

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, January 15, 2019

JOHN FERRARO COUNCIL CHAMBER, ROOM 340, CITY HALL - 2:30 PM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER MARQUEECE HARRIS-DAWSON, CHAIR
COUNCILMEMBER CURREN D. PRICE, JR.
COUNCILMEMBER BOB BLUMENFIELD
COUNCILMEMBER GILBERT A. CEDILLO

(Sharon Dickinson - Legislative Assistant - (213) 978-1077)

Item No. 12 (18-1088) Related to Item No. 13 (18-1088-S1)
Case No. VTT-73568-1A
Related Case No. CPC-2015-2025-DB-MCUP-CU-SPR
Environmental No. ENV-2018-2194-CE; State Clearinghouse No. 2015101073

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC
Representative: Kyndra J. Casper, DLA Piper, LLP

Item No. 13 (18-1088-S1) Related to Item No. 12 (18-1088)
Case No. CPC-2015-2025-DB-MCUP-CU-SPR
Related Case No. VTT-73568-1A
Environmental No. ENV-2015-2026-EIR; State Clearinghouse No. 2015101073

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC
Representative: Kyndra J. Casper, DLA Piper, LLP

1 TUESDAY, JANUARY 15, 2019

2 (The following is audio transcription)

3
4 CHAIR HARRIS-DAWSON: Excellent. Hearing no objection, that'll be the order. That
5 leaves us with items number 12 and 13.

6 CLERK: Yes.

7 CHAIR HARRIS-DAWSON: If you could read those into the record.

8 CLERK: Sure, Councilmen, items 12 and 13 are interrelated. The appeals are distinct.
9 Number 12 relates to the approval of the vesting tract map for this mixed-use project that contains
10 950 residential apartments and 308 hotel rooms. Item number 13 relates to the land use
11 entitlements that are being appealed as it relates to the conditional use, the site plan, and the
12 density bonus for the same project located in CD13.

13 CHAIR HARRIS-DAWSON: Alright, we have a report from Staff on both of these
14 matters, if you all can proceed.

15 MR. LAMBORN: Good afternoon. Good afternoon. Will Lamborn, Planning Staff. So,
16 before you today are appeals on the City Planning Commission's approval of the Crossroads
17 Hollywood Project and second-level appeals on the Vesting Tentative Tract Map. The project
18 retains and rehabilitates the Crossroads of the World, the former Hollywood Reporter building,
19 and the Bullinger Building and removes all other existing improvements on the project site in
20 order to construct a mixed-use development on an 8.34-acre site in the Hollywood Community
21 Plan Area.

22 The project including existing uses to be retained within the Crossroads of the World
23 complex and the uses to be included in the former Hollywood Reporter Building and the Bullinger
24 Building, includes approximately 1,381,000 square feet of floor area, consisting of 950 residential
25 units, 308 hotel rooms, and 190 thousand square feet of commercial and retail uses, and a new
26 above-ground parking structure on the eastern side of the project site. Included among the
27 residential units are 105 dwelling units for Very Low Income Households to replace the existing
28 82 residential units covered by the City's Rent Stabilization Ordinance. The proposed floor area

1 ratio is approximately 3.8:1 averaged across the site. The project results in a net increase of
2 approximately 1,208,427 square feet of floor area on this site.

3 At its meeting of the City Planning Commission on September 13, 2018, the Commission
4 took the following actions: relative to the Vesting Tentative Tract Map, the City Planning
5 Commission certified that the Crossroads Hollywood Project EIR has been completed in
6 compliance with the California Environmental Quality Act and denied the appeals and sustained
7 the decision of the Deputy Advisory Agency in approving Vesting Tentative Tract Map number
8 73568 for the merger and re-subdivision of a 6.86 acre site into 5 ground lots and 30 airspace lots.

9 And relative to CPC case 2015-2025, the Commission found that the project was assessed
10 in the previously certified Crossroads Hollywood Project Environmental Impact Report and no
11 subsequent EIR or addendum is required for approval of the project, and approved a density bonus
12 with two On-Menu and one Off-Menu incentives, a Master Conditional Use for alcohol, a Master
13 Conditional Use for public dancing and live entertainment, a major development project
14 Conditional Use Permit and Site Plan Review.

15 A total of five appeals were filed by three appellants on CPC's action. Two appeals were
16 filed on CPC's action relative for the Vesting Tentative Tract Map and associated environmental,
17 three appeals were filed on the density bonus, Conditional Use Permits, Site Plan Review and
18 associated environmental.

19 On December 27, 2018, a Notice of Withdrawal of Appeal was submitted by one of the
20 appellants relative to their appeal on both the CPC case and on the Tract Map. In general terms,
21 the appeals raised points concerning affordable housing, impacts to aesthetics, air quality, land use
22 noise and traffic. I won't go into detail on the appeal points now. Staff has prepared an appeal
23 response letter dated January 10, which addresses the appeal points in further detail. As discussed
24 in the response letter, no substantial evidence has been presented in the appeals to dispute the
25 findings of the EIR or the CPC's action on the related entitlements. Planning Staff therefore
26 respectfully recommends that the appeals be denied.

27 Further, on January 14, the applicant submitted a letter with requested clarifications and
28 revisions to the Tract Map and CPC conditions. Planning concurs with the applicant's proposed

1 revisions with the following exceptions: With respect to condition number 13, the proposed
2 changes to this condition would allow for the concentration of the very low income density bonus
3 units within one of the project's buildings. This would be contrary to HCID policies, in particular
4 those that relate to the even distribution of affordable units throughout a project site. HCID has
5 reviewed the proposed modification and does not support the modifications to the condition.
6 Consistent with HCID and planning policy, Planning therefore recommends that this condition
7 remain unchanged. With respect to the applicants proposed changes to the Tract Map Bureau of
8 Engineering conditions, numbers two and three, Planning has conferred with BOE Staff and BOE
9 does not support the proposed reduction of below grade dedication depth from ten feet to five feet.
10 The ten feet below grade depth beneath the sidewalk is necessary for maintenance and access to
11 subsurface utilities beneath the sidewalks and cannot be encroached upon. Therefore, consistent
12 with BOE's review, portions of conditions two and three should continue to read that quote,
13 "above dedication shall be limited to a depth of ten feet below finished sidewalk surfaces." BOE
14 expressed no further concerns with the remainder of the applicants proposed modifications to the
15 tract conditions. And lastly, regarding the applicants proposed modifications to 9B and 9D, just a
16 minor typographical correction. Those actually appear to relate to conditions S3I, BNB and
17 Planning Staff would recommend that those condition numbers be requested, or excuse me, be
18 corrected.

