirements for parking.
13 Such that if you slightly reduce the residential
14 standard, you can make up for it in terms of guest
15 reliance and other parking reliance with the
16 retailers, where you do not tend to have traffic
17 going on at night. So after, frankly a lot of soul
18 searching and initially coming in with
19 recommendation we increase the parking, I'm, I'm
20 gonna have to go with the experts on this, even
21 beyond this staff of experts, and take that leap
22 and go with it. I want to tweak it a tiny bit.
23 And that is as it relates to live-work. Part of
24 what I think we want to accomplish here is to

1 create, in effect, a small business incubator
2 incentive program. One of the things that was
3 raised tonight as it relates to retail is that so
4 much of West Hollywood, the existing retail, does
5 not have parking. I mean, zero parking. The
6 employees have no place to park but on the street.
7 And if you create incentives to actually go up and
8 provide additional new retail stores, you're gonna
9 be providing substantially more parking than
10 before. The one thing that I think is where it's
11 over-parked is live-work. And I want to...I think we
12 really need to incentivize and encourage live-work,
13 where people can both live and work in the same
14 spaces. So what I'm recommending is that live-work
15 spaces, that they be treated commensurate with the
16 number of bathrooms they provided. If it were a 1
17 or 2-bedroom unit. And here's what I mean. For
18 the 1-bedroom unit presently, there is a 1 space
19 requirement. If it is a live-work unit, that has 1
20 full bath, then that live-work unit, no matter what
21 the size, should have 1 space. Live-work units
22 tend to have much lower occupancy because it's an
23 open floor plate. Secondly, the, that if there are
24 two bathrooms, that they be treated as if they were

1 2-bedroom units and be required to provide 1.5
2 spaces.

3 Thompson: Can I just chime in on that? It's funny. I was
4 giggling because I...it sounds crazy to equate the
5 parking spaces with the bathroom. But I started
6 thinking about it.

7 Bartolo: There's a logic in the end.

8 Thompson: And it totally makes sense, because there's two
9 scenarios. Either two people are gonna be shackled
10 up in a live-work loft, or whatever, in which case
11 they're gonna have 2 bathrooms, and in that, in
12 that situation, it should be the, it should be the
13 increased number. Or it's gonna be 2 bathrooms in
14 a situation where somebody actually lives and works
15 in a loft and they, they have a bathroom for the,
16 you know, for their work patrons or whatever to go
17 to, and in that case, you know it should be...and so
18 it sounds crazy, but I think it actually makes a
19 lot of sense.

20 Guardarrama: I agree.

21 Thompson: So do we have...okay. All those in favor say aye.

22 Bartolo: Aye.

23 Hamaker: Aye.

24 DeLuccio: Aye.

1 D'Amico: Aye.

2 Guardarrama: Aye.

3 Thompson: Aye. Aye. Opposed? Okay.

4 Hamaker: Could I just ask for clarification? You're
5 differentiating between full baths and half baths,
6 'cause I could imagine a scenario where somebody
7 has a half bath and no work...

8 Bartolo: The second bath would be a full bath.

9 Hamaker Okay.

10 Bartolo: Not just a guest bath.

11 Hamaker: Thank you.

12 Bartolo: If I can very briefly.

13 Thompson: Yes.

14 Bartolo: The, the other part that, that swayed me is that
15 these are minimum standards. And one of the things,
16 believe it or not, I don't think this audience
17 probably believes this, and I probably wouldn't if
18 I hadn't seen it. There is a Mixed-Use Ordinance
19 in downtown Los Angeles, in Los Angeles, Citywide.
20 You have to get it rezoned property by property.
21 To my knowledge, almost no development in the City
22 has taken anyone up on it, because it's so
23 difficult and so onerous to do it. One of the
24 things that has resulted in downtown really

1 creating appropriately, appropriately dense, and I
2 don't mean the high-rises. I'm talking about
3 adaptive reuse and mid-rises and low-rises...is
4 that they have, they have lowered the parking
5 standards. But the parking standards in that
6 instance and in this instance is a minimum
7 standard. So that if when market rates or market
8 characteristics guide the developer and the demand,
9 then everyone knows going in to buy a unit, they
10 know how many parking spaces they're getting, that
11 developer, you can easily opt to increase it. As
12 every developer I know of in downtown has done.
13 But beyond that, the other party is that, for
14 example, chain retail tenants...this is guiding me
15 also...they come in and they're going to have set
16 requirements. And they, they may well exceed these
17 requirements. But you got to create, I think part
18 of the parking issue is to create incentives to
19 create more units, and more units increases the
20 amount of housing supply and, for me, the guiding
21 issue, 'cause parking's really key to this
22 ordinance. And this is a real tough one. The key
23 to keeping a reduced parking standard and even of
24 the height issue is to try to prevent the...it's

1 really almost a residential preservation act,
2 because I think out of this, we're going to be
3 empowered to start taking a much tougher look at
4 the residential neighborhoods and how much we are
5 willing to maximize that square footage in that
6 development. And parking is inextricably linked.
7 The reduction of it on a Mixed-Use basis, where it
8 can best accommodate it, where there is housing,
9 where there is busing and transportation. And I
10 think for that reason, I, I go for it. The other,
11 only other thing I would add, and I think it's
12 appropriate in this section, is that one of the
13 ways you want to increase parking but not increase
14 the costs associated with the provision of
15 subterranean parking will be in instances where it
16 is, only in instances where it's appropriate, is to
17 be able to put parking underneath the alleyways,
18 extend subterranean, and underneath sidewalks and
19 streets. And the proviso is where such parking
20 will not conflict with any existing or contemplated
21 utilities, easements, or the permanent use of the
22 right-of-way. And the purpose of that, again, is
23 to increase efficiency, incentivize creation of
24 retail that actually provides parking and

1 residential, because you great, you get a better,
2 particularly if it's a small site, a much better
3 footprint.

4 Thompson: Okay. So are those conditions or those just
5 comments to...are you suggesting that those are
6 revisions?

7 Bartolo: Or they could be...the conditions are...well, the
8 conditions are, relate to...what I'm proposing is
9 that you be able to develop, for all sites,
10 underneath alleys or in public, on public right-of-
11 way, with the condition that such parking won't
12 conflict with any existing or contemplated
13 utilities, easements, or permanent use of the
14 right-of-way. So that is a condition.

15 Thompson: Okay. Are there thoughts on that?

16 D'Amico: I actually want to ask Mr. Jenkins if he has any
17 comment on the City's giving away the right-of-way
18 and to which property owner a portion...how it is
19 apportioned if the property owner on one side is,
20 is wanting it and the property owner on the other
21 side is wanting it?

22 Jenkins: We, we have done this at least once that I'm aware
23 of recently. By way of, I believe, a long-term
24 lease arrangement. I'm not exactly sure what

1 vehicle we used. But we have done it. The right-
2 of-way, if not owned in feet by the City, is owned
3 in feet to the center line by the adjoining
4 property owners. And so no property owner could
5 extend subterranean parking, for example, beyond
6 the mid-point of the street, if in fact, we only
7 have an easement in the street. We couldn't do it
8 because it would be, in effect, trespassing on the,
9 the owner's property from across the street. But
10 it is something that we have, we have done for
11 purposes of subterranean parking.

12 Thompson: Are there thoughts on...Joe?

13 Guardarrama: Well, upon hearing with, you know, upon hearing Mr.
14 Jenkins' analysis, I would agree with Kate. I
15 think it's a good thing. And I think it would
16 definitely reduce the pressure to go down another
17 subterranean level which would incentivize better
18 development on the ground level.

19 Thompson: Anybody else?

20 D'Amico: Do we need to put this in the Code or is this on a
21 case by case basis that it could be done without
22 putting it in an ordinance?

23 Murphy: You have concerns of Public Works. There might be
24 utilities in that area. In other cities you would

1 need to do a street vacation in some of these
2 situations. So there's definitely Public Works
3 issues that you'd want to get advice from your
4 Public Works Director to make sure that these
5 aren't complicating their goals.

6 Bartolo: Suppose I add one thing. I would say review by the
7 City Engineer. Review and approval by the City
8 Engineer.

9 DeGrazia: In response to Donald's question, yes. I think, as
10 Mike said, you can do that now. I don't know that
11 it would specifically need to be addressed in
12 there. It's something that you could propose
13 anyway.

14 DeLuccio: I don't think we need to put it in here. I think
15 it's, it's very innovative, and I think it could be
16 taken up on a case by case basis.

17 Bartolo: I actually want to actively encourage people to do
18 it where it's feasible, where it's feasible. I
19 mean, I think it's tremendous for small sites.
20 It's an incentive to put in more parking and it
21 doesn't, it doesn't harm a neighborhood.

22 DeLuccio: Could a small site afford to do that?

23 Bartolo: It helps them afford to do it.

24

1 D'Amico: Well, perhaps a simple statement which reminds
2 Mixed-Use developers that this is available on a
3 case by case basis. In the ordinance would, in
4 fact, I think....

5 Guardarrama: Yes. I think that's what Kate was proposing.

6 D'Amico: Yeah. I mean, that's fine.

7 Thompson: Kate, if that's acceptable, we could put that in
8 the parking piece in which we remind developers
9 that, you know, there is available property. Okay.
10 So it sounds like...all those in favor?

11 Bartolo: Aye.

12 Hamaker: Aye.

13 D'Amico: Aye.

14 Guardarrama: Aye.

15 DeLuccio: Aye.

16 Thompson: Aye. Opposed? So that, that...those are the two.
17 So then were moving on, unless anybody else has any
18 parking comments, we're moving on from parking.
19 The only revisions that we made to tonight's
20 revised Resolution are Number 1, the, the, the
21 live-work bathroom thing, and Number 2 is the
22 right-of-way alley revision.

23 Keho: And Number 3, the, the TD and the transportation
24 demand management program

1 Thompson: Oh, yeah, yeah, yeah. Yeah. Yes. Okay. Stand-
2 alone residential.

3 D'Amico: I, I have one comment on that, and I think there
4 was lots of discussion by a fellow Commissioner not
5 present last time about the amount of development.
6 And I think that that was addressed quite nicely by
7 looking at that there is a bit of a gold rush
8 question of who gets in their cart and runs down
9 the street first, but you know what, welcome to,
10 welcome to Mixed-Use Land in West Hollywood. And
11 the second thing I want to recommend is that in all
12 residential, stand-alone residential projects, that
13 we require the first floor be built at the
14 commercial floor height so that if, in the future,
15 commercial space really, truly did become such a
16 premium, then that floor height would already
17 exist. 2 or 3 or 4 residences could be relocated,
18 and it would certainly be at a premium to those
19 residents, and they could open those Starbucks and
20 that Hallmark Card Shop and that doughnut shop we
21 love to hate. And so that would be my
22 recommendation that we insist that in stand-alone
23 residential, the first floor be built to the
24 commercial floor standard, which is 15 feet.

