

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 19, 2020

LOS ANGELES CITY COUNCIL CHAMBER, ROOM 525  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

Item No. VTT-73718  
CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

CEQA No. ENV-20144706-EIR; SCH No. 2015111073

Elva Nufio-O'Donnell, City Planner  
Alan Como, Hearing Officer

Applicant: Riley Realty, L.P.

Representative: Kyndra J. Casper, DLA Piper, LLP

Reported by (audio portion): Jaclyn Kinsbursky,  
CSR No. 13858

1           MR. COMO: Good morning. This is Alan Como,  
2 planning staff. The request before the Deputy Advisory  
3 Agency is a vesting tentative tract map stamp dated  
4 May 14th, 2020, which includes the merger and  
5 re-subdivision of seven lots -- excuse me, stamp  
6 dated -- yeah, May 14th, 2020, which includes the  
7 merger and re-subdivision of 7 lots into one master  
8 ground lot and 27 airspace lots for a mixed-use  
9 development on a approximately 1.16 acre.

10           That's 50,322 square foot site and a haul  
11 route for the export of approximately 41,994 cubic  
12 yards soil in conjunction with the project for a  
13 mixed-use development with up to 316,948 square feet  
14 floor area within a new 20-story tower, building 1, and  
15 a new three-story building, building 2, on an  
16 approximately 1.16-acre site.

17           Building 1 would include up to 197  
18 multi-family residential units, 136 hotel guest rooms  
19 and approximately 12,570 square feet of commercial  
20 restaurant uses. Building 2 would include up to 13  
21 residential units. Additionally before the Deputy  
22 Advisory Agency for consideration is a vesting  
23 tentative tract map stamp dated July 27th, 2020, for  
24 the merger and re-subdivision of four lots into one  
25 master ground lot for condominium purposes and five

1     airspace lots for a mixed-use development on an  
2     approximately .90-acre.

3             That's 39,375 square foot portion of the  
4     overall 1.16-acre project site and a haul route for the  
5     export of 23,833 cubic yards of soil in conjunction  
6     with modified alternative 2, which is identified in the  
7     final EIR, which is for a mixed-use development up to  
8     316,948 square feet of floor area within a new 30-story  
9     tower building 1 and two existing one- and two-story  
10    single-family buildings, which addresses 1765 and 1771  
11    Vista Del Mar Avenue.

12            Building 1 would include up to 269  
13    multi-family residential units, 17 of which would be  
14    set aside for very low income households and  
15    approximately 7,760 square feet of commercial and  
16    restaurant uses. Regarding case number VTT73718,  
17    reports were received from the Bureau of Engineering,  
18    Department of Building and Safety Grading, LAFD, LADWP  
19    Bureau of Street Lighting and Department of Rec and  
20    Parks.

21            Their comments have been incorporated as  
22    conditions of approval. After the draft staff report  
23    was prepared, additional comments were received from  
24    LADOT addressing conditions of approval and haul route  
25    conditions in two separate letters that are dated

1 August 17th, 2020. Those conditions have been given to  
2 the Deputy Advisory Agency and will be added to the  
3 letter of determination for this case.

4 Additionally, Bureau of Street Lighting  
5 submitted a revised comment letter on August 17th,  
6 2020, with the revision to their condition, which will  
7 also be reflected in the letter of determination.  
8 We have a member of Bureau of Street Lighting staff,  
9 Gil Delacruz, with us today who can also address that  
10 and make sure that that condition is addressed and read  
11 into the record.

12 Additionally the Department of Rec and Park  
13 submitted a corrected condition, which has been  
14 received and will be incorporated in the letter of  
15 determination, which has also been given to the Deputy  
16 Advisory for their review, and we have a member of Rec  
17 and Park staff with us who can also address that.  
18 The Deputy Advisory Agency has a copy of these  
19 additional letters that were received. Planning staff  
20 has received five e-mails with concerns about review  
21 time, the modified alternative, police impact, solid  
22 waste impacts, seismic issues and disagreement with the  
23 responses to the comments in the final EIR. One of  
24 these e-mails remain opposed to the project, but  
25 encourage support of modified alternative 2.

1           Planning staff has received approximately 14  
2 e-mails in support of modified alternative 2. All of  
3 these e-mails have been made available to the Deputy  
4 Advisory Agency for review. Staff would like to  
5 respond to a letter received as an attachment to one of  
6 the above-referenced e-mails from Casey Maddren on  
7 August 18th, 2020.

8           The letter includes no new substantial  
9 evidence nor presents deficiencies in the environmental  
10 impact report, which are substantiated by evidence.  
11 In addition, the commenter fails to present substantial  
12 evidence that the proposed project would necessitate a  
13 new facility. As discussed in the draft EIR,  
14 significant impacts under CEQA consist of adverse  
15 changes in any of the physical conditions within the  
16 area of -- and potential impacts on emergency response  
17 times are not an environmental impact that CEQA  
18 requires a project to mitigate.

19           In the City of Hayward versus Board of  
20 Trustees of California State University, 2015, the  
21 court found Section 35 of Article 13 of the California  
22 constitution requires local agencies to provide public  
23 safety services, and that it is reasonable to assume  
24 that the city will comply with that provision to ensure  
25 that public safety services are provided.

1           Finally, the commenter includes a discussion  
2 about solid waste, but includes no new substantial  
3 evidence, nor presents deficiencies in the  
4 environmental impact report, which are substantiated by  
5 evidence. The project would comply with City  
6 Sanitation and Building and Safety requirements, which  
7 per ordinance 181519 require compliance with AB939.  
8 Staff would also like to respond to a letter received  
9 as an attachment to one of the above-referenced  
10 e-mails -- actually, it wasn't from an e-mail. It was  
11 hand-delivered -- from J.H. McQuiston, which was  
12 delivered to department staff on August 18th, 2020.  
13 The letter includes no new substantial evidence, nor  
14 presents deficiencies in the environmental impact  
15 report, which are substantiated by evidence.

16           The department of -- division has reviewed the  
17 tract map and recommends conditions in geology report  
18 approval letter dated February 20th, 2015, which is log  
19 number 85579-01, and the soils report approval letter  
20 dated October 24th, 2019, which is log number 110300.  
21 Additional information is available in the draft EIR  
22 and in the subdivision findings. The project applicant  
23 submitted an application to the governor for  
24 certification of the project as an environmental  
25 leadership development project, which is known as ELDP

1 under AB900.

2 On July 27th, 2017, the governor certified the  
3 project as ELDP, which includes certification that the  
4 project would result in at least \$100 million in  
5 economic investment in the state, provide high wage,  
6 highly-skilled jobs, qualified for LEED silver  
7 certification to be located on an infill site and to  
8 meet stringent energy and transportation efficiency  
9 standards.

10 In addition, the whole of the administrative  
11 record has been made available on the city's website.  
12 Planning department staff recommends that the advisory  
13 agency certify the environmental impact report prepared  
14 for this project and approve vesting tract number 73718  
15 subject to the standard conditions, an additional and  
16 revised condition submitted by LADOT, Bureau Street  
17 Lighting and Rec and Parks. Those letters have already  
18 been previously referenced.

19 In addition, this is the scheduled public  
20 hearing for associated case  
21 CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR involving property  
22 located at 1756 and 1760 North Argyle Avenue, 6210  
23 through 6224 West Yucca Street and 1765, 1771, 1779,  
24 1777 and 1779 North Vista Del Mar Avenue. The project  
25 consists of construction and operation of a mixed-use

1 development with up to 316,948 square feet of floor  
2 area within a new 20-story building, tower building 1,  
3 and a new three-story building 2 on an approximately  
4 1.16-acre site. Building 1 would include up to 197  
5 multi-family residential units, 136 hotel guest rooms  
6 and approximately 12,570 square feet of commercial  
7 restaurant uses.

8 Building 2 would include up to 13 residential  
9 units. Six levels of subterranean aboveground  
10 automobile parking would be located within the podium  
11 structure of building 1 and the two-level parking  
12 structure within building 2. Six existing residential  
13 buildings containing 44 residential units would be  
14 removed from the project site.

15 The project is a environmental leadership  
16 development project. This case involves environmental  
17 impact report, which includes draft EIR  
18 ENV-2014-4706-EIR, which is state clearing house number  
19 2015111073, dated April 2020 and the final EIR dated  
20 August 7th, 2020, as well as the whole of the  
21 administrative record.

22 Case CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR  
23 involves the approval of a zone change and height  
24 district change from C4-2D-SN to (T)(Q)C2-2D-SN from  
25 R4-2D to (T)(Q)C2-2D and from [Q]R3-1XL to (T)(Q)R3-2D,



1 a master conditional use permit to allow for the sale  
2 and dispensing of alcohol for on-site consumption at  
3 five establishments within the hotel and commercial  
4 uses of the project site, a conditional use permit to  
5 allow for live entertainment and dancing within the  
6 commercial uses of the project site, a conditional use  
7 permit to allow a hotel within 500 feet of an R zone, a  
8 conditional use permit for a major development project  
9 for a building, which contains more than 100,000 square  
10 feet of nonresidential floor area in a C zone, and to  
11 allow a 10 percent increase in the allowable floor area  
12 ratio for the project up to 6.61 FAR and a site plan  
13 review for development project, which creates over  
14 50,000 square feet of nonresidential floor area and  
15 over 50 dwelling units.