19 That's all, thank you, and Staff's available to answer any questions.

20 CHAIR HARRIS-DAWSON: Thank you so much Mr. Lamborn. We have appellants that
21 we'll ask to come speak. There are three of them: Alex Frenkel, Douglas Carstens, and Ellis
22 Raskin. There are two separate appeals, so there will be a total of ten minutes for those appellants
23 to speak.

24 MR. CARSTENS: Good afternoon Honorable Chair and Honorable Committee members.
25 My name is Douglas Carstens. I'm an attorney with Chatten-Brown & Carstens, and I'm here on
26 behalf of Livable LA and the AIDS Healthcare Foundation. This is the first PLUM hearing of the
27 new year, I wish you a happy new year. You're certainly off to quite a start here.

28 We have submitted a letter, yesterday by email and today by hardcopy, which is carrying

1 forward our objections which had started with the Draft EIR and are continuing to this day. We
2 have five reasons we'd like to ask you to continue this hearing. I had four originally, but just
3 hearing from Staff today about the letter submitted January 14 from the applicant, it's a seven-
4 page letter with a number of different changes and conditions, not all of which Staff agrees with.
5 That's a fifth reason to continue.

6 The first reason to continue this hearing would be the FBI probe that is ongoing right now.
7 That probe has a warrant naming members of this committee, one current, one former, and they
8 have voted on matters related to this project. We're asking you not to vote on this until the dust
9 settles on that probe until we know who is indicted and who is not, who is involved and who is
10 not. We're asking that as our first reason for requesting a continuance today.

11 Our second reason for requesting a continuance is the lack of affordable housing. I'll
12 explain more about the affordable housing shortage involved in this, but let me say it's very clear,
13 I'll read the redevelopment plan in a moment requiring at least 15 and up to, or more than, 30
14 percent. This has 11 percent, that's miserly.

15 Our third reason for asking for a continuance today is that the Hollywood Community Plan
16 is being updated currently as we speak. This dog should not wag, well, this is not the tail that
17 should wag the dog. The Community Plan should be updated before this project should be voted
18 on. It's got 1.38 million square feet. That's a 1.2 million square foot increase, and that is a city
19 within a city. Before approving this project, we ask you to review and approve in a legal way, the
20 Hollywood Community Plan, because the last time the Hollywood Community Plan update was
21 approved, it was sued, a judge called it fatally and fundamentally flawed and ordered it to be set
22 aside. So we're asking you to continue this hearing until that's done and then look at this project
23 with that in mind.

24 So the fourth reason we're asking for a continuance is the Environmental Impact Report,
25 required by the California Environmental Quality Act, is not adequate. There is a lot of
26 information I'd like to point out, we pointed out in our letters and in what we submitted further as
27 lots of shortcomings. The California Environmental Quality Act is a Bill of Rights for an
28 environmental democracy. It's a participatory democracy, it requires accountability and

1 transparency. We're not seeing a lot of that and we'd like to encourage that today, so that's a
2 fourth reason for a continuance.

3 Now let me go into a little bit of detail about the affordable housing requirements. In the
4 Hollywood Redevelopment Plan, I'll read it, it says at least 30 percent of all new or rehabilitated
5 dwelling units developed within the project area by the agency, if any, shall be for persons and
6 families of low or moderate income. And it says at least 15 percent, I'm quoting, at least 15
7 percent of all new or rehabilitated units developed within the project area by public or private
8 entities or persons other than the agency shall be for persons and families of low or moderate
9 income, 15 percent. 15 percent of the 950 proposed by this project is 143 units. What you've got
10 is 105 very low income units set aside for density bonus. That is very short of the 143 under 15
11 percent, or the 30 percent required under the first provision of that Redevelopment Code I just
12 read. That would be 286 units of affordable housing, this project falls far short of that. Area wide,
13 and this is in documents we submitted as enclosure one with our letter, there's a 331-unit shortfall
14 of low and moderate income housing. The fact that this project will provide 105 units of very low
15 income does nothing, nothing at all to address the low and moderate income unit shortfall. So
16 we're asking you to address that very carefully and comply with the redevelopment requirements.
17 The density bonus is being asked for this project to increase a floor area ratios by 35 percent. A
18 35 percent increase, that's a subsidy to the developer. If they're asking for a 35 percent increase,
19 the least they could give is 30 percent affordable units. So, instead of supplying an adequate
20 number of affordable units, they are demolishing rent stabilized apartments, which are in a historic
21 building, the Selma Las Palmas apartments, and they are seeking to return the tenants into the very
22 low income units. They are double counting the affordable housing requirements, and that's
23 illegal and wrong. They are not supplying affordable units at the level required by the
24 Redevelopment Code or providing a right or return to tenants as required under the Rent
25 Stabilization Ordinance. There are 82 units, we just heard in condition 14, there's only 40 units of
26 return reservation. 40 is not 82, you need to increase the amount being reserved for returning
27 tenants. So the return is also limited to people who qualify for the units. That's not everybody.
28 Very low income units have a very strict income requirement, so even those that are being

1 reserved are not going to go to the tenants who are supposed to be designated for them.

2 Our other problems in affordable housing, and we detail all of these in the letters, again,
3 there are other issues with the accurate and complete information not being provided in the
4 Environmental Impact Report under CEQA. There's also inconsistency problems under Planning
5 and Zoning law. The issues that have not been addressed adequately include traffic. There are
6 four significant intersections along Sunset which are significantly impacted and could be mitigated
7 if additional and sufficient measures were required. We have submitted an analysis by Bob Kahn,
8 a traffic engineer, to show the places where the EIR has understated and failed to mitigate the
9 traffic impacts. Impacts also lead to air quality impacts. We've submitted a letter from an expert
10 about that in enclosure four of our letter. Localized significance thresholds are not being analyzed
11 correctly, cumulative impacts are not analyzed correctly. Historic resources are also not being
12 analyzed correctly. The Historic-Cultural Monument or HCM status of four buildings in the
13 Crossroads project area, including the Selma Las Palmas Courtyard Apartments, was nominated in
14 August 2018. They were supported by the Cultural Heritage Commission, recommended for
15 nomination. They were shot down in the PLUM Committee when it was headed by
16 Councilmember Huizar in August of 2018. We are asking you to revisit that decision because
17 there was no valid basis for denial of the Historic-Cultural Monument status at that point. We ask
18 you to revisit it.

19 And then with regard to the Hollywood Community Plan, I've already talked about how a
20 Superior Court judge in Los Angeles, named Judge Goodman, has issued a ruling requiring the
21 city to set aside its update. Its update was because information was outdated. The city cannot
22 approve a project as being consistent with the Hollywood Community Plan when it's based on a
23 community plan with population figures from the 1980s. This is a new century, we should have a
24 Hollywood Community Plan that reflects the new times with new information.