1 Thompson: I think they're in...okay. So all, all those in
2 favor?

3 Hamaker: Aye.

4 Bartolo: Aye.

5 D'Amico: Aye.

6 DeLuccio: Aye.

7 Guardarrama: Aye.

8 Thompson: Aye. Opposed? Are there any other, any other
9 comments on...what about the, Commissioner
10 Altschul's comments, I think, made through John,
11 which was the, the first one about....

12 D'Amico: About the amount on the boulevard? I think the
13 Staff addresses that by setting a limit and, as I
14 said, if, if in fact, there are that many
15 developers that need to develop stand-alone
16 residential, then the better, they better start
17 typing out their things as soon as they believe
18 this will be adopted.

19 Murphy: And we utilized the environmental review of the
20 project to establish that 50 feet. That was our
21 assumption that in 20 years, only 50 percent would
22 be built, and that was an assumption.

23 Thompson: Okay. So then, so then there's only the one
24 revision to tonight's stuff on stand-alone

1 residential. Moving on to affordable housing.

2 Comments? John?

3 D'Amico: I'd like to comment that I learned something from
4 the Staff. That the recommendations in this area
5 come directly from the adopted housing element and
6 with that new, to me, information, I'm fine with
7 the recommendations that are in the Plan itself.

8 Thompson: I just...okay. I just have one question. Do, we
9 talked in terms of that whole 4-unit distinction, 4
10 units or less. There's a reference in the Staff
11 report on page 3 of 20. It's Item Number 6. That
12 there was consensus on that last time. But when I
13 look at the blue revised ordinance on page 9 of 38,
14 I don't see in the Mixed-Use section A3...I don't
15 see where we did anything on 4 units. Did we
16 decide against that tonight, or what are we....
17 The distinction was the affordable, affordable
18 requirement can be waived for 4 units or less.

19 DeLuccio: Is that in the current...is it waived in the
20 current zoning ordinance?

21 Keho: No, it's not.

22 D'Amico: Okay. I'm fine with what evolved out of the
23 housing element in the General Plan by the 50
24 percent or less reduction. I'm very comfortable

1 with just leaving it the way it is. That's my
2 opinion.

3 DeLuccio: But are we gonna undo the consensus from the last
4 meeting? That what we're talking about?

5 Guardarrama: Well, I mean....I....

6 Thompson: What does that means? Do you know, Joseph, what it
7 means? I'm not sure what it means.

8 Keene: The question was, there was consensus based on the
9 transcript, the last time that the affordable
10 requirement should be waived for buildings with 4
11 or less units. So the question before you then is,
12 would you change that vote based on anything you
13 heard tonight, or would you continue with what you
14 had previously recommended?

15 Thompson: We're making another tier, sort of, for 4 units or
16 less.

17 Bartolo: Yeah. I would, I mean, I think we should remove
18 those and allow no....

19 Thompson: Fee?

20 Bartolo: No in lieu fee.

21 Thompson: For 4 units or less?

22 Bartolo: 4 units or less.

23 DeLuccio: I actually personally agree with that.

24 Bartolo: Yes.

1 Thompson: And that's what we decided last time.

2 Bartolo: Waive the fee. Yeah.

3 Thompson: We (INAUDIBLE)

4 Bartolo: Right.

5 Thompson: Kate? Anybody else have a question?

6 Bartolo: I'm fine with that. Are we....

7 Thompson: Okay. So a quick vote. Are we, everybody in favor
8 of, or all those in favor of the, the affordable
9 requirement being waived for 4 units or less, say
10 aye.

11 Bartolo: Aye.

12 Hamaker: Aye.

13 DeLuccio: Aye.

14 D'Amico: Aye.

15 Guardarrama: Aye.

16 Thompson: Aye. Opposed? Okay. David, did you have a
17 question?

18 DeGrazia: I would, and maybe this is too late, but I just
19 wanted to jump in. We, when we went and we looked
20 at the very small sites, we decided to base it on
21 square footage of the lot, in this case, being
22 8,000 square feet. I just wanted to throw that out
23 there so that the Commission could consider that.
24 I guess my concern is that you just don't want

1 somebody doing less units on a site to not pay the
2 in lieu fee. And if you did it on a small lot
3 basis, they could still put more small units in
4 there and still have that benefit. But it would
5 still be a very, very small project. So just
6 something to, to consider.

7 Thompson: I guess that would, that would accomplish our
8 policy goal.

9 DeGrazia: Yeah. It's the same. It's the same concept. I
10 don't care what standard.

11 Thompson: I don't have a problem with that.

12 Guardarrama: Yeah.

13 Thompson: Okay. Go ahead.

14 Hamaker: I'd like to say something. Going back to number 5
15 for a minute. Reduced open space requirements.

16 Bartolo: Before we go there, could I...I have one last thing
17 to add on housing.

18 Hamaker: Oh, I'm sorry. Go ahead.

19 Thompson: Go ahead.

20 Bartolo: Okay. I'm sorry. The, this is not something that
21 I'm looking for actual incorporation tonight. But
22 if there is any interest in this concept that we
23 put forward our interest in it accordingly...I'm
24 not sure of the mechanism for that...to the City

1 Council. And it is this. As it relates to the
2 affordable housing requirement. That we increase
3 the, the average median income for L.A. County from
4 the present formula to incentivize work force
5 housing, and that would be between...that would
6 basically range between 80 and 120 percent of
7 median income. And the reasoning is that at 120
8 percent of median, which is \$65,000.00 a year, you
9 will enable people who otherwise would not
10 potentially be able to purchase homes to
11 potentially come in in an area where, unlike the
12 residential areas, because of the way that, that
13 massing is calculated, you can end up with smaller
14 square footages. And at \$65,000.00 a year, not
15 based on L.A. City or County affordable housing
16 standards, but just based on the real world, these
17 people can qualify for special consideration and
18 entry-level housing loans and opportunities to get
19 the housing up to between \$300,000.00 and
20 \$350,000.00. And I think if we really want to
21 create what is a jobs and housing balance...in
22 other words, better balance the provision of
23 housing with the job opportunities we offer in the
24 area, so that people who work for the small

1 businesses can actually live near the small
2 businesses and the police and the fire and City
3 Hall employees can do it. I think it's something
4 that we may want to consider expanding the
5 standard, the income standard, on. And I
6 appreciate your thoughts. And the as part of that
7 record, would be conveyed to the City Council.

8 Murphy: Are you, are you asking to link it with this or, or
9 this is a separate issue?

10 Bartolo: It would not be. Well, I'm not suggesting tonight,
11 because it has not been, you know, really zettled.

12 Murphy: Right.

13 Bartolo: Okay.

14 Murphy: But you're....

15 Bartolo: That there be discussion . And if there is, you
16 know, for whatever the outcome of the discussion
17 is, that as part of the record, be carried forward
18 to the City Council for its consideration.

19 Murphy: So it's a new category of work force housing?

20 Bartolo: Yes.

21 Murphy: Yes. Okay.

22 Thompson: That's fine.

23 Murphy: Yeah. I think that's great.

24

1 Thompson: And plus we'll have the, we have to give you the
2 opportunity to discuss it with (INAUDIBLE).
3 (INAUDIBLE) session.

4 Hamaker: Yes.

5 Thompson: Okay.

6 Hamaker: Okay. I just wanted to backtrack for a minute.
7 Required open space requirements. Support, support
8 Staff's recommendation for smaller projects only.
9 The Planning Commission believes larger projects
10 should provide open spaces now required by Code.
11 It was suggested to me that Mixed-Use...these are
12 someone else's words...but it gave me pause because
13 I, I say often that I would never live in a Mixed-
14 Use, 'cause I have to have ground. Mixed-Use is a
15 lifestyle. And that common open space is really
16 the, the street that you live in. And in a lot of
17 projects, including many, many smaller projects
18 here in West Hollywood where common open space is
19 required, nobody uses it. It just sits there. And
20 it's a waste. Now in a Mixed-Use project, the idea
21 is that you, you leave your house. You go
22 downstairs and you walk down the street to
23 Starbucks. And that's your common open space, is
24 with your, your friends and your neighbors. And

1 the street. So I, I would be open to a suggestion
2 or to a discussion about how the Commissioners feel
3 about re-thinking this common open space which very
4 often stays vacant, and in a Mixed-Use, and Kate,
5 I'll ask you this, 'cause you have so much
6 experience with this. In, in let's say a 5-story
7 Mixed-Use project, where would the common open
8 space be? On the roof? And would we use it?

9 Bartolo: If it's an existing building, it's an adaptive
10 reuse conversion, the only place you can put it is
11 on the roof.

12 Hamaker: Okay.

13 Bartolo: And you, what you try to do for the exterior, to
14 the extent that you have any envelope, land
15 envelope, is to try to do, you know, ideal, is do
16 the best landscaping plan you can. But in terms of
17 actual, something that people can actually commonly
18 enjoy, it's the roof. That's it.

19 Hamaker: Okay. So how, how do you guys feel about requiring
20 this common open space with, I forget what the,
21 what the square footage is. In other words, have
22 it be optional rather than requiring it.

23 DeLuccio: We say...doesn't this say...I'm in the blue....

24 Hamaker: Oh, I'm on the....

1 DeLuccio: Draft Resolution page 34 of 38.

2 Hamaker: Okay.

3 DeLuccio: And the open space requirement says no private or
4 common open space is required on projects on lots
5 8,000 square feet or less.

6 Hamaker: Yes. But I'm talking about or more.

7 DeLuccio: Oh, I see.

8 Hamaker: I'm talking about or more.

9 DeLuccio: Okay.

10 Hamaker: Because it takes up a lot of room.

11 DeLuccio: You're talking about going back to the original
12 Staff recommendation before we tweaked it.

13 Hamaker: Well, thank you.

14 Thompson: Oh, I see. Okay.

15 Hamaker: So I, I don't...you know, this is something I have
16 to, we have to, you know, decide between us.
17 Because I have no experience with it. I just do
18 have experience of visiting many projects that have
19 common open space that just sits there.

20 Thompson: So it sounds like there's really not a valid
21 distinction between small and large in, in, on this
22 issue. Is that what you're saying?