16 In addition, the hearing officer will also  
17 take testimony on behalf of the city planning  
18 commission for modified alternative 2, which again  
19 identified in the final EIR, which consists of the  
20 construction and operation of the mixed-use development  
21 with up to 316,948 square feet of floor area within a  
22 new 30-story tower referenced this building 1 and two  
23 existing one- and two-story single-family buildings at  
24 1765 and 1771 Vista Del Mar Avenue on an approximately  
25 1.16-acre site.

1           Building 1 would consist of up to 269  
2 multi-family residential units, 17 of which would be  
3 set aside for very low income households and  
4 approximately 7,760 square feet of commercial and  
5 restaurant uses. The residences -- the residence at  
6 1771 Vista Del Mar Avenue would remain as a  
7 single-family use, and the residence at 1765 Vista Del  
8 Mar Avenue, which currently contains three residential  
9 units, would be converted back to a single-family use.  
10 Five levels of subterranean and aboveground automobile  
11 parking would be located within the podium structure of  
12 building 1, and surface parking would be provided for  
13 the two single-family residences. Four existing  
14 residential buildings containing 40 residential units  
15 would be removed from the project site.

16           Modified alternative 2, there's also an ELDP  
17 project. Modified alternative 2 includes environmental  
18 impact report ENV-2014-4706-EIR state clearinghouse  
19 number 2015111073 dated April 20th -- sorry, dated  
20 April 2020 and the final EIR dated August 7th, 2020, as  
21 well as the whole of the administrative record. The  
22 following requested entitlements: A zone change and  
23 height district change from C4-2D-SN to (T)(Q)C2-2D-SN,  
24 from R4-2D to (T)(Q)C2-2D and from [Q]R3-1XL to  
25 (T)(Q)R3-2D, a density bonus compliance review for a

1 housing development project totaling up to 271 dwelling  
2 units and reserving 8 percent or 17 percent of the  
3 dwelling units of its units as very low income  
4 restricted affordable units for a period of 55 years  
5 with the following requested incentive: An on-menu  
6 incentive to permit a 10 percent increase in allowable  
7 floor area, for 316,948 square feet of floor area in  
8 lieu of the maximum 288,171 square feet otherwise  
9 permitted, a master conditional use permit to allow for  
10 the sale and dispensing of alcohol for on-site  
11 consumption at three establishments within the  
12 commercial uses of the project, a conditional use  
13 permit to allow for live entertainment and dancing  
14 within the commercial uses of the project site and a  
15 site plan review for development project, which creates  
16 over 50 dwelling units.

17           Again, my name is Alan Como. I am the hearing  
18 officer assigned to this case who will be conducting  
19 the hearing for this case on behalf of the city  
20 planning commission. People wishing to speak or submit  
21 written testimony about this case should do so during  
22 this hearing. After this hearing, I will prepare a  
23 written staff report containing the planning  
24 department's recommendations to the city planning  
25 commission.

1           As stated earlier, no decision is being made  
2 on the CPC case today. After this hearing, a written  
3 staff report -- which will include a summary of the  
4 public comments from the meeting and any written  
5 comments submitted to the file. The report will also  
6 contain the planning department's recommendation on the  
7 project to the city planning commission.

8           This case is currently scheduled to go before  
9 the city planning commission on the September 24th  
10 meeting. If you wish to be informed of the decision of  
11 the meeting, a courtesy notice will be provided 21 days  
12 prior to the commission meeting date to anyone who  
13 provides their name and e-mail or mailing address among  
14 the interested parties, which can be accessed by  
15 visiting [tinyurl.com/interested-parties](http://tinyurl.com/interested-parties).

16           Copies of the report will be made available on  
17 the planning department website prior to the commission  
18 meeting. The commission meeting will be a public  
19 hearing. The commission may permit limited additional  
20 testimony on this case at that time, but today's  
21 hearing is established to meet the legal notice and  
22 requirements prior to the commission meeting taking  
23 action as well as for obtaining public input for  
24 preparation of the staff report.

25           If anyone wishes to submit additional

1 information to the commission or take exception to the  
2 staff reporter's recommendation, they should do so in  
3 writing prior to the commission meeting. Information  
4 about the date and location of the commission meeting  
5 along with instructions about where to send written  
6 communications will be provided on the cover sheet of  
7 the staff report.

8 The city planning commission will be making a  
9 recommendation to the city council regarding the zone  
10 change, height district change. The city planning  
11 commission will be making the decision -- initial  
12 decision regarding density bonus, master conditional  
13 use permit, conditional use permit and site planning.  
14 The decision on the master condition of use permit,  
15 conditional use and site plan review will be final  
16 unless repealed to the city council as well as the  
17 density bonus. This concludes the staff presentation.

18 MS. NUFIO-O'DONNELL: Thank you, Alan. Would  
19 any of the committee members like to comment on the  
20 staff report or have any questions for staff? Hearing  
21 none? Okay. Hearing none, we will now hear from the  
22 applicant's representative. Please state your name  
23 clearly and then proceed and then you will hear a  
24 message that states you are unmuted.

25 As a friendly reminder to those listening in,

1 if you would like to follow along with the applicant's  
2 presentations, please do so from your own devices using  
3 the first page of the meeting agenda or by visiting  
4 Tiny Url. Now I will hear the public testimony. Based  
5 on the number of participants, I'm going to limit the  
6 time to three minutes each.

7 I appreciate your patience as we adjust to the  
8 virtual hearing format. The hearing officer will now  
9 present instructions and announce the number of  
10 speakers.

11 MR. McFAYE: Did we have applicant testimony?

12 MS. NUFIO-O'DONNELL: I'm sorry. I apologize.  
13 Let's go back. The applicant, would you like to  
14 present your presentation now? Is the applicant  
15 available for the presentation?

16 MR. BRADY: Hi. Can you hear me?

17 MS. NUFIO-O'DONNELL: Yes.

18 MR. BRADY: This is Andrew Brady from DLA  
19 Piper. Kyndra Casper was going to do the presentation,  
20 but I don't know if she's been muted on her end. She  
21 tried to press star six and she hasn't been able to get  
22 on.

23 MS. CASPER: Hi. This is Kyndra Casper. Can  
24 you hear me now?

25 MS. NUFIO-O'DONNELL: Yes, we can hear you.

1 Go ahead.

2 MS. CASPER: Wonderful. Good morning to the  
3 advisory agency and committee and the hearing officer.  
4 My name is Kyndra Casper of DLA Piper, and I represent  
5 the applicant Riley Realty. I would like to give a  
6 brief presentation today on the project and modified  
7 alternative 2, and I will try not to go over the things  
8 that have already been gone over by Mr. Alan Como who  
9 did an excellent job, and we appreciate all of his hard  
10 work.

11 For everybody who's following along on the  
12 slide show, I'm looking at slide one, which is just the  
13 introductory slide for the 6220 Yucca project. Moving  
14 on to slide two, slide two is an overview of the  
15 project site. The project is located on Yucca and  
16 Argyle Avenue in Hollywood. You can see here that the  
17 project is in close proximity to several different  
18 types of transit, including the Hollywood and Vine  
19 Metro line, which is only a couple blocks away from the  
20 project.

21 The project is also located -- besides being  
22 in a transit rich area, it's in an area that also  
23 includes a number of office, commercial, hotel,  
24 residential uses that fit in nicely with the project  
25 and show that the project is compatible with the

1 various surroundings of the project site. Moving on to  
2 slide number three, you can see a close-up of the  
3 project site here on the intersection of Argyle Avenue  
4 and Yucca. As you can see the, the current zoning of  
5 the site on the slide, we call them three parcels.  
6 There's C4-2D-SN parcel, the R4-2D parcel and then the  
7 [Q]R3-1XL. The project site on the slide is outlined  
8 in blue.

9           Moving on to slide four, slide four is a  
10 rendering of the project that was presented in the  
11 draft EIR. As you can see, this project consists of  
12 two buildings, a tower building and then a low-rise  
13 residential building on the corner of Vista Del Mar  
14 Avenue. Moving on to slide five, this just shows the  
15 project facts related to the project presented in the  
16 draft EIR. It is mixed-use project consisting of two  
17 buildings.

18           The first is a mix of residential, hotel and  
19 commercial and restaurant uses, 20 stories in height,  
20 197 new dwelling units, 136 hotel rooms and  
21 approximately 12,570 square feet of commercial and  
22 restaurant uses. Building 2, the low-rise building  
23 from the previous slide, was a residential only  
24 building approximately 47 feet tall, three stories.  
25 That would include 13 dwelling units.



1           The total for the project that was presented  
2     in the draft EIR would be 210 units, 136 hotel rooms  
3     and approximately 12,570 square feet of commercial and  
4     restaurant uses. The FAR is 6.6:1, and the parking for  
5     that project would be provided in a six-level podium  
6     structure with two fully subterranean levels, two  
7     semi-subterranean levels and two aboveground levels.