25 So, in conclusion, I am asking that you continue this hearing, wait until the FBI
26 investigation reveals who is going to be indicted, who is not, what projects are involved and what
27 are not. We're asking you to continue this until the Hollywood Community Plan update is
28 finalized in a legal and adequately supportable way. We ask that you require more affordable

1 housing, up to 30 percent, because this is a redevelopment area. For those who are given much,
2 much is expected, 30 percent should be required to this project, and at the very least 15, not 11
3 percent, that's too low. It also requires setting aside units, designated units for renters who are
4 returning because Rent Stabilized Ordinance Housing is a form of affordable housing. When
5 people are displaced from it, they are not going to be able to afford the rents that are currently out
6 there. We're asking you to provide an accurate, complete and informative Environmental Impact
7 Report. We're asking that you regain the public trust. We're asking that you show that City Hall
8 is not for sale, not for sale. I thank you for your time, and I would be available for questions.

9 CHAIR HARRIS-DAWSON: Alright. Our applicant representative Kyndra Casper.

10 MS. CASPER: Councilmembers, before I start my ten minutes, I would like to ask to have
11 a minute to set up a projector. We aren't able to project on the screens today, would that be
12 alright?

13 CHAIR HARRIS-DAWSON: Okay, hold on one second, for two things. One, people
14 holding up signs, we need you to put your signs down because you are blocking people that are
15 behind you, so please put your signs down. I think you made the point, and then you asked for a
16 projection?

17 MS. CASPER: We are not able to project on the screen, so we would like, like just two
18 minutes to set up a projector so we can give you the presentation, if that's alright.

19 CHAIR HARRIS-DAWSON: Okay, no? Yes? So they believe you can project up there.

20 MS. CASPER: Okay, I have a, my architect, please bring me the USB.

21 CHAIR HARRIS-DAWSON: Alright, so we require some notice, so we will let you
22 submit the thumb drive or whatever, if we can get it up, that will be great, if not, we'll just
23 proceed. Can we grab the thumb drive? Alright, so I'm going to start your time while we try to
24 get that figured out, so if you could just... Alright, so it looks like it is not possible after all, so
25 you're going to have to use all your LSAT words and...

26 MS. CASPER: I don't have any.

27 CHAIR HARRIS-DAWSON: ...paint pictures. I know you did great on the LSAT, and
28 there's that huge vocabulary section, so you're going to have to paint word pictures for us today

1 because there's a policy around what gets put up there and when it has to be submitted and all that,
2 and so, you're on.

3 MS. CASPER: Okay, good afternoon, Honorable Councilmembers. My name is Kyndra
4 Casper of DLA Piper and I represent the applicant.

5 Just a few brief words about the project and then I guess I'll speak to the appellant. First
6 off, I wanted to note the amount of project outreach we did for this project. At the Planning
7 Commission we actually submitted over 1,600 support letters in support of the project. We've met
8 with many of the group's neighborhood council, planning PVP, CD13 design review, the Chamber
9 of Commerce, Hollywood Heritage, the Conservancy, Blessed Sacrament, LAPD, LAFD,
10 Hollywood High School, we had a number of meetings with our tenants, Hollywood Media BID
11 and so on and so forth, so I just wanted to make a note for that. I also, in my presentation, just had
12 a map that showed the extent of the support that we have surrounding the project.

13 CHAIR HARRIS-DAWSON: We've got backup. There you go.

14 MS. CASPER: You can see on our poster board here. We are also an environmental
15 leadership development project certified by the state. We are creating high wage highly skilled
16 jobs, we have transportation efficiencies, net zero greenhouse gases and our litigation period is
17 only nine months because we were certified by the state. We also have several economic benefits
18 of the project. Hard construction costs of Crossroads Hollywood is estimated at over
19 \$600 million, it will generate over 5,000 jobs. We have a project labor agreement and we're
20 participating in the Helmets to Hardhats Program, which will employ veterans.

21 I'm not going to spend much time talking about the project since I don't have my pictures
22 to show you, but just to make a few brief comments about the appellant's presentation today. First
23 off, the Hollywood Community Plan update. Currently you have a Hollywood Community Plan,
24 even though it is being updated, it is completely legal and it is completely legal for you to make a
25 decision on the project today. As a side note, our EIR actually has a full alternative that shows
26 you that you can actually do the exact same project under the Community Plan Update just with a
27 little bit of different entitlements that actually would not include any affordable housing. So under
28 the Hollywood Community Plan as it stands today, we have to use the affordable housing.

1 In regards to the CRA Plan, we are not an agency project. We are receiving no money, no
2 funds whatsoever, so those arguments simply do not apply to the project.

3 A right of return, we are actually not required to provide a right of return to the tenants,
4 we're actually volunteering that benefit, so that's a volunteered benefit, and if you would like to
5 hear about the traffic and air quality issues, I can bring up my experts. I have Sarah Drobis from
6 Gibson Transportation, and I have Stephanie Eyestone Jones, as well, to speak about that.

7 Lastly, I would just like to submit copies of a letter that we submitted yesterday to the
8 record and also copies of a new letter that we would like to submit today that just has one more
9 minor tweak to condition number 13. So, if I could submit those please.

10 And that's all I have to say unless anybody has, we're here to answer any questions you
11 may have.

12 CHAIR HARRIS-DAWSON: Alright, nothing from your assistant in the green tie?

13 MR. NEUMAN: Councilmembers, my name is Jerry Neuman representing the project as
14 well. I do think given that we have a few more minutes that it is important to say that this project
15 has been in the works for quite some time, and we have worked diligently with your Planning
16 Staff. As we were not able to show you the beautiful pictures, the reality is, is that this is a project
17 that has had wide spread support, where we have worked diligently with the historic community,
18 with the community at large, on its design and implementation. In fact, in doing so we've met
19 with almost every group and have gotten almost every group's compliance with the exception of
20 the AIDS Healthcare Foundation, which you see the result of their being here today.

21 Relative to Mr. Carstens and his statements, I do think it is very important to recognize a
22 few things. One, as to his number one allegation that somehow you should take time because of
23 these investigations or that this board in any way is tainted relative to this project. There is no
24 allegation, there is nothing related to this project that has ever come before you or that is involved
25 in any of those allegations.

26 Two, relative to his issue of affordable housing. As you heard my assistant, my partner,
27 sorry, you said assistant, now I've got assistant, my partner, I'm her assistant. My partner stated
28 this is a project that has affordable housing and that has it because of the entitlements we are

1 seeking now under a community plan we would not have any affordable housing under the new
2 community plan, and would not have to have that.

3 Relative to the Community Redevelopment Agency, Mr. Carstens fails to actually tell you
4 what the last sentence says. Oh, your staff is going to say that, I'm sorry, and that is that the
5 Redevelopment Agency specifically states that their percentages do not apply to individual
6 project, that it is an agency-wide issue and a district-wide issue. Failing to say that again shows
7 that these are issues that get presented without full facts by the appellant.