23 Hamaker: To me, there isn't. Yeah.

24 Thompson: Does anybody else....

1 Hamaker: How do you guys feel about it?

2 DeLuccio: I have a question for Staff. What was the original
3 recommendation in....

4 Keho: The original recommendation is the, under the black
5 underlined.

6 Hamaker: So what is the strikeout, a....

7 Keho: Now when we show it in the red is the revision
8 based on the Commission action, so, so the
9 strikeout A was the original A.

10 Hamaker: What page are you on?

11 Keho: That's on page 34 of 38.

12 Hamaker: 34?

13 Thompson: So what, what, another way of saying that, Barbara,
14 is that the, the bonuses identified in the blue
15 package are still in place for larger projects, but
16 have been further reduced for smaller projects.
17 And, and Item Number 5 in the white that you were
18 reading from...

19 Hamaker: Uh-huh (AFFIRMATIVE).

20 Thompson: ...says, supported Staff's recommendation for
21 smaller projects only. Planning Commission
22 believes the larger projects should provide open
23 space as now required by the proposed ordinance.

24

1 Murphy: No. No. We understood it, and correct us if we're
2 wrong, we understood from those comments that the
3 Planning Commission believed larger projects should
4 provide open spaces required by existing Code, not
5 by what's proposed.

6 Thompson: And what Barbara's suggesting is that we go back
7 to, as Joe said, what's in this blue packet, which
8 is what your recommendation was.

9 Murphy: What the Staff had originally proposed.

10 Bartolo: You had originally recommended to take it out.

11 Hamaker: Correct.

12 Bartolo: Okay.

13 DeLuccio: So I would support what Barbara....

14 Thompson: Yeah. I can't think, I can't think of a
15 distinction between small and large in that
16 context. So all those in favor?

17 Bartolo: Aye.

18 Hamaker: Aye.

19 D'Amico: Aye.

20 DeLuccio: Aye.

21 Guardarrama: Aye.

22 Thompson: Aye. Opposed? Okay. So moving on. We're on to
23 Number 5. Which actually was a good segue,

24

1 Barbara. It's this whole small versus large
2 notion.

3 Hamaker: Yeah. We did that. We just did that.

4 Thompson: Oh, shit. Oh, yeah. Okay. Never mind. Never
5 mind. Never mind.

6 Hamaker: (INAUDIBLE) for everybody.

7 Thompson: So are you, are we clear on the revisions that
8 occurred tonight, Deborah, and John, and Susan, and
9 David? Okay. So then do we...I guess that's it.
10 We are moving....

11 Bartolo: Joe was saying....

12 Thompson: Oh, you have a comment on small projects?

13 Guardarrama: No. Small projects. We, there was an additional
14 proposal by Staff. We asked them to come back
15 with additional (INAUDIBLE).

16 Thompson: That's what I just said. That's what I, I thought I
17 was....

18 Guardarrama: Oh. I'm in Number 5 right here.

19 Thompson: Oh.

20 Guardarrama: Which is Staff last...okay. 'Cause we were just
21 talking about it.

22 Hamaker: What page are you on, Eric?

23 Thompson: I'm on page 18 of 20 of the Staff report.

24

1 Guardarrama: Yeah, yeah, yeah. We were currently talking
2 about...before we were talking about Number 5 on
3 page 3. We were, before, Jean, we were talking
4 about Number 5 on page 3.

5 Dobrin: Okay.

6 Guardarrama: Oh, I'm sorry. I'm not allowed to address the
7 audience. But other Commissioners, we were talking
8 about Number 5 on page 3.

9 Dobrin: Okay.

10 Thompson: so is...there is, there's one more item, right?

11 Okay. Does anybody have thoughts on this?

12 The...okay. If there are no further

13 revisions...there were a few decision points

14 though.

15 Hamaker: Okay. Tell us what they are.

16 Thompson: Okay. Maybe David can tell us what they were.

17 DeGrazia: One of them was if the Commission wanted to further
18 reduce parking for small projects which were
19 defined as being on lots of 15,000 square feet or
20 less.

21 Hamaker: Okay. I'm fine with what's in here. Yeah.

22 Thompson: With what's in what? In the blue?

23 Hamaker: With what's in the blue, yeah.

24 Thompson: What's currently recommended?

1 Hamaker: Yeah.

2 Thompson: Yeah. Does anybody have any objections? No. And
3 David, and then further, there'll be further
4 reductions for 8,000 or less.

5 DeGrazia: Correct.

6 Thompson: Okay. So all those in favor?

7 Bartolo: Aye.

8 Hamaker: Aye.

9 D'Amico: Aye.

10 DeLuccio: Aye.

11 Guardarrama: Aye.

12 Thompson: Aye. Okay. So we are moving forward with Staff
13 recommendations to the City Council on the Mixed-
14 Use Ordinance as we've revised it this evening. A
15 proposed ordinance will come back to us, in
16 hopefully very, very polished form on January 19.
17 Deborah and David?

18 DeGrazia: We have one more. We heard that there was
19 consensus last time about mechanical equipment in
20 buildings that were getting a 4-story or more
21 bonus. The, the mechanical equipment would not be
22 able to go over the allowed height limit.

23 D'Amico: Here's what I would like to say about that. I
24 think that mechanical equipment and roof, required

1 roof structures for exiting and vertical
2 circulation should be allowed as necessary, as long
3 as it cannot be seen from the street.

4 Hamaker: And as long as it doesn't make noise. I didn't
5 think that was included with FAR calculation
6 anyway, is it?

7 Keho: No, no. It's not included in....

8 Hamaker: So it would be suitably excluded.

9 D'Amico: So....

10 Hamaker: so I like what John was saying because it makes
11 sense.

12 Murphy: But that was, that was the discussion from your
13 last meeting.

14 D'Amico: Yes.

15 Murphy: That the, the consensus at that time was that any
16 allowed height projections above the permitted
17 height, which is permitted under Code now, be
18 eliminated on projects where a bonus of 4 or more
19 stories was granted, which in effect, wipes out a
20 story, because that is usually 10 to 14 feet that
21 needs to be added on a small percentage of the roof
22 to provide for those mechanical....

23 DeLuccio: You know what? I think last time we made a really
24 bad decision and I don't, I don't think we thought

1 it through. And I think what, what the, the
2 Director is saying is right, and....

3 Thompson: What, you mean what's on the yellow page was....

4 D'Amico: Actually, Commissioner Altschul came up with that.
5 I'm fine with the...so what basically we're saying,
6 with the existing ordinance says, you can have, you
7 can have projections or you can have the equipment
8 on the roof as long as it's not a certain height.
9 It can go over....

10 Murphy: Right. Limited it to height and limited to a
11 certain....

12 D'Amico: And it has to be setback like 10 feet.

13 Guardarrama: Right.

14 Keho: Correct.

15 DeGrazia: It would comply with the existing requirements in
16 the zoning code, which sets it back and allows,
17 doesn't allow it to go over 15 percent of the total
18 roof area.

19 D'Amico: And it has to be screened.

20 DeGrazia: Correct.

21 D'Amico: Okay.

22 Thompson: I, I agree with that actually. Does everyone?
23 Okay. All those in favor?

24 Bartolo: Aye.

1 Hamaker: Aye.

2 D'Amico: Aye.

3 DeLuccio: Aye.

4 Guardarrama: Aye.

5 Thompson: Aye. So that is the recommendation to Council.

6 The next public hearing....

7 Guardarrama: We haven't voted on it tonight, right? We'll vote
8 on it next time?

9 Thompson: What will come back is a proposed Resolution which
10 will contain tonight's revisions, and it will be
11 likely on consent.

12 Keho: Yeah. The item will be on the consent agenda.

13 Thompson: Right.

14 Keho: For adoption.

15 Guardarrama: On January 19th?

16 Thompson: Yeah.

17 Guardarrama: And then there's a study session with City Council
18 on the 21st?

19 Keene: Yes, that's correct. On January 21st, the Council
20 is having a study session so that they can look
21 over not only your recommendations, but also have a
22 greater understanding of all the provisions and
23 incentives that are being discussed. We've not
24 established exactly the format, but certainly,

1 since all of Council will be there, it will be
2 under the Brown Act, so it will be publicly noticed
3 and open to the public.

4 Thompson: I mean, actually I, I...he just asked a really good
5 question, which is, do we need to take an overall
6 vote on the recommendation or was it sufficient
7 that we took these individual votes as we went?

8 Keene: It wouldn't hurt to do another.

9 Thompson: Okay. So, so all those in favor of the
10 recommendation as it has been revised tonight, say
11 aye.

12 Bartolo: Aye.

13 Hamaker: Aye.

14 D'Amico: Aye.

15 DeLuccio: Aye.

16 Thompson: Aye. Opposed?

17 DeLuccio: I'm opposed to it. I'm opposed because some of the
18 heights, the height thing. I don't agree with.

19 Thompson: Okay. So let's go into the second and final public
20 hearing of the night. Thank you very much for
21 waiting and being patient. It's 8900 and 8920
22 Beverly Boulevard, 152 North LaPeer and 145 North
23 Swall. Request to demolish all of the structures
24 on 4 lots and construct a 51,416 square foot Mixed-

1 Use project. The applicant is Jack Hollander. The
2 location is 8900 and 8920 Beverly Boulevard, et
3 cetera, et cetera. The planner is Terry Blount.
4 And let's have the presentation of the Staff
5 report.

6 Blount: Good evening, Commissioners. This application is
7 to permit the demolition of all the structures on 4
8 lots and construction of a 51,416 square foot
9 Mixed-Use project containing retail, restaurant,
10 medical office, and 6 apartments. This application
11 was originally heard at the Planning Commission
12 meeting of September 15th. At that hearing, the
13 Commissioners brought up issues regarding the
14 traffic impact analysis and the noticing of the
15 requested neighborhood meeting. The Commission
16 directed Staff to conduct further analysis and to
17 schedule another neighborhood meeting. A summary
18 of the issues brought up at the Planning Commission
19 includes potential traffic impacts on LaPeer,
20 locating the garage entrance and exit on Beverly,
21 provision of a carriage lane on Swall, commercial
22 parking permits issued to the existing businesses
23 on site, and need for additional neighborhood
24 meeting with a 1,000 foot radius mailing. At the

1 Planning Commission public hearing for this
2 project, a number of residents indicated that they
3 did not receive proper notification. Because of
4 this, the Commission directed Staff to schedule
5 another neighborhood meeting and to extend the
6 noticing to 1,000 feet. The second neighborhood
7 meeting was held November 30th. The main points
8 discussed at the meeting include the following:
9 hauling during the construction phase of the
10 project, location of required residential parking,
11 visitors to the project not using the on-site
12 parking, vehicles turning right out of the garage
13 exit and traveling south on Swall Drive, need for a
14 traffic signal at Swall Drive and Beverly, noticing
15 problems, and proposed street trees. Overall, this
16 project is well suited to this site as well as the
17 surrounding area. Both the Planning Commission and
18 the Design Review Subcommittee and the City's urban
19 designer have reviewed the project design and are
20 satisfied with the final version. The project
21 meets or exceeds all of the zoning ordinance
22 requirements and provides housing intermixed with
23 commercial uses in a commercial zone, which is
24 promoted by both the ordinance and the City's

1 General Plan. The one significant impact
2 identified, the additional vehicle trips generated,
3 can be mitigated to a less than significant level.
4 The appropriate mitigation measures have been
5 incorporated as conditions of approval. At the
6 Planning Commission public hearing regarding this
7 proposal, the Commission brought up issues
8 regarding the traffic impact analysis and noticing
9 for the required neighborhood meeting. As detailed
10 in the Staff report, the project as originally
11 presented does address these issues and concerns
12 expressed by the Commission at the hearing as well
13 as by the neighbors at the second neighborhood
14 meeting. The only exception is with regard to the
15 requirement for street trees, in this case, the
16 pertinent condition of approval can be changed if
17 the Commission so requests. Staff recommends
18 approval of the request. Staff also wants to be
19 certain that all the Commissioners receive the two
20 handouts which I placed in your chair during the
21 last break. If you have any questions, I am
22 available. Thank you.