8           Moving on to slide six, as I noted, the  
9     project that was presented in the draft EIR, the draft  
10    EIR was circulate for public comment and review. We've  
11    received a number of comments, and the general feedback  
12    related to the project was as follows: There were  
13    several comments that were requesting affordable  
14    housing be added to the project. Also to note the  
15    other requests included not demolishing the two  
16    residential buildings located on Vista Del Mar, which  
17    are part of the Vista Del Mar Carlos historic district,  
18    but are noncontributing structures.

19           The draft EIR project would demolish those two  
20    residential buildings and replace them with the  
21    low-rise residential building that has 13 units.  
22    Another feedback was to have no or very limited  
23    construction in the Vista Del Mar Carlos historic  
24    district to further protect the district, and after  
25    review of the public comments as well city planning

1 requested that we consider alternative 2 as presented  
2 in the draft EIR as well as preserving those  
3 residential buildings located in the Vista Del Mar  
4 historic district.

5 After getting all of that feedback, we went  
6 back to the drawing board, and I'm moving on to slide  
7 seven. The project applicant is also proposing  
8 modified alternative 2. Slide seven is a rendering of  
9 modified alternative 2. This -- this modified  
10 alternative 2 was presented in the final EIR that was  
11 posted several days before this hearing.

12 This proposed modified alternative -- modified  
13 alternative 2 took into account all the feedback that  
14 we received from the community and city as well. As  
15 you can see in this rendering, we only have one  
16 building, and we are no longer demolishing the  
17 noncontributing residences along Vista Del Mar Avenue.  
18 If you move to slide number eight, this is just another  
19 rendering of the proposed modified alternative 2.

20 Moving on to slide nine to discuss further the  
21 facts about proposed modified alternative, it would  
22 only be one mixed-use residential and commercial  
23 building approximately 30 stories in height. There  
24 would be a total of 269 new dwelling units, which would  
25 include 17 very low income affordable units. These

1 were included based on the community feedback and  
2 feedback from the city. Further, 252 of the new  
3 dwelling units would be subject to the RSO.

4 The project site as noted by Alan Como has 43  
5 rent-controlled units on the site. And because of  
6 that, we will be replacing those units and the entirety  
7 of the new dwelling units will be subject to the RSO  
8 except for the 17 very low income affordable units.  
9 The project also includes approximately 7,760 square  
10 feet of restaurant and commercial uses.

11 Like the project, the floor area ratio remains  
12 at 6.6 to 1. Again, this preserves the two existing  
13 residences at 765 and 771 Vista Del Mar that are  
14 noncontributing structures within the Vista Del Mar  
15 Carlos district, and it replaces the surface parking  
16 lot that's on the corner of Yucca Street and Vista Del  
17 Mar with a public landscaped open space.

18 If you move on to slide ten, you can see the  
19 landscape site plan for modified alternative 2. You  
20 can see how on the corner of Yucca Street and Vista Del  
21 Mar that used to be -- currently as it exists today is  
22 a surface parking lot, and the project proposes to turn  
23 that into a publicly accessible landscaped open space.  
24 So that also is responding to the community feedback  
25 we've received from the city.

1           As you can see, the two existing homes will  
2 remain, the noncontributing structures and the park  
3 will be constructed, so the only construction that will  
4 occur in the historic district is construction at the  
5 park. Moving on to slide number 11, these are the  
6 proposed modified alternative 2 elevations from the  
7 north and south.

8           Moving on to slide 12, these are the proposed  
9 elevations for modified alternative 2 from the east and  
10 the west. Moving on to slide 13, there's just a  
11 side-by-side picture so you see the draft EIR project  
12 on the left, which includes the two buildings and the  
13 demolition of the two residences on Vista Del Mar to be  
14 replaced by the three-story residential building, and  
15 on the right side of the slide you can see proposed  
16 modified alternative 2, which is just the one singular  
17 building, which retains the two noncontributing  
18 structures on Vista Del Mar and also includes the  
19 publicly accessible open space on the corner of Vista  
20 Del Mar.

21           Moving on to slide 14 as Alan Como had  
22 mentioned in his opening remarks, the project and  
23 modified alternative 2 are considered environmental  
24 leadership development projects. The criteria for  
25 those -- there's a number of criteria, but a few things

1 to note: You have to have a minimum \$100 million  
2 vestment California, create high wage, highly-skilled  
3 jobs meeting prevailing wage and living requirements.  
4 The project has to be net zero and GHG emissions. You  
5 have to build to a LEED certification standard or  
6 better.

7 In this case, this project was certified when  
8 the requirements were for LEED silver, and you have to  
9 have transportation efficiency. What that looks at is  
10 vehicle miles traveled, or otherwise known as VMT. The  
11 requirement in the ELDP law is that the project has to  
12 reduce the VMTs by 10 percent, but this project  
13 actually reduces the VMTs by approximately 30 percent.

14 Moving on to slide 15, this is just some  
15 sustainability features of the project. We will exceed  
16 the Title 24 energy efficiency standard by a minimum of  
17 5 percent using LED lighting and other energy-efficient  
18 lighting technologies, reducing indoor water use by a  
19 minimum of 35 percent, reducing outdoor water use by a  
20 minimum of 50 percent, and the project will provide a  
21 minimum of 30 kilowatts of solar panels as well.

22 Moving on to slide 15, the project entered  
23 into a project labor agreement in February 2017. This  
24 project labor agreement or also known as a PLA ensures  
25 the project will create high wage, highly-skilled jobs

1 that pay prevailing and living wages. Also the project  
2 labor agreement includes that the project will  
3 participate in the Helmets To Hardhats program, which  
4 is a program that employs veterans. Both the project  
5 and modified alternative 2 are committed to all of  
6 these sustainability features -- the PLA, et cetera.

7 Moving on to slide 17, this is the slide that  
8 contains the entitlements for the draft EIR. I will  
9 briefly go through them since Alan Como went through  
10 them in detail earlier. The draft EIR project  
11 entitlements include a vesting tentative tract map,  
12 zone change and height district change, master  
13 conditional use permit, offer alcohol, a conditional  
14 use permit to allow live entertainment and dancing,  
15 condition use permit to allow a hotel within 500 feet  
16 of an R zone, a conditional use permit for a major  
17 development project and a site plan review.

18 Moving on to slide 18, these are the  
19 entitlements for the proposed modified alternative 2.  
20 They're very similar to the project, the same zone  
21 change and height district change, a different  
22 entitlement is the density bonus compliance review for  
23 including the 17 very low income units. We will be  
24 requesting one on the new incentive to permit a 10  
25 percent increase on the allowable floor area, a master

1 conditional use permit for the sale of alcohol,  
2 conditional use permit for live entertainment and  
3 dancing, site plan review and a vesting tentative tract  
4 map.

5 Moving on to slide 19, this slide is just a  
6 picture of the vesting tentative tract map number  
7 73718. This is the tract map for modified alternative  
8 2, which is the project that the applicant would prefer  
9 to move forward with. As you can see, we're asking for  
10 one ground lot for the high-rise building as well as  
11 airspace lots for those areas, commercial and parking  
12 levels.

13 The next slide is also a slide of vesting  
14 tentative tract map for the modified alternative 2. In  
15 this slide, you can see the request of airspace lots.  
16 The draft EIR also -- the project also included a  
17 tentative tract map with a proposed haul route for the  
18 export of 41,944 cubic yards of dirt. The proposed  
19 modified alternative 2 alternative, the tract map you  
20 can see in the slide is also asking for a subdivision,  
21 but into one master ground lot and five airspace lots.

22 The proposed haul route for the modified  
23 alternative 2 would be for the export of less dirt, so  
24 approximately 23,833 cubic yards. Moving on to slide  
25 21, slide 21 is just the comparison of the

1 entitlements. As you can see the entitlements for both  
2 the EIR project and modified alternative 2 are very  
3 similar except that modified alternative 2 includes the  
4 density bonus compliance review with the one on-menu  
5 incentive and does not include the conditional use  
6 permit for a hotel and also no longer includes the  
7 major development project.

8 Moving on to slide 22, that concludes the  
9 presentation from applicant. We've reviewed the staff  
10 report and we have no comments at this time. Also I  
11 wanted to mention we have a number of our various team  
12 members on the line, if there are any questions or  
13 additional information required. With that, thank you  
14 very much. I appreciate your time.

15 MS. NUFIO-O'DONNELL: Thank you. Do any  
16 members of the committee have any questions or comments  
17 at this time? All right. I will now hear public  
18 testimony regarding the project. As I stated  
19 previously, based on the number of participants, I'm  
20 going to limit the time to three minutes per speaker.  
21 I appreciate your patience as we adjust to the virtual  
22 hearing format. The hearing format will now present  
23 instructions and announce the number of speakers.