8 Lastly, relative to the work that we are doing on historic preservation. We have worked
9 diligently and have showed you an incredible package of historic preservation that I think rivals
10 any other project in the city. In fact, at the end of the day there are only the three buildings that
11 were brought to you and then denied its historic value that are coming down, and that is the reality
12 of how we've worked with the community and how we've engaged on this project, and the fact is
13 when we went to Planning Commission, there were only 12 people who spoke against the project
14 of the magnitude that was referenced to you. It is unheard of that a project of this magnitude
15 comes to Planning Commission and gets that unanimous support, gets the Planning Commission
16 where they are, and has that little level of opposition. I understand that we are here today with
17 more opposition brought to you by one organization, but that should not sway you. What should
18 sway you is the fact that we are providing a right of return to those residents that still exist in the
19 apartments, that we are providing affordable housing as required, and that we are developing
20 housing and invigorating an area that has gone long unplanned for and uninvigorated, and we hope
21 that we gain your support in doing that. Thank you very much.

22 CHAIR HARRIS-DAWSON: Thank you so much. Alright, we have a number of speaker
23 cards, by my count there are 80, and we're going to lose quorum in probably about 30 minutes, so
24 I'm asking if we can limit public comments to, if we can start the clock and limit public comment
25 to 20 minutes. So we're hearing two items together, 30 minutes for and 30 minutes against,
26 although almost no one has filled out whether or not they are for or against, so it's impossible to
27 know that.

28 MS. DICKINSON: Mr. Chair, clarification, do you want the clock to just continuously run

1 or do you want me to reset it for each speaker?

2 CHAIR HARRIS-DAWSON: You should reset it for each speaker, and then we'll have a
3 running clock. I mean, we'll still keep that clock at the dais, at the podium.

4 MS. DICKINSON: It won't. It won't.

5 CHAIR HARRIS-DAWSON: You can't do that?

6 MS. DICKINSON: No.

7 CHAIR HARRIS-DAWSON: Alright, so I'm going to start calling names and we're going
8 to figure it out. How about that? Alright, Ron Miller, Liz Brereton, Doug Carstens. Yeah, we're
9 going to, so we need to move quickly because we're going to lose quorum, it's almost 5:00.

10 MR. MILLER: Good afternoon, Councilmembers, I'm Ron Miller, Executive Secretary of
11 the LA Orange County Building and Construction Trades Council. We are here in support of this
12 project. We've worked right alongside this developer. This is a good project. The city is in a
13 housing crisis, it needs the affordable houses, it needs the, this area needs to be revitalized and it's
14 a good project. There's one so-called community group against this project. We've been here
15 before with these guys. They have billions of dollars, and all they do is hold up construction in the
16 city. It's a shame. We're here to build things, make good living places for people, and put local
17 people to work, so let's push this project forward and get a shovel in the ground. Thank you.

18 CHAIR HARRIS-DAWSON: Thank you.

19 MS. BRERETON: Hello, I'm Liza Brereton, counsel for AIDS Healthcare Foundation.
20 We're here today along with a number of our clients and patients who are primarily low income,
21 and suffer greatly from the gentrification going on in Hollywood and in the rest of Los Angeles.
22 So to dismiss our concerns is really a very superficial way to address what we're here for, and I
23 really implore you as members of the City Council to please use the power that's been granted to
24 you by the state under AB 1505 and start requiring additional affordable housing. You now have
25 the power expressly to do that. It's been over a year and I haven't seen any kind of progress, and
26 whether or not the Hollywood Redevelopment Plan requires a per project or a cumulative
27 percentage, it's not happening. There are insufficient number of affordable units in Hollywood
28 under the Plan, and you've got to start somewhere, so why not now. Thank you.

1 CHAIR HARRIS-DAWSON: Alright, I want to confirm. I called three appellants, I want
2 to confirm that two of them withdrew their time to speak, Alex Frenkel, Ellis Raskin, they did not
3 come forward when I called them earlier. I want to make sure that that was the real deal, and if
4 you will come see the City Attorney and the Sergeant on the side if that is not the case, we will
5 proceed with public comment. Doug Carstens, Don Garza, Steve Doocy. Okay, Mr. Carstens has
6 already spoke. Don Garza, Steve Doocy, Jill Stuart.

7 CHAIR HARRIS-DAWSON: Yes.

8 MS. STEWART: My name is Jill Stuart, I'm Executive Director of the Coalition to
9 Preserve LA and a reporter in this city for about 35 years covering the City Council. I want to
10 urge you to please delay projects, including today's project, the Crossroads project, that are under
11 a cloud. The cloud is, I'll describe it to you. I've been called by the New York Times, the Los
12 Angeles Times, the Wall Street Journal, KNBC, CBS, and KNX to comment on what the Los
13 Angeles Times editorial board is calling corruption and the stench of corruption. The issue here is
14 you are approving projects, huge projects, after each one of you in some way and at some point
15 has had a private meeting with the developer. In this case, it was Mitch O'Farrell, but each of you
16 here has played this role and meeting privately with developers before the public even knows a
17 project is coming along. Now Curren Price has been...

18 CHAIR HARRIS-DAWSON: That's your time. Thank you. Gilbert Smith, Spencer
19 Allegaert, Ileana Wachtel.

20 MR. SMITH: Good afternoon, Committee Members. I'm Gilbert Smith, I'm president of
21 the Ricardo Montalbán Theater in Hollywood on Vine Street, and I support this project. It is
22 going to bring back a corner of central Hollywood with entertainment, with housing, with jobs,
23 especially in the entertainment industry with the cultural elements that are being provided by the
24 developer. The Hollywood Reporter Building, the Crossroads historical landmarks are going to be
25 revitalized and it's going to be a great contribution to the community. Thank you very much for
26 your time.

27 CHAIR HARRIS-DAWSON: Thank you.

28 MR. ALLEGAERT: Good afternoon, PLUM Committee. My name is Spencer Allegaert.

1 Hollywood stakeholders learn about projects from U.S. mail, email and social media platforms. I
2 speak today on behalf of the Crossroads Hollywood social media supporters. We work full-time
3 jobs, working 10 to 12 hours a day and don't have time to attend community meetings. However,
4 since learning about this project on social media, we have taken time off work to show our
5 unconditional support for Crossroads Hollywood. This project is the future we want to see for
6 Hollywood, a blend of old and new in a dynamic development where you can wake up, go to
7 work, dine out, meet friends, and never need a car. Please support Crossroads Hollywood. Thank
8 you.

