

# Sunset & Gordon Mixed-Use Project (CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR) (VTT-74172) (ENV-2015-1923-EIR)

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Jennifer.Roy@lw.com <Jennifer.Roy@lw.com>  
To: Zina.Cheng@lacity.org, mindy.nguyen@lacity.org  
Cc: DJ.Moore@lw.com, Roopika.Subramanian@lw.com

Thu, Oct 25, 2018 at 4:18 PM

Good afternoon,

Attached for the project file is a copy of the Reporter's Transcript of Proceedings of the August 9, 2018 City Planning Commission hearing on the Sunset & Gordon Mixed-Use Project (CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR) (VTT-74172) (ENV-2015-1923-EIR), Council File No. 08-1509-S3. This matter is scheduled to be heard at the November 6, 2018, Planning and Land Use Management Committee meeting.

Best,

Jennifer

**Jennifer K. Roy**

## **LATHAM & WATKINS LLP**

12670 High Bluff Drive

San Diego, CA 92130

Direct Dial: +1.858.523.3984

Fax: +1.858.523.5450

Email: jennifer.roy@lw.com

<http://www.lw.com>

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 **Sunset Gordon Transcript - City Planning Commission.PDF**  
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CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY PLANNING COMMISSION

IN RE: ) Case Numbers:  
 )  
5929 SUNSET (HOLLYWOOD), LLC, ) CPC-2015-1922-GPA-  
SHAUL KUBA, ) VZC-HD-CUB-DB-SPR  
 ) VTT-74172  
Applicant; )  
----- ) CEQA Number  
 ) ENV-2015-1923-EIR  
5929-5945 WEST SUNSET )  
BOULEVARD AND 1512-1540 NORTH ) SCH NUMBER  
GORDON STREET; SUNSET & GORDON ) 2006111135  
MIXED-USE PROJECT. )  
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REPORTER'S TRANSCRIPT OF PROCEEDINGS  
Los Angeles, California  
Thursday, August 9, 2018

Reported by:  
LAUREN A. NAVARETTE  
JOB No. 311107

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MIXED-USE PROJECT. )  
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Reporter's Transcript of  
Proceedings, pages 1 through 91,  
taken Thursday, August 9, 2018,  
at 200 North Spring Street,  
Los Angeles, California, beginning  
at 9:25 a.m. and ending at 11:00 a.m.,  
by LAUREN A. NAVARETTE.

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APPEARANCES:

City of Los Angeles City Planning Commission:

SAMANTHA MILLMAN, Commission President  
VAHID KHORSAND, Commission Vice-President  
DAVID AMBROZ, Commissioner  
CAROLINE CHOE, Commissioner  
KAREN E. MACK, Commissioner  
MARC MITCHELL, Commissioner  
VERONICA PADILLA-CAMPOS, Commissioner  
DANA PERLMAN, Commissioner  
RENEE DAKE WILSON, Commissioner  
VINCENT BERTONI, Director, City Planning  
KEVIN KELLER, Executive Officer,  
City Planning

LISA WEBBER, Deputy Director, City Planning

AMY BROTHERS, Deputy City Attorney

NURI CHO, City Planning Associate,  
Department of City Planning  
MINDY NGUYEN, City Planner,  
Department of City Planning

CHRISTINA TOY LEE, Senior City Planner,  
Department of City Planning  
SHANA BONSTIN, Principal City Planner,  
Department of City Planning

JAMES K. WILLIAMS, Executive Assistant II

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Los Angeles, California  
Thursday, August 9, 2018  
9:25 a.m. - 11:00 a.m.

PRESIDENT MILLMAN: Items Number 6 -- or, sorry, 7 and 8 will be heard concurrently as they are related to the same project, but we will have to make a separate motion on each item; so, Commissioners, please be aware of that.

Item Number 7 is Case Number VTT-74172-1A. Item Number 8 is CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR. Environmental is ENV-2015-1923-EIR. SCH Number 2016111135 (sic).

The project is located at 5929 through 5945 West Sunset Boulevard and 1512 through 1540 North Gordon Street within Council District 13.

The matter involves an appeal of the vesting tentative tract map for the project and the development of 200 -- 299 residential apartment units with commercial space including office, restaurants, and retail space.

Colleagues, the staff has distributed technical memos for both of these items which should be on your desk, so please be aware of those when making any motion on this.

1           At this time, we will hear from City  
2 Planning Staff Nuri Cho and Mindy Nguyen.

3           And please go ahead with the presentation.

4           MS. NGUYEN: Good morning, Commissioners. Mindy  
5 Nguyen with City Planning.

6           As mentioned, before you is the development  
7 just described, also known as the Sunset and Gordon  
8 Mixed-Use Project. The project site is located at  
9 the northeast corner of Sunset Boulevard and Gordon  
10 Street, approximately a quarter mile west of the  
11 101 Freeway within the Hollywood Community Plan.

12           The project site is comprised of nine  
13 contiguous lots, totaling approximately  
14 72,154 square feet, and subject to two General Plan  
15 land use and zoning designations. These consist of  
16 Regional Center Commercial and (T)(Q)C2-2D-SN for all  
17 parcels fronting on Sunset Boulevard and two parcels  
18 fronting Gordon Street and high/medium residential --  
19 sorry, high/medium density residential in  
20 (T)(Q)R4-1VL for the remaining parcels fronting along  
21 the northerly portion of the site, also fronting on  
22 Gordon Street.

23           Surrounding land uses are comprised of a mix  
24 of low-to-medium density residential, commercial and  
25 office uses.

1           Sunset Boulevard is developed with a variety  
2 of residential developments, restaurants -- I'm  
3 sorry.

4           Gordon Street north of Sunset Boulevard is  
5 developed with single- and multi-family residential  
6 uses.

7           In July of 2008, the City Council approved  
8 land use entitlements allowing the construction of a  
9 23-story building, consisting of an 18-story  
10 residential tower over a five-level podium base,  
11 referred to as the "City-approved project."

12           Exhibit A for the City-approved project  
13 identified portions of the Old Spaghetti Factory  
14 building facade to remain.

15           In March 2009, the LA County Superior Court  
16 denied a Petition of Writ of Mandate seeking to  
17 invalidate the City's approvals of the City-approved  
18 project.

19           In September 2010, the LA County Superior  
20 Court's decision was upheld by the Court of the  
21 Appeal of the State of California.

22           Between January and July 2012, the  
23 Department of Building & Safety issued demolition and  
24 building permits for the City-approved project,  
25 including permits authorizing the demolition of the

1 Old Spaghetti Factory building and construction of a  
2 replica of the facade. Construction began in  
3 July 2012 and was substantially completed in  
4 September 2014.

5           Meanwhile, the demolition and building  
6 permits were challenged through the City's  
7 administrative appeal process and in court.

8           In October 2014, the LA County Superior  
9 Court issued a final order stating that any permit  
10 issued in violation of the City-approved project's  
11 (Q) conditions and D-limitations would be null and  
12 void.

13           As demolishing the Old Spaghetti Factory  
14 building was in violation of a (Q) condition  
15 requiring substantial conformance with the approved  
16 Exhibit A, in March 2015 the constructed building and  
17 public park were closed in compliance with an Order  
18 to Vacate issued by the Department of Building &  
19 Safety.

20           In May 2015, the Applicant filed the subject  
21 request in order to re-entitle the completed building  
22 and public park in conjunction with the subdivision  
23 map for the merger of nine lots and re-subdivision to  
24 create one master lot and one airspace lot.

25           On June 29, 2018, the Deputy Advisory Agency



1 approved the vesting tentative tract map with a  
2 no-automated-self-parking-structure alternative as  
3 part of the certification adoption of the  
4 Supplemental EIR.

5 The decision of the Advisory Agency was  
6 subsequently appealed by an aggrieved party and is  
7 being reviewed concurrently with the subject case.

8 The project site is currently improved with  
9 a vacant 22-story approximately 250-foot-tall  
10 mixed-use building containing approximately  
11 319,562 square feet of floor area and an  
12 approximately 18,962-square-foot public park.

13 This slide shows aerial views of the site  
14 from the north and the south. And this slide shows  
15 views from the west and east.

16 As you can partially see, the building is  
17 comprised of an 18-floor residential tower above a  
18 four-level above-grade podium structure with three  
19 levels of subterranean parking and three of  
20 above-grade parking.

21 This chart provides a comparison between the  
22 City-approved project and the proposed project before  
23 you today.

24 The proposed project is smaller in scope  
25 than the City-approved project with regards to floor

1 area, building height, density and commercial floor  
2 area, and will be providing affordable housing,  
3 workforce housing, electric vehicle parking, and  
4 bicycle parking where none were previously proposed.  
5 In addition, the proposed project is no longer  
6 requesting supergraphic signage.

7 In order to re-entitle this project, the  
8 Applicant has requested the following:

9 A General Plan Amendment to redesignate  
10 three of the nine parcels from high/medium  
11 residential to regional center commercial;

12 A vesting zone change and height district  
13 change of (T)(Q)C2-2D and (T)(Q)R4-1VL to C2-2D;

14 A Conditional Use Permit to allow the sale  
15 and dispensing of a full line of alcoholic beverages  
16 for onsite consumption within the proposed ground  
17 floor restaurant;

18 An on-menu incentive to allow a 20 percent  
19 decrease in the total required amount of useable open  
20 space in conjunction with parking option 1;

21 And site plan review for a project which  
22 results in an increase of 50 or more dwelling units.

23 It should be noted that while the project  
24 has filed for density bonus, it does not utilize any  
25 additional density, but proposes to set aside

1 5 percent of the total units for very-low-income  
2 housing in order to qualify for the incentive and  
3 reduce parking. In fact, the project proposes  
4 299 dwelling units where the base permitted density  
5 for the project before the General Plan Amendment and  
6 zone change is 305 units and with the General Plan  
7 Amendment and zone change is 361 units.

8 As previously mentioned, the project site  
9 has two General Plan Land Use designations as shown  
10 here which would be modified by the subject request  
11 in order to achieve consistent land use and zoning  
12 designations across the project site.

13 As proposed, the project includes a new  
14 automated steel parking structure, highlighted in  
15 red, that will be located above the parking area on  
16 level 3, be comprised of two stacked levels of  
17 automated parking within the approximate height of  
18 level 4 of the podium structure, and provide a total  
19 of 435 parking spaces.

20 However, based on the environmentally  
21 superior alternative identified in the Supplemental  
22 EIR and consistent with the decision by the Deputy  
23 Advisory Agency, the Department of City Planning  
24 recommends the no-automated-steel-parking-structure  
25 alternative in conjunction with a zone change

1 ordinance that would allow approximately 508 parking  
2 spaces to be provided within the three levels of  
3 subterranean parking and three levels of above-grade  
4 parking that are currently developed on the project  
5 site. Under this alternative, no additional  
6 construction would be required.

7 The recommended zone change ordinance  
8 outlines modified parking stall standards specific to  
9 the project wherein no additional width would be  
10 required where the parking stall is adjoined on  
11 either side of its longer dimension by an obstruction  
12 and said obstruction is located less than  
13 14 feet from the access aisle measured along the  
14 length of the stall, allowing up to 66 percent of the  
15 parking stalls to be compact.

16 An EIR was originally certified by the  
17 Community Redevelopment Agency for the project site  
18 in October 18, 2007. The Certified EIR analyzed the  
19 CRA-approved project which included the demolition of  
20 existing uses and the development of an approximately  
21 324,432-square-foot-mixed-used project within a  
22 23-story structure, 260 feet high above grade,  
23 comprised of an 18-floor residential tower and a  
24 five-level-above-grade podium structure with three to  
25 four levels of subterranean parking.

1           A Supplemental EIR was prepared for the  
2 proposed project to address modifications to the  
3 CRA-approved project.