24 MR. COMO: Hi, this is Alan Como, the hearing  
25 officer for this case. As stated previously, we do



1 have a number of people who are in the room. To  
2 indicate that you would like to speak on this case,  
3 please press star nine. That will raise your hand,  
4 which we are able to see your hand raised, and we will  
5 have someone call on you when it is your turn to speak.  
6 They will call by announcing the last four digits of  
7 your phone number telling you to press star six to  
8 unmute yourself at that time.

9 Please be attentive to listening to the last  
10 four digits of your phone number to be called. We are  
11 not going in any particular order of how you joined the  
12 meeting or anything like that, so please just listen  
13 for the last four digits. Again, they will tell you to  
14 press star six at that time to unmute yourself. And  
15 when you do unmute yourself, please note that you'll  
16 have one opportunity to speak, so please make your  
17 comments comprehensive and concise.

18 If you have follow-up questions or comments  
19 following your turn to speak, you may submit those in  
20 writing to me as the hearing officer, but also the  
21 planner for the case. I will take those, so you can  
22 submit those to me. I am going to take a quick second  
23 to just count the number of people. Again, we had  
24 approximately 30 or so people with their phone numbers,  
25 so I'm going to count how many people have raised their

1 hand wishing to speak. If you can give me a moment to  
2 do that.

3 It appears as though right now we have  
4 approximately 13 people who at this moment have pressed  
5 star nine indicating that they wish to speak.  
6 Obviously until you hear the public testimony is  
7 closed, you can -- if you have not spoken yet or not  
8 raised your hand yet, you will be able to press star  
9 nine to do that.

10 I'm seeing a few more roll in. I would say at  
11 this time we have approximately 15 or so people who  
12 have currently raised their hand. Again, listen for  
13 the last four digits of your phone number to be called  
14 and the instructions to press star six to unmute  
15 yourself. When you are done speaking or when the time  
16 is up, you will hear a chime indicating that the three  
17 minutes has expired, and at that moment you will be  
18 placed on mute after that time.

19 You will hear now from my colleague Jason  
20 McFaye who will announce the last four digits of your  
21 phone number to begin your testimony.

22 MR. McFAYE: Participant 3098, you are now  
23 unmuted.

24 MS. UNGER: Hello. Thank you for the  
25 opportunity to comment on the project. This is

1 Kathleen Unger. I'm an attorney with Advocates for the  
2 Environment of Public Interest Law Firm representing  
3 the Aids Healthcare Foundation. My address is 10211  
4 Sunland Boulevard.

5 As you know, the project requires demolition  
6 of 43 rent stabilized units. The Aids Healthcare  
7 Foundation objects to the demolition of rent-stabilized  
8 housing, which displaces existing tenants, disrupts  
9 their lives and risks them falling into homelessness  
10 and results in the loss of affordable homes. The RSO  
11 units that would be created from the project would be  
12 market rate and not affordable.

13 That would price them out of the reach of  
14 existing tenants of the Hollywood area and the larger  
15 shall Los Angeles region. The modified alternative 2  
16 would provide for some affordable housing, but it would  
17 still represent a significant increase in the cost of  
18 housing for the majority of residents and still result  
19 in the displacement of current tenants. Although we  
20 believe the project should not go forward, if it does,  
21 there should be a condition of approval requiring the  
22 new units to be subject to eh subject to the rent  
23 stabilization ordinance because the ordinance itself  
24 has exceptions that make it potentially to fall out of  
25 the ordinance.

1           Additionally there should be conditions of  
2 approval that would guarantee current tenants  
3 relocation package and a right to return at the same  
4 rent that they're currently paying. In addition to  
5 these concerns about housing, Advocates for the  
6 Environment and the Aids Healthcare Foundation are  
7 concerned about the many deficiencies in the  
8 environmental review for the project, many of which  
9 were detailed in a letter that we submitted on the  
10 draft EIR.

11           Those include deficient analysis of greenhouse  
12 gas emissions, impacts the air quality, hazardous  
13 material impacts, transportation and traffic, noise and  
14 cultural resource impacts. I did want to note to the  
15 extent the original project is still being considered,  
16 the analysis concluding that both 1765 and 1771 Vista  
17 Del Mar are not contributors to the historic  
18 district -- was not correctly reached.

19           Although we're glad to see that the modified  
20 alternative to preserve the structures that are part of  
21 the historic residential district, many other  
22 environmental impacts remain and are inadequately  
23 analyzed. For these reasons, we believe the project  
24 should not be approved. This concludes my comments.  
25 Thank you very much.

1 MR. McFAYE: Caller 7727, you're now unmuted.

2 MS. ZEMAITAITIS: Good morning. My name is  
3 Vivian Zemaitaitis. I am a daughter of Romas and  
4 Marisse Zemaitaitis who are the property owners at the  
5 1763 Vista Del Mar. This would be the property  
6 directly adjacent to the two structures that are being  
7 proposed for demolition in the current project. It is  
8 duplex.

9 The duplex has been in my family a long time,  
10 and it is the only rental income -- rental property  
11 that my parents have. Unfortunately they're not on the  
12 call. My dad has Parkinson's and dementia and my  
13 mother has other health issues, so I am speaking on  
14 their behalf. We really appreciate Alan Como's  
15 responsiveness and helpfulness during this process.

16 We submitted comments actually to you, both  
17 the advisory board and the hearing officer in which we  
18 identified our property and also commented on the  
19 environmental concerns comments we submitted on the  
20 draft EIR, which were actually responded to in the  
21 response to comments. Our concerns obviously being  
22 right next door to the large project, you know, air  
23 quality, noise, vibration and those comments were  
24 addressed obviously legally responsive -- responded to  
25 in the final EIR, but clearly we still have great

1 concerns with the project being constructed six feet  
2 away from us, and in this case demolishing the two  
3 structures and proposing a three-story project,  
4 13 units with two levels of subterranean garage -- and  
5 I'm not sure if the advisory board was able to actually  
6 do a Google street view of Vista Del Mar.

7           It's a very small narrow street. It has one-  
8 and two-story residences. These are all very low  
9 scale, low density residences. The street is so narrow  
10 that you literally cannot have two cars going in either  
11 direction at one time. There's no on-street parking.

12           MR. McFAYE: You have one minute remaining.

13           MS. ZEMAITAITIS: Thank you. And so, you  
14 know, we object to the current proposal. We support  
15 the modified alternative 2 proposal simply because it  
16 maintains the two existing homes. It does not result  
17 in a project that's looming out of character in the  
18 historic district. It doesn't add for additional  
19 traffic or additional mapping on Vista Del Mar, which  
20 in this case would be removing two residences from  
21 clearly only ten project sites or ten lots on Vista Del  
22 Mar.

23           So please take a look at our comment letter,  
24 which goes into further detail regarding our concerns,  
25 but for the sake of the neighborhood, for the sake of

1 our residents, for the sake of the historic district,  
2 we oppose the demolition of the two existing residences  
3 and support the modified alternative 2. With that  
4 said, we'll also submit comments for the planning  
5 commission, but thank you so much for your  
6 consideration.

7 MR. McFAYE: Participant 8052, you're now  
8 unmuted.

9 MR. SALDIVAR: Hello. My name is Luis  
10 Saldivar. I am a resident of the proposed project,  
11 6220 Yucca Street. I first want to say that I find  
12 this whole process appalling and disrespectful,  
13 unprofessional and unacceptable on behalf of the  
14 planning department and the city. The fact that, you  
15 know, Alan Como and Ms. Casper are saying that we have  
16 been given enough time to review this and for the  
17 public to comment and review this is bogus. It's a  
18 lie.

19 We have not been -- the final EIR was  
20 supposedly put out August 7th, and I never got a final  
21 EIR. I live here. We never got the final EIR. The  
22 developer has never held his word on what he promised  
23 the tenants of these properties -- of those RSO  
24 properties. Let me see -- obviously the developer's  
25 speculation is wrong given all the extraordinary events

1     that have transpired this year of 2020.

2             I also want to quote and reference the Los  
3     Angeles Times, "strong evidence quake faults run  
4     through side of Hollywood skyscrapers." The state  
5     says -- state geologist says from July 22nd, 2020, by  
6     Ron Ganglin. I want to say first off the fact that you  
7     guys are trying to build a 20- or 30-story tower  
8     directly on an earthquake fault is just wrong as a huge  
9     liability to the residents and the community to the  
10    greater city of Los Angeles.

11            Second, I would like to address the loss of  
12    RSO housing in Los Angeles plus the displacement of  
13    longtime residents of the Hollywood community, some who  
14    were born in Hollywood and some who have lived on the  
15    proposed site for over 60 years. I honestly -- I just  
16    find it very, very wrong that you guys have said that  
17    you have given the public enough time to review this.  
18    That is just not right.

19            MR. McFAYE: You have one minute remaining.

20            MR. SALDIVAR: Thank you. Furthermore, I do  
21    not understand the fact that you guys gave a new  
22    proposed project number two -- the proposed project  
23    number two when that was out of the blue. We have  
24    never seen that, we have never heard about that. That  
25    was a brand-new thing, and there was not enough time to



1 review any of that.

2 The applicant has not shown good faith  
3 anything they have given cash for keys to several of  
4 our most vulnerable tenants, like minorities, families  
5 and seniors. There are deficiencies in the traffic  
6 report and the earthquake report, and I overwhelmingly  
7 think this project should not be approved. Thank you.

