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AUDIO TRANSCRIPTION OF
Telephonic Public Hearing
Hollywood Center Project
In Re; Case Numbers

VTT82152

CPC20182114DBMCUPSPR

CPC20182114DBCUMCUPSPR

CPC20182115DA

Environmental Case ENV-20182116-EIR

Held Wednesday, August 26, 2020

1 MR. LAMBORN: Okay, good morning, everyone.
2 This is the scheduled public hearing for Case Numbers
3 VTT82152, CPC20182114DBMCUPSPR, CPC20182114DBCUMCUPSPR,
4 CPC20182115DA and associated Environmental Case
5 ENV-20182116-EIR involving the properties located at
6 1720 through 1770 North Vine Street, 1746 through 1764
7 North Ivar Avenue, 1733 through 1741 Argyle Avenue and
8 6236, 6270 and 6334 West Yucca Street, also known as the
9 Hollywood Center Project.

10 It is Wednesday, August 26th, 2020, the
11 time is 9:32 a.m. My name is Will Lamborn and I will be
12 the Deputy Advisory Agency for today's hearing. In
13 conformity with the Governor's Executive Order N2920,
14 dated March 17th, 2020, and due to concerns over
15 COVID-19, this hearing will be conducted entirely
16 telephonically. Before we begin, I'll be sharing some
17 general instructions on the virtual meeting format.

18 Agendas are available online through the
19 Planning Department Web site by clicking "about
20 commissions, boards and hearings" and then "hearings".
21 The link to meeting presentations and other relevant
22 documents are located on the first page of the agenda or
23 by visiting the Web site TinyURL.com/shared-drive. If
24 you would like to follow along with the Applicant during
25 their presentation, please do so from your home devices

1 using this link.

2 Please press star 9 on your phone once
3 public comment is open. Planning staff will announce
4 the last four digits of your phone number when it is
5 your turn to speak. You will hear a message that
6 states, you are unmuted. And at that time you will need
7 to press star 6 to speak. We ask that you please state
8 your name clearly and then proceed with your comments.

9 To ensure that you are heard clearly,
10 please be mindful of background noise. Depending on the
11 number of participants we may have to set a time limit
12 per speaker. If so, your time will be monitored by
13 planning staff who will provide a verbal indicator of
14 when you will need to conclude your testimony. Once you
15 have concluded your public comment, please state so.
16 Your audio will then be muted and we will move on to the
17 next speaker. If you have any documents or written
18 comments for submission, please submit them by e-mail to
19 Mindy Nguyen at mindy.nguyen@LACity.org. This e-mail
20 address is also shown on the hearing notice.

21 If you would like to be added to the
22 interested parties list to receive determination letters
23 for the agenda items from today's meeting, please
24 provide your e-mail or mailing address information and
25 case number associated with the item using the link

1 provided on the agenda, or e-mail the staff planner.

2 Please understand this is a new format for
3 our meetings and we thank you in advance for your
4 patience as staff may need extra time to organize the
5 callers. For your reference, the following staff will
6 also be participating in this hearing and that is Jason
7 McCrea, Paul Caporaso, and Kathleen King.

8 The purpose of today's meeting is two-part.
9 The Subdivision Committee will be considering requests
10 related to the subdivision of the project site. In
11 addition, the hearing officer will be taking public
12 testimony on the remaining entitlement requests and will
13 present a summary of today's testimony to the City
14 Planning Commission at a later date.

15 Joining me today are members of the
16 Subdivision Committee who will introduce themselves now,
17 starting with Bureau of Engineering. Georgic, I think
18 you're still muted.

19 MR. AVANESIAN: There you go, okay. Good
20 morning. This is Georgic Avanesian, Bureau of
21 Engineering.

22 MR. LAMBORN: Okay. And any of the other
23 Subdivision Committee members, please go ahead and
24 introduce yourselves at this time.

25 MR. SANCHEZ: Hi. My name is Adrian

1 Sanchez with Urban Forestry Division.

2 MS. LUERA: Hi. This is Meghan Luera from
3 the Department of Recreation and Parks.

4 MR. LAMBORN: Okay. Are there any other
5 members of the Committee present? Okay. I'm hearing
6 none. I'll now go ahead and briefly describe the
7 requests that will be considered by the Subdivision
8 Committee today which includes the subdivision of the
9 project site.

10 Before doing so, briefly please note that
11 due to a late letter that was received by the California
12 Geological Survey, the final EIR continues to be
13 processed by the Department of City Planning. A
14 separate notice of availability for -- notice for the
15 availability and completion of the final EIR will be
16 sent to interested parties and all commenters on the
17 Draft EIR once it has been completed.