4           A Notice of Preparation and Initial Study  
5 were released on October 15, 2015, followed by a  
6 scoping meeting on October 29, 2015. The Draft  
7 Supplemental EIR was circulated between August 24 and  
8 October 9, 2017, and the Final EIR was released on  
9 May 25, 2018.

10           As previously mentioned, the  
11 no-automated-self-parking-structure alternative was  
12 identified as being the environmentally superior  
13 alternative due to the fact that it would reduce the  
14 intensity of the significant and unavoidable noise  
15 impact and include less exterior construction  
16 activities than the original project.

17           Several concerns were raised leading up to  
18 and following the public hearing regarding the  
19 quantity of affordable housing proposed. Based on  
20 input from the community and Council District 13, the  
21 Applicant revised their project to include 15 units  
22 of workforce housing in addition to the 15 units  
23 originally proposed to be set aside for  
24 very-low-income households, for a total of  
25 30 non-market-rate units.

1           As mentioned, the related vesting tentative  
2 tract was appealed by the Green Party; Nuri Cho will  
3 be discussing these appeal points.

4           MS. CHO: There are 12 appeal -- main appeal  
5 points summarized as follows:

6           First, pertaining to the adequacy of the  
7 Supplemental EIR, including project impacts related  
8 to traffic, housing population, land use and proposed  
9 parking ordinance, project entitlements and  
10 objectives, deferred mitigation measures, and  
11 recirculation of the Supplemental EIR. The Appellant  
12 also contends that a new or subsequently new EIR is  
13 required;

14           Second, relating to the map's consistency  
15 with the Hollywood Community Plan and the State  
16 Subdivision Map Act;

17           And, last, that the CPC entitlement requests  
18 violate the City Charter and the Municipal Code.

19           In response to the appeals filed, staff  
20 would like to clarify the following:

21           In October 2016, a traffic impact analysis  
22 was prepared for the Draft Supplemental EIR which  
23 included a residential street impact analysis of --  
24 of commercial cut-through traffic in accordance with  
25 the Department of Transportation's policies.

1           In March 2018, a Supplemental Traffic  
2 Analysis was prepared with a more conservative  
3 analysis in response to comments to the Draft  
4 Supplemental EIR.

5           The Supplemental Analysis concluded that the  
6 project will have a significant impact at the Sunset  
7 and Vine intersection but would be mitigated to less  
8 than significant with a Transportation Demand  
9 Management Plan. The Supplemental Analysis also  
10 concluded that no queuing impact would occur on  
11 Gordon Street.

12           In July 2018, an additional analysis was  
13 prepared in response to the appeal using the ITE True  
14 Generation Manual 10th Edition, which is current best  
15 practice. This analysis concluded that the project  
16 will not have a significant impact at the Sunset and  
17 Vine intersection.

18           All of these analyses were reviewed and  
19 approved by LADOT, as shown in their correspondence  
20 letter submitted to you, and, as such, traffic  
21 impacts have been adequately addressed in the  
22 Supplemental EIR.

23           Project impact on housing population and  
24 land use and from the proposed parking ordinance have  
25 been fully analyzed and disclosed in the Supplemental

1 EIR. All potential entitlements required for the  
2 project are listed in the Supplemental EIR. And  
3 project objectives identified are broad enough to  
4 allow the lead agency to develop a reasonable range  
5 of alternatives and still serve the underlying  
6 purpose of the project.

7 The mitigation measures identified in the  
8 Supplemental EIR contain performance standards as  
9 allowed by CEQA. And detailed explanations of how  
10 each mitigation measure complies with CEQA has been  
11 included in the Final EIR.

12 In addition, the Applicant is required to  
13 comply with the Mitigation Monitoring Program which  
14 is included in Exhibit E of the CPC staff report, as  
15 well as the Advisory Agency's Determination Letter.  
16 As such, the Supplemental EIR is the adequate  
17 environmental document for the proposed contract and  
18 recirculation is not warranted as there is no new  
19 significant information.

20 Next, the proposed tract map is consistent  
21 with the Hollywood Community Plan and the State  
22 Subdivision Map Act as found in the Advisory Agency's  
23 Determination Letter.

24 And lastly, entitlements requested under the  
25 CPC case are not within the purview of the Advisory



1 Agency.

2 MS. NGUYEN: Based on all the facts presented  
3 before you today, staff recommends that the City  
4 Planning Commission deny the appeal of vesting  
5 tentative tract map 74172;

6 Sustain the Advisory Agency's determination  
7 to approve the vesting tentative tract map;

8 Adopt the Advisory Agency's Conditions of  
9 Approval and Findings in conjunction with the  
10 technical modifications submitted for your review;

11 Find that the project was previously  
12 assessed in the Sunset and Gordon Mixed-Use Project  
13 EIR Erratum and Addendum, and that the Commission has  
14 reviewed and considered the information contained in  
15 the EIR Erratum, Addendum and Supplemental EIR;

16 Certify the -- certify and adopt the  
17 Supplemental EIR as recommended;

18 Approve and recommend that the City Council  
19 adopt a General Plan Amendment and vesting zone and  
20 height district change, including the zone change  
21 ordinance to permit up to 66 percent compact parking  
22 stalls;

23 Approve the remaining entitlement requests  
24 as recommended;

25 And adopt the Conditions and

1 Approval -- of Approval and Findings in conjunction  
2 with the technical modifications for the CPC case  
3 submitted for your review.

4 That concludes staff presentation. We are  
5 available -- we are available for any questions you  
6 might have.

7 Please also note that we do have a  
8 representative from LADOT who should be able to  
9 answer any questions related to the traffic studies  
10 and analyses.

11 Thank you.

12 PRESIDENT MILLMAN: Thank you very much. I'm  
13 sure we will have questions in a bit, so stay tuned.

14 I do not have a speaker card for the  
15 Appellant, but I will call the Appellant.

16 Will the Appellant's representative,  
17 Mitchell Tsai, please approach the podium if he is --

18 MS. STEWART: I put in a speaker's card.

19 Jill Stewart.

20 UNIDENTIFIED SPEAKER: I put in a speaker card.

21 PRESIDENT MILLMAN: Pardon?

22 I can't hear.

23 MS. STEWART: I put in a speaker card.

24 PRESIDENT MILLMAN: They filled out a --

25 Okay.

1 Will the Appellant please approach?

2 MS. STEWART: I put in a speaker card.

3 PRESIDENT MILLMAN: You're in --

4 Oh, okay. I see. You're in the "Against  
5 Proposal." I will move you over.

6 Please go ahead, Jill Stewart.

7 MS. STEWART: Jill Stewart. I'm speaking as the  
8 Appellant -- main Appellant here.

9 How much time do I have?

10 PRESIDENT MILLMAN: How much time would you  
11 like?

12 MS. STEWART: Five minutes, please.

13 PRESIDENT MILLMAN: Five minutes is sufficient.

14 Thank you.

15 MS. STEWART: Thank you.

16 Jill Stewart. I'm the executive director of  
17 Coalition to Preserve LA.

18 I'd like to start off by saying we have  
19 submitted a letter into the record.

20 The counsel for Coalition to Preserve LA has  
21 submitted written comment to the City Planning  
22 Commission, and I'd like those comments added to the  
23 record of proceedings.

24 Also, we request a stay if the City Planning  
25 Commission denies Coalition to Preserve LA's appeal

1 of the vesting tentative tract map. The Coalition  
2 intends to appeal the project to City Council. And  
3 the Coalition requests that the City Planning  
4 Commission stay its decision pending the City  
5 Council's hearing of our appeal to the Environmental  
6 Impact Report.

7 And then I'd like to make a few comments  
8 about -- about the project itself.

9 The project is inconsistent with the  
10 objectives and policies of the Hollywood Community  
11 Plan that require -- they don't suggest but they  
12 require that no increases in density should be  
13 effected by zone changes or subdivisions unless --  
14 unless it's found that local streets and boulevards  
15 and avenues and freeways and public transportation in  
16 the area are adequate. And I'd like to expound on  
17 that just a little bit.

18 In the area the project will have  
19 significant traffic impacts, especially at the  
20 intersection of Hollywood and Vine, despite what your  
21 studies have found. And this is -- this is the  
22 problem, I think.

23 As you know, and I've driven though the area  
24 a lot because I work in the area, and I'm sure you  
25 have too, there -- there's a real danger now that we

1 see, I think, developing in Hollywood as each of  
2 these large buildings goes up and that is --

3 We -- we call it "gridlock" in Los Angeles.  
4 We kind of roll our eyes and what we really mean is  
5 terribly slow traffic. But in Hollywood we actually  
6 have gridlock now, meaning we stop at the green  
7 light, and we don't make it through the green light;  
8 no cars actually move through green lights in  
9 Hollywood on a regular basis now. So we are actually  
10 trapped at the green light in Hollywood.

11 Now, I'm going to give you a personal  
12 example of this.

13 I was with my nieces at the green light in  
14 Hollywood when Griffith Park was burning recently,  
15 and we were hearing on the radio that some cars were  
16 burning in Griffith Park in the parking lot and we  
17 were scared. And we were discussing if the hills in  
18 Hollywood start burning what should we do? Should we  
19 get out of the car and run?

20 What do we do? How do we escape in  
21 Hollywood now that this City has developed a system  
22 of planning in Hollywood that has actually created  
23 true gridlock where the green does not allow you to  
24 go and -- and thousands of people are potentially in  
25 danger?

1           So planning means planning. It doesn't  
2 simply mean building by building and allowing this  
3 real gridlock to happen.

4           I was speaking on a panel last year called  
5 Verde Exchange with the now retired chief planner of  
6 LA County, Richard Bruckner. And Richard Bruckner  
7 was saying in public --

8           And I'm happy to send you a tape of this.

9           -- that he was fascinated to see the City of  
10 Los Angeles adding high rises in Hollywood because of  
11 what he called the "short blocks" and "dog-leg  
12 streets." And he said "It's not an appropriate area  
13 for high rises because you're going to get permanent  
14 gridlock that can't be alleviated."

15           No matter how many people decide to ride  
16 their bikes or take transit, you will never get past  
17 the short blocks and the dog-leg streets.

18           This project at Sunset and Gordon is a big  
19 problem in this regard. It's going to create  
20 big-time backup and real gridlock.

21           And we're talking now about a new season in  
22 Los Angeles, the fire season. We're going to have  
23 dangerous, dangerous situations, not just an  
24 annoyance. Gridlock is going to be a problem of  
25 health and safety, not just an annoyance.

1 I wish that you would stop and think about  
2 that. Maybe take a step back. Think in terms of  
3 2020 and 2030 as a new era in which you have to  
4 rethink how we're planning these vulnerable  
5 communities, and Hollywood is one of them.

6 Thank you very much.

7 PRESIDENT MILLMAN: Thank you.

8 Will the Applicant please approach?

9 I have a speaker card for DJ Moore from  
10 Latham & Watkins.

11 I also have a speaker cards for Oliver  
12 Baker, Tom Gaul, Elise Lorenzana, and Liz Fleming.

13 You will have five minutes.

14 MR. MOORE: Good morning, President Millman and  
15 Vice President Khorsand; thank you very much for  
16 stepping up into these critical new roles.

17 And Commissioners Ambroz and Dake-Wilson,  
18 thank you so much for your service.

19 I actually would like to request ten minutes  
20 for my presentation, I'm sorry, if that's possible.

21 PRESIDENT MILLMAN: I believe we have to keep  
22 the time equal between the Applicant and Appellant.

23 MR. MOORE: Okay. I don't see the Applicant's  
24 presentation up there yet; so if you wouldn't mind  
25 pausing the clock until we can get that up.