8 MR. McFAYE: Participant 0206, you're unmuted.

9 MS. HUNTER: Hi. Susan Hunter here. Housing  
10 human rights as well as Los Angeles tenant and  
11 Hollywood local. First off, it's very hard to hear the  
12 numbers being called out. I don't know if you're just  
13 away from the microphone, but it's difficult to hear  
14 our phone numbers. Some of the staff is hard to hear.  
15 If we can speak clearly, and I think that should attest  
16 to why we shouldn't be pushing forward on projects like  
17 this in the middle of a pandemic when we can't actually  
18 have real public participation -- not like the planning  
19 department really cares about real public  
20 participation, but, you know, we can't keep ramrodding  
21 through projects that are really destructive to our  
22 community and not have any community input because  
23 that's not the way our communities were set up to be.

24 Firstly, the ELDP status, that was assigned on  
25 a project a proposal with the hotel elements. If

1 they're going to be removing the hotel elements, we  
2 need to reassess the ELDP status under state, and that  
3 should be a requirement to make sure we're actually  
4 following the law.

5 As far as the issue around housing, we're  
6 talking about the loss of 43 affordable RSO units who  
7 either replaced with zero affordable units under plan A  
8 or only 17 affordable units under plan B, which means  
9 at the very least this is a loss of 26 affordable units  
10 to change that with 252 RSO luxury units the developer  
11 having is somehow a fair return, and it's not.

12 The planning department must require a  
13 guaranteed plan for right of return as a condition of  
14 approval to comparable units in the new development as  
15 well as the same rent for 43 units, not to include the  
16 17 for the density bonus because otherwise that's  
17 double dipping. What is the point of a right of turn  
18 if saying, well, you know, we didn't make them  
19 homeless, but we're not going to build any housing for  
20 anybody else who's currently homeless or a rent burden.

21 Actually, what we need is 60 affordable units  
22 in total. And realistically under the CRA plan for the  
23 entire Hollywood area we have not met our 15 percent  
24 area requirement for affordable housing, which means  
25 that realistically we should be demanding 100 percent

1 of the structure needs to be affordable, because we've  
2 already liquidated all the CRA money to develop  
3 affordable housing in this area, and for some reason we  
4 just kind of failed to do it. We were in court with  
5 Kyndra Casper and her firm on this last year over the  
6 Crosswords project --

7 MR. McFAYE: You have one minute.

8 MS. HUNTER: This is a problem, and we are not  
9 on the trajectory we need to provide the affordable  
10 housing that we absolutely need, and I'm sure Kyndra is  
11 shaking her head. I don't care because if you're not  
12 going to build a housing that we need for our  
13 community, don't bother to build here and go somewhere  
14 else.

15 If the developer says they plan on doing a  
16 real right of return, they shouldn't have a problem  
17 putting that in writing. For some reason in the last  
18 three years that's never materialized. They shouldn't  
19 have a problem agreeing to this as a condition of  
20 approval. And state law requires safe and habitable  
21 units for tenancy. How can it be safe and habitable on  
22 top of multiple acts of fault line, not to mention  
23 LADOT issues for backing up traffic all the way onto  
24 the highway, which is going to cause more access,  
25 because lord knows what we need in L.A. is more

1 traffic. Thank you for your time.

2 MR. McFAYE: Participation 4975, please press  
3 star six;

4 PAUL: Hi. My name is Paul. I'm a resident  
5 of Hollywood. I support modified 2 -- modified  
6 alternative 2. I believe the developer has done the  
7 right thing in preserving the two homes on Vista Del  
8 Mar, which will help preserve Vista Del Mar, the Carlos  
9 district as for this type of integrity in development.  
10 Thank you.

11 MR. McFAYE: 6792, please press star six.  
12 6792, please press star six. Caller 6792, please press  
13 star six. I'm going to move on and we'll come back.

14 MR. McQUISTON: Hello?

15 MS. NUFIO-O'DONNELL: We can hear you.

16 MR. McQUISTON: All right. This is Jim  
17 McQuiston. I'll speak quickly. This is the wrong  
18 location for the intended uses. HUD limits this kind  
19 of housing to six or less stories because of  
20 environmental problems they found. John Villalobos and  
21 Super King Markets are too far away for the residents  
22 that are supposed to live here to go shopping. You  
23 need two jobs to afford this. That means the people  
24 are not going to be home. They're going to need two  
25 vehicles for their jobs because they go in different

1 places, and if they want to buy frozen food or ice  
2 cream, they got to have a car. There's no park close  
3 by for kids.

4 There's supposed to be 105 five-acre parks in  
5 the city 13 alone, and they're not here. There's no  
6 school available for the population expected. There's  
7 no street or sidewalk that's supposed to be expanded  
8 for the population. The 65 DB noise is 100 times  
9 louder than LAMC allows. The hotel across the street  
10 puts out 80 DBs of noise unmuffled, an engine that  
11 starts and stops at various times of night and day  
12 during the hours and we can't control that. That's  
13 still going to go on.

14 That's one of the problems, but the second  
15 problem is they have never put in their loading dock,  
16 which they were supposed to put in. I suppose that  
17 would happen here too, so the street will be  
18 impossible. Regional center commercial is not legally  
19 recognized by the government code, so this is  
20 completely haywire.

21 Please, please, please try to observe what the  
22 state wants. They don't want haphazard zoning. They  
23 don't want haphazard development. This is by  
24 definition haphazard development. We've taken 12 hours  
25 and 15 years to plan the Hollywood plans. I was on the

1 CRA board --

2 MR. McFAYE: One minute.

3 MR. McQUISTON: We just can't stand this kind  
4 of development. It's in the wrong place. Put it  
5 somewhere elsewhere it's appreciated. Thank you.

6 MR. McFAYE: Caller 2980, please press star  
7 six.

8 MR. SCOTT FINE: Good morning. This is Adrian  
9 Scott Fine with the Los Angeles Conservancy. We're at  
10 523 6th Street in Downtown Los Angeles. The  
11 Conservancy provided comments on the draft  
12 environmental impact report for this project.  
13 Primarily raising concerns regarding impacts to the  
14 California register listed, Vista Del Mar San Carlos  
15 historic district as the current project proposed to  
16 demolish two residences within the district boundaries  
17 and to construct a proposed project.

18 This would represent significant loss to the  
19 district. The modified alternative 2 addresses our  
20 primary concerns in terms of the loss of these two  
21 properties. We appreciate staff and applicant for  
22 listening to our concerns and addressing that. We  
23 would encourage and certainly press the modified  
24 alternative to become the project as it moves forward  
25 certainly before the city planning commission. Thank

1 you.

2 MR. McFAYE: Participant 1244, please press  
3 star six.

4 MR. CELLO: Hello. Can you guys hear me?

5 MS. NUFIO-O'DONNELL: Yes, we can hear you.

6 MR. CELLO: Perfect. My name is Mark Cello.  
7 I live in Hollywood. I support the modified  
8 alternative 2. It's a great development, I think. I  
9 think it meets all the requirements needed. I think it  
10 will be a great refreshment to the area of yuck Yucca  
11 and Argyle as it is little dense -- you know, dark.  
12 It's not really, you know, a seeked out area to go buy.  
13 I think something like this would actually improve the  
14 area. Thank you.

15 MR. McFAYE: Participant 5087, please press  
16 star six.

17 MR. CURRAN: This is Brian Curran representing  
18 Hollywood Heritage. My address is 501 South Plymouth  
19 Boulevard. Hollywood Heritage is opposed to the  
20 project currently proposed due to the significant  
21 adverse impact it would have with regard to the Vista  
22 Del Mar district, including the demolition of two  
23 altered contributors within the district boundaries  
24 resulting in a 20 percent loss of the district and the  
25 loss of a complete street scape.

1           We also regard the size and the scale of the  
2 building and the character with the surrounding  
3 district, which will also have a cumulative impact of  
4 further altering the setting of several historic  
5 resources in the surrounding area. Hollywood Heritage,  
6 however, commends the applicant for proposing modified  
7 alternative 2, which would retain the two altered  
8 contributors returning them to single-family usage and  
9 thus preserve the district.

10           We would like the applicant to go further and  
11 see a qualified preservation architect involved in the  
12 planning and execution of the secretary of the interior  
13 standards compliant rehabilitation for both 1765 and  
14 1771 North Vista Del Mar as well as the commission of  
15 the preservation easement to protect the homes in  
16 perpetuity.

17           We'd request the commission of a preservation  
18 plan for the entire Vista Del Mar district for the  
19 continued protection and maintenance of the entire  
20 district. While we tentatively support modified  
21 alternative 2, we still remain opposed to the size and  
22 scale of the project, which alters the setting of the  
23 district as well as many historic resources in the  
24 surrounding area and in contradiction to the current  
25 plans, the Hollywood community redevelopment plan, the



1 Hollywood core transition district and Hollywood  
2 Boulevard urban design district.

3 I would encourage the applicant to go back to  
4 revise her design be a little more in compliance with  
5 those plans. With that, I conclude my comments.