23 Thompson: All right. Questions of Staff? No? Okay. Let's
24 see. Design Review?

1 Hollander: Well, we saw this project before, and I think Terry
2 mentioned the pieces that have been looked at as
3 far as the neighborhood meeting and the, the, the
4 request after its first hearing at the public, I
5 mean at the Planning Commission first public
6 hearing at the Planning Commission. But the
7 original design concept of creating a Mixed-Use
8 development and, in this case, I think rather
9 sympathetic, it's not the best building that's ever
10 come before us, but it is in fact a quite nicely
11 detailed building. It has some clear articulation
12 of where the entrances are, where the corners are,
13 and specifically the residential is in the back
14 near the existing residential neighborhoods to the
15 rear.

16 Thompson: Are there disclosures? Anyone?

17 D'Amico: I received a phone call from Ira Handelman about
18 this project moments before I arrived here this
19 evening. He asked me if I had looked over the
20 Staff report, and I believe I said yes.

21 DeLuccio: I also spoke to Ira Handelman awhile, but we talked
22 about the project. Nothing that we discussed is
23 not contained in the Staff report.

24

1 Guardarrama: I spoke with Ira as well last year about this
2 project.

3 Thompson: Anybody else?

4 Hamaker: Well, I'm sure I did speak with Ira last year, but
5 I don't remember. Sorry, Ira.

6 Thompson: Okay. So the applicant will have 10 minutes. Then
7 members of the public will each have 3 minutes.
8 And then the applicant will have a 5-minute
9 rebuttal.

10 Handelman: Hello. My name is Ira Handelman. I'm
11 representing the Beverly Place Project. I live in
12 Woodland Hills, California. Mr. Chairman,
13 Commissioners, it's late. We agree with the Staff
14 report. We think they've done a good job. I want
15 to mention that at the second community meeting
16 within the 1,000 foot radius, we sent out 2,400
17 notices through the City. About 100 came back. So
18 we go into that. This is a project that's not
19 asking for anything except the development permit.
20 I'll never use the term, by right, 'cause Susan
21 Healy Keene said that doesn't exist, but it is
22 consistent with the underlying zoning. We feel
23 it's a good project for the area. The bulk of it's
24 in the front. We're trying to be sensitive to the

1 neighbors. We've listened to their concerns. The
2 Staff has listened. And we don't really need the
3 10 minutes. And if you have any questions, Jack
4 Hollander's here, our architect. Any technical
5 questions. Otherwise, I'd like to leave our
6 comments for the rebuttal. But then again
7 emphasizing with this whole discussion of the
8 Mixed-Use Ordinance, this is a Mixed-Use project
9 that, that exists now. And again, it's a
10 development permit. We're within the zoning.
11 We're not asking for height, density, anything.
12 And we feel it's a good project. We've had a lot
13 of good discussions with West Hollywood West and
14 Burnway Homeowners and the neighbors. And I think,
15 also I think Terry didn't mention is, that there
16 was all the other traffic issues have been re-
17 studies. It's in the Staff report. So the traffic
18 consultants came back and commented on all the
19 concerns. And again, I believe that they were
20 being met. So we will keep our comments later.
21 It's late. Thank you. Any questions, Jack's
22 here as well.

23 Thompson: Barbara?

24

1 Hamaker: Ira, the landscaping on the, on the site...can you...I,
2 I asked Terry about this, and I believe there is,
3 there is, I believe there is a more, a fuller
4 landscaping plan for the front, rather...let me start
5 over. I'm sorry. I'm really tired. Palm trees
6 look great in architectural renderings, but in
7 point of fact, when you are standing on the street,
8 your eyes are looking at a hairy telephone pole.
9 And I like this project very much. It's beautiful.
10 And there is, because the, the two higher floors
11 are, are residential, you're not gonna be blocking
12 any signage by having, let's say, beautiful
13 jacaranda trees that are up above. And if I were
14 living in one of those units, I would love to look
15 out and see a jacaranda tree and not a hairy
16 telephone pole, which is what you would see if,
17 from when I look at this rendering. So can you
18 tell me what landscaping plans you have, or do you,
19 besides palm trees?

20 Handelman: Before we get to that, Barbara, I just want to make
21 one correction. The upper two stories are only 6
22 units. The rest of it's medical offices.

23 Hamaker: But people are still gonna be looking at...
24

1 Handelman: No, no, no. I agree with you. I just want to...it's
2 not all residential. Jack, do you want to comment
3 on the...

4 Hamaker: In other words, there's no...the usual objection
5 with, with trees in retail...is it retail and
6 commercial...is that they're blocking signage. But
7 in my view, this would be a lovely place to really,
8 you know.

9 Hollander: My name is Jack Hollander. I'm the architect for
10 the project.

11 Hamaker: Hi.

12 Hollander: As a matter of fact, when we met with the
13 homeowners around about 3 or 4 weeks ago, one of
14 the questions was, can we keep the existing trees
15 on the street, which are lovely trees. And one of
16 the first things we said, we agreed to that.

17 Hamaker: Okay.

18 Hollander: So disregard the beautiful palm trees.

19 Hamaker: Right. Okay.

20 Hollander: Or ugly palm trees.

21 Hamaker: Okay.

22 Dobrin: I want to point out that the gentleman, for the
23 record, did not state his name.

24

1 Thompson: His slip is marked as applicant and he was referred
2 to as Mr. Hollander.

3 Dobrin: (INAUDIBLE) you will have to state your name.

4 Hollander: I, I think I did state my name is Jack Hollander.
5 But I'll say, state it again. Jack Hollander.

6 Hamaker: Thank you, Mr. Hollander.

7 Hollander: Thank you.

8 Thompson: So did you want to use any remainder of the portion
9 of your 10 minutes now? Okay. So that concludes
10 the applicant's presentation. We have several
11 speakers tonight. The first speaker is Vaughn Hart
12 to be followed by Harlan Hahn.

13 Hart: Oh, sorry.

14 Thompson: Yeah. You have 3 minutes. Just go ahead and
15 state your name and residence.

16 Hart: Vaughn Hart, West Hollywood. One of the things,
17 first of all, I, I attempted to get a-hold of the
18 report yesterday at the library where I was told it
19 was available. No one in the library knew anything
20 about it. I asked if it was...I called the City. I
21 asked if it was available on line. They said no.
22 Someone tonight said they were told yes, but
23 couldn't access it. So just letting you know that
24 this report was not readily available for us to

1 even look at, other than going to City Council. It
2 wasn't made easily available to us. Second of all,
3 I don't quite understand, in terms of the trees,
4 the, the liquid amber that exists, only exists
5 partly on the property along Beverly, and then
6 there's some other different types of trees there.
7 I would like it to be stated whether or not they'll
8 keep the liquid ambers and add to it, so you'll
9 have that beautiful continuity. Second of all, I,
10 I have no idea what the report said about the
11 traffic study on LaPeer. I don't, I mean, I guess
12 basically it said, screw you, it's okay. You, you
13 know, traffic is bad now, but if it's worse, that's
14 okay too. 'Cause I don't know what the report
15 actually said. But since they're not taking any
16 mitigating actions, I'm assuming that you're fine
17 with the heavy traffic and the fact that cars speed
18 down the street. We saw no studies being done. I
19 live there below Beverly, and every day it's
20 dangerous just to come out of the driveway. Let
21 alone added traffic for the increased density of
22 the new building. I have asked before for a light
23 or at least some kind of serious crossing signal at
24 Swall, having worked in the 8899 building for over

1 10 years, and the amount of people that cross.
2 It's probably one of the heaviest traffic
3 crosswalks across an inter, a major intersection, a
4 major street in the City. And again, I, I think
5 it's an opportunity for you to take a safety
6 measure of some sort to protect the people that
7 come and go within the area. And that's all I'd
8 ask for. Thank you very much.

9 Thompson: Thank you. I think I said Harlan. It's actually
10 Harold. Sorry about that.

11 Hahn: Thank you very much. My name...thank you, Jean. My
12 name is Harold Hahn. I live in Los Angeles. I'm
13 with the Berkley Homeowners Association. We
14 represent the residents who live south of Beverly
15 Boulevard. And basically West Hollywood. It's
16 sort of our northern boundary. This is a, again,
17 the apologies by right project. It is, however, a
18 made, basically a medical office building. And
19 medical uses, as we know, are the highest traffic
20 generators and the highest users of parking. This
21 building meets Code barely. Only through the use
22 of tandem parking, which usually is an indication
23 that there is not enough parking. We're not going
24 to question the parking, 'cause it does meet West

1 Hollywood Code. What we would like to allude to is
2 the traffic that's gonna be generated here. But
3 I'd like to...I understand that our letter was handed
4 to you just before you, you met, so I don't think I
5 have to go through that whole thing. I would like,
6 I would like to go through it item by item, but I
7 won't go into too much detail since you have our,
8 our letter in front of you. The first thing I'd
9 like to address is the whole route which is, which
10 we understand from the Staff's study, the...both
11 Swall and LaPeer will not be allowed to be
12 trespassed on by trucks. That's fine. We like
13 that and we support that, certainly. But the best
14 of intentions very often go astray. Therefore, we
15 would like you to impose a flag man or another
16 Director who will direct the trucks from Beverly
17 directly into the project, so they will not turn
18 right onto Swall or onto LaPeer. The next items
19 are the exits from this project on to Swall.
20 Because this is medical use, there will be a lot of
21 traffic coming out. We are afraid that the, the
22 exit onto Beverly is going to be very difficult.
23 Beverly is a heavily traveled boulevard. We're
24 very much afraid that the traffic will turn right

1 onto Swall and will then disperse into the
2 neighborhood behind it. It's an older neighborhood
3 with substandard streets, heavily developed. In
4 order...there are two ways that this can be remedied.
5 The preferred one would be to place a traffic light
6 at the corner of Swall and Beverly. The more
7 effective one, which is probably less preferred, is
8 to put a barrier in the form of a partial cul-de-
9 sac to the south of the exit. Now in our
10 association, we have very good results from such a
11 partial cul-de-sac. This is on Colgate. If I may
12 get a few more minutes...