1           PRESIDENT MILLMAN: Of course. And we can reset  
2 it to five minutes.

3           Okay.

4           MR. MOORE: And I'm also not seeing the clicker,  
5 I don't know if somebody removed it.

6           There it is.

7           Thank you so much.

8           PRESIDENT MILLMAN: Thank you.

9           Please begin.

10          MR. MOORE: Good morning, Honorable  
11 Commissioners. DJ Moore of Latham & Watkins on  
12 behalf of the Applicant.

13                 We are here today to talk about the Sunset  
14 and Gordon project, which is a built project on the  
15 corner of Sunset and Gordon in Hollywood.

16                 As staff mentioned, this site has a long  
17 history. I will try to move through that as quickly  
18 as possible.

19                 There we go.

20                 After the project was approved in 2008 by  
21 the City, litigation challenges stalled construction.  
22 While the original project approval and its EIR were  
23 ultimately upheld in court, because of the downturn  
24 in the national economy, the original developer went  
25 into bankruptcy.



1           The current Applicant bought it out of  
2 receivership. And beginning in 2012 the Applicant  
3 obtained demolition permits for -- from the City,  
4 which included the allowance for the demolition of  
5 the Old Spaghetti Factory building.

6           Specifically in lieu of maintaining the  
7 building, Building & Safety issued permits to  
8 demolish it and construct a replica facade in its  
9 place. That was one of the options allowed in the  
10 Environmental Impact Report; however, administrative  
11 appeals were filed challenging the City's issuance of  
12 that permit as inconsistent with a (Q) condition.  
13 And ultimately the Superior Court agreed that the  
14 (Q) condition had been violated and voided the  
15 permits.

16           And the project before you today is the  
17 re-entitlement of this project and its proposed  
18 public park, which would allow for the City to issue  
19 all necessary permits so we could reopen the site and  
20 create the vibrant urban environment that has long  
21 been intended.

22           Here's the aerial for the site that you saw  
23 previously.

24           Here's the landscaping plan.

25 Drought-tolerant plants are proposed throughout the

1 site -- actually installed, excuse me. There are  
2 81 trees in total, exceeding the minimum  
3 75-tree requirement. They've been planted for four  
4 years; so they all have the benefit of having been  
5 well-established over time.

6 I think staff did an excellent job of  
7 cruising through the differences between the project  
8 as approved and what we are proposing today. It is  
9 shorter. It includes two -- includes fewer dwelling  
10 units. But, importantly, the Applicant has proposed  
11 10 percent of below-market-rate housing, 5 percent at  
12 the very-low level, and 5 percent workforce housing.

13 I'm going to cover a few additional project  
14 benefits for you.

15 The project is now providing EV-ready  
16 parking in 20 percent of the spaces.

17 And installed in 5, a new gray water system  
18 for landscape irrigation on the podium deck,  
19 replacing existing equipment throughout the building,  
20 such as low-flow water fixtures and LED lighting.

21 We're now offering 401 bicycle parking  
22 spaces; a huge improvement.

23 A robust TDM plan that staff mentioned,  
24 which will include transit pass discounts.

25 And we're proposing an Uber drop-off on

1 Sunset Boulevard, which was a recommendation from the  
2 community based on how this project operated in 2008.

3 I will skip the automated steel parking  
4 structure; staff did an excellent job of explaining  
5 that.

6 We are supportive of the  
7 no-automated-steel-parking-structure alternative that  
8 is being recommended. It results in 508 parking  
9 spaces, that's less than were approved back in 2008  
10 and significantly less -- 100 spaces less than the  
11 base Code requirement.

12 Here is the bicycle parking that I  
13 mentioned. The yellow areas highlight where it will  
14 be located, behind the retail, in the parking garage  
15 and on the Sunset Boulevard frontage.

16 Staff also did an excellent job of covering  
17 the Environmental Review. I will just lead to a  
18 couple of points.

19 The Certified EIR from 2008 identified some  
20 four significant and unavoidable impacts. Due to  
21 changes in regulations and in the project there's  
22 only one significant and unavoidable impact that  
23 remains, it's related to noise and vibration during  
24 construction.

25 The alternative proposed by staff would

1 reduce that noise impact, not to a level of  
2 insignificance, but it would eliminate the  
3 construction noise associated with that parking  
4 structure, and we support that conclusion.

5 We have a tremendous -- have a tremendous  
6 amount of community support.

7 The project team has gone door-to-door  
8 in the neighborhood. They have knocked on over  
9 1900 doors. You may have seen the letter from Aaron  
10 Green in your packets.

11 The community overwhelmingly wants to see  
12 this project re-opened. They want the public park.  
13 They want retail on the street and Sunset.

14 The tract map appeal has no merit. Staff  
15 responded to each of those issues in detail. I'd  
16 like to respond to two.

17 Regarding the ride essential street segment  
18 analysis, that was completed in full compliance with  
19 LADOT policy. And regarding the Sunset and Vine  
20 intersection, it's been analyzed three ways, it's  
21 conservative; there is no impact.

22 We support the staff recommendation for  
23 clarifications, which is in your packet, and we  
24 request that you approve the modified project, deny  
25 the appeal, and certify the EIR.

1           The team is here for any questions you may  
2 have, including our technical experts and traffic  
3 consultants.

4           PRESIDENT MILLMAN: Thank you so much.

5           MR. MOORE: Thank you.

6           PRESIDENT MILLMAN: At this time, we will now  
7 open the public testimony for this item.

8           Each speaker who has filled out and turned  
9 in a speaker card will have one minute to speak.  
10 Please line up behind the podium as soon as you hear  
11 your name called.

12           And I'm going to call several names at a  
13 time; so please line up.

14           We will start with Jim Dunne, Letissia  
15 Kochap, and Liza Brereton.

16           Welcome.

17           MS. BRERETON: Hi. I'm Liza Brereton. I don't  
18 see the other folks lining up.

19           Should I go ahead?

20           PRESIDENT MILLMAN: Please go ahead.

21           MS. BRERETON: Okay. I'm here on behalf of AIDS  
22 Health Care Foundation. We support the appeal and  
23 oppose the project.

24           Our main concern is we believe there's an  
25 insufficient amount of affordable housing.

1 I know that the 5 percent of affordable  
2 housing that -- is being touted here as -- as a great  
3 victory, but we really think it's not enough and the  
4 City has the power to do more.

5 As you're probably familiar, AB 1505, recent  
6 state law, greatly increased the power of a city to  
7 require much higher percentages of affordable  
8 housing. We all know there's an affordable-housing  
9 crisis, and we ask that you do more.

10 5 percent workhouse housing, that's not  
11 affordable housing; so those shouldn't be grouped  
12 together.

13 So we ask that this project be denied and  
14 that you recognize the impact on gentrification that  
15 these types of luxury developments have in Hollywood.

16 Thank you.

17 PRESIDENT MILLMAN: Thank you.

18 Hello. Welcome. Your time will begin as  
19 soon as you start speaking.

20 MS. KOCHAP: Hi. Good morning. My name is  
21 Letissia Kochap. I live on 5521 Harold Way.

22 I -- I came in this morning to ask that you  
23 reopen the -- the housing building because of  
24 opportunity for family to have opportunity of  
25 housing. And for kids it has park -- park for the

1 kids to bring family and have fun, I guess, with the  
2 family at the park.

3 Sorry, I'm nervous.

4 But, yeah, if you guys can consider that,  
5 that will be great.

6 Thank you.

7 PRESIDENT MILLMAN: Thank you.

8 I'd like to call Raheem Arnold, Roxann  
9 Speight, Matt Dyan (sic), Brian Folb to join the  
10 line.

11 Whoever gets there first may begin speaking.

12 Welcome. Please state your name for the  
13 record.

14 MR. ARNOLD: Hello, I'm Raheem Arnold. I live  
15 at 1552 Schrader Boulevard.

16 And I'm here to say that I support the  
17 project because there's a lot of housing crisis going  
18 on. And it will be great for our community. And  
19 also, be great to like -- you know, like, for the  
20 kids and stuff like that because I also have kids; so  
21 a park would be like a great opportunity. And it  
22 also opens jobs as well.

23 So, yeah, that would be -- it will be a  
24 great thing for -- for this to happen.

25 PRESIDENT MILLMAN: Thank you.

1 MR. ARNOLD: Thanks.

2 Thank you, I'm good.

3 PRESIDENT MILLMAN: Welcome. Please state your  
4 name for the record.

5 MR. FOLB: Good morning, Commissioners. Brian  
6 Folb.

7 My family has lived and worked in Hollywood  
8 for over 50 years. It's a shame this project has not  
9 been able to be open for -- for this long of a period  
10 of time.

11 We -- we appreciate that there is concerns  
12 about affordable housing, but there are a number of  
13 different groups of people that consider housing  
14 affordable at a number of different levels. And  
15 housing, in general, is needed in this City at all  
16 different levels. And the more housing we have, the  
17 more benefits it's going to be for all.

18 So this is a wonderful project. We're  
19 looking for -- to create a live/work community in --  
20 in Hollywood. I think the Planning Department and  
21 the City is doing an excellent job of -- of this.  
22 And this is a -- a great project that -- that shows  
23 how this can be done in the appropriate way.

24 Thank you.

25 PRESIDENT MILLMAN: Thank you so much.



1 Will Miki Jackson please join the line?

2 Hello. Welcome.

3 MS. SPEIGHT: Hi. Good morning.

4 PRESIDENT MILLMAN: Please state your name and  
5 you may begin.

6 MS. SPEIGHT: My name is Roxann Speight.

7 Welcome. And I'm glad you had us here.

8 As a housing advocate, I've lived and worked  
9 in Hollywood since 2005. This is an opportunity for  
10 us to continue to grow, continue to house folks; that  
11 is what is important.

12 Would I love to see more affordable housing,  
13 working and supportive services? Absolutely, I  
14 would. But everyone is not rich, everyone is not  
15 poor; so we need housing that's available that makes  
16 it an opportunity for people to attain housing.

17 When you have housing stability, that means  
18 your health is better. You have a place to keep  
19 medications. You have to a place to eat, bathe. You  
20 have a place for children to study. You have a place  
21 for parents to rest so they can have a job. This  
22 mixed-use property, it provides those things.

23 So the building is already here. The almost  
24 300 households are already being affected.

25 We're not going to tear down the building

1 because a fire may come. Yes, the fire may come.

2 We have changes in the way we are traveling  
3 today, so -- there are many ways that we get around,  
4 so please open the building.

5 Thank you.

6 PRESIDENT MILLMAN: Thank you.

7 Welcome. Please state your name and begin.

8 MR. DIXON: Good morning. I'm Matt Dixon, a  
9 member of Abundant Housing LA. I apologize for my  
10 poor handwriting.

11 I think, as you all know, Southern  
12 California is facing a severe housing crisis and  
13 this -- this building is already there. It could  
14 start providing housing for almost 300 families  
15 almost immediately, including 15 dedicated  
16 very-low-income units.

17 The project is in a great location for new  
18 housing; it's only half a mile from the  
19 Hollywood/Vine station on the Red Line and it's  
20 directly served by Metro bus.

21 It's close to a lot of jobs. It has good  
22 transit access to other jobs in Hollywood and in  
23 Downtown LA.

24 And it's easy to walk and bike to a lot of  
25 amenities, like, retail and restaurants and things

1 like that.

2 So this is a project that really goes well  
3 with the City's climate goals and the City's planning  
4 goals to encourage people to live and work near  
5 transit.

6 And, again, this -- this building is already  
7 there. We have a severe housing crisis, and we have  
8 an empty building. What's the best thing to do? We  
9 should let people live there.