6 MR. McFAYE: Participant 5733, please press  
7 star six.

8 MS. JOHNSON: Hello. Thank you, everyone. My  
9 name is Shawna Johnson. I am with LATU and also with  
10 the Yucca Argyle tenant association. I object to this  
11 development and to the destruction of any of our city's  
12 RSO housing stock as well as bringing the additional  
13 traffic, noise pollution and seismic concerns to  
14 Hollywood.

15 I want to emphasize that if this project is  
16 considered for approval, there must be a plan for  
17 guaranteed full right of return at current RSO rent and  
18 a relocation package for all the current tenants made  
19 as a condition for approval of this development. This  
20 will prevent our displacement and our potential  
21 homelessness. We don't need more luxury housing in  
22 Hollywood and we don't need more hotels in Hollywood.  
23 Thank you very much.

24 MR. McFAYE: Participant 9318, please press  
25 star six. Participant 9318, please press star six.

1 MS. AMERINACIO: Hi, there. Good morning.  
2 Are you able to hear me?

3 MS. NUFIO-O'DONNELL: Yes, we can hear you.  
4 Go ahead.

5 MS. AMERINACIO: Hi. My name is Tony  
6 Amerinacio, and I've been a Hollywood resident for  
7 about 25 years now. I am definitely supporting the  
8 modified alternative 2. I think that it definitely  
9 meets all the requirements preserving the neighborhood,  
10 maintaining the two homes, and I feel like especially  
11 with, you know, staying within the RSO units that the  
12 developer is staying within all of the requirements. I  
13 am supporting. Thank you so much.

14 MR. McFAYE: Participant 8479, please press  
15 star six.

16 MR. EATON: Good morning, everyone. My name  
17 is Travis Eaton. I'm a local Hollywood resident for  
18 the last six years working in the hospitality industry.  
19 I'd just like to say I support modified alternative 2  
20 because any project could help address the current  
21 housing crisis, and this is adding 17 low income units  
22 that will be brand-new that helps keep people's morale  
23 up living in a newer unit, less stress on both parties.  
24 I do like that this also keeps rent control where it  
25 offers the current resident options to maintain their

1 cost of living, you know, even throughout the  
2 development process.

3 I also appreciate that this plan works to  
4 preserve the historic residences. You know, cities are  
5 all too quick to let their history go by the wayside.  
6 Yeah. We need updated housing and we need job  
7 creation. This proposal creates both. I think we need  
8 more of these projects within the city. Thank you very  
9 much. Have a great day.

10 MR. McFAYE: Participant 9187, please press  
11 star six.

12 MR. ARRENDONDO: My name is Ishmael  
13 Arrendondo. I'm a member of Argyle Civic Association.  
14 I live here for 24 years. These there are many holes  
15 in this project. Number one, the traffic. You don't  
16 expect -- you haven't resolved the problem we have on  
17 the freeway 101 entrance and exit from this. Another  
18 one, there's not enough time for us to respond to you,  
19 all of us.

20 We are thousands of people who live in this  
21 area for this project. Another one, you're making too  
22 many assumptions about parking. You have to guarantee  
23 the parking for these people and make them support the  
24 building and not on the parking that we have on the  
25 street that we have for free because the building that

1 we have, the hotels and Argyle -- the building across  
2 the street, they come to park over in our area, so we  
3 have no parking here. We have a problem with that.

4 Another one, you are not including the last  
5 report that comes from the USGS that was issued on  
6 May 2020. It says if an active of -- house project.  
7 It's an active part of the project here. There is  
8 nothing about the Argyle situation here. The traffic  
9 report that you have, you don't include the  
10 intersection of Argyle and Yucca. You have to have  
11 that there.

12 As it is, even though you can't consider it  
13 now because so many people are not driving right now,  
14 it's awful to travel right now as it is, especially  
15 during the rush hours. The renters, they have to have  
16 in writing the right to return. Don't go to funny  
17 business on this. This is not a good project, sir.

18 MR. McFAYE: One minute left.

19 MR. ARRENDONDO: Thank you.

20 MR. McFAYE: Participant 1317, please press  
21 star six.

22 MR. BOSS: Hey, how are you doing? Stass  
23 Boss. I think this project is a great thing. You  
24 know, as long as you guys preserve what's around there,  
25 it should be preserved. It should remain cool. Clean

1 up that corner. Some of it is scumbag shit over there.  
2 I support this project. Thank you very much. You have  
3 a good day. Stass Boss, out. Peace out.

4 MR. McFAYE: Participant 8077, please press  
5 star six.

6 MARIANA: Hello. Hi. My name is Mariana. I  
7 live in the current project that's going to be  
8 developed on Yucca and Argyle. I would like to say  
9 first most that please do -- I strongly, strongly  
10 suggest not to move forward with the project during a  
11 worldwide pandemic. It is uncertain and we don't know  
12 when it will be resolved.

13 I would like to say that most of the tenants  
14 that reside in this apartment building complex are  
15 mostly seniors, disabled, families and minorities. We  
16 have not received anything in writing from the  
17 developer, such as the RSO and the EIR. We don't have  
18 anything in writing. The proposed project number two  
19 that came out so out of the blue, we're not even aware  
20 of that.

21 Honestly, during the pandemic, I'm pretty sure  
22 that most of the residents here are Spanish-speaking.  
23 They don't have a translator. They don't have an idea  
24 of what's going on, so it's really unethical to move  
25 forward with a hearing like this, especially during a

1 pandemic with everything being uncertain. Thank you  
2 for your time.

3 MS. NUFIO-O'DONNELL: Do we have any other  
4 speakers?

5 MR. McFAYE: No, there doesn't appear to be  
6 any other speaker. Participant 8864, please press star  
7 six.

8 MR. CHAPMAN: Yes, hi. My name is Stanley  
9 Chapman. I'm a longtime citizen. I've been living in  
10 Los Angeles for 53 years, and I've been listening to  
11 the comments by the developers and by speakers forward  
12 and again. I'm here to ask why does the City of Los  
13 Angeles continue to build housing and go under the  
14 process of affordable housing when it's clearly not  
15 affordable housing? There's housing for well-incomed  
16 people as the developer spokesperson said.

17 I've been out every Sunday since the pandemic  
18 and pass out food because food shelters that used to  
19 provide food in are closed because of the pandemic.  
20 The City of Los Angeles and the city of Hollywood does  
21 not have a shortage of housing. It has a shortage of  
22 affordable housing.

23 When will the city demand that developers  
24 provide housing that people can afford? They keep  
25 giving these buzz words affordable housing and they're

1 going to have so many units designated for people they  
2 consider low income. It's all a myth. We have enough  
3 housing. We just don't have enough housing that people  
4 can afford.

5 When is the city going to demand that  
6 developers put it in writing, give the tenants they're  
7 trying to displace something in writing guaranteeing  
8 that they can come back and get the housing at the same  
9 rate that they were paying before? New housing is  
10 great, but housing can be old. Calling something  
11 affordable that isn't affordable and using buzz words  
12 and telling the commission we're going to have  
13 affordable housing, going to have low income housing,  
14 that sounds nice, but when it comes to actuality, it's  
15 not.

16 We have units all over the City of Los Angeles  
17 in Hollywood that are sitting empty. Please. When  
18 you're looking at deciding what to do, get it in  
19 writing. Get something that will give people security.  
20 This is not about a project. This is about people's  
21 lives. Please. Thank you very much.

22 MS. NUFIO-O'DONNELL: Thank you. Any other  
23 callers?

24 MR. McFAYE: I don't see any. If anyone else  
25 would like to speak, please press star nine. I don't

1 see any additional hands raised.

2 MS. NUFIO-O'DONNELL: I just saw a hand.

3 MR. McFAYE: Participant 8511, please press  
4 star six.

5 MR. MARTINEZ: Hello. Can you hear me?

6 MS. NUFIO-O'DONNELL: Yes, we can hear you.

7 MR. MARTINEZ: My name is Soloro Martinez. I  
8 already opposed this project. It's been too long.  
9 Every time we have a meeting, every time we have a  
10 hearing, they're all words and no action. I don't  
11 know. I've been living here for 50 years in front of  
12 L.A. I don't know if any of you guys remember what  
13 happened way back, like, 40 years ago with the City of  
14 L.A. giving the right to a gentleman from New York to  
15 come and displace a total -- a neighborhood in order to  
16 be a Dodger Stadium.

17 That's what you guys are doing here. You're  
18 giving the right of the developers to throw residents  
19 away. Everybody's mentioned it. This is not a good  
20 project if you listen to the people that live there,  
21 that work nearby, or that enjoy going to Hollywood.  
22 Building 17 affordable units? Affordable for who?  
23 They're not affordable for fixed income residents.  
24 Most of the residents around there are older residents  
25 and fixed income. We can not let them build this in



1 Hollywood. Now, you are not giving anything in  
2 writing.

3 I heard some of the comments before me.  
4 You've not given anything in writing to reassure those  
5 residents are coming back and able to live in those  
6 affordable units. Affordable to you are affordable to  
7 people that work three jobs during the work in order to  
8 support some rent. You cannot do that. We are not  
9 allowing that.