9 CHAIR HARRIS-DAWSON: Thank you. We got Josh Gray-Emmer, Rana Ghadban.
10 Yes, ma'am.

11 MS. WACHTEL: Hi, Ileana Wachtel with the Coalition to Preserve LA. Given the FBI
12 investigation that is going on today, we are asking that you hold on approving projects such as
13 Crossroads. It is very troubling especially when you examine the pay to play that goes on, the
14 private meetings, and the campaign contributions that get spread to individuals on this committee
15 and others such as Mitch O'Farrell who represents Hollywood. We ask that reforms be put in
16 place before even the FBI investigation results come forth. Reform such as approve David Ryu's
17 ban on development money and gifts to your favorite charities, campaign reform...

18 CHAIR HARRIS-DAWSON: You've got to stay on this, on these appeals.

19 MS. WACHTEL: Well, part of that is to actually start to think about some campaign
20 finance reforms.

21 CHAIR HARRIS-DAWSON: That's not in the jurisdiction of this committee.

22 MS. WACHTEL: Thank you.

23 MR. GRAY-EMMER: Hi, I'm Josh Gray-Emmer. I'm speaking today on behalf of
24 Abundant Housing. We're an all-volunteer organization of more than 2,000 people dedicated to
25 making Los Angeles a more affordable place to live. We support the Crossroads project. The
26 greater Los Angeles region is facing a severe housing shortage. This project will provide much
27 needed housing, including 105 units of dedicated affordable housing for very low income
28 households. Those units will help alleviate the regional housing shortage and serve the current

1 low income residents as well. This project is in a great location for housing and is well served by
2 public transit, including both bus and rail service. This project is good for Los Angeles and the
3 region. Thank you.

4 MS. GHADBAN: Councilmembers, my name is Rana Ghadban. I am the new president
5 and CEO of the Hollywood Chamber of Commerce. I'm here to express our strong support of the
6 proposed Crossroads Hollywood Project which will bring much needed housing, hotel rooms, and
7 commercial space in an area with a need of revitalization. As you know, Los Angeles and
8 especially Hollywood has seen a steady rise in tourism, which has escalated the need for hotel
9 rooms.

10 We are very excited to see the project addresses this need through the construction of a
11 308 room hotel. Additionally, the chamber recognizes the extreme need for more housing stock as
12 the city grapples with an affordable housing prices, which affords the efforts of this developer to
13 provide much needed market rate and affordable housing for those living and working in
14 Hollywood. This project will radically revitalize this area not only with the addition of housing
15 and the hotel, but through the construction of a bustling entertainment and retail district. We ask
16 you to approve this project which will be a great asset for our community. Thank you so much for
17 your time. I look forward to working with you.

18 CHAIR HARRIS-DAWSON: Thank you. Jacob Druggy, Jed Perriett, Renee Moya,
19 Alfredo Hernández, Kate Spear. Please do not shout out.

20 MR. DRUGGY: Good afternoon, everyone. I am the director of Housing is a Human
21 Right and I'm also a volunteer member of the Los Angeles Tenants Union. I want to speak in
22 opposition to the Crossroads Development generally, and I'm firmly opposed to specifically to the
23 permanent destruction of RSO housing units amidst a housing crisis in the City of Los Angeles.
24 RSO, the Rent Stabilization Ordinance, unlike other policy initiatives that's meant to mitigate
25 harm is permanent and it works. It's why we should strengthen it and this is why we will continue
26 to fight for it statewide. It's vital to recognize that the acuity of the housing crisis stands alongside
27 a development boom in the city, especially of luxury units. Mind you, the vast majority of which
28 the units being built in this development will be luxury units. This all suggests to us that the crisis

1 of affordability, gentrification, and displacement has deeper roots than is being recognized by this
2 body. You cannot solve a crisis of speculative investment and development through more
3 development and more speculative construction. We should also be clear that...

4 CHAIR HARRIS-DAWSON: Thank you. That's your time.

5 MR. DRUGGY: unless and until we grant the victims...

6 CHAIR HARRIS-DAWSON: Please take your seat.

7 MR. DRUGGY: ...of displacement the universal and unconditional right of return, we're
8 not solving anything. Thank you.

9 MR. HERNÁNDEZ: Good afternoon, Councilmembers. I'm Alfredo Hernández,
10 Executive Director of the Hollywood Media District BID. Our board of directors voted
11 unanimously to support this project. Crossroads Hollywood is a catalytic project that continues to
12 revitalize Hollywood by providing jobs, housing, and stimulating our economy through increased
13 tax and tourism dollars. This project provides new revenue streams that will generate millions of
14 recurring dollars to the city which pays for police, fire, and filling potholes. On behalf of the
15 Hollywood Media District BID I ask that you join us in supporting this important project. Also I
16 would like to point out that not only developers, but anybody in this room has the capacity and the
17 ability to meet with Councilmember O'Farrell or anybody on this committee for that matter.

18 CHAIR HARRIS-DAWSON: Thank you. Alfred Hernández, Dave Carter, Anthony
19 Pagliaro.

20 MR. HERNÁNDEZ: Actually, I submitted two cards and you just called me again. Do
21 you mind? For a different organization.

22 CHAIR HARRIS-DAWSON: Quickly.

23 MR. HERNÁNDEZ: So I'm also the chair of the Hollywood Network Coalition's Urban
24 Policy Committee and founding board member of the Hollywood Network Coalition. As a
25 coalition of businesses, residents, non-profits and educational institutions that supports Crossroads
26 Hollywood for many reasons. Connectivity is a prime reason. This project has no front door or
27 back door. Crossroads connects the community for all access points through extensive and
28 inviting open spaces with project connections that will greatly enhance the pedestrian experience

1 in the area. Crossroad Hollywood does not turn its back on Hollywood. I ask that you join HNC
2 and Hollywood State Coalition in supporting this project.

3 CHAIR HARRIS-DAWSON: Thank you.

4 MR. CARTER: Good afternoon, members of the Council. My name is Dave Carter and
5 I'm a worker here in Hollywood, I'm also an Air Force veteran. I congratulate the developers for
6 working with veterans to initiate the Helmets to Hardhats Program. This will be vital in a way for
7 vets to re-acclimate into society's mainstream and a way to say thank you for your sacrifice. On
8 behalf of working veterans like myself, I ask that you please support this project. Thank you.

9 MR. PAGLIARO: Good afternoon. My name is Anthony Pagliaro and I live and work in
10 Hollywood. I want more open space options, be it ground floor courtyards or roof-top decks. I
11 live and work a few blocks away from the project and appreciate the creation of an atmosphere
12 where I can feel good working remotely and where I can escape to a roof-top refuge to marvel in
13 all things Hollywood and LA. Please vote to support this project. Thank you.