10 Thank you.

11 PRESIDENT MILLMAN: Thank you.

12 Will Nicole Shahenian, Julian Ferguson, and  
13 Josh Abarca -- Abarca please join the line?

14 And Ms. Jackson, welcome.

15 MS. JACKSON: Miki Jackson. I'm Coalition to  
16 Preserve LA.

17 I'm for the appeal. I'm partially --  
18 partially represent --

19 I'm representing the Appellant.

20 Ironically, we were talking about flouting  
21 the law because this building was built and opened  
22 flouting the law. The tentative tract map fails --  
23 map fails to comply with the State Subdivision Map  
24 Act, and this is a problem and it -- this --

25 We're required, if the proposed map is not

1 consistent with the applicable General and Specific  
2 Plans, or the design and improvements are not  
3 consistent with the General and Specific Plans. This  
4 also violates the Hollywood Plan.

5 We wish to incorporate and reference all  
6 comments in opposition to this project.

7 This project started with flouting the law  
8 by tearing down a historic building, it's one of  
9 the -- it's a poster child for that. I think we need  
10 to keep that in mind. It should be all affordable  
11 housing.

12 PRESIDENT MILLMAN: Thank you. Thank you.

13 Welcome.

14 MS. SHAHENIAN: Good morning, Commissioners.  
15 Nicole Shahenian with the Hollywood Chamber of  
16 Commerce.

17 On behalf of the Hollywood Chamber, I'm here  
18 to express our support for the Sunset/Gordon project.

19 The Chamber recognizes the extreme need for  
20 more housing stock throughout our community and  
21 supports the efforts of this developer to provide  
22 nearly 300 much-needed units for those living and  
23 working in Hollywood.

24 We are particularly pleased to see that  
25 15 of the units in the project will be set aside for

1 very-low-income-housing residents.

2 The Chamber appreciates the developer's  
3 investment and continual commitment to making  
4 Hollywood a place for our residents to live, work,  
5 and play.

6 The Chamber believes this transit-oriented  
7 project will positively contribute to the surrounding  
8 area by revitalizing a previously underused property  
9 on Sunset Boulevard and activating and enhancing the  
10 site for pedestrians and residents. And providing  
11 access to a community park that has been closed off  
12 for several years now.

13 We're additionally excited about the  
14 40,000 square feet of creative and  
15 neighborhood-serving -- serving retail spaces as part  
16 of this development.

17 We urge your support of this project and are  
18 excited to see it go forward.

19 PRESIDENT MILLMAN: Thank you.

20 Can Lorenzo Brown and Robert Quinn please  
21 join the line?

22 And welcome. You may begin.

23 MR. FERGUSON: Hey, how you doing?

24 Good afternoon. I'm Julian Ferguson. I  
25 stay off of Harold Way in Hollywood. And I support

1 the project.

2 I have small kids that live with me, and I  
3 would love to see the park open for the kids to be  
4 able to play somewhere.

5 And I walk past the -- the project everyday  
6 and I always see new construction and new things  
7 getting built, and there's no reason for that -- that  
8 place to still be abandoned. You know, we'd just  
9 like to see the -- the project open.

10 I appreciate it.

11 PRESIDENT MILLMAN: Thank you.

12 Welcome. Please come up and state your  
13 name.

14 MR. ABARCA: Good morning. My name is Josh  
15 Abarca. And I am for this project.

16 Ever since I was a little kid, I've always  
17 lived around this area. And I love the Spaghetti  
18 Factory.

19 Once it got torn down and they started  
20 constructing this apartment building, I always  
21 wondered what it was; was it an office? Was it an  
22 apartment? And now that I'm up-to-date with it, it's  
23 an apartment.

24 And I'm honestly I'm all for it. If it's  
25 something that's helpful to the community, that

1 help's get people housing, then might as well open  
2 it. It's there. It's --

3 Just make improvements that meets the  
4 standards. And -- I just -- jobs --

5 Sorry.

6 The jobs -- jobs will be helpful for the  
7 community.

8 And it's really unfortunate that this  
9 happened but we might as well progress it forward,  
10 make something good out of it. And -- unless it's  
11 not --

12 Thank you.

13 PRESIDENT MILLMAN: Thank you.

14 Will Jay Hausman, Pamela Crenshaw, Jason  
15 Balgas, and Joan Howard please come up?

16 Welcome. You can begin speaking by stating  
17 your name when you get to the front.

18 MR. HAUSMAN: Jay Hausman. I've lived in  
19 Hollywood for 40 years --

20 PRESIDENT MILLMAN: Can you speak right into  
21 that microphone so we can hear you?

22 MR. HAUSMAN: I'm Jay Hausman. I've lived in  
23 Hollywood for 40 years.

24 Currently, I'm -- I'm near Santa Monica and  
25 Vine, Lillian Way and Lexington, it's an old hotel.

1           Around me, the prices are sky high. I'm  
2 still -- I have a decent place to live, but I don't  
3 see anything around me that is happening.

4           I've eaten at the Spaghetti Factory. I  
5 would rather live there than eat there. And it's not  
6 the Brown Derby or Musso and Frank's. It's a -- it's  
7 a good location to live.

8           Thank you.

9           PRESIDENT MILLMAN: Thank you.

10           Welcome. Please state your name for the  
11 record and then you may begin.

12           MS. HOWARD: Hi. I'm Joan Howard. I advocate  
13 for a non-profit in Hollywood. I live in the  
14 Hollywood area.

15           And I just want to beg you, there's real  
16 agony on the street, I see it all week long, I'm all  
17 over the streets, all over the City as well. And  
18 what is killing me --

19           And I hope I don't offend you by saying  
20 this.

21           -- is how slow the government is by passing  
22 anything that's affordable.

23           I realize you have voters to appease who are  
24 against these things, but pretty soon we're going to  
25 be a third-world encampment.



1           You have all these different factions  
2 using -- using things to make gridlock.

3           Please, please take a look at your streets  
4 and understand that if you listen to all the  
5 nitpicking and the nitty-gritty, we're never going to  
6 get people into housing.

7           I could tell you so many stories. I won't,  
8 I don't have enough time. But I was homeless  
9 15 years ago. And I am begging you from the bottom  
10 of my heart, I'm trying to put back, help them. Put  
11 this project through.

12           Thank you.

13           PRESIDENT MILLMAN: Thank you.

14           Will Anthony Conley and Doug Haines please  
15 join the line?

16           Welcome. State your name for the record and  
17 begin.

18           MR. BALGAS: Good morning. My name is Jason  
19 Balgas and I fully --

20           PRESIDENT MILLMAN: Can you please speak right  
21 into that microphone so we can hear you?

22           MR. BALGAS: Good morning. My name is Jason  
23 Balgas and I fully support the -- this project going  
24 forward.

25           I think affordable housing would be a great

1 thing for everybody in Los Angeles who can be able to  
2 give -- be able to live in a community like this with  
3 the park and the apartments all ready to go.

4 I think we just fill it up with strong,  
5 positive people and we can make the community strong  
6 again.

7 People talk about --

8 What's that guy who manages the United  
9 States? I forget his name.

10 But he talks about bringing back America, or  
11 whatever.

12 I think about make America kind again; so  
13 let's do something kind and make something a  
14 positive.

15 PRESIDENT MILLMAN: Thank you.

16 Welcome. Please come up. State your name  
17 for the record and you may begin.

18 MS. CRENSHAW: Hi. My name is Pamela Crenshaw  
19 and I'm an advocate for LAHSA, the Lived Advisory --  
20 Lived Experience Advisory Board called LEAG.

21 We are formerly homeless people that have  
22 gotten our housing and now we're working to get other  
23 people housing.

24 I've watched Hollywood -- buildings go up in  
25 Hollywood the past ten years that I've lived there

1 and the rent is sky high. And I see people living on  
2 the street on a daily basis.

3 I'm here to humbly ask you to please  
4 consider the low-income housing with these 30 units.  
5 And not just that, but to please, please build more  
6 and more.

7 We need to get people housed so that they  
8 can go on living, getting their life back, getting  
9 jobs, getting educated, such as I did. And hopefully  
10 they can begin to advocate like I'm doing.

11 Thank you.

12 PRESIDENT MILLMAN: Thank you.

13 Will Lori Murick and Maren Kukuruzza please  
14 join the line?

15 Welcome. You may begin.

16 MR. CONLEY: Hello. Happy Thursday. My name is  
17 Anthony Conley. I'm part of the Hollywood Studio  
18 District Neighborhood Council.

19 On July 9, 2018, we moved to support the  
20 project at Sunset and Gordon with the following  
21 conditions:

22 That the percentage of affordable-housing  
23 units within the project be increased from  
24 5 percent affordable housing to 10 percent;

25 And that the existing 508 parking stalls

1 within the structure be maintained rather than  
2 reduced to 428.

3 And let me emphasize --

4 PRESIDENT MILLMAN: Excuse me, I'm going to cut  
5 you off for one second.

6 Do you have a Certified Neighborhood --  
7 Certified Statement?

8 MR. CONLEY: That is --

9 Yes. We submitted that. You guys should  
10 have it.

11 PRESIDENT MILLMAN: Oh, Okay.

12 I'm going to have you speak at the end and  
13 give you some additional time.

14 MR. CONLEY: Okay. Okay. Thank you.

15 PRESIDENT MILLMAN: Thank you very much.

16 Mr. Haines, welcome.

17 MR. HAINES: Hi. My name is Doug Haines. I'm  
18 speaking for La Mirada Avenue Neighborhood  
19 Association. I'll be really brief.

20 We're the organization that brought the  
21 initial litigation and the second litigation in this  
22 matter.

23 And it wasn't about NIMBY-ism. It was about  
24 the City following its own rules and regulations and  
25 enforcing those rules and regulations. And

1 unfortunately, as it was said before, I don't think  
2 the lesson has really been learned.

3 I will say that the first set of  
4 entitlements had -- was the greatest, most in the  
5 history in the City of Los Angeles.

6 The demolition that occurred was illegal.  
7 There was an after-the-fact demolition permit issued;  
8 so I wanted to correct that.

9 But since then, I want to point out, the  
10 Applicant's agreed to take away the supergraphics, to  
11 keep the parking at an increased level, which is  
12 extremely important in this neighborhood, and to  
13 provide other benefits that wouldn't necessarily be  
14 something that would have to be done.

15 So we're okay after ten years with this  
16 project, and I think it should proceed as it is  
17 today.

18 Thank you.

19 PRESIDENT MILLMAN: Thank you.

20 Timothy Sterry and William Made please join  
21 the line.

22 Welcome.

23 MS. MURICK: Hi. My name is Lori Murick.

24 I live on Carlton Way behind this building  
25 and I look at it every morning and see it empty for

1 the last three to four years, which is really sad.

2 I also work in Hollywood in television  
3 production. I feel that those of us that work in  
4 Hollywood are the heart of Hollywood, those of us  
5 that live and work there. So many that work there  
6 have had to move to other cities, even 60 to 70 miles  
7 away, which is causing more cost for them, commuting  
8 and such. We should be able to live close to where  
9 we work --

10 Sorry, I'm trying to make sure --

11 Okay. I've -- I've been close to being  
12 evicted recently, twice. And I work 40 to 70 hours a  
13 week. For the last ten years, I've worked really  
14 hard. I have no savings. Most of my money is going  
15 to just living, but missing one month of rent would  
16 put me out on the street and not able to move into  
17 another place.

18 For the people of Hollywood, and especially  
19 those of us that work there as well, affordable  
20 housing is extremely important. And this is in my  
21 neighborhood. And I think we should be able to --

22 Thank you.

23 PRESIDENT MILLMAN: Thank you very much.

24 Welcome. Please come up and state your name  
25 for the record and then you may begin.

1 MS. KUKURUZA: My name is Maren Kukuza.

2 I am in support of this project. I think  
3 that it's, frankly, a little bit absurd that a  
4 building that is able to house so many people has sat  
5 empty for this amount of time, especially in light of  
6 the housing crisis. And with as many people that are  
7 on waiting lists for inclusionary housing, myself  
8 included, this is a really important project and I  
9 hope it gets approved.