10 We cannot allow that to happen anywhere in the  
11 County of L.A. So please. I ask you not to go ahead  
12 with the project --

13 MR. McFAYE: One minute left.

14 MARIANA: Stop the project and do not become  
15 part of the homeless population in Hollywood or in the  
16 county of L.A.

17 MR. McFAYE: Participant 4719, please press  
18 star six.

19 JOSH: Hello, commissioners. My name is Josh.  
20 I'm a 42-year resident of Los Angeles. I encourage you  
21 to build this project. I mean, when was the last time  
22 you got hundreds of voluntarily rent stabilized units  
23 in Hollywood -- not the mention affordable housing  
24 units as well, not to mention the preservation aspect.

25 I mean, the Conservancy is on board for this?

1 You guys better build this right now before it goes  
2 away. We have a massive housing crisis in Los Angeles.  
3 Build more housing now, period. That's it. Thanks.

4 MR. McFAYE: Again, please, if you'd like to  
5 speak, press star nine at this time. I'm not seeing  
6 any. I'll wait a few more seconds, and then we'll  
7 proceed.

8 MS. NUFIO-O'DONNELL: All right. Thank you,  
9 Jason. I don't see my other raised hands. I'm going  
10 to move forward. The public comment period is now  
11 closed for this project.

12 We would now allow the applicant's  
13 representative to respond to the concerns raised. Can  
14 you also address the issue that was brought up on ELDP  
15 status with the change of the modified alternative 2  
16 project, and also in addition to other comments raised  
17 also your outreach to Spanish-speaking bilingual  
18 speaking people who are currently living on the site.

19 Applicant?

20 MS. CASPER: Hello. This is Kyndra Casper.  
21 Can you hear me?

22 MS. NUFIO-O'DONNELL: Yes. Go ahead.

23 MS. CASPER: Okay. Excellent. So I'll start  
24 off with your first question regarding the ELDP status.  
25 So the project was certified by the governor of

1 California as an ELDP project in 2017. That was under  
2 the law that was in effect at that point when the  
3 project was certified -- was SB734.

4 There is no requirement in SB734 that a  
5 project alternative gets reassessed or recertified  
6 under the -- as an ELDP project. The way the ELDP  
7 statute was written at that time and actually is still  
8 currently written requires the governor to certify a  
9 project prior to the draft EIR being circulated for  
10 public review, and the way that it works is not to come  
11 back -- it's clear under the statute that if  
12 environmentally superior alternative is selected, which  
13 is what would be required under CEQA -- that there's no  
14 reason it needs to go back and be reassessed to be  
15 recertified as an ELDP project.

16 I think your second question was related to  
17 what have we done in relationship to Spanish outreach  
18 or outreach to the tenants of the project site. There  
19 are a number of things related to the tenants at the  
20 project site. We have a relocation specialist that's  
21 actually on site at the project that is open to speak  
22 to the tenants at any time related to any questions  
23 they have about their tenancies, about relocation  
24 rights, about the Ellis Act, about the right to return  
25 any of those things. There's actually somebody

1 currently on site every single day that the tenants can  
2 speak to.

3           They are also -- the gentleman who lives on  
4 the site that the tenants can speak to does not speak  
5 Spanish; however, he has Spanish translators available,  
6 so anyone who needs translation into Spanish can  
7 receive that. Any and all required or non-required  
8 notices that the owner has sent to the tenants has sent  
9 them in Spanish and English to accommodate the  
10 Spanish-speaking tenants.

11           Also, there have been a few -- prior to the  
12 pandemic when we could actually meet in person, there  
13 were a few meetings with the tenants. Spanish  
14 translation was available at those meetings, and the  
15 actual owner of the property -- his name is Robert  
16 Champion -- was actually there and spoke personally to  
17 the tenants about the project and what was going to  
18 happen moving forward.

19           So those are a variety of outreach that has  
20 been done with the tenants, and everything like I said  
21 we have given the tenants is also translated into  
22 Spanish. There are Spanish translators available. The  
23 consultant who's on site also has access to a Spanish  
24 translator, so any time someone requests that, we can  
25 fulfill that request.

1 MS. NUFIO-O'DONNELL: Did you want to address  
2 any other questions or address my other issues brought  
3 up by the public?

4 MS. CASPER: Sure. Let me go through my  
5 notes. There were comments about affordable housing.  
6 So as I mentioned in the presentation, the applicant --  
7 although we discussed both projects today, the draft  
8 EIR project and modified alternative 2 project would  
9 like to move forward is requesting that the city look  
10 at moving forward the modified alternative 2, which  
11 includes 17 very low affordable income units.

12 Those units will be covenanted per the state  
13 density bonus laws, so there will be a requirement on  
14 the site. So they will be available, as I said, 17  
15 very low income units covenanted per state law. There  
16 were a number of comments about the RSO. Currently  
17 there are 43 RSO units on the site. Those units will  
18 be demolished to make way for the new project again,  
19 which we would propose to be modified alternative 2.

20 There are several laws, state laws, city laws  
21 that govern how you deal with removing RSO units from  
22 the market and when you are replacing them. We are  
23 currently following all of those laws. One of those  
24 laws is called the Ellis Act. If the project would be  
25 approved and the Ellis Act process starts, we will be

1 following the Ellis Act process every step of the way  
2 on the Ellis Act allows for relocation payment for  
3 current tenants on the project site, and we will be  
4 fully complying with the Ellis Act.

5           There are also requirements for replacing  
6 units when you remove them from the market. The law  
7 that is applicable to the project and to modified  
8 alternative 2 require that you have to either replace  
9 with affordable or you need to have the entirety of  
10 your project that is not affordable be subject to the  
11 rent control ordinance, and that is what we are doing.

12           There will be 252 rent-stabilized units in  
13 modified alternative 2 as well as the 17 very low  
14 income units. There were noted deficiencies in the  
15 environmental impact report. There was no substantial  
16 evidence given today about what any of those  
17 deficiencies were, just general deficiencies related to  
18 air quality, traffic and noise.

19           We believe that the city's draft EIR and final  
20 EIR in response to comments deals with all of those  
21 issues and the purported deficiencies some of the  
22 speakers were discussing today, and we agree with the  
23 city that their environmental document is supported by  
24 substantial evidence, and that there are, in fact, no  
25 deficiencies related to any of those environmental

1 issues.

2           There were a number of comments related to  
3 frustration regarding people feeling like they did not  
4 have enough time to get ready for the hearing or to  
5 review some of the documentation and this project is  
6 being ramrodded through the process. I'd like to note  
7 this process was applied for in December of 2014, so  
8 we've been in the city planning process for almost four  
9 years now.

10           There's been no ramrodding here. All of the  
11 environmental documents -- the draft EIR, final EIR  
12 were posted and adequate time was given per state law  
13 and per CEQA, and so the comments related to -- I  
14 understand if people feel like they didn't have enough  
15 time, but the timing is compliant with the CEQA law and  
16 all the posting and noticing was done in compliance  
17 with the law as well.

18           There were other comments regarding affordable  
19 housing in the area. There was a comment related  
20 to -- that Hollywood has not met the 15 percent area  
21 wide affordable housing requirement as required under  
22 the redevelopment plan, and that speaker also noted  
23 that there was a litigation previously related to this  
24 and in that litigation the judge ruled that the area  
25 wide 15 percent requirement under the redevelopment

1 plan was not a project per project requirement.

2 It is exactly what it says it is in the  
3 redevelopment plan, an area wide affordable housing  
4 requirement. This project by including the 17 very low  
5 income units in modified alternative 2 would actually  
6 help increase the affordable housing in the community  
7 plan area and help the city meet that area wide  
8 15 percent requirement.

9 There were a number of tenants from the  
10 project site that discussed their probable displacement  
11 from the project. As a private matter, I had mentioned  
12 the developer spoke to the tenants on the site at the  
13 project, and he has been in discussion with the tenants  
14 to offer the current tenants at the project site the  
15 right to return to a comparable unit at their current  
16 rent.

17 It would be something similar to a private  
18 rent control where their rent can only be increased  
19 pursuant to whatever the rent control ordinance at the  
20 city says. That is a private -- that would be a  
21 private agreement and a private right between the  
22 developer and the tenants at the site. The tenants do  
23 have a letter from Mr. Champion that lays all of those  
24 issues out.

25 They do have a writing for him, and there will



1 be the right to return offer, but again that's a  
2 private agreement between the developer and the tenant  
3 at the project site. I'm just looking through my notes  
4 to see what else.

5 MS. NUFIO-O'DONNELL: I think you covered it.  
6 All right. I just want to make a note that -- go  
7 ahead.

8 MS. CASPER: I was just going to say we  
9 actually -- there were some comments about the  
10 earthquake faults and we have Mike Reader who is our  
11 geotech -- who is the geotech expert on the project.  
12 Perhaps he could speak for a moment about the  
13 earthquake faults.

14 MS. NUFIO-O'DONNELL: Go ahead.

15 MR. McFAYE: Mike, could you please raise your  
16 hand? I don't have access to your phone number right  
17 now. I believe I see who you are. Could you please  
18 press star nine? Go ahead.

19 MR. READER: Okay. Gotcha. Sorry about that.  
20 I'm Mike Reader. I'm the principal geotechnical  
21 engineer with Group Delta. We've done numerous studies  
22 at the site. I know several of the commenters raised  
23 comments about earthquakes and earthquake faults. I  
24 want to address that.

25 Besides the safety in what we do, it's

1 important -- it's obviously important to everybody in  
2 California and to us as people who study earthquakes  
3 and earthquake hazards. One of the hazards is called a  
4 ground fault rupture, which is potentially dangerous if  
5 there's a building built on an active fault. 1971 in  
6 San Fernando there were several fault ruptures and  
7 state recognized the hazard, and so in 1972 passed  
8 the Priolo -- what's called the Special Study Zones  
9 Act.

10 What the act does is, is the state of  
11 California, California geologic service will draw maps,  
12 and the maps shall be 500 feet either side of faults of  
13 probable earthquake faults they think might be active.  
14 So the zones are about 1,000 feet wide. In the zones,  
15 which are called special study zones, anyone wanting to  
16 obtain a building permit has to do a special study by  
17 experienced geologists looking for earthquake faults.

18 We've done several of those studies, which  
19 have included numerous lines of -- and trenches. Those  
20 reports -- well, the trenches have been observed by  
21 city geologists, state geologists and recognized  
22 earthquake fault experts who are part of our studies.  
23 The results of all of those studies have been submitted  
24 to the city. The city reviewed and approved those for  
25 purposes of this project.

1           We've looked in detail at the recent  
2           information from USGS. The bottom line is the new  
3           information does not change the map, and therefore it  
4           does not change the requirement for the results of our  
5           study and does not change the approval given by the  
6           city, so everyone here -- ourselves, the developer and  
7           city -- have done what it's legally required to ensure  
8           that the project is not built on an active fault.

9           MS. NUFIO-O'DONNELL: Does that conclude your  
10          comment, Mike?

11          MR. READER: Yes, sorry.

12          MS. NUFIO-O'DONNELL: All right. Thank you.  
13          Thank you. I want to clarify something that was said.

14                 In terms of a private agreement, the city does  
15          not have the authority to enforce private agreements  
16          and cannot be part of any city action. I just wanted  
17          to clarify that. We're going to go to subdivision  
18          committee and give them an opportunity to speak or  
19          provide comments.

20          MR. AVENNASSIAN: George Avenassian, Bureau  
21          of Engineering this year. I'd like to make a few  
22          comments here. I think the staff report in the  
23          beginning under engineering conditions, the  
24          improvements conditions are repeated correctly under  
25          S3, so it may not be necessary to appear there. It can

1 be eliminated. That's one thing I've seen there, I  
2 think.

3 If you look at the -- just to make sure,  
4 improvement companies that appear up front under the  
5 specific conditions also are under strict conditions,  
6 which they do -- make sure it is not duplicate before  
7 you issue the decision letter. That's one comment.  
8 Other conditions could be under engineering conditions,  
9 but improvement should go under --

10 MS. NUFIO-O'DONNELL: Yes.

11 MR. AVENNASSIAN: And then like Alan Como  
12 said, whichever project you approve, alternative 1 or  
13 2, you can eliminate the references to the first one  
14 and only leave the ones that apply to alternate 2. In  
15 the end, I'd like to say that after hearing the closing  
16 comments by applicant's representative Kyndra Casper,  
17 that she said she has read the staff report and she has  
18 no comments, I'd like to state again for the record  
19 that representative from the applicant, Kyndra Casper,  
20 let the record show applicant representative has no  
21 comment and/or objections to city engineer's  
22 recommendations, so therefore I will send a memo for  
23 this, make sure it stays in the record to all the  
24 planning staff, and a copy will be put in the project  
25 file for any future reference that informing all party

1 that no issues were raised as far as the Bureau of  
2 Engineering recommendations to the agency. That  
3 concludes my comments. Thank you.

4 MS. NUFIO-O'DONNELL: Thank you.

5 MR. DELACRUZ: This is Gil Delacruz from  
6 Bureau of Street Lighting. For the record, this is for  
7 the modified map. The streetlighting condition is one  
8 new streetlight on Argyle Avenue, street widening for  
9 BOE relocating streetlight on -- one on Yucca Street.

10 MS. NUFIO-O'DONNELL: Thank you. Any other  
11 comments? Go ahead.

12 MR. COMO: Sorry, this is Alan. Rec and Parks  
13 did submit a revision to their condition that was  
14 submitted. I don't know if our Rec and Parks member is  
15 still with us right now in the hearing, if they would  
16 like to speak. If not, I can.

17 UNIDENTIFIED SPEAKER: This is -- from Rec and  
18 Parks. Can you hear me?

19 MS. NUFIO-O'DONNELL: Yes, we can.

20 UNIDENTIFIED SPEAKER: Okay. Perfect. Sorry,  
21 my Zoom got unconnected. There was an issue. I will  
22 read this into the record that we have a correction on  
23 the Recreation and Parks condition. Previously it had  
24 read that the Quimby Fee based on the R3 zone, and we  
25 would like to correct it to read that the Quimby Fee

1 based on the R3 and C2 zones.

2 MS. NUFIO-O'DONNELL: Thank you.

3 MS. COMO: Sorry, Elva, to jump back in. This  
4 is Alan Como, planning again. I just want to make sure  
5 the correction correct here with the condition, and  
6 that is to assess the Quimby Fee fee, C2 fees for the  
7 C2 zone properties and the R3 fees for the R3 zone  
8 properties; is that correct?

9 UNIDENTIFIED SPEAKER: Yes, and generally down  
10 the line they would need to supply the unit amounts for  
11 each of those zones so that we can charge them  
12 accordingly.

13 MR. COMO: Thank you.

14 MS. NUFIO-O'DONNELL: Thank you.

15 MR. COMO: Elva, one more.

16 MS. NUFIO-O'DONNELL: Go ahead.

17 MR. COMO: One more point of order. Because  
18 we received the updated conditions from Rec and Park,  
19 an updated condition form Bureau of Street Lighting and  
20 new conditions from LADOT, their project specific  
21 conditions as well as haul route conditions, that any  
22 action that you take would just reflect the addition  
23 of -- and correction for all conditions. I'm done now.

24 MS. NUFIO-O'DONNELL: Okay. Very good. Very  
25 well. So based on the findings and facts presented in

1 the staff recommendation report, from the testimony,  
2 and based on the whole of the administrative record, I  
3 approve and certify the environmental impact report  
4 ENV-2014-4706-EIR for the 6220 West Yucca project --  
5 the mitigation and monitoring program and statement of  
6 overriding considerations and approve with conditions  
7 in the staff report and the additional and corrected  
8 conditions and modified conditions presented at this  
9 hearing, vesting tentative tract map 73718 stamp dated  
10 July 27th, 2020, pursuant to the modified alternative 2  
11 project as identified in the final EIR.

12 I also approve the associated haul route  
13 subject to the conditions in the staff report. This  
14 concludes the public hearing for item number one on the  
15 agenda. To reiterate, the case is scheduled to be  
16 heard on September 24th, 2020. Copies of the agenda  
17 for that meeting may be obtained approximately one week  
18 before the meeting date either by calling the  
19 commission office at 213-978-1300 or visiting the  
20 planning department's website at [planning.lacity.org](http://planning.lacity.org).

21 If you would like to be added to the  
22 interested parties' list to receive further notices,  
23 reports and decision letters for the agenda items from  
24 today's meeting, please fill out the interested  
25 parties' form located on the meeting agenda. The

agenda is available on the department website or by contacting the staff planner.

You can also access the list directly by visiting [tinyurl.com/interested-party](http://tinyurl.com/interested-party). It is now 11:43. This concludes the public hearing for 6220 West Yucca Street. Thank you for your participation.



REPORTER'S CERTIFICATE

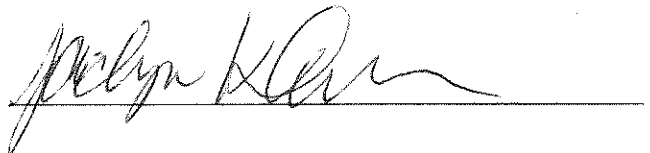
I, Jaclyn Kinsbursky, a Certified Shorthand Reporter, holding a valid and current license issued by the State of California, CSR No. 13858, do hereby certify:

That said proceedings were taken down by me in shorthand through audio transcription, transcribed into typewriting under my direction and supervision.

I further certify that I am neither counsel for nor related to any party to said action nor in anywise interested in the outcome thereof.

The dismantling, unsealing, or unbinding of the original transcript will render the Reporter's certificate null and void.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 2nd day of September, 2020.

A handwritten signature in cursive script, appearing to read 'Jaclyn Kinsbursky', is written over a horizontal line.

JACLYN KINSBURSKY  
CSR NO. 13858

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