13 Thompson: You can finish your thought. You're not allowed to
14 have additional time.

15 Hahn: Okay. Thank you very much.

16 Thompson: Okay. Sydney Poitier to be followed by Tom
17 DeMille.

18 Poitier: Good evening, Commissioners. Sydney Poitier, 146
19 LaPeer, West Hollywood. First and foremost, as the
20 house that is directly up against this development,
21 I wanted to address that the project has a patio
22 that is gonna run the length of my home. I think
23 it's about a 50-foot setback before, then the
24 building rises up its full 3 stories. This, to me,

1 is an infringement on my private space visually and
2 aurally. I request that a visual barrier be put up
3 and that also no sound production be permitted
4 outside of the building. I also request that the
5 operation, the operation hours of said patio be
6 restricted to normal business hours from 10:00 a.m.
7 to 6:00 p.m. In addition, I would like to have
8 approval of whatever this barrier wall is going to
9 be, because it will be all that I see from my
10 bedroom window, my living room window, my den
11 window, and my back yard. I am also still very
12 concerned with the traffic situation. I have the
13 minutes here from the last meeting, and I know that
14 the Commission had requested, it says, a traffic
15 study shall be included of LaPeer Drive. I spoke
16 with, I spoke with Megan Macias of LSA, and she
17 informed me that they re-looked at the traffic
18 distribution from the original study, and this is
19 where the information, I guess, was gleaned. And
20 it seems to me that there was no actual real study
21 done on LaPeer. That they re-looked at the
22 information that they had of the study that did not
23 include LaPeer, and made a series of assumptions
24 that were based on no actual facts, and that

1 concerns me, 1, because it was requested that they
2 do the study, and 2, because I think we don't have
3 all the facts to really know that the, the impact
4 that the traffic is gonna have on both streets. In
5 addition, I know that the developers have no plan
6 for an exit on LaPeer, but that can change after
7 this is approved, if it is approved. So I ask that
8 you place a condition prohibiting an exit on
9 LaPeer, so that the neighbors have some reassurance
10 that that won't happen, being as LaPeer is a very
11 narrow street and a very fragile street. And a
12 heavily traveled street, being as it is the only
13 one between Doheny and Robertson that has lights
14 all the way to Pico. I agree with Harold Hahn that
15 there should be a flag man present to direct the
16 trucks so that they do not travel up and down
17 LaPeer and Swall, which again, are very fragile
18 streets and very congested as it is. And very
19 narrow. And that is it.

20 D'Amico: I have a question for you.

21 Poitier: Yes.

22 D'Amico: You said you wanted some sort of barrier. Do, do
23 you want it a green barrier like, like a planting
24

1 plan, or do you want an 8-foot concrete masonry
2 unit wall that's painted?

3 Poitier: No. I would prefer something that was a little bit
4 more like a trellis that would then maybe grow
5 vines and would be more of a green barrier as
6 opposed to a wall. But certainly some sort of
7 barrier because a patio is, you know, a place where
8 everyone's gonna convene.

9 D'Amico: Right.

10 Poitier: And I don't want to say hi when I'm in my
11 underwear.

12 D'Amico: Thank you very much.

13 Poitier: Thank you.

14 Thompson: Okay. David, Jean just sent me a love note, and
15 she wants to see all of me, so can you please move
16 that projector so that she can...do they need that
17 for this presentation? No? Can we just push it
18 aside maybe? Is that possible? Tom DeMille. Is
19 he here? To be followed by Sherri Burke. Thank
20 you, David or, or John. Oh, I'm sorry. Sherri,
21 you're up. So, to be followed by, looks like first
22 initial C. Paulus. Hi, Sherri.

23 Burke: Hi. My name's Sherri Burke. I'm a resident of
24 West Hollywood, 142 and ½ North Swall Drive. I've

1 lived there for 26 years, and was actually a native
2 Californian born in what is now the City of West
3 Hollywood. So not New York. And I always liked
4 it, you know, as a small neighborhood plan. I, I'm
5 concerned about the massive construction, as I've
6 relayed before, of this project. I also was unable
7 to obtain the Staff report, the new Staff report,
8 detailing the traffic, the updates on the traffic
9 plans and things like that. I did go down on
10 Friday and instead of being faxed, E-mailed the
11 Staff report, I was sent an agenda for the Planning
12 Commission meeting. And so I knew we were gonna be
13 here anyway. That didn't help much. I have had a
14 chance to look at Sydney's copy, and basically, I
15 don't think it really addresses the concerns that
16 we have on, on the parking. And I mean, you really
17 have to go there. I would really like you all to
18 come there and look at our street. It's a narrow
19 street. I mean, it's 30...it's an older street, as
20 has been reiterated before. It's 30 feet wide.
21 They're talking about all the entrances and exits
22 for this massive project being on Swall Drive. And
23 you know, the traffic now is, is unbelievable. And
24 the speed. People speed up and down that street.

1 I've been thinking a speed bump might be in order.
2 Just to stop the way they speed now. Because they
3 get tired of being backed up on Beverly Boulevard
4 and they speed down our street and all the other
5 intervening streets as it is now. So that's a big
6 concern. At our residential meeting, the developer
7 simply reiterated the existing plans to mitigate
8 traffic and parking problems. And you know, that
9 to me is not sufficient. I just, you know, I live
10 there. I see it every day. When asked directly if
11 they would do anything about the, if there were
12 anything negotiable about this project, they, they
13 told us that no, they were within, you know, the,
14 the rules and they didn't really have to do
15 anything about it. I mean, I, I believe that we do
16 need development, and certainly the current tin
17 shack that's on the property now is not very
18 attractive. And, and they put a lot of money and a
19 lot of planning into this. And I think if it were,
20 you know, scaled down somewhat...perhaps get rid of
21 the medical, because basically, we're along the
22 aisles of design there. Currently, we have a lot
23 of high-end design shops. Perhaps they could
24 expand that usage and not have the medical office

1 buildings. The office buildings do...the traffic is
2 a lot higher for office space. I talked to my
3 doctor at Cedars-Sinai in kind of an informal
4 study, and he sees like 3 to 4 patients an hour,
5 which means 24 to 30 patients a day for each
6 medical office building. And I, I think we could
7 cut back a lot on the traffic flow and things if we
8 were, you know, to eliminate that component.

9 That's it.

10 Thompson: Thank you. C. Paulus to be followed by Lauren
11 Meister.

12 Paulus: Hello. My name's Carol Paulus. And I live right
13 across the way for the last 20 years. So I really
14 kind of know the area and the streets. And I
15 wanted to thank you so much because you touched my
16 heart with the trees. That was my big concern. At
17 the last meeting we had, I was so happy that Mr.
18 Hollander said that we could keep the two ficuses
19 on Swall because they're old growth trees. I mean,
20 they're absolutely magnificent. They're probably
21 like 75 years old and they're just so beautiful.
22 And then also on LaPeer, there are two beautiful
23 ficuses also. And then the whole Beverly area,
24 which is 4 blocks, has beautiful like oak trees,

1 you know, that have just been planted, so they're
2 about 10 years, 12 years old. But they're quite
3 beautiful with beautiful leaves in fall. So it has
4 that romantic quaintness. Because I was listening
5 to prince Charles talk, and he was like talking
6 about how important it is to inspire people, you
7 know, by the beauty. Like you were saying. So it
8 was my biggest concern. And I'm so happy that he
9 said this will happen. And I want to register
10 this. And that is my main thing. That all those
11 trees be left alone and find some way to get in.
12 And then the other thing is keeping the quaintness
13 and the charm. I think that's the new trend now.
14 That we want to also keep things soft and
15 beautiful. Because that's the inspiration that
16 puts...when people come down that street, they'll get
17 inspired, and they'll say, that's what we stand
18 for. So that touches my heart so much. The other
19 thing is, for the environment, because there is
20 gonna be a traffic nightmare as I see things right
21 now. People tell me all the time, gee, you know,
22 we're having a hard time parking. Even people
23 that come to see you as guests that come by. And I
24 say, oh, I'm so sorry. They have to go around 2 or

1 3 blocks and park 3 blocks away now. So when I
2 look at the situation, I thought, my gosh, this
3 could be really horrible, because where are we
4 gonna park our friends and things? So anyway, I'm
5 looking for the elegance and, and the beauty. And
6 I think the project is, you know, it has...it's
7 really trying its very best. But definitely, palm
8 trees remind me of Las Vegas or something. And so
9 it doesn't make me feel good. But if we leave the
10 trees as Mr. Hollander said he would, I'm gonna
11 feel really good. What else? Parking nightmare.
12 We only have, we have very few parking spaces, and
13 I'm concerned about the traffic, because right on
14 that street, on Swall, I mean, you can't believe
15 it. And I, by the way, I invite the Commission.
16 Please just come around and walk down Beverly and
17 down LaPeer, and around, and come down Swall.
18 Because you'll really get the idea of the beauty.
19 I walked it myself the other day, and I was so
20 impressed. It was like, it was like heavenly
21 almost. LaPeer is so quaint and beautiful that it
22 made me feel so good about living in this town.
23 And so I invite you to come and please see it, you

24

1 know. And thank you so much for giving it your
2 attention. Thank you.