10 PRESIDENT MILLMAN: Thank you.

11 Will Lea Morris-Qualls and Charles Horn  
12 please join the line?

13 Welcome. Please state your name for the  
14 record and then you may begin.

15 MR. STERRY: My name is Timothy Sterry. I live  
16 in the -- in the Hollywood area.

17 I am currently homeless in the Hollywood  
18 area. And I'm going past this pretty constantly; I  
19 go to the soup kitchen in Hollywood between Gower on  
20 Bronson.

21 And, frankly, it's already there. Why --

22 What are -- what are you going to do with  
23 it? Just leave it there for everybody to look at and  
24 gawk at?

25 And -- and people were saying that they work

1 in the Hollywood area, but they're traveling in.  
2 You're creating the gridlock. If you lived here, you  
3 wouldn't have to travel. You wouldn't be part of  
4 this gridlock, so -- you know.

5 There's parking available. There's --  
6 there's public transportation available. And there's  
7 housing available.

8 There's 171 potential jobs that can go in  
9 here if this project is opened. I'm looking for work  
10 right now. And, frankly, it's either low -- very low  
11 or, you know, minimum wage, which is better than what  
12 I have now. And, you know, I would really appreciate  
13 this to be passed.

14 Thank you.

15 PRESIDENT MILLMAN: Thank you.

16 Welcome. Will Carolyn Horn and Myla A,  
17 something with an A, please join the line?

18 Welcome. You may begin.

19 MR. HORN: Good morning. My names is Charles  
20 Horn.

21 On behalf of those that are homeless or have  
22 been homeless, I'm here in favor of this project. I  
23 was homeless in Hollywood for many years. And  
24 because of projects like this, I was able to return  
25 to school, I'm no longer homeless.



1 I had to move out of Hollywood because there  
2 was not affordable housing; so I still had to commute  
3 back to Hollywood. And because of projects like  
4 this, I've been able to return to school and  
5 graduate. And I now get to work with -- in SPA 4  
6 with housing and advocating for homeless.

7 And I believe that not only are projects  
8 like this necessary, we have to do it. It takes so  
9 long --

10 And I understand with the government,  
11 anytime you deal with the government, the process is  
12 a long journey. And when you have so many people  
13 that are homeless and it takes months, the problem --  
14 the problem is continuing to grow.

15 This building has been here. It's here.  
16 It's been not used for a period of time; so  
17 ultimately, we're creating this problem.

18 Thank you.

19 PRESIDENT MILLMAN: Thank you.

20 Hello. Welcome.

21 MS. HORN: Hello. Thank you. My name is  
22 Carolyn Horn.

23 I -- I'm really surprised that we even have  
24 to go through this. I think that it's something that  
25 as humans we should just open our arms and open the

1 houses that people that don't have houses can stay  
2 in.

3 I support this project. I support anything  
4 that will help people get off the streets and take  
5 care of themselves.

6 I'm 71 and I've been on affordable housing  
7 and currently am. I'm retired. But I think it's  
8 such an important thing that we --

9 Just know that any of us, but for the grace  
10 of God, could be out there.

11 Thank you.

12 PRESIDENT MILLMAN: Thank you.

13 Welcome.

14 MS. ARSLANIAN: Thank you very much.

15 I'm Nyla Arslanian, a long-time business  
16 owner. I'm editor of "Discover Hollywood" magazine  
17 and president emeritus of the Hollywood Arts Council.

18 I was among the many people who, in 2008 and  
19 before, met to approve this project. At the time,  
20 our concern was open space and having a playground  
21 for children. And today I see a project that is --  
22 far exceeds what we expected and what we wanted at  
23 the time. It was probably the first high rise  
24 apartment building planned for what --

25 And it's sort of interesting to see what's

1 happening in Hollywood.

2 It's a travesty and unconscionable that this  
3 building has sat empty for four years. But what we  
4 see now with affordable-housing units and the -- and  
5 the improvements to the building far exceed what we  
6 looked at and what we wanted ten years ago as we met  
7 to approve this project. I urge your support.

8 Thank you very much.

9 PRESIDENT MILLMAN: Thank you.

10 That is the last speaker card I have. Is  
11 there anyone that wanted to speak that was not  
12 called?

13 Seeing no one. Okay.

14 Let's have Anthony Conley come back up to  
15 speak for the Neighborhood Council.

16 Mr. Conley, you will have three minutes.

17 MR. CONLEY: Okay.

18 Hi, everybody. Once again, I just want to  
19 reiterate our position and -- of support for the  
20 project.

21 The -- the Neighborhood Council on July 9,  
22 2018, held a regular meeting to support their  
23 entitlements requested by the Applicant, CIM Group,  
24 for the Sunset/Gordon Apartments project under the  
25 following conditions:

1           That the percentage of affordable housing  
2 within the project be increased from 5 percent  
3 affordable to 10 percent;

4           And that the existing 508 parking stalls  
5 within the structure be maintained rather than  
6 reduced to 428 stalls.

7           And I just want to be clear and emphasize  
8 that as mentioned earlier, affordable housing is not  
9 workforce housing, especially within our area. We  
10 have a lot of very-low-income families.

11           Even though we feel like this project should  
12 be way more than 5 percent affordable housing, we  
13 thought it would be a compromise at least to increase  
14 it to 10 percent.

15           And we hope that the Applicant will respect  
16 our request and increase it to 10 percent  
17 very-low-affordable housing. There's no more talk  
18 around it. We would appreciate it because we really  
19 need it within our community.

20           Thank you.

21           PRESIDENT MILLMAN: Thank you.

22           I have a card for Craig Bullock from CD-13.

23           Welcome. And please take as much time as  
24 you need.

25           MR. BULLOCK: Thank you.

1           Good morning. My name is Craig Bullock and  
2 I am with Councilmember Mitch O'Farrell's office.

3           This morning we are here supportive of the  
4 entitlements being requested, especially the General  
5 Plan Amendment and the zone change. We also request  
6 that you deny the appeal.

7           This project is strikingly similar to a  
8 previously approved project on this site. It almost  
9 gives you a sense of déjà vu. This project, however,  
10 is actually better. It includes additional  
11 affordable-housing units not originally seen in the  
12 previously approved project. It also is more  
13 environmentally friendly than the original project  
14 that was approved.

15           Opening this building will activate economic  
16 activity by filling 38,000 square feet of office  
17 space that is desperately needed in Hollywood. It  
18 will also create activation of commercial and retail  
19 space on Sunset Boulevard and open up additional park  
20 space that is now shuttered because of the current  
21 situation.

22           It is our hope that you will advance this  
23 forward and approve the project.

24           Thank you.

25           PRESIDENT MILLMAN: Thank you so much.

1           At this time, we will allow for rebuttal  
2 from the Appellant.

3           Please come up if you have a rebuttal. If  
4 you have a rebuttal, you will have three minutes.

5           The Applicant will have three minutes after  
6 the Appellant.

7           MS. STEWART: Thank you very much.

8           Jill Stewart, Coalition to Preserve LA.

9           I really respect what we've been hearing  
10 here today. I just want to mention to people who  
11 might not know what's been going on with  
12 gentrification in Los Angeles, that once a luxury  
13 building like this opens up with just a handful of  
14 affordable units, the chances that local people will  
15 get the 5 percent affordable units are very, very,  
16 very small.

17           I hope that some of the people here who have  
18 spoken have perhaps gotten a promise from the  
19 developer that they will get a chance at the  
20 building. That's very, very small.

21           I don't want to scare anybody, but when the  
22 developers move in, they often do not allow the local  
23 people to move in. It's -- it's a really brutal  
24 process; so it's -- it's concerning to me.

25           And I think that it'd be good to go back if

1 you did get an agreement from a developer and say  
2 "Look, I would like it in writing. You said that our  
3 neighborhood would get first dibs," and we think  
4 that's a fair thing if they said that the  
5 neighborhood gets first dibs on those handful of  
6 units, that you get them.

7 The rest of the units will be completely  
8 unaffordable to the average person in Hollywood.  
9 We're talking about \$3,000 a month for an apartment.

10 So with all due respect to the people who  
11 came here today saying that this is housing for  
12 Hollywood, it's not housing for Hollywood. It's  
13 housing for everybody but Hollywood.

14 It's housing for people to come in from  
15 outside of Hollywood and that's what gentrification  
16 is. Gentrification is about trading out the existing  
17 residents for someone else.

18 And when I was the editor at "LA Weekly," we  
19 made a story called "Hollywood's Urban Cleansing," it  
20 won several awards, and it was about how  
21 12,000 Latinos had vanished from Hollywood during the  
22 last U.S. Census. They had simply vanished.

23 Hollywood was the only area of Los Angeles  
24 that lost a vast number of its population. And it  
25 was part of this gentrification of Hollywood in which

1 you push out working-class people and bring in a  
2 different type of people.

3 Our organization does not believe that one  
4 group of people is better than another group and that  
5 they should be displaced by large luxury buildings;  
6 so when we talk about housing, we mean actual  
7 affordable housing.

8 We think this body has the power to require  
9 more, a lot more affordable units in that building,  
10 such as are being proposed by the Hollywood  
11 Neighborhood Council, who just spoke to you a few  
12 minutes ago.

13 We urge you to reconsider this tiny drop in  
14 the bucket, 5 percent affordable housing. They're  
15 going to walk away with 20 percent or 30 percent  
16 profit in this superheated, overheated real estate  
17 market in Los Angeles; they don't need that much  
18 profit.

19 And you people here, you good people on this  
20 board, do not need to market in that -- in that deal.  
21 You can market in a different deal. You can market  
22 at a lower profit. You don't need to be involved in  
23 that level of profit.

24 Thank you.

25 PRESIDENT MILLMAN: Thank you.



1           Please hold your applause. Thank you.

2           Would the Applicant please come up and  
3 provide any rebuttal they would like?

4           You will have three minutes. Please state  
5 your name for the record.

6           Welcome.

7           MR. MOORE: Thank you. DJ Moore again on behalf  
8 of the Applicant.

9           Just a few points I'd like to make.

10           First, the 30 units that are being --  
11 30 units of affordable housing, below-market housing,  
12 that are being offered today is not a -- not a  
13 handful of units. And workforce housing is  
14 affordable housing, it's below-market rate. It's the  
15 kind of housing that we need for cops, for teachers,  
16 for firemen, to ensure that they can live locally in  
17 Hollywood in our communities.

18           I think it's important to reflect on how  
19 this project has evolved over the past three years.

20           The project that's before you today is an  
21 improvement. It is greener, substantially greener.

22           There is no signage.

23           There is the affordable housing when none  
24 was provided previously.

25           There's reduced traffic and a substantial

1 Transportation Demand Management Program that is  
2 going to ensure that trips are reduced from this  
3 project as compared to what was being provided  
4 previously.

5 We all know that increasing the housing  
6 supply at all levels trickles down across the income  
7 spectrum, and I think that's something that's  
8 important to remember.

9 And my last point on developer profit, there  
10 can be, you know, finger-pointing to the -- to the  
11 past. But focusing on the past three years, the site  
12 has certainly sat empty and this developer has  
13 certainly had to bear the costs of having an empty  
14 building for three years; so this is not your typical  
15 development project where, you know, there's  
16 speculation on how the project is going to operate.

17 This developer has certainly felt pain over  
18 the past three years and has made many, many  
19 improvements to this building to turn it around.

20 So thank you very much.

21 PRESIDENT MILLMAN: Thank you.

22 That is the last speaker card. Public  
23 testimony is now closed.

24 Would staff like to address any of the  
25 issues that were raised during the previous

1 testimony?

2 MS. NGUYEN: Yes.

3 Mindy Nguyen with City Planning. I just  
4 wanted to respond to a few of the comments.

5 First, with regards to the increase in  
6 density, there actually is not an increase in  
7 density.

8 Prior to the --

9 Without the General Plan Amendment and the  
10 zone change, the base permitted density would be  
11 305 dwelling units and the project proposes  
12 299 dwelling units, which is below what would  
13 otherwise be permitted without the requested  
14 entitlements.