14 CHAIR HARRIS-DAWSON: Casey Maddren, Alex Massachi, Lois Dearmond, Brian
15 Curran, Stanley Chapman.

16 MR. MADDREN: Hello, my name is Casey Maddren. I represent United Neighborhoods
17 for Los Angeles. We oppose this project because of loss of rent stabilized housing, the absurd
18 increase in alcohol density and the increase in stationary pollutants that this project will cause. I
19 would like to point out that according to the Ethics Lobbying Summary, the most recent one from
20 second quarter 2018, well, first off, DLA Piper tends to score among the highest paid lobbyists in
21 this city consistently over the last several years. Also, in the second quarter report of 2018 it said
22 Crossroads associates paid them \$222,000. This seems to show that the major consideration in
23 approving projects like Crossroads is not better community planning or concern for communities,
24 it's money, and our only hope at United Neighborhoods for Los Angeles is the federal
25 investigation which currently seems focused on downtown expands to Hollywood, where I'm sure
26 they will find plenty of interesting things to look at.

27 MR. MASSACHI: Good afternoon. My name is Alex Massachi, Vice President of MCAP
28 Partners. My family and I are long-time Hollywood property owners, and my uncle Jacques is a

1 former CHNC board member and current Hollywood Media District BID board member with
2 myself. We are very excited about this project. The developer and the architects took great care
3 in the design to both celebrate Hollywood and its history and to respect the neighborhood, and as
4 well the applicant's extensive community outreach during the past three and a half years has led to
5 a project that incorporates community goals and objectives. This is a project we can all be proud
6 of and I ask for your support. Thank you.

7 MS. DEARMOND: Hello, my name is Lois Dearmond. I believe that the approvals
8 achieved by the project today are the result of pay to play, backhanders to city officials, and that
9 the project should be stopped unless and until the investigation of the approval process for this and
10 other large developments is concluded. Further, our city does not need one more luxury unit built.
11 Many sit empty now. This development will displace 84 families and destroy RSO housing units.
12 The idea that these families can move into the new units is disingenuous, and not borne out by the
13 realities and history of this kind of development. Some of these tenants may very well join the
14 ranks of the over 50,000 homeless people now on the streets of Los Angeles. Thank you.

15 MR. CHAPMAN: Good afternoon, Council. My name is Stanley Chapman, the activist.
16 As you can see, there's a whole bunch of us out here today. I'm here to ask do not approve
17 Crossroads until the FBI probe is fully understood and you regain our trust by demanding reform.
18 So please do not approve Crossroads. We have enough buildings in Hollywood that are sitting
19 vacant, luxury buildings sitting vacant, Target, the old spaghetti factory sitting vacant. Please do
20 not approve Crossroads. Thank you very much.

21 CHAIR HARRIS-DAWSON: Nicole Mihalka, Mickey Jackson, Frank Gully, Jorge
22 Castañera, Jack Humphreville.

23 MS. MIHALKA: Hello. My name is Nicole Mihalka. I am Vice Chair of the Hollywood
24 Chamber of Commerce board. I'm here to testify in strong support of Crossroads Hollywood.
25 New residents, a new hotel, dining opportunities will add vitality to the west end of Sunset
26 Boulevard. With more than 2,500 construction jobs and 2,600 permanent jobs, this project
27 deserves your support. Thank you.

28 MR. CASTAÑERA: Jorge Castañera, Coalition to Preserve LA. Let's be clear, what we

1 are looking at is the wiping out of an historic diverse community by this developer. A community
2 attacked by City Planning Commissioner Marc Mitchell, a Garcetti appointee in a rationally toned
3 criticism as a dormant area. What is the subtext of calling this vibrant and historic community
4 dormant. Are these working class, working class people invisible, replaceable, disposable? Let's
5 be clear. This project will exacerbate the pricing out of working families and invite in even more
6 unaffordable housing. This panel says its goals are the opposite. Let's be clear, the working
7 people urge this committee to reject this project as is, and furthermore the working people urge
8 this committee to take a clear eyed approach if this committee really is serious about addressing
9 the affordable housing crisis and the homelessness crisis that we see everywhere.

10 CHAIR HARRIS-DAWSON: Thank you.

11 MR. GULLY: Good afternoon. My name is Frank. I'm a resident of the Hollywood Vine
12 neighborhood. I live in a low-income house. If it wasn't for the fact that I had that kind of
13 housing, I would be homeless. It just seems really odd to me how everybody sitting up here
14 completely ignores the fact that we have a huge homeless problem in that very neighborhood. I
15 walk down the street, I see huge buildings, luxury apartments being built everywhere and at the
16 same time homeless, homeless, homeless, homeless, homeless. Considering what's happening, I
17 would say do not approve the Crossroads until the FBI probe is fully understood and you regain
18 our trust by demanding reform and, quite frankly, I think you need to do a better job. Thank you.

19 MR. JACKSON: Mickey Jackson, Healthy Housing Foundation, Housing is a Human
20 Right, Coalition to Preserve LA. You know, I sit and I listen to what everyone says, and one of
21 the things they kept saying is one organization, first of all, that's ridiculous, this isn't one
22 organization, but second of all, it's only one developer. All this trouble is brought to us by one
23 developer, and the next thing I'd say is we need to stop approving things until our approvals are
24 proven not to be so tainted that they could cause the taxpayer to be holding a huge expensive bag.
25 It's always the taxpayer left holding the bag. We don't know yet if the approvals in this room and
26 from this committee are tainted. We know they may be because some of the people are
27 mentioned. So the approval...

28 CHAIR HARRIS-DAWSON: What story are you reading where people here are

1 mentioned?

2 MR. JACKSON: ...and whether or not there were approvals earlier is irrelevant.

3 CHAIR HARRIS-DAWSON: I'm sorry. I'm sorry. Hold on one second. Because people
4 keep saying people sitting up here are mentioned. We have a councilmember that literally has
5 been on the council for about six hours. So I'm just...

6 MR. JACKSON: Not all people, but people.

7 CHAIR HARRIS-DAWSON: ...say who you're talking about or don't besmirch all of us.

8 MR. JACKSON: Okay, I will be happy to. The people who voted to approve it
9 previously, Huizar and Price are mentioned, two of your committee members are precise, their
10 staff is precise, and they are the ones who took those votes, as well as yourself and Mr. Cedillo,
11 but these other folks did, and who knows whose name is coming out tomorrow. The fact that it
12 was approved before is irrelevant because those approvals may very well be tainted. That very
13 period of time, this time that's gone before and has since several years where all of these pay to
14 play things have happened. That is what the LA Times is referring to, and I have our editorial
15 here, the LA Times, as the cloud. So it was approved by the cloud.