3 Thompson: Thank you. Is Lauren still here? No? Dan Siegel
4 to be followed by Janet Cole.

5 Siegel: Hi. Dan Siegel, city of West Hollywood. I'm the
6 Executive Vice-President of the West Hollywood West
7 Residents Association and Chairman, Co-Chairman of
8 the Parking Committee for the Residents
9 Association. So I'm gonna limit anything I have to
10 say, having to do with parking, and, and traffic
11 flow related to parking. That those were our only
12 concerns and apparently that the developer has no
13 objection to a condition placed on this project
14 that would prohibit the tenants, now or in the
15 future, from obtaining either C or, commercial or
16 residential parking permits for parking on street.
17 That said, the other concern, and I don't know how,
18 how one would mitigate this, although I have a, you
19 know, some idea, because of my own experience, is
20 that having valet parking, and there's no extra
21 charge for the valet apparently in the building
22 may...I mean, there is gonna be a charge to park
23 there, and, and it may, it may be a deterrent for
24 people actually using what is provided in the

1 building. Instead, they're gonna go for the 2-hour
2 parking that's on our street, and West Hollywood
3 West, which mainly would be Rosewood. And the
4 people on Rosewood are already greatly impacted,
5 and I've talked to people from the, the Avenues of
6 Arts Design. They have a concern also about the,
7 how the people would use the parking. And I think
8 the only mitigation that I'm aware of that can be
9 imposed would be a requirement for like a 1-hour
10 validated parking requirement. I know when I, I go
11 to my dentist on, on Sunset, I'll drive around a
12 few times rather than pay. It's sometimes over
13 \$20.00 to park, to get my, to go to the dentist.
14 And if I can find a 2-hour free parking on the
15 street, I will. And so we don't want to encourage
16 people to do what I do, when my dentist...because my
17 dentist doesn't validate. And, and, and there's no
18 requirement in that building. And it is in West
19 Hollywood. It's an older building. But new, new
20 buildings could have that imposed. So I'd like at
21 least a discussion of how we encourage people to
22 use the parking that is provided in the building.
23 And also, it does affect traffic as people are
24 searching for parking spaces in, in our

1 neighborhood. That's basically our, our concern.

2 Thank you.

3 Thompson: Dan, would you be against the parking being the
4 same price as the street parking?

5 Siegel: I'm sorry. Say that again.

6 Thompson: 25 cents every 15 minutes.

7 Siegel: Well, I, I, I...from what I...I spoke to Oscar Delgado
8 about where I work in the Sunset Millennium. And
9 you know, why is the parking so high there. He
10 said that the City of West Hollywood cannot impose
11 actual dollars on how much a, a private enterprise
12 can charge for anything, basically. Except for
13 rent.

14 Thompson: So we can only say it's either free or what...we can
15 only say it's either free or whatever they wish to
16 charge. We can't tell them that it's some amount.

17 Siegel: That's what I understand.

18 Thompson: Thank you.

19 Siegel: That you can't impose. 'Cause I would assume that
20 would be fine if you could impose it. But then to,
21 to match the meters parking. But I don't know that
22 you can. That's why. But you can impose validated
23 parking.

24 Thompson: Thanks, Dan.

1 Siegel: Okay. Thank you.

2 Thompson: Janet Cole to be followed by Sam Praw. She's gone?
3 Sam here? No? Steven Golightly? Great last
4 name.

5 Golightly: Thank you. Good evening. Steven Golightly,
6 resident of West Hollywood. And newly elected
7 President of West Hollywood West Residents
8 Association. I'm gonna piggyback on a couple of
9 things that Dan said and also something that Harold
10 spoke about just a few moments ago. Not
11 surprisingly, our Number 1 issue at our Residents
12 Association relates to parking. We are strongly
13 opposed to any parking permits for newly
14 constructed buildings. New developments, we
15 believe, should have enough parking on site to meet
16 all of the needs without requiring permit parking
17 on the streets. Without the Planning Commission
18 imposing a condition on this project, future
19 tenants, perhaps because they don't want to pay the
20 building parking prices, may apply for and
21 subsequently receive cheaper parking permits and
22 compete for the very limited number of on-street
23 spaces in District 1. Without a specific condition
24 which we understand the developer's not opposed to,

1 we could be faced with a parking problem at a later
2 date if the current unwritten policy is relaxed.
3 Touching on Harold Hahn's comments earlier. As a
4 neighboring association, we certainly appreciate
5 their concerns related to traffic. And we would
6 like to state publicly that if a traffic light or a
7 cul-de-sac helps the situation without negatively
8 impacting traffic on Beverly, or without negatively
9 impacting residential streets north of Beverly,
10 then we would not be opposed to either. I'm
11 piggybacking on something that Ms. Potier said a
12 few moments ago. If a new traffic study, in fact,
13 is necessary to determine what is really the best
14 solution, we would certainly encourage the
15 developer or the City to do so. Thank you.

16 Thompson: Thank you. Martin Strudler to be followed by
17 Herbert Godel.

18 Strudler: Good evening, members of the Commission. I'm Marty
19 Strudler. I'm a 35-year resident of Westpoint
20 Drive and also an officer of the West Hollywood
21 Wests Residents Association. But I'm appearing
22 here as a private citizen tonight. You've had a
23 long evening. And a lot of people that you talked
24 to came from New York. I did too. Where Mixed-Use

1 is a rule, not the exception. And I was, always
2 been a fan of it. I thought that it took us a long
3 time coming. I'm glad it finally has. This
4 particular project is the first project that is
5 using the Mixed-Use. So it's gonna be under a
6 microscope from not only the residents. They
7 really don't know what's gonna happen with the
8 increased density and the increased use. So we
9 really want to take a, keep a good eye on what
10 that's gonna do. We also are wondering about the
11 microscope being put on by developers in the
12 neighborhood. People who own other pieces of
13 property are gonna be watching this one to see what
14 happens here. I'm concerned that all the parking
15 in the world is no good if you can't get to it.
16 Circulation is a big problem. And nobody has
17 looked at the other properties in the neighborhood
18 and what their possible impact might be if this one
19 goes, and they decide that they should do Mixed-Use
20 also. So I would like, or like to suggest that we
21 do a survey of the undeveloped properties that
22 might come under the Mixed-Use and see what impact
23 they might have, and do an overall circulation
24 survey, so that we know what we're faced with in

1 the future. Because I'm assuming that if this is a
2 successful project, that there will be more of
3 them. Other than that, I, I think the project is
4 very, a positive one for the neighborhood. Mr.
5 Hahn's suggestion about a traffic light. I think I
6 would go for also. And anything that can control
7 the circulation so that we can get into and get out
8 of the project safely, I think, should be
9 considered. And if that means a new traffic study,
10 then I think I'd like to see that happen. Thank
11 you.

12 Thompson: Thank you. Herbert to be followed by our last
13 speaker, which is Jeanne Dobrin. If anybody else
14 wishes to speak on this item, fill out a slip.

15 Godel: Good evening, Planning Commissioners. I appreciate
16 the opportunity to appear before you tonight. I
17 have a number of issues that I wanted to discuss.
18 First of all, I think that this matter should be
19 continued today. The reason for this is because
20 there's a lack of notice here. The reason why is
21 because we were told, we were sent notices to the
22 effect that the available data to review would be
23 available December 29th. Myself as well as two
24 other, two or three other people went yesterday to

1 City Hall as well as the, the library to get the
2 information. This is about 15 pages which I've had
3 to review. I got it today. There's been a lack of
4 due process here. We're entitled to have due
5 process. Procedural due process. This should be
6 continued until we have an opportunity to fully
7 review this. That's the first issue. The second
8 issue is, I looked at this, cursorily as it was,
9 there's one paragraph here talking about LaPeer
10 Drive. I live on LaPeer Drive. I'm Herbert Godel.
11 I live on LaPeer Drive. I live on the 100 block
12 north. And this traffic impact analysis addendum
13 here is ridiculous. It's absurd. It's a sham.
14 The reason why is because it makes assumptions,
15 makes assumptions that are incorrect. Okay. There
16 is no indication as to whether or not the people
17 who did this actually went to the site, actually
18 looked at the area to determine whether or not
19 there was actually, what the times of the day were.
20 They say the rush hour traffic is heaviest at 4:00.
21 That's not true. It's between 5:00 and 6:00. And
22 probably about 7:00 or 8:00 a.m. Okay. Also, it
23 doesn't take into consideration the fact that
24 there's a pickup of trash on Monday and Tuesday.

1 And there's also, no, excuse me, that's Thursday
2 and Wednesday. And there's also cleaning of
3 streets on both sides, different times of the day,
4 Monday and Tuesday mornings. That's, that is
5 issues there. This is an assumption. Okay. How
6 long were these people there? Another issue, of
7 course, is that the flag men have to be there.
8 flag men have to be there in order to control the
9 traffic. The traffic has to be controlled on all
10 sections of Beverly and all then at Swall, and
11 LaPeer. The reason why was because, during the
12 construction and demolition phase, trucks will
13 probably be going there. We've been told that
14 there are assurances. The assurances will be only
15 in the way of flag men. And if the flag men are
16 not there, trust me, LaPeer will be used because of
17 the fact that Swall is used as the entrance, so
18 people will go for the other arterial area, because
19 Swall is being used for the entrance for the
20 workers. So consequently, LaPeer will be used as
21 an arterial area. Another area I want to consider
22 is Mejia. No one ever talks about Mejia. With a
23 negative mitigated, mitigated negative declaration,
24 Mejia is requiring an environmental impact

1 analysis. The last thing. A haul route, haul route
2 has to be specific.

3 Thompson: Thank you, Herbert.

4 Godel: Thank you.

5 Thompson: Jean?

6 Dobrin: Jeanne Dobrin, resident of West Hollywood. I
7 usually use this lower microphone, but I saw that
8 Bob Abramson had to discard that one. So here I
9 am. We can practically, hardly see my face, I
10 think. Next time I'm gonna be born taller. This
11 is a beautiful project. I, the design is gorgeous,
12 and this really will enhance the City and Beverly
13 Boulevard. However, I agree with the speaker who
14 said that Swall is only 30 feet wide and,
15 therefore, the exit of this project should not be
16 in Swall, on Swall. I agree. Now being an older
17 citizen, I go to more than 10 doctors and
18 therapists. Only one of these doctors validates my
19 parking in his building. My primary doctor is on
20 Wilshire and Curson. I go there on the average of
21 about 3 times a month, and I assure you I park on
22 Curson when I can find a parking space. In the
23 daytime before 3:00, of course, which isn't often,
24 I can park on Wilshire. But I've got to move the

1 car. I feel that the people who attend these
2 doctors are gonna do the same thing that Jeanne
3 Dobrin does to try to avoid paying parking fees.
4 Now I wanted to point out that the Bristol Farm
5 project on Beverly Boulevard...I do not believe...I may
6 be wrong...was not as massive as this project is, and
7 yet they were compelled to pay for very expensive
8 traffic mitigation, including a light, if you all
9 know that. And therefore, I feel that this ought
10 to be considered for this project. I see that
11 Dennis Woods is present here tonight. He's a very
12 competent person in the Transportation Department.
13 I feel that the Commission would be well advised to
14 hear his response to what people are saying about
15 the traffic investigation that, I should...I prefer
16 to use the word circulation. But that's okay.
17 About the parking and circulation situation here.
18 Thank you very much.