15 Furthermore, the (Q) condition would limit  
16 the project to 299 units. And if they wanted to  
17 change the project description, they would have to  
18 come back for another zone change that would come  
19 back before the Commission for approval.

20 Second, the traffic analysis did analyze  
21 20 intersections, and while congestion is not  
22 considered a CEQA impact, it was found that, with  
23 mitigation, the impacts would be less than  
24 significant to traffic.

25 And third, I'd like to just point out that

1 the existing site was previously developed with nine  
2 residential units, which were demolished in 2007  
3 and 2008, and it would be replacing it with  
4 299 residential dwelling units.

5 And last, we have condition number 20 in the  
6 vesting tentative tract map Letter of Determination  
7 that states that if the Commission case is not  
8 approved, or the if Commission finds that the  
9 findings are not made adequately, the map would have  
10 to come back for a modification.

11 And we're available for any questions you  
12 may have for us.

13 PRESIDENT MILLMAN: Thank you very much.

14 Commissioners, is there anyone who would  
15 like to kick us off?

16 I am seeing Dana move the microphone to his  
17 mouth; so we will start with Commissioner Perlman.

18 COMMISSIONER PERLMAN: I'm -- I'm happy to.

19 First of all, this project has been a bit of  
20 a blight for Hollywood for many years, and it's  
21 interesting to hear and helpful to hear from so many  
22 members of the community who would like to see this  
23 activated and utilized.

24 It's -- it's interesting to me that  
25 there's --

1           From what I understand, the reason this  
2 is -- was delayed was having to do with the Old  
3 Spaghetti Factory frontage that was taken down. And  
4 we've heard very little about that here because in  
5 the end, not that significant, I think, to most of  
6 us.

7           I went to the Old Spaghetti Factory. I  
8 remember going there when I was in college, it was  
9 fine. It certainly was not a landmark and not  
10 deserving of -- of all that I think has been visited  
11 on this project.

12           But here we are today, and we to only -- we  
13 can only move forward from where we stand.

14           One question I had for staff would be --

15           Because we're essentially looking at this  
16 with fresh eyes, although this is an existing  
17 structure.

18           -- what would be required of this project  
19 under JJJ, vis-à-vis affordable housing?

20           MS. NGUYEN: Mindy Nguyen with City Planning.

21           JJJ would have required either 5 percent  
22 extremely-low-income, which would have been 15 units,  
23 or 6 percent very-low-income, which would be  
24 18 units, or 15 percent low-income, which would be  
25 45 units.

1 MS. BONSTIN: Shana Bonstin. Just a small  
2 correction.

3 It's 5 percent extremely-low-income plus  
4 6 percent low.

5 COMMISSIONER PERLMAN: Plus 6 percent low,  
6 right.

7 And right now this, with density bonus is  
8 5 percent very low, correct?

9 MS. NGUYEN: Yes, that is correct.

10 And I'd also like to point out that they  
11 have a vesting application that was deemed complete  
12 prior to the effective date of Measure JJJ as well.

13 COMMISSIONER PERLMAN: I realize that.

14 MS. NGUYEN: Okay.

15 COMMISSIONER PERLMAN: But, again, where we are  
16 today, I think if this project was not approved, they  
17 would essentially be starting over, right?

18 MS. BRONSON: So in --

19 Just in terms of the calculations, so the  
20 5 percent extremely-low-income would equate to  
21 15 extremely-low-income units and 18 low-income  
22 units. That's the equivalent JJJ request.

23 COMMISSIONER PERLMAN: Okay.

24 That's something I'd be curious to hear from  
25 my fellow Commissioners, their thoughts on that.

1           To me, that seems like a fairly reasonable  
2 threshold to be starting from.

3           I mean, I look at this project; I have so  
4 many issues with this project. If this was coming to  
5 us in the -- in the planning stages, this is not a  
6 structure I think we would particularly embrace, with  
7 the podium parking, the lack of articulation, it's --  
8 the flat roof, things like that, it doesn't really --

9           For -- for -- for a prominent corner like  
10 that, I would have liked to have seen something  
11 architecturally much more interesting. But it is  
12 what it is right now; so I'd like to see what we  
13 could do with it vis-à-vis trying to make it a more  
14 liveable structure for the citizens of Hollywood and  
15 the residents of Hollywood and the people that come  
16 there.

17           I just want to address a couple things with  
18 the V- -- the VTT appeal, the appeal on the EIR.

19           I appreciate the letter from Mr. Tsai and  
20 Ms. Mitchell's comments and have carefully read this.

21           I think the Supplemental EIR more than  
22 sufficiently addressed all the points that were  
23 raised.

24           I think the TDM Plan that has been approved  
25 by LADOT adequately addresses and reduces the impacts

1 to less than significant -- less than significant  
2 level.

3 While I heard Ms. Stewart's comments, those  
4 were comments. There's no substantial evidence  
5 before us of significant impact that's not adequately  
6 addressed; so I see no basis for approving the -- the  
7 appeal. I see no merit to it.

8 To me, this really looks at how we deal  
9 with the structure under item -- to me, under  
10 item 8 on our agenda.

11 I'm sorry that we don't have solar and  
12 can't have solar on this project because of the way  
13 it's built.

14 I do appreciate some of the other things  
15 that the developer, the Applicant, has -- has done or  
16 is willing to do to make this more -- a greener  
17 project than what it was originally constructed with  
18 respect to EV parking and things of that nature; so I  
19 guess --

20 So my concerns in the end come down to the  
21 number of affordable-housing units. And I -- I would  
22 like to see those increased.

23 PRESIDENT MILLMAN: Thank you, Dana.

24 David?

25 COMMISSIONER AMBROZ: David Ambroz here.



1 I agree with, in large measure, Dana's  
2 comments with regards to the merits of the appeal.

3 I do want to just make some more subjective  
4 reflections on the testimony we heard today.

5 You know, the -- the fear-mongering around a  
6 fire and not being able to escape, you know, I don't  
7 even --

8 I -- I respect -- I'm respective of our fire  
9 department to share with us their expertise with  
10 regards to public health and welfare and safety. And  
11 to make a fearful statement of that sort, to me is  
12 inflammatory, especially with a complete lack of  
13 anything in the record to support it.

14 I think the comments with regards -- I think  
15 they were called "dog-streets" or "dog-leg streets,"  
16 not being able to support sufficient height or  
17 density, I look around the world and I see that is  
18 just simply not true. There are instances all over  
19 the world where people manage with complicated  
20 historic streets. And I could name them, but it's  
21 not important here.

22 I'm also looking at just vast neighborhood  
23 support. I see waves of people coming to testify in  
24 support of this project. And while our -- my  
25 decision is not based on it's built and therefore, we

1 have to look at the merits of the appeal, it's built  
2 and therefore.

3 And -- and I do think that's something to  
4 consider, Dana, with your request.

5 If this was a project coming to us fresh, I  
6 would like to see more affordable housing. But in  
7 lieu -- in lieu of that, we have a huge issue in  
8 Hollywood, which is green space. And if the  
9 developer had come with a 20,000-square-foot park, I  
10 would have sacrificed some affordable-housing units  
11 because we desperately needed this green space.

12 So I think given that they have given this  
13 huge public amenity, which has been locked, we might  
14 consider that and accept what they've proposed here  
15 because that, to me, as an advocate in Hollywood, is  
16 something that we're so desperate -- desperate for.

17 And while I do hope the -- the cat park plan  
18 will eventually come before this body, this is such a  
19 great public amenity that I would ask my colleagues  
20 to consider that. While we might have asked for  
21 affordable housing, we're getting a  
22 20,000-square-foot, privately maintained, gorgeous  
23 park; so I think we should accept the 30 and accept  
24 the park.

25 But, of course, that's going to be a body's

1 decision, this body's decision.

2 I also just didn't -- didn't necessarily  
3 understand or appreciate the fear-mongering around  
4 developers with regards to the, quote, "brutal  
5 process" for applicants to receive housing.

6 The process to receive housing --  
7 affordable-housing allocations in the City is  
8 administered by the City. And it is not a brutal  
9 process. It's a process done by well-meaning and  
10 well-placed employees of Los Angeles that are  
11 honorable and I don't think they make it miserable  
12 for people applying to it. Nor do I see anything in  
13 the record that would besmirch this developer's  
14 reputation.

15 I think there is an error here, they are  
16 trying to correct it. And they have stood by this  
17 project for ten years and I think dramatically  
18 improved it.

19 I am grateful that the supergraphics are  
20 gone, we have enough of those in Hollywood.

21 But overall, I am very comfortable moving  
22 this project forward today and denying the appeal.

23 Thank you.

24 PRESIDENT MILLMAN: Thank you.

25 Since we're on this side, Caroline Choe,

1 would you have anything to add? And if you can weigh  
2 in on the affordable housing I would appreciate it.

3 COMMISSIONER CHOE: Well, I agree with my two  
4 Commissioners here.

5 We're looking at a built building right now  
6 that's been standing empty for many years now, so we  
7 would like to move forward as soon as possible. I  
8 think that the developer has been gracious enough to  
9 put in a park where we heard many of the local  
10 residents say that they would love to have their  
11 children play there, and I think that's -- that's a  
12 great amenity.

13 I hear Commissioner Perlman in terms of the  
14 affordable housing. You know, I struggle with the  
15 affordable-housing portion because I do think  
16 affordable housing is along a spectrum of affordable  
17 housing; so the lady who came and spoke about working  
18 40 to 70 hours, she may not qualify for  
19 extremely-low, but she still needs affordable  
20 housing. So it's a balance.

21 I'd like to hear from my other Commissioners  
22 in terms of, you know, what that looks like. And if  
23 the developer's amenable to, you know, providing  
24 extremely-low or low, or whatever that balance may  
25 be, I'd like to have some conversation in regards to

1 that.

2 But I can't, you know, say one is better  
3 than the other. I think we all need it all. And we  
4 also can't burden one project to provide everything.

5 I agree with David in terms of the -- the  
6 comments on "Oh, this location will not provide for  
7 the local residents." I think that's a very false  
8 comment in terms of affordable housing, I think  
9 that's illegal and it -- it certainly will not  
10 happen; so I don't want to create any kind of fear in  
11 terms of those that are applying for affordable  
12 housing, that it won't be available if they live in  
13 Hollywood.

14 Other than that, I would love to see the  
15 project move forward.

16 There are things that I would have liked to  
17 change, but it's built and it's -- it's existing.  
18 And I think we need to fill up the building with  
19 residents and look forward to it.

20 PRESIDENT MILLMAN: Thank you.

21 I see Renee eager.

22 Renee Dake Wilson.

23 COMMISSIONER DAKE WILSON: Hi. This is Renee  
24 Dake Wilson and I --

25 Yes, what they said.

1 I think, regarding the affordable housing,  
2 I'd like to back the Neighborhood Council's request  
3 to go with 10 percent very-low-income units as a --  
4 putting a concrete step in the direction of improving  
5 this yet. I do recognize what -- exactly what David  
6 has said, that the public amenities of this project  
7 are the much-needed public park.

8 And the representative -- the editor from  
9 "Discover Hollywood" who came and was active in her  
10 community and advocating for a public pocket park is  
11 an incredible amenity that this project is providing;  
12 so I balance those when I ask, and I appreciate them  
13 both, I think that they are both well needed and they  
14 are not -- it's not one or the other.

15 I think that's a very important --

16 Those are both community amenities that, for  
17 me, weigh the density bonus aspect of the project; so  
18 I'd like to just ask staff relative to that, what  
19 would be the height without the GPA zone change,  
20 district change?

21 MS. NGUYEN: Mindy Nguyen with City Planning.

22 Under Height District 2 for the C2-zoned  
23 lots, there is no height limit.

24 COMMISSIONER DAKE WILSON: Okay. Thank you.  
25 That's great.

1           So that just -- that's there in the parking  
2 lot; so we can try that.

3           Thank you for the robust TDM, I think that's  
4 a great amenity for this project.

5           Thank you for the excess trees.

6           I have one other procedural question.

7           One of the people who spoke said that --  
8 they were for the appeal and they said that we should  
9 stop acting on this project before so that the EIR  
10 appeal can be heard by City Council.

11           Can you talk to that, staff, about the  
12 procedure going forward?

13           MS. NGUYEN: Mindy Nguyen with City Planning.

14           If the tract appeal is approved, that means  
15 that the EIR would be before you today in conjunction  
16 with the City Planning Commission case and for you to  
17 decide whether or not it was an adequate  
18 environmental clearance.

19           COMMISSIONER DAKE WILSON: So we are allowed to  
20 take our action today? We don't need to wait for  
21 City Council to act?

22           MS. NGUYEN: No, that is correct.

23           COMMISSIONER DAKE WILSON: Okay. And that's  
24 what someone in line asserted and is incorrect?

25           MS. NGUYEN: Sure. Mindy Nguyen with City

1 Planning.

2 I do want to just clarify that the tract is  
3 open to a second-level appeal to Council; so that may  
4 be what they're referring to. And then separately  
5 from that is a CEQA appeal straight to Council.

6 COMMISSIONER DAKE WILSON: Okay. So --

7 MS. NGUYEN: But our -- our current policy is  
8 that you have to exhaust all of your administrative  
9 remedies before you can appeal the CEQA.

10 COMMISSIONER DAKE WILSON: Okay.

11 PRESIDENT MILLMAN: Renee, do you have anything  
12 else?

13 COMMISSIONER DAKE WILSON: No, I'm okay. I just  
14 want to make sure that's good.

15 I would like to also clear up the  
16 misconception that the reason we're here today is  
17 because of bad actions by the Applicant. This is not  
18 the City's delay, this is that the Applicant did not  
19 meet their agreement with the City. They rescinded  
20 on that Applicant -- on that action that they -- that  
21 agreement they made with the City for this  
22 development, and so this has gone through a  
23 remediation and change process.

24 So, yes, this building has sat empty for the  
25 last number of years, I have watched it on a regular



1 basis, but that is -- that is because of the  
2 Applicant, that is not because of the City's actions.  
3 The Applicant was a bad actor and this is correcting  
4 that.

5 So out of that process we are getting some  
6 affordable housing and hopefully getting the amenity  
7 of this housing in this -- in this area, as well as  
8 the park and housing, housing, housing. Just want to  
9 make sure that's clear.

10 Thank you.

11 PRESIDENT MILLMAN: Who would like to go next?

12 COMMISSIONER MACK: I'll go.

13 PRESIDENT MILLMAN: Karen?

14 COMMISSIONER MACK: Karen Mack.

15 So listening to this project really brings  
16 up for me, you know, the two most pressing crisis we  
17 have in Los Angeles which have to do with housing and  
18 transportation, but as --

19 So I feel that struggle often in thinking  
20 about these projects because, you know, it is a  
21 struggle for people to get around this city.

22 But as Anna talked about in her remarks, you  
23 know, and -- and I think so eloquently in some ways  
24 communicated in the public comment, we are in a  
25 humanitarian crisis with this homelessness and

1 people living on the streets and not being able to be  
2 housed.

3 And so, you know, I agree that for a  
4 building that has available housing to be sitting  
5 empty is -- you know, it's a big problem in the City;  
6 so I am completely in support of making this building  
7 a place where people live.

8 I am concerned about the affordable housing.  
9 I want the most housing.

10 I mean, one of my biggest frustrations  
11 sitting on this Commission is how challenging it is  
12 to build affordable units. And so whatever we can do  
13 to have the maximum number of units that are  
14 affordable.

15 And I have a question. What exactly is  
16 "workforce housing"? I mean, what does that  
17 translate to in terms of a monthly rent?

18 MS. NGUYEN: Mindy Nguyen with City Planning.

19 It would be 150 percent of the area median  
20 income.

21 COMMISSIONER DAKE WILSON: Okay. So this is  
22 Renee Dake Wilson.

23 I happened to write this down on a little  
24 chart because we always ask this; so area median  
25 income in 2017 was \$64,300.

1           So a very-low-income unit is half that,  
2     50 percent; so it's like \$32,000 for a  
3     very-low-income unit.

4           A workforce housing unit is the only unit --  
5     a -- a workforce housing is up to 150 percent area  
6     median income. That is \$96,450. And that is the  
7     maximum allowable income that can be enforced by the  
8     housing department, HCID; so greater than that,  
9     greater than 150 percent can't be regulated with a  
10    55 years and everything and the compliance  
11    requirements of affordable housing. So that's why we  
12    always stick at 150 percent and below.

13           And they're seen as a --

14           I would just ad- -- this is my little  
15    advocate voice, but I would say that there is a need  
16    for workforce housing; that you have in the center of  
17    the City, places, people, who are -- you know,  
18    everybody always says police and fire and teachers.

19           PRESIDENT MILLMAN: This is Samantha Millman.  
20    I'm sorry.

21           Can we get some clarification from staff on  
22    that?

23           My understanding is that this level of  
24    income is actually 80 to 150 percent of AMI; so it  
25    could go up to that income level, but it could also

1 go below the area median income level.

2 COMMISSIONER DAKE WILSON: I believe moderate is  
3 80 to 120 --

4 PRESIDENT MILLMAN: Oh, 80 and 120. And then  
5 workforce is something else.

6 COMMISSIONER WILSON: 80 to 120 percent. And  
7 then workforce is up to -- up to 120 to 150. If I'm  
8 going --

9 That's the way I do it but staff.

10 MS. BONSTIN: That's my understanding as well.

11 Shana Bonstin, City Planning.

12 PRESIDENT MILLMAN: Thank you.

13 Karen, please continue.

14 COMMISSIONER MACK: So, I mean, I -- you know,  
15 we do need -- I know --

16 I'm sure we all know people who are in that  
17 income range who can't afford housing in Los Angeles;  
18 so I agree we do need workforce housing. But, to me,  
19 the number-one priority is getting people off the  
20 street. I can't stand to see tents all around the  
21 City; so if we can increase the number of low-income  
22 units that would -- that would make me happy.

23 COMMISSIONER DAKE WILSON: Very-low-income.

24 COMMISSIONER MACK: Very-low-income units, that  
25 would make me happy; so I'm going to stop there.

1           PRESIDENT MILLMAN: Thank you.

2           Veronica Padilla-Campos.

3           COMMISSIONER PADILLA-CAMPOS: Thank you.

4           I agree with many of the comments that were  
5 said by everybody else.

6           I think it's great that we have a public  
7 park that won't be impacting our current City  
8 services, but it will be serving our entire  
9 community. I think that's wonderful.

10          I think to the concerns of gridlock or, you  
11 know, just having too much traffic, this is a  
12 development that's near public transit; so for that  
13 reason, I also see it as a -- as a perfect place for  
14 us to be, where we should have housing. So I wanted  
15 to bring that up.

16          And somebody mentioned that solar can't go  
17 on this development because of how it's built, but I  
18 wanted to know if there's any possibility of having  
19 solar lighting in the park, if that's a possibility?

20          I don't know if staff can answer that.

21          And in relation to affordable housing or  
22 that discussion, I would like to hear more about  
23 adding the 10 percent very-low-income.

24          Thank you.

25          PRESIDENT MILLMAN: Thank you.

1           Marc Mitchell.

2           COMMISSIONER MITCHELL: Okay. You know, we're  
3 here to hear this -- the appeal first and foremost.

4           We've heard about all of the effects of  
5 the -- the process and -- and how this building is  
6 already built.

7           So to be clear, upon my review I think that  
8 this appeal is without merit; so that's the first  
9 thing. I think this appeal is -- has been made to  
10 hold this project hostage, and I think that is not  
11 okay.

12           We can't live in a city where it takes ten  
13 years to get a project online. And I -- and there  
14 have been lots of machinations through this process,  
15 I understand that, on both sides. But here we are  
16 ten years into the process and three years into the  
17 building built and we're still talking about it.

18           That is -- that is not okay. That is not  
19 okay in this City. It's not okay considering where  
20 we are with our housing situation; so, to me, it's  
21 time to move forward.

22           There's a lot of community support, there  
23 have been a lot of compromises made; so that all  
24 needs to be recognized.

25           The public park is a great amenity currently

1 not being used. You have a huge park for the -- for  
2 the neighborhood that's locked up. It's just -- not  
3 only is it wrong for the families that live in that  
4 area, it just sends the wrong message.

5 So there is a need for housing across the  
6 affordable-housing spectrum. And, you know, hearing  
7 my colleague's comments, honestly, I could go either  
8 way. Workforce housing, very-low-income housing,  
9 it's all going to get snapped up and there is a need  
10 for it. There is -- there are plenty of folks in  
11 that neighborhood and across the City that need that  
12 housing; so I'm okay with -- with it either way.

13 I do hesitate to retroactively impose  
14 conditions upon a project even though we need this  
15 housing no matter which category, so --

16 I think everything else has been covered,  
17 but I -- I think it's time to move forward on this  
18 project. I'm sure we're going to have the discussion  
19 about affordable housing, but as far as I'm  
20 concerned, it's -- it's time to move forward.

21 Thank you.

22 PRESIDENT MILLMAN: Thank you.

23 Commissioner Khorsand.

24 VICE PRESIDENT KHORSAND: Thank you, staff, for  
25 what was probably one of the toughest presentations

1 you would have to make to us considering everything  
2 it's been through and how it got here; so thank you  
3 for that robust report.

4           Interestingly enough, in "The Economist" in  
5 this past weekend's issue was an article about  
6 Tianjin in China where the government has built large  
7 towers, office/residential, that all sit empty  
8 because nobody came. And then right after that, I  
9 get into doing the homework for this meeting, and  
10 here we have a project that is sitting empty with  
11 homeless encampments around it. And I think that's a  
12 shame. I think this --

13           It's a shame that we got to where we are  
14 now, where we have this project that's sitting  
15 vacant, and it's -- it's something that should be  
16 addressed, you know, legal precedent-wise on how we  
17 got there and how to avoid that in the future. But  
18 us as a body, we can't litigate or relitigate what  
19 the Commission and the Council did before us.

20           So the standards that we have now really  
21 is -- it's really hard to apply today because the  
22 building is built, it had tenants that were evicted.  
23 And we have to pretty much look back and try and see  
24 it through the scope of back then, keeping in mind  
25 that we have a housing crisis now.



1           So I am in favor of this -- this project as  
2 presented. I do not support the appeal. The -- the  
3 staff presentation had everything in there.

4           In terms of the affordable-housing component  
5 of it, I -- I tell people all the time that there is  
6 the visible homeless and there is the invisible  
7 homeless.

8           The visible homeless is the -- are the  
9 people who are living in the encampments, in the  
10 tents, on the streets, and we see them everyday, and  
11 we walk by them. And then there is the invisible  
12 that is really the working poor who are sleeping in  
13 their cars. And, you know, the City is making their  
14 way in looking for overnight parking for them.

15           And when I think about the invisible poor, I  
16 think about more housing options for them and I think  
17 workforce is one of those housing options for them;  
18 so I agree with you 110 percent, Commissioner Karen  
19 Mack, we do --

20           We are very slow in addressing getting those  
21 housing units on there, but sometimes it's a give and  
22 take. And I'm all in favor of the 5 percent and the  
23 5 percent.