18 Pursuant to Section 21092.5 of the Public
19 Resources Code, the lead agency will not certify the EIR
20 for at least 10 days following the release of the final
21 EIR. As such, I will be taking the subdivision case
22 under advisement and no decision will be made today.
23 Again, just to reiterate, the subdivision case will be
24 taken under advisement and no decision will be made on
25 the subdivision today. However, if you have comments on

1 the EIR, you are not precluded from providing them in
2 your public testimony today.

3 During today's public hearing the Advisory
4 Agency will also be taking public testimony regarding
5 the following subdivision requests. Under the original
6 project, the merger and re-subdivision of a 4.61-acre
7 site into three ground lots and 35 air space lots for a
8 total of 38 lots, the merger of alley and sidewalk areas
9 and associated haul route for the export of 542 --
10 3,300 cubic yards of soil and the removal of 16 street
11 trees in conjunction with the mixed-use project. And
12 under Alternative 8, the merger and re-subdivision of a
13 4.61 site into three ground lots and 13 air space lots
14 for a total of 16 lots. The merger of alley and
15 sidewalk areas and associated haul route for the export
16 of 542,300 cubic yards of soil and the removal of 16
17 street trees in conjunction with the mixed-use project.
18 I'll now introduce the hearing officer for the related
19 entitlement cases.

20 MS. NGUYEN: Good morning. My name is
21 Mindy Nguyen and I am the hearing officer assigned to
22 Case Numbers CPC20182114 and CPC20182115. I will be
23 conducting this hearing on behalf of the City Planning
24 Commission. The City is considering the original
25 project as submitted by the Applicant as well as an

1 alternative of the project as studied in the draft EIR
2 known as Alternative 8; the office, residential and
3 commercial alternative.

4 The project involves the preservation of
5 the Capitol Records complex, removal of other remaining
6 existing uses on the project site, and the development
7 of four new buildings, including two residential
8 buildings, each on the west and east sides, and public
9 open space on the ground level.

10 The maximum building height would be up to
11 469 feet or 36 stories on the west site and up to
12 595 feet or 47 stories on the east site. The project
13 would include the development of up to 1,005 residential
14 units comprised of 872 market rate units and 133 senior
15 affordable units, approximately 30,000 square feet of
16 residential retail space, approximately 34,000 square
17 feet of publicly accessible open space and a five-level
18 subterranean parking garage with one level enclosed at-
19 grade parking on both the west and east sites.

20 The Project will have a maximum FAR of 7 to
21 1, which includes approximately 1.2 million square feet
22 of new development and a total floor area of
23 approximately 1.4 million square feet including the
24 existing Capitol Records complex.

25 Under Alternative 8 the Capitol Records

1 complex would also be preserved and there would be the
2 development of three new buildings which include two
3 mixed-use residential buildings on the west site and one
4 office building on the east site, and public open space
5 on the ground level. The maximum building height would
6 be up to 595 feet on the west site and 367 feet on the
7 east site.

8 Alternative 8 would include the development
9 of up to 903 residential units comprised of 770 market
10 rate units and 133 senior affordable units,
11 approximately 306,000 square feet of office uses,
12 approximately 27,000 square feet of retail restaurant
13 space and approximately 33,000 square feet of publicly
14 accessible open space, a five-level subterranean parking
15 garage and one level of enclosed at-grade parking on the
16 west site and a seven-level subterranean parking garage
17 on the east site.

18 Alternative 8 would have a maximum FAR of
19 71 which includes approximately 1.2 million square feet
20 of new development and a total floor area of
21 approximately 1.4 million square feet including the
22 Capitol Records complex.

23 Should be noted that Alternative 8 results
24 in 50 square feet less than the original project. The
25 project Applicant submitted an application to the

1 Governor for certification of the project as an
2 Environmental Leadership Development Program project
3 under Assembly Bill 900. And on August 16, 2018, the
4 Governor certified the project as ELTP.

5 Today we are taking testimony regarding the
6 following entitlement requests for the project which
7 include under the original project a density bonus
8 compliance review reserving at least 10 percent of the
9 project's total proposed units for very low income
10 households with the following incentives and waivers, an
11 on-menu incentive to permit a 35-percent increase in the
12 maximum allowable floor area, an off-menu incentive to
13 allow FAR and density averaging on noncontiguous lots, a
14 waiver of development standards to permit a 17 line FAR
15 average across the project site, a waiver of development
16 standards to permit the floor area of any residential
17 balconies and terraces to be excluded for purposes of
18 calculating a total floor area, master conditional use
19 permit for alcohol sales, site plan review and a
20 development agreement between the Applicant and the City
21 of Los Angeles.

22 Under Alternative 8 the entitlement
23 requests would be the same with the addition of a
24 conditional use permit for a major development project.
25 It should be noted that the hearing notice included a

1 typographical error regarding the waiver of development
2 standards for the balcony. And instead of for the
3 purposes of calculating the buildable floor area, it
4 should refer to the total floor area as just described.

5 People wishing to speak about this case
6 should do so during this hearing. People wishing to
7 submit written testimony should do so by e-mailing them
8 to me directly or sending it to our office with the
9 address that is noted on the public hearing notice. No
10 decision on the CPC entitlements is being made today.
11 Following the hearing, a written staff report will be
12 prepared which will include a summary of the public
13 comments from today's meeting and any written comments
14 submitted to the file.

15 The report will also contain the Planning
16 Department's recommendations on the project to the City
17 Planning Commission. This case is not currently
18 scheduled for a City Planning Commission meeting date.
19 However, once it is scheduled a courtesy notice will be
20 provided 21 days prior to the Commission meeting date to
21 anyone who provides their name and e-mail or mailing
22 address on the interested parties list which can be
23 accessed by visiting TinyURL.com/interested-parties.

24 Copies of the report will be made available
25 on the Planning Department Web site approximately one

1 week prior to the Commission meeting date. The
2 Commission meeting will be a public meeting. The
3 Commission may permit limited additional public
4 testimony on this case. But today's hearing is to meet
5 the legal notice and hearing requirements prior to the
6 Commission taking an action as well as obtaining public
7 input for preparation of the staff recommendation
8 report.

9 Information about the date and location of
10 the Commission meeting along with instructions about
11 where to send written comments and communications will
12 be provided on the cover sheet of the staff report.
13 Copies of the agenda for that meeting may be obtained
14 approximately one week before the meeting date by either
15 calling the Commission Office at (213) 978-1300 or
16 visiting the Planning Department Web site at
17 planning.LACity.org.

18 MR. LAMBORN: Okay. Thank you, Mindy.
19 This is Will again, the Deputy Advisory Agency. So the
20 format for the hearing today will be as follows: First,
21 staff will give a presentation of the vesting tentative
22 tract map, then the Applicant and/or their
23 representative will make a presentation and address any
24 concerns with the tract map staff report. The
25 Subdivision Committee will then be given an opportunity

1 to ask questions of staff and the Applicant. At that
2 time, I will then open the hearing for public comment.
3 The Applicant and/or their representative will be called
4 back after public comment to answer additional questions
5 and address any concerns raised by the public. I will
6 then close the public comment period and give the
7 Subdivision Committee an opportunity to deliberate on
8 the vesting tentative tract map case.

9 Please note that you will have one
10 opportunity to speak, so please make your comments
11 comprehensive and concise. If you have follow-up
12 questions or comments following your turn to speak, you
13 may submit them in writing to the staff planner. As
14 previously mentioned, no decisions are being made today.
15 The vesting tentative tract map will be taken under
16 advisement until the final Environmental Impact Report
17 has been made available for a minimum of 10 days.

18 Mindy, when you are ready, please go ahead
19 and present the subdivision case.

20 MS. NGUYEN: Thank you. Mindy Nguyen
21 again. The request before the Deputy Advisory Agency is
22 a vesting tentative tract map for the original project
23 stamp dated July 10th, 2020, which includes the merger
24 of 16 existing lots in the subsequent re-subdivision of
25 a 4.61-acre site into three ground lots and 35 air space

1 lots for a total of 38 lots, the merger of a portion of
2 an alley to add 1,313 square feet to the project site.
3 The merger portions along the sidewalk of Yucca Street,
4 Argyle Avenue and both sides of Vine Street to add
5 5,163 square feet to the project site, dedicating
6 5-foot-wide sidewalk easements over said sidewalk merger
7 areas and associated haul route for the export of
8 542,300 cubic yards of soil and the removal of 16 street
9 trees, in conjunction with the preservation of the
10 Capitol Records complex and the development of mixed-use
11 project comprised of 105 -- sorry, 1,005 residential
12 units and approximately 30,000 square feet of commercial
13 space for a total of 1,287,150 square feet of new floor
14 area.

15 It should be noted that the project
16 originally included an east site hotel option, however,
17 this option is no longer being considered.
18 Additionally, before the Deputy Advisory Agency is a
19 vesting tentative tract map for Alternative 8 stamp
20 dated July 27, 2020, which includes the merger of 16
21 existing lots in the subsequent re-subdivision of a
22 4.61-acre site into three ground lots and 13 air space
23 lots for a total of 16 lots. The merger of a portion of
24 an alley to add 1,313 square feet to the project site,
25 the merger of portions along the sidewalk of Yucca

1 Street, Argyle Avenue and both sides of Vine Street to
2 add 5,163 square feet to the project site, dedicating
3 5-foot-wide sidewalk areas over said sidewalk merger
4 areas, an associated haul route for the export of
5 542,300 cubic yards of soil, and the removal of 16 trees
6 in conjunction with the preservation of the Capitol
7 Records complex and the development of a mixed-used
8 project comprised of 903 residential units,
9 approximately 386,000 square feet of office uses, and
10 approximately 27,000 square feet of commercial uses for
11 a total of 1,287,100 square feet of new floor area.

12 The reports were received from the Bureau
13 of Engineering, Department of Building and Safety,
14 Zoning and Grading, Department of Transportation, Fire
15 Department, Department of Water and Power, Bureau of
16 Street Lighting, Department of Recreation and Parks and
17 the Bureau of Sanitation whose comments have been
18 incorporated as draft conditions in the staff report.

19 Following the completion of the tract staff
20 report, planning staff received correspondence from
21 approximately 20 individuals. Of those, five were in
22 support of the project, eight were general inquiries
23 regarding the administrative record, public hearing
24 protocols and the availability of the final EIR. The
25 remainder were comments requesting that the hearing be

1 postponed or expressing opposition to the project based
2 on issues pertaining to the project's location with
3 respect to the Hollywood earthquake fault, the project's
4 size and level of affordability for residential uses and
5 potential impacts related to traffic, parking, use of
6 the Capitol Records building, public health and safety
7 issues, existing infrastructure, and finally, the
8 availability of the EIR.

9 No other written responses were submitted
10 to the Los Angeles Department of City Planning.
11 (Unintelligible) to correct errors in the draft staff
12 report as follows. On Page 1, under the original
13 project request, the date of the draft EIR should be
14 April 2020. On Pages 6 under Project Characteristics
15 and Page 32 under Finding C, the reference to the grade
16 change of the project site should read; the project site
17 slopes down from the northwest corner of the west site
18 to the northeast corner of east site with the grade
19 change of approximately 21 feet.

20 On Page 6 under Land Use and Zoning, and
21 again, on Page 33 under Finding D, the assessor parcel
22 number should include 5546030032. And regarding the
23 corner lot, APN Number 5546004032 should be described as
24 being on the southeast corner of Yucca Street and Ivar
25 Avenue. On Page 8 under Streets and Circulation,

1 Hollywood Boulevard should be described as adjoining the
2 project site to the south. On Page 10, under
3 Environmental Summary, environmental factors found to be
4 less than significant with mitigation.

5 Strike out onsite construction noise and
6 offsite construction noise as either already correctly
7 listed under environmental factors found to be
8 significant and unavoidable. And under the summary
9 following the environmental factors on the same page,
10 add that Alternative 8 includes an evaluation of work
11 VMT per employee, which is a new VMT impact category
12 that the original project did not have. Alternative 8
13 by default would have a greater impact than the original
14 project with regards to work VMT since this was not
15 considered for the original impact. However, the
16 impacts are still less than significant.

17 The Department of City Planning staff
18 recommends that the Advisory Agency take the case under
19 advisement until the final EIR has been made available
20 to commenting agencies for at least 10 days. If the
21 advisory agency certifies the environmental impact
22 report prepared for the Hollywood Center Project, staff
23 recommends approval of the vesting tentative tract map
24 Number 82152 for Alternative 8 subject to the conditions
25 of approval in the tract staff report as Alternative 8

1 proposes a greater balance of jobs producing uses while
2 providing housing including the same number of senior
3 affordable units as the original project. This
4 concludes our presentation.

5 MR. LAMBORN: Okay, thank you Mindy. Will
6 Lamborn, again, with Planning. At this time would any
7 of the Subdivision Committee members like to ask any
8 questions or comment on the circulated staff report or
9 staff presentation?

10 MR. AVANESIAN: Bureau of Engineering has
11 no comment at this point.

12 MR. LAMBORN: Okay. Anyone else on the
13 Subdivision Committee? Okay. Hearing none at this
14 time, we will then now hear from the Applicant's
15 representative. Please first state your name clearly
16 and then proceed. You will hear a message that states
17 you are unmuted. As a friendly reminder to those
18 listening in, if you would like to follow along with the
19 Applicant's presentation, please do so from your own
20 devices using the link provided on the first page of the
21 meeting agenda, or by visiting the Web site
22 TinyURL.com/shared-drive. If you do not have a computer
23 or Internet access and would like a copy of the
24 presentation, please contact the staff planner to
25 coordinate accordingly.

1 MR. KHALATIAN: Good morning, Mr. Lamborn.
2 This is Edgar Khalatian. Can you hear me?

3 MR. LAMBORN: Yes.

4 MR. KHALATIAN: I will commence my