16 MR. HUMPHREVILLE: My name is Jack Humphreville and I'm not on the AIDS
17 Healthcare Foundation payroll. Thank you very much. I probably wouldn't mind being. The up-
18 zoning of this project is basically going to evolve a windfall for the developers and the landowner
19 of about \$200 to 400 million. And what do we get out of that? We're not getting squat. We're
20 not getting our fair share. What do we get in return? We get the destruction of a neighborhood.
21 We get ethnic cleansing. We have increased congestion from this property as well as all the other
22 properties that are being developed in Hollywood, and, furthermore, it increases the stench of
23 corruption as given the political connections of the developer, the landowner, and the building
24 trades. I urge you to send this project back to the drawing boards. Thank you.

25 CHAIR HARRIS-DAWSON: We have Amanda Seward, Margot Gerber, Joe Oliveira,
26 Susan Hunter, Annie Gagan, Carol Henning, Celeste Hong.

27 MS. SEWARD: Good afternoon, or good evening, councilmembers. My name is Amanda
28 Seward and I'm an attorney that is working with the tenants at Crossroads. A couple of things of

1 points we have. One, it's all good to talk about a right of return, but the tenants have no idea of
2 the details. They have not been given any details about what that right of return will mean, and we
3 need to have the details. Is it only for people who are eligible for affordable units that can come
4 back? What does everybody do in the interim? Will they work around it? There need to be a lot
5 more discussions with the tenants and to get the tenants' rights for their place in the new
6 development.

7 And we urge you to encourage that developer and the council office, and the council off...

8 UNKNOWN: [Inaudible]

9 CHAIR HARRIS-DAWSON: If you speak out one more time we are going to ask you to
10 leave the chambers.

11 MS. SEWARD: In closing, the tenants' issues have not been adequately addressed and
12 they need to be. Displacement, as well as new housing, is an issue. Thank you.

13 MS. HUNTER: Susan Hunter, Los Angeles Tenants' Union, Hollywood local caseworker.
14 I adopt all comments that object this project as well as to my own. Firstly, I'd like to point out
15 that there is no finding in regards to the CRA plan for the amount of affordable housing that
16 should be required of this project because net loss across Hollywood is about 1000 units. So you
17 should actually make this entire project 100% affordable and therefore it might be in compliance
18 with the CRA plan. The other issue is that if they are able to get the affordable housing in the new
19 project then therefore we are also not in compliance of section 16, goal 16 of the CRA plan.

20 I'd also like to point out that Harridge is a bad operator. They are currently running an
21 illegal hotel at 5825 West Sunset Boulevard where they even bolted windows shut of tenants
22 trying to get them out so that they can run the entire thing as an illegal hotel. And if one red cent
23 of that illegal hotel is going into this project, you should absolutely not be approving this project,
24 but you will, because they paid for a lot of your campaigns, and your steak dinners, and your
25 lobbying. So you're going to go ahead and rubber stamp this project like you always do, even
26 though there might be some illegalities attached to it. Thank you for your time.

27 MR. OLIVEIRA: Mr. Harris, wake up. My name is Joe Oliveira. I'm a resident. You've
28 been doing very well. I see a lot of dozing off here, and Mr. Smith, hope you're with us. I support

1 the project. To me, the project is going to bring all these people here more affordable housing. So
2 I'm totally lost. That's what I see, more units, and if I'm mistaken, perhaps you can meet with
3 Susan, because she knows what she's talking about. But again, I support the project and I'm a
4 resident. Thank you.

5 CHAIR HARRIS-DAWSON: Thank you.

6 MS. HENNING: Hello. I'm Carol Henning, I'm a member of the Sierra Club. After I
7 graduated from Cal, I got a job in New York City and lived in Manhattan. I left after two years
8 and I was glad to return to Los Angeles with its open space, palm trees, and garden court
9 apartments. Iconic dwellings of Los Angeles. Now these symbols of southern California life are
10 being destroyed to build mega structures that make L.A. look more like Manhattan. The garden
11 court apartments slated for the wrecking ball so that three luxury towers can be built, are home for
12 people who've lived in them for decades. Through Sierra Club eyes, I see that the Crossroads
13 project is not sustainable. Demolishing buildings and putting up new ones releases pollutants
14 including greenhouse gasses into the air. Resources and energy...

15 CHAIR HARRIS-DAWSON: Thank you, that's your time. That's your time.

16 MS. HENNING: One more thing I have...

17 CHAIR HARRIS-DAWSON: Thank you.

18 MS. HENNING: ...left to say. We have 12 years...

19 CHAIR HARRIS-DAWSON: You are taking up other people's time. That's not, you
20 can't do that. We have to give you all one minute. And we're getting very close to losing
21 quorum, so we have got to get these last three speakers and conclude our public comment time for
22 13 and 14.

23 MS. GERBER: Good evening, my name is Margot Gerber. I've been following this
24 project for a while as the president of the Art Deco Society. We were the ones who put forth the
25 nomination for the garden apartments. I agree with everything the woman who just spoke said
26 about our style of living. I do believe that this project did not take the historic structures that they
27 are planning to demolish seriously. But my main concern at this point, I also work at the Egyptian
28 Theater, so we are a neighbor of this project, is that what you heard the developers say was what

1 they could get away with legally by law, not what makes sense for the neighborhood, and we're
2 not thrilled about bringing in an increase in alcohol related crime or seeing these 32 story towers
3 go up that are not in line with what's in the neighborhood. The other developments that are in our
4 neighborhood are at most eight stories, and I really believe this should be revisited, and you guys
5 should go and look at the area and see the little side street that is expected to house now...

6 CHAIR HARRIS-DAWSON: Thank you.

7 MS. GERBER: ...like 2400 more...

8 CHAIR HARRIS-DAWSON: Thank you.

9 MS. GERBER: ...people.

10 MS. HONG: Celeste Hong, Vice President of the Art Deco Society of Los Angeles. I
11 really do think that given the FBI probe, all big major developments that are radically going to
12 reshape and change the city should be suspended until the probe is finalized. I think that
13 councilmember Ryu, I live in Ryu's district. His ordinance about disclosure of the relationship
14 between councilmembers and developers should be adopted and I really am troubled by the fact
15 that the CHC's recommendations weren't even considered. It was just a matter of like, "we want
16 to tear it down, we don't care what our Cultural Heritage Commission thinks." Thank you.

17 CHAIR HARRIS-DAWSON: Thank you.

18 MS. GAGAN: Sorry, I'm a little bit shaky. My name is Annie Gagan. I'm a 40 year
19 resident of Hollywood, I'm on the intel foundation. I'm a former board member of a Hollywood
20 neighborhood council who experienced residents of Hollywood coming to meetings who were
21 suffering displacement in this whole area and it's heartbreaking. At Crossroads, another obscene
22 dangerous project is CD13, illegal target, illegal Hollywood community plan, dangerous to lives.
23 Millennium, and now Crossroads. The CD13 project that literally wipes out a whole residential
24 Hollywood community. I live there. Causing gentrification and displacement, potentially adding
25 to the homeless crisis, and wipes out about four Cultural Heritage Commission nominated historic
26 resources. What city allows this? All for developers funding political careers with not a care
27 about the human collateral damage. The cesspool of developer-political corruption is not
28 downtown, it's in Hollywood, especially in CD13. It must be investigated along with the mayor,

1 and put an end to the illegal dangerous to lives projects, and shameful Hollywood displacement
2 holocaust, selling out lives for developer funding. A totally disgusting tradeoff.

3 CHAIR HARRIS-DAWSON: Thank you. Alright, that exhausts our 30 minutes of public
4 comment on this. I'm going to ask if there's someone from the council district to speak on this
5 matter.

6 MR. BULLOCK: Good afternoon my name is Craig Bullock, I'm with Councilmember
7 Mitch O'Farrell's office. I'm here to convey the Councilmember's support for this project and the
8 entitlements before you today, and to request the denial of the appeal. The project has many
9 benefits for the city, and for Hollywood in particular. The increase of housing, especially
10 affordable housing in Hollywood, in close proximity to transit, is just one of them. The 105 units
11 of income restricted units is a substantial benefit that is not easily come upon. This project will
12 rehabilitate historic structures on the Crossroads site. The Crossroads of the World, the
13 Hollywood Reporter Building, and the Bullinger Building will be restored and given new
14 economic purpose, ensuring their preservation.

15 In addition, the applicant has agreed for the relocation and rehabilitation of the Major
16 Kunkel Bungalow and the Talbot-Wood Double Dwelling. This project will redevelop an
17 otherwise underutilized site, and creates housing, jobs and economic benefits, it all can benefit
18 from. It is these reasons why the councilmember supports this project. In addition, a letter was
19 submitted detailing modifications to the conditions that were submitted by the city planning
20 commission. We are supportive of the modifications that were addressed in the developer as they
21 pertain to items, with the exception of item 13 and 2, and 2 we would like to ensure that
22 modification to the physical conditions of the street do not eliminate any parking.

23 And finally, the Councilmember asked that I convey my appreciate, his appreciation for
24 the Department of City Planning staff, particularly Heather Bleemers, William Lamborn, Luci
25 Ibarra, and Alejandro Huerta. Thank you.

26 CHAIR HARRIS-DAWSON: Thank you so much Mr. Bullock. So Mr. Mejia, as chair I
27 move that we grant in part and deny in part.

28 MR. MEJIA: Okay.

1 CHAIR HARRIS-DAWSON: Each. Oh I'm sorry, we want to give the planning staff
2 opportunity to address the myriad of issues that were raised during public comment and testimony
3 from the Applicant and the Appellant.

4 MS. BLEEMERS: Thank you. Heather Bleemers, Department of City Planning. I'll
5 make it brief. I just want to remind everybody that this is a density bonus site plan review project,
6 there are no land use designation changes, no zone changes, just a density bonus site plan review
7 project. So, with regard to the community plan update for Hollywood, this project is consistent
8 with that. Again, they're just seeking a density bonus compliance review and site plan review,
9 along with the conditional uses.

10 With regard to the lack of affordable housing that was mentioned. The Applicant's
11 Counsel did mention that they read the last paragraph of that CRA paragraph, and that is, we agree
12 with that. That the aggregate of the housing should be distributed within the plan area, not
13 relegated to a specific site. With regard to the right of return, the Applicant is actually
14 volunteering a condition for the 40 residents to come back to the site once it's developed. The
15 units, if they were rented back onto the market as apartments and rental units, they would have
16 that right of return. As it is, if they are demolished, that right of return would not be there. The
17 Applicant is volunteering that condition.

18 With regard to the historic issue, Council denied the nomination, however the EIR actually
19 treated those buildings as historic documents, or buildings.

20 MR. LAMBORN: Alright then just a couple other points on the EIR raised by the
21 Appellant. The EIR was fully compared in compliance with CEQA and the state CEQA
22 guidelines. The appeal points raised today are repetitive of what's already addressed in the letter
23 that is before you dated January 10. There are a couple specific items to mention with regard to
24 air quality impacts and localized significance thresholds as fully documented, both project level
25 and cumulative, and the response letter those impacts were found based upon established South
26 Coast Air Quality Management District Methodology to be less than significant. Traffic impacts
27 were indeed fully analyzed and the traffic study was reviewed and approved by LADOT. Traffic
28 impacts were found to be significant and unavoidable, as one of the speakers mentioned, at five

1 intersections all feasible mitigation measures were explored and there are six different mitigation
2 measures in the EIR that reduce impact to the extent feasible, but again those impacts remain
3 significant and unavoidable. I think Heather had one more point to mention.

4 MS. BLEEMERS: Heather Bleemers, Department of City Planning. I just wanted to go
5 over the Applicant's letters just briefly and summarize what was included in them. With their
6 recommended condition, changes to housing requirements. It was stated that they wanted to have
7 housing all located in one building. That is against HCID's recommendation as Will mentioned.
8 Then there was another letter dated January 14, this has conditions relating to the tract and the
9 CPC case. A lot of these are basically kind of correcting minor errors that were in the conditions.
10 There is also change from, you know, something where it's operator versus owner, something like
11 that, and the vesting tentative track changes were reviewed by BOE, and BOE agreed with these.
12 However, staff mentioned that there is an issue with requiring a five foot subsurface vacation and I
13 believe that we spoke on that as well.

14 CHAIR HARRIS-DAWSON: Thank you so much. So, Mr. Mejia we have gotten some
15 additional corrections and changes, so, I'd like to put forward a motion to grant in part and deny in
16 part, if you could read...

17 MR. MEJIA: Sure.

18 CHAIR HARRIS-DAWSON: ...to us what's in front of us.

19 MR. MEJIA: So we'll grant in part, deny in part, the appeal filed by Doug Carstens on
20 behalf of livable L.A. relative to the tract map, as well as to the associated land use entitlements
21 that were applied for. I believe they were the conditional use, the site plan, and the density bonus.
22 And in addition we need to adopt the recommendations that were submitted by CD13 and also as
23 it relates to the DLA Piper letter, adopt those conditions, those revisions, with the exception of
24 condition 13 and condition number 2. And also in addition we need to adopt the EIR, the final
25 EIR, the errata, the CEQA findings, the statement of overriding considerations, the mitigation
26 monitoring program that was prepared as part of the EIR.

27 CHAIR HARRIS-DAWSON: Excellent, so discussion, members? Seeing none, I have a
28 second from Mr. Blumenfield. Without objection, that will be the order. Where does that leave

1 us?

2 MR. MEJIA: Councilman, I think we never took up item one, the director of planning's
3 report, and general public comment.

4 (End of audio transcription)

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