19 Thompson: Jean, Jean. Kate has a question for you.

20 Dobrin: Long.

21 Bartolo: Okay. Sorry. My...

22 Dobrin: I'll have to put on my hearing aid. Just a minute.
23 You know, in any population, there's a need...people
24 that need to use the...but Sal Guarriello and I are

1 the only ones that use it. What? So, and as of
2 tonight...I can't hear you. Maybe David will tell me
3 what you said.

4 Bartolo: Okay. Just really simple. When you go to your 10
5 doctors...

6 Dobrin: I can't hear you. (INAUDIBLE) can't hear.

7 Bartolo: Jean, let's just...

8 Dobrin: I had the thing here, and I hide it. Maybe Dennis
9 will come and tell me what you said.

10 Thompson: Try to...

11 Bartolo: Jean.

12 Thompson: Listen, Jean.

13 Dobrin: I have one of these at home. I know how to work
14 it.

15 Bartolo: Jean.

16 Dobrin: What?

17 Bartolo: Your 10 doctors.

18 Dobrin: Now I can hear you.

19 Bartolo: That's okay. Your 10 doctors that you go to. Do
20 any of them provide valet parking?

21 Dobrin: No.

22 Bartolo: Okay. Thank you.

23 Dobrin: Some of the offices do, but not my primary doctor.

24 Bartolo: Okay. Thank you.

1 Dobrin: Thank you.

2 Thompson: Okay. That was our last public speaker. The
3 applicant will have 5 minutes for rebuttal, but
4 before you rebut, you had a question for the
5 applicant, didn't you? You wanted to ask...

6 Hamaker: Okay. Then I may address it. Just really quickly.
7 My question is, the...are you paying for just a valet
8 or is there a parking charge on top of it, if you
9 utilize the valet services? And it's mandatory to
10 use them for medical office, correct? Only doing
11 now, you can...

12 Handelman: Let me, let me answer one question at a time.
13 There's gonna be free 1-hour validated parking.
14 That, we agreed to that, and that can be a
15 condition. After that, we haven't worked out the
16 whole plan and what other conditions we have to put
17 together a whole parking plan to be approved by the
18 City. So we haven't worked all those issues out.
19 But the free validated 1-hour is a, is a go. The
20 other thing that we agreed as, as Dan said, as a
21 condition, to not have any commercial or
22 residential parking permits given to any of our
23 tenants. Let me see. We agree, as a condition, to
24 build the lattice the length of Ms. Poiter's

1 property. An 8-foot lattice with, with growth,
2 where we'd obviously get it approved by the City.
3 So that's not a...we can agree to that as a
4 condition. The...no, no. Put some vines on it.
5 We'll work that out. As far as the LaPeer, that's
6 a...I mean, what the people in my L.A. people that
7 know that L.A. doesn't enforce anything. We
8 don't...we can't use LaPeer. That's part of this
9 project. We can't automatically, a year from now,
10 decide we're gonna build a driveway and go out it.
11 So that's part of our project. I don't think it
12 has to be any more conditioned than it does. And
13 I, I think one of the things that I also want to
14 mention that's been missing...this is, as much as
15 people talk about medical offices, the good thing
16 about medical offices is it's not a 24 hour use.
17 It's not a 12 hour use. It's not late night. The
18 hours usually are, you know, 6:00 to 7:00 at the
19 latest. Much of the complaints people have about
20 their neighborhood is late night traffic. So I
21 think we've, we've worked with people. We
22 appreciate, by the way, the, all the comments we've
23 gotten. I think people know that we've listened.
24 I'm very happy about the lady with the trees. It's

1 nice to see people be happy about something. We
2 worked hard on everything. On the conditions we've
3 agreed to. We do. And if you have any other
4 questions for us, I'm here. Jack's here. And
5 we're more than willing to answer them.

6 Thompson: Kate?

7 Bartolo: Question. Is there a potential...I don't know if
8 you're gonna have, and you probably don't know it
9 yet, 'cause you haven't done retail pre-leasing...but
10 assuming there was a nighttime demand for the
11 retail parking spaces, and, and knowing residential
12 where there can tend to be a nighttime parking
13 demand, is there capacity in that structure to
14 allow retail and residential nighttime use of the
15 area presently set aside for the medical office
16 space that would not be open evenings for patient
17 use or employee use?

18 Handelman: At this point, the, the parking is all to Code. We
19 have all the parking we need. This is not a shared
20 parking operation, Kate.

21 Bartolo: No, I understand that. But I'm saying if there's a
22 way to provide it physically...

23 Handelman: I don't know.

24 Bartolo: ...for the structure?

1 Handelman: I don't know.

2 Bartolo: Can it be done?

3 Handelman: I don't know. Maybe Jack can answer that. I
4 don't know from a structural point of view, but
5 right now the only use that we think is gonna be
6 anything that's gonna be of a 1,600 square foot
7 restaurant. The rest of it, we're looking at most
8 likely design space. But the answer to your
9 question, I think Jack could answer, or we'd have
10 to wait and see what would happen at this point.

11 Thompson: Donald?

12 DeLuccio: I just have a couple of questions. The patio. Is
13 that going to be used for the, for a restaurant?

14 Handelman: No. That's, it's, it's only for the residential.

15 DeLuccio: Okay. The patio's for the residential. Okay.
16 And, and then you agreed on the landscaping, to
17 save the, the ficus trees on LaPeer and on Flora
18 Drive?

19 Handelman: We're gonna do everything with the trees, yes.

20 DeLuccio: And the liquid ambers too?

21 Handelman: I can't pronounce it, but, yes.

22 DeLuccio: Okay. Okay. Thank you.

23 Thompson: Further questions? Barbara?

24

1 Hamaker: Yeah. I, I'm just, since we have someone from
2 Transportation here, I'm just wondering whether
3 Staff wants to make any comments about the, the
4 concerns people have about Swall.

5 D'Amico: About maybe the parking light and the cul-de-sac.

6 Hamaker: Yeah.

7 Woods: Certainly. Can you hear me?

8 D'Amico: Traffic light. I said a parking light.

9 Woods: Yeah.

10 D'Amico: Traffic light.

11 Hamaker: Yeah.

12 D'Amico: Right up like a kismet.

13 Woods: Dennis Woods, Transportation, (INAUDIBLE) for
14 Department of Transportation and Public Works.
15 When we, we reviewed the project as we do with
16 traditional projects, we first look at the number
17 of trips each of the particular uses would
18 generate, including medical office and restaurant
19 and all the uses that are in projects. We then
20 distribute those trips onto the system, and we, we
21 distributed those trips onto the system. At the
22 last meeting, people were concerned that we didn't
23 distribute or do a quantitative analysis on LaPeer.
24 So we distributed some trips on LaPeer which was

1 put in your memo. So there's a quantitative
2 analysis showing that there's no impact on LaPeer.
3 There's a impact in, on Swall, but only in the a.m.
4 Because of the a.m., from the present use to what's
5 being proposed, would generate 64 additional trips.
6 That does not in any way, and that was mitigated
7 out by adding the de facto right turn lane on
8 Swall. There is no impact after that's put in, no
9 significant impact. Thus, the City has no nexus to
10 ask for a traffic signal. On top of which, not
11 even asking for a nexus, the State requires
12 warrants, and those warrants are based on a series
13 of quantitative analyses. There is no State
14 warrant to put in a traffic signal at this
15 location. So the City would be, the City is in no
16 position at this point, Staff is in no position to
17 recommend a traffic signal because there's nothing
18 a traffic signal would mitigate at this location.

19 Hamaker:

So, Dennis, would the reference to the old Chasen's
20 site was really because of that intersection which,
21 it, was it Doheny and Beverly? Where is that?
22 Doheny and Beverly? Okay.

23 Woods:

The, the Chasen's site put in a signal at
24 Weatherly. That signal light at Weatherly was put

1 in because of, it was a very close to Doheny, and
2 thus, the moves in and out of that parking lot,
3 where the parking lot was designed to try and
4 assure that people did not exit onto Doheny
5 directly, but had to exit onto Beverly, would not
6 cause a backup with the Doheny intersection.

7 D'Amico: And the same thing can be said for a cul-de-sac
8 also. It doesn't...it's not justified.

9 Woods: That's correct. That's correct.

10 D'Amico: And instead, you have a, other mitigation coming
11 out of the project so traffic won't go on to Swall
12 Drive.

13 Woods: That's correct. We've done a curb. And I think
14 there was a point that was brought up about the
15 cue, the cueing into it. The applicant has worked
16 with Staff extensively to assure 1, that there's a
17 cue on site, so that the cars don't spill back into
18 the street, meaning that there's a very long
19 driveway before you either hit any sort of barrier
20 or you encounter a valet person. Due to our
21 quantitative analysis, there is no impact that
22 would, would occur onto Swall. Secondly is the
23 speeds on Swall are very low, especially when
24 they're close to an intersection like this. So

1 there would be no kind of conflicts with vehicles
2 coming in or coming out on a narrow street.

3 Thompson: Dennis, I have just one question. The
4 transportation mitigation plan that we talked about
5 in the context of the Mixed-Use Ordinance a little
6 while ago...would that be something that would be
7 appropriate here?

8 Woods: Yes. Any project over 10,000 square feet
9 automatically had to do a TD.

10 Thompson: Oh, so it's automatic. Okay.

11 Woods: A TDM. And you should know that the...

12 Thompson: Do you include things like we talked about, like
13 the examples we talked a lot about, you, you come,
14 you know, you're, if you're...there's park ride-share
15 incentives. There's, you know. Right. Bus pass.
16 No parking on residential adjacent...that kind of
17 thing.

18 Woods: If the applicant has...there's two parts to it.
19 There's the hard construction parts that you have
20 to build into the site, and those include things
21 like a bulletin board. You know. A project site
22 to get information about car pooling. Bicycle
23 racks. Car pool locations to park in the garage.
24 And the applicant is providing all that in the hard

1 plans that's before you tonight. The part that
2 will come out later after, if and when the
3 project's approved and the applicant gets building
4 permits, he'll have to do the soft programatic
5 part, which would be how do you implement all of
6 that? How do you get the employees to, you know,
7 ride share? What's your incentive? And this, this
8 project is conditioned to do that as part of the
9 Code.

10 Thompson: Well, let's close the public testimony portion of
11 the public hearing, and begin discussion. Joe, I
12 think you had wanted to speak.