24           PRESIDENT MILLMAN: Thank you.

25           This is Commissioner Millman. I don't think

1 I can add anything else to what has been said about  
2 the merits of the appeal, I agree that it is without  
3 merit.

4 And I think that staff did an excellent job  
5 in their presentation and in their support of making  
6 all the findings necessary to grant the entitlements  
7 on this project.

8 For the one item that's still in the parking  
9 lot, it's very difficult to sit here because I feel  
10 like I have two hats; so I have my social justice  
11 hat, which goes to my non-profit work and work with  
12 people who are truly indigent and in need of so much,  
13 and I have my land use hat that I have to wear when  
14 I'm making land use decisions as a member of this  
15 body.

16 And looking at the entitlements that are  
17 before us, I don't think that it is appropriate to  
18 change the level of affordability that's been  
19 proposed as much as I would really, really like to do  
20 so. I just don't think that is what's before us  
21 today.

22 If this were Measure JJJ, yes, there would  
23 be greater affordability, but at the end of the day  
24 it's not, it's not subject to Measure JJJ.

25 We're not adding additional density; so I

1 don't see the density bonus component allowing us to  
2 add more. And I'm -- I'm not sure I can make the  
3 nexus findings necessary to add the additional  
4 condition; so that's where I sit.

5 But I'd really like to go back around the  
6 horseshoe and get everyone to weigh in on what they  
7 think is the appropriate level.

8 So, David, I think your statement was that  
9 especially in lieu of this phenomenal public park,  
10 which is a huge amenity for the neighborhood, you're  
11 comfortable leaving as is; am I correct?

12 COMMISSIONER AMBROZ: You are correct.

13 And I only Vahid's comments further my  
14 thinking that workforce is an important ingredient,  
15 we don't discuss it as often as we should, and I'm  
16 glad to see it here.

17 PRESIDENT MILLMAN: Thank you.

18 Commissioner Choe.

19 COMMISSIONER CHOE: Yeah.

20 As I mentioned before, you know, affordable  
21 housing is across the spectrum; so it's not only, you  
22 know, one or the other. We can't really --

23 We need a lot of -- more of every kind of  
24 affordable housing; so, you know, I'm not for, you  
25 know, increasing. I think we should keep it as it

1 is. And I'm comfortable with what the developer's  
2 proposed.

3 PRESIDENT MILLMAN: Thank you.

4 Commissioner Perlman.

5 COMMISSIONER PERLMAN: Well, actually, this  
6 conversation has really helped me and helped to  
7 inform my thinking on this.

8 While I would like to see it, I think we all  
9 would like to see it. I don't think there's anyone  
10 sitting around this dais who would like to see less  
11 affordable housing in the City.

12 I do appreciate that the developer has tried  
13 to accommodate the concerns of the community by  
14 adding the -- the 5 percent workforce.  
15 Unfortunately, in -- in that area, with so many of  
16 the newer business opportunities, which are great,  
17 there -- there will be a need for that workforce  
18 housing. I -- I think it will get sopped up pretty  
19 quickly.

20 And I guess where I come down on this is, in  
21 the end, I'd like to see this project move forward,  
22 regardless. I think the -- the benefits clearly  
23 outweigh any sort of things we're -- we're not  
24 getting; so I can support that.

25 PRESIDENT MILLMAN: Thank you.

1 Commissioner Khorsand.

2 VICE PRESIDENT KHORSAND: Oh, yeah. I've  
3 already said my peace.

4 PRESIDENT MILLMAN: Commissioner Dake Wilson.

5 COMMISSIONER DAKE WILSON: Yeah. This is Renee  
6 Dake Wilson.

7 I can -- I can take the provision of the  
8 5 very-low-income and 5 workforce, mostly because the  
9 community amenity of the public park is outweighing a  
10 lot of the public benefit.

11 Thank you.

12 PRESIDENT MILLMAN: Thank you.

13 COMMISSIONER DAKE WILSON: Providing.

14 PRESIDENT MILLMAN: Karen Mack.

15 COMMISSIONER MACK: I can go along with my  
16 Commissioners. I'm wonder- --

17 I mean, is it appropriate for the Applicant  
18 to come up and just talk to us about this  
19 affordable-housing issue?

20 PRESIDENT MILLMAN: Absolutely.

21 Would the Applicant like to come up and give  
22 us a little bit of light as to how these proportions  
23 were come to?

24 Thank you. I see you making your way.

25 MR. MOORE: Thank you, Commissioners. DJ Moore

1 again of Latham & Watkins on behalf of the Applicant.

2 Just to address, I guess, the  
3 affordable-housing issue, and sort of the history of  
4 this project, and maybe to make a mention of JJJ.

5 I think as you, President Millman, point- --  
6 pointed out that, if we -- if this we're a JJJ  
7 project, you know, there are a bunch of incentives  
8 that are also built into JJJ. You know, we're  
9 looking at a blank slate.

10 This would also be a TOC project. It's  
11 right down the street from the Metro station. And  
12 the Applicant could have developed a much denser  
13 project on this site, you know, could have built over  
14 the public park and -- and could have presented a  
15 dramatically different project.

16 They could have offset the costs of a bunch  
17 of additional affordable housing that is -- is part  
18 of the JJJ rubric.

19 And, you know, as I mentioned, it's been  
20 three years for this -- for this client and we can --  
21 you know, again, not to rehash history, but there --  
22 there obviously have been sort of some substantial  
23 financial losses associated with this project.

24 PRESIDENT MILLMAN: I apologize for cutting you  
25 off.

1           Just if you could get to the meat of how we  
2 arrived at the 5 percent very-low, 5 percent  
3 workforce per Karen Mack's question, that would be  
4 appreciated.

5           Thank you.

6           MR. MOORE: Sure.

7           The 5 percent very-low, you know, was  
8 actually a -- was a struggle for the Applicant at the  
9 beginning of sort of re-imagining this -- this  
10 project, but that was part of the original request.  
11 And the economics on this project, as I mentioned,  
12 were very -- very tight.

13           And then during the community process, it  
14 was during the community outreach process and -- and  
15 in connection with our Hearing Officer hearing, we  
16 really heard the outcry from the community that --  
17 that that wasn't enough. And so, you know, my client  
18 went back to the drawing board, you know, stretched  
19 the financials of this project to try and figure out  
20 something that could work so that we could provide  
21 what the community was asking for, what the  
22 Neighborhood Council was asking for, what the Council  
23 Office was asking for, and they were able to commit  
24 to the other 5 percent of -- of moderate housing --  
25 I'm sorry, of workforce housing.

1           That's -- that's how that decision was --  
2 was made. But it was a very tough, economic stretch,  
3 given the history of this project.

4           PRESIDENT MILLMAN: Thank you. That is all.

5           COMMISSIONER MACK: Very helpful. Thank you.

6           So, yeah, I can support the project as  
7 proposed.

8           PRESIDENT MILLMAN: Thank you.

9           Veronica.

10          COMMISSIONER PADILLA-CAMPOS: Well, just based  
11 on what we heard today and what the Applicant just  
12 said, this still is an increase from the previous  
13 project; so I will be in support.

14          PRESIDENT MILLMAN: Thank you.

15          Marc.

16          COMMISSIONER MITCHELL: I, too, support it as  
17 is. Not just --

18                I -- I don't want to overlook the importance  
19 of workforce housing, and this is a discussion that  
20 comes before us all the time. And as Caroline Choe  
21 mentioned, there is a spectrum and it's all  
22 important; so I'm -- I'm fine with it as is.

23          PRESIDENT MILLMAN: Thank you.

24                So Commissioners, does anyone have anything  
25 they'd like to add before -- or a motion to be made?



1           If you do make a motion, please note that we  
2 have to make two separate motions, one for the appeal  
3 and one for the entitlements, and that there are  
4 technical modifications for both.

5           VICE PRESIDENT KHORSAND: This is Wahid  
6 Khorsand.

7           I would make a motion to deny the appeal  
8 and support staff's recommendation along with the  
9 technical modifications.

10          COMMISSIONER AMBROZ: David Ambroz.

11          I second that motion.

12          PRESIDENT MILLMAN: James Williams, we have a  
13 first and a second.

14          Can you please call for the vote?

15          MR. WILLIAMS: Certainly.

16          Commissioner Khorsand?

17          VICE PRESIDENT KHORSAND: Yes.

18          MR. WILLIAMS: Commissioner Ambroz?

19          COMMISSIONER AMBROZ: Yes.

20          MR. WILLIAMS: Commissioner Choe?

21          COMMISSIONER CHOE: Yes.

22          MR. WILLIAMS: Commissioner Mack?

23          COMMISSIONER MACK: Yes.

24          MR. WILLIAMS: Commissioner Mitchell?

25          COMMISSIONER MITCHELL: Yes.

1 MR. WILLIAMS: Commissioner Padilla-Campos?

2 COMMISSIONER PADILLA-CAMPOS: Yes.

3 MR. WILLIAMS: Commissioner Perlman?

4 COMMISSIONER PERLMAN: Yes.

5 MR. WILLIAMS: Commissioner Dake Wilson?

6 COMMISSIONER DAKE WILSON: Yes.

7 MR. WILLIAMS: Commissioner Millman?

8 PRESIDENT MILLMAN: Yes.

9 MR. WILLIAMS: The motion carries.

10 PRESIDENT MILLMAN: Thank you.

11 And for item number 8, do we have a motion  
12 that includes the technical modifications?

13 COMMISSIONER DAKE WILSON: Hi. This is Renee  
14 Dake Wilson.

15 I'd like to make a motion to approve staff's  
16 recommended actions, including these technical  
17 modifications as stated in the letter August 9th from  
18 Mindy Nguyen and Nuri Cho.

19 PRESIDENT MILLMAN: Thank you.

20 COMMISSIONER PERLMAN: Dana Perlman.

21 I'll second that.

22 PRESIDENT MILLMAN: Great.

23 James, we have a first and a second. Can  
24 you please call for the vote?

25 MR. WILLIAMS: Certainly.

1                   Commissioner Dake Wilson?  
2           COMMISSIONER DAKE WILSON:  Yes.  
3           MR. WILLIAMS:  Commissioner Perlman?  
4           COMMISSIONER PERLMAN:  Yes.  
5           MR. WILLIAMS:  Commissioner Ambroz?  
6           COMMISSIONER AMBROZ:  Yes.  
7           MR. WILLIAMS:  Commissioner Choe?  
8           COMMISSIONER CHOE:  Yes.  
9           MR. WILLIAMS:  Commissioner Khorsand?  
10          VICE PRESIDENT KHORSAND:  Yes.  
11          MR. WILLIAMS:  Commissioner Mack?  
12          COMMISSIONER MACK:  Yes.  
13          MR. WILLIAMS:  Commissioner Mitchell?  
14          COMMISSIONER MITCHELL:  Yes.  
15          MR. WILLIAMS:  Commissioner Padilla-Campos?  
16          COMMISSIONER PADILLA-CAMPOS:  Yes.  
17          MR. WILLIAMS:  Commissioner Millman?  
18          PRESIDENT MILLMAN:  Yes.  
19          MR. WILLIAMS:  The motion carries.  
20          PRESIDENT MILLMAN:  Thank you very much.  
21                    We're going to take a five-minute recess.  
22          And we will see you back here at --  
23                    Let's call it a seven-minute recess; see you  
24          at 11:05.  
25          /

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I, the undersigned, do hereby certify:

That the foregoing proceedings were taken before me at the time and place herein set forth;

That a verbatim record of the proceedings was made by me using machine shorthand which was thereafter transcribed under my direction and supervision and that the foregoing is an accurate transcription thereof.

I further certify that I am not financially interested in the action, nor a relative or employee of any of parties, nor do I have any interest in the outcome.

IN WITNESS WHEREOF, I have this date subscribed my name.

Dated: \_\_\_\_\_

\_\_\_\_\_  
LAUREN A. NAVARETTE

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