13 Guardarrama: I, I'm quite impressed with the, the applicant's
14 concessions with parking. I'm quite impressed with
15 the applicant's concessions on parking permits.
16 Also with the lattice barrier to its adjacent
17 neighbor to the south. And with its preservation
18 of street trees, street trees, and given that, and
19 my initial, my initial thoughts on this project
20 when it first came to us was that it was of a
21 sufficient quality to put on Beverly Boulevard.
22 I'd like to move the item with those changes that
23 the applicant proposed.

24

1 Hamaker: I'll second it. And I'd also like to add, suggest
2 adding a condition on, just to protect the trees,
3 having visited some construction sites. I realize
4 it's necessary to sometimes remind the construction
5 workers. So this is a suggestion under, in the
6 Resolution under 5.10, which is talking about
7 construction mitigations. H is the last one. So I
8 would say we would make this I. Existing trees
9 must be fenced off and/or protected from any
10 construction, materials, or contaminants that may
11 damage the roots.

12 Thompson: I'm fine with that.

13 Hamaker: In...thanks. And maybe...

14 DeLuccio: In regards...if I could add something. No
15 commercial or residential parking permit should be
16 issued.

17 Guardarrama: Yes. I incorporated that in my, my original motion.

18 DeLuccio: I didn't hear that. Okay.

19 Guardarrama: Yeah.

20 Thompson: And then along, just along the lines of the
21 construction, it sounds like a lot of the concerns
22 that are coming from the residents are, aside from
23 once it's built traffic congestion and things like
24 that. But are construction...you know, they

1 have...there were a lot of things that were said
2 about the impact of construction tonight. Is it
3 unusual or can we possibly add a condition that
4 during construction, they have another neighborhood
5 meeting to be sure that, you know, you know, Joe
6 Smo construction Supervisor is actually, you know,
7 following the rules that, you know, his boss is
8 here tonight agreeing to. In other words, in other
9 words, a check in with the neighbors to be sure
10 that that....

11 Hamaker: That's a great idea.

12 Bartolo: I think that's a great idea.

13 Keho: We don't...that's not a standard condition. But
14 the Commission has added that on a case by case
15 basis.

16 Thompson: Okay. Okay.

17 D'Amico: What about the valid, the free 1-hour parking?
18 Does that need to be in here, or is that addressed
19 in the parking operation plan?

20 Blount: That's addressed in the parking operations plan.

21 D'Amico: Okay. And I only have two, two other quick
22 comments that are not really, I mean, are not
23 really amendments to your motion. But I just want
24 to make them. And one of them is, this, the whole

1 Merricks thing. You know how you cue around the
2 corner at Merricks? I know it's addressed in the
3 Staff report, so I'll keep it simple. But I just
4 would make the comment to Staff that I hope this
5 does not end up being like that Merricks situation,
6 where cars are, you know, dribbling onto Santa
7 Monica Boulevard. That's the first thing. The
8 second thing I would say, and it's also covered in
9 the Staff report, but it's important, is that whole
10 forced right hand turn, when you're coming out of
11 the Virgin Mega Complex from Crunch, you know, from
12 the gym, it's, it's bogus. It serves absolutely no
13 purpose because there's no raised grade and people
14 just, you know, turn right, and they don't...onto
15 Laurel. Would, and I know that the Staff report
16 talks about a raised grade, but I want to say this
17 comment because it's important. That the, the
18 level and the integrity of that, of that scenario
19 needs to really be maintained in this project so
20 that we don't have another Laurel situation on our
21 hands.

22 Thompson: Other comments?

23 Blount: Staff would like to add, ask one point of
24 clarification regarding the trees. In the Staff

1 report near the end, the report lays out what the
2 current condition is, condition of approval, and
3 then on the, the last page of the report, it lists
4 an alternative that was worked out between the
5 public facilities and, and the Planning Staff,
6 which included retaining the two large ficus on
7 Swall as well as retaining the existing liquid
8 ambers on the western half of Beverly Boulevard. I
9 just want to be sure that, that all the
10 Commissioners agree that we're gonna, that you are
11 approving the second option.

12 Guardarrama: It's on page 9 of 10. It doesn't include the two
13 large ficus on LaPeer Drive. I think that was
14 another thing they agreed to preserve.

15 Blount: Okay. So we'll add in the, retain the two large
16 ficus on LaPeer.

17 Guardarrama: Two large ficus trees on LaPeer.

18 Thompson: Okay. So it's been moved and seconded with a
19 series of friendly amendments. John Keho, have you
20 been keeping track of them? Please say yes,
21 because I haven't.

22 Keho: Yes. We have. We've been keeping track of it.

23 Thompson: Okay. It's been moved and seconded. All those in,
24 in favor?

1 Bartolo: Aye.

2 Hamaker: Aye.

3 DeLuccio: Aye.

4 D'Amico: Aye.

5 Guardarrama: Aye.

6 Thompson: Aye. Opposed? Motion passes. Wait. Where...new
7 business. None. Oh, and guys, for, on, on
8 Beverly, thank you. I, tonight was a marathon, and
9 for you guys to sit through that, was fantastic.
10 Hang on. Hang on. New business. None. Unfinished
11 business. None. Excluded consent. None. Items
12 from Staff?

13 Keho: Just right now on the January 19th agenda, we'll be
14 bringing back the Mixed-Use Resolution.

15 Thompson: Speak up, John.

16 Keho: We'll be bringing back the Mixed-Use Ordinance
17 Resolution on the 19th. We have a tentative track
18 map for 1248 to 1252 Laurel Avenue, which is
19 scheduled, and then, of course, the Larrabee...

20 Thompson: Okay.

21 Keho: ...Mediterranean Village Project.

22 Thompson: Okay. Public comments. He said, he said that
23 there, there will be the Laurel, the, the Larrabee
24

1 item is coming back because it was continued. And
2 then also....

3 Keho: A tentative track map on the project of 1248 to
4 1252 Laurel.

5 Thompson: 1248 to 1252 Laurel. We have one public speaker
6 this evening. Guys, bear with us. We need to give
7 Jeanne respect. Jeanne Dobrin.

8 Dobrin: Hi. Jeanne Dobrin, resident of West Hollywood.
9 This really has been a marathon, and those people
10 were wonderful to stay there. And the Commission
11 also has been very, very patient. I commend you
12 all. I'd like to point out that one of the
13 conditions of appearing before the Planning
14 Commission is this. Professionals appearing before
15 the Commission should clearly identify their
16 status, such as attorney, paralegal, architect,
17 designer or landscape. Instances of
18 misrepresentation of professional status may be
19 referred to the City Attorney for possible
20 prosecution. I don't know if I want to go so far
21 as to say, Mr. Jenkins, some people didn't do that
22 tonight. So go for prosecution. But I would like
23 to point out that one in particular, Mr. Abrams,
24 did not identify himself as an architect. I don't

1 think he has to identify himself as a developer,
2 but didn't do that either. So I think that maybe
3 at the beginning of the meeting, should the, the
4 Chair should remind people that professionals have
5 to identify themselves. And...

6 Thompson: Jean.

7 Dobrin: In general, I think you all did a terrific job.
8 But I still say that this Mixed-Use housing thing
9 reminds me of Medicare Part D. Thank you.

10 Thompson: Items from Commissioners?

11 D'Amico: Thank you. It's been a great evening. You did a
12 great job.

13 Thompson: Kate?

14 Bartolo: You did a great job, Mr. Chairman.

15 Thompson: Yeah. I just want to say to Staff, thank you for
16 all your effort on this. It's been an enormous
17 effort again. We really, really appreciate it. I
18 know you have a long road ahead of you with the
19 Council. But seriously, guys, it's been fantastic.
20 And despite...hang on, guys. This is important.
21 There were a number of comments tonight, especially
22 while people are still in the room. Jack, this is
23 important. There were a number of people here
24 tonight at, when we, when we, when we had public

1 testimony, and they really kind of took unnecessary
2 pot, pot shots at Staff. And I want to just say
3 while, for anybody that's still tuned in at home
4 and for the people who are still in this room,
5 before you leave...Staff has worked incredibly hard
6 on this whole thing. And it was kind of difficult
7 to sit here and hear people kind of take those pot
8 shots. And so I'm sorry that that happened. It
9 shouldn't have. And I hope the people that are
10 watching that did make those pot shots will learn
11 from the lesson and it's just completely
12 inappropriate. So hats off to you guys. That's
13 all I have. John?

14 Hamaker: Here, here.

15 D'Amico: I couldn't agree more. And I, I want to offer to
16 you, Mr. Keho, that I will lead a subcommittee of
17 fellow Commissioners if there were one or two more,
18 who would review how we notice residents and
19 possible ways to chip away at the constant drum
20 that we don't do enough to let them know what's
21 going on.

22 Thompson: Barbara?

23 Hamaker: I'd just like to thank everybody for sticking it
24 out. I, I know you guys were here for hours. I

1 can't believe it's almost midnight. But I have to
2 say, if we hadn't done that Mixed-Use first, I, we
3 wouldn't have, we wouldn't have done a good job,
4 because your mind just doesn't function after
5 10:00. It's really hard to do this. We, we were
6 here once until, I think, 1:30 or 2:00, and it's
7 just impossible. So I'd like to thank everybody.
8 Eric, I think you did a great job chairing the
9 meeting. I really...you really stay on top of the
10 issues and, and I, I really appreciate it. It's
11 just, it's just really a pleasure. All of you had
12 great comments. John's the only one left.
13 Everybody else bailed out. But I know you've been
14 working really, really hard. So thanks, thanks,
15 everybody.

16 Thompson: Joe?

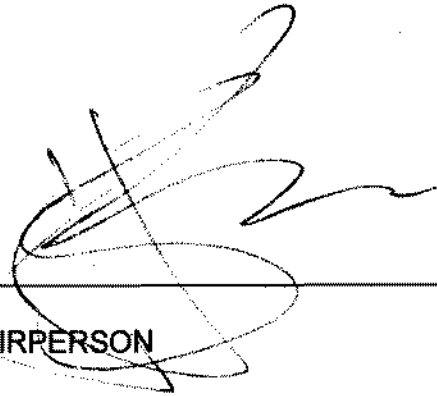
17 Guardarrama: I just have one comment. And I think, I've already
18 referred this to Barbara. But when I was a kid
19 growing up in the suburban part of Los Angeles, I
20 always dreamed of growing up on a street with palm
21 trees on it. And now I get to live there, so....

22 Thompson: Okay. So we will adjourn to the next regularly
23 scheduled meeting of the Planning Commission on
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Thursday, January 19th, 2006 at 6:30 p.m. in this
auditorium. Good night. (MEETING ENDS).

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 2ND DAY OF
MARCH, 2006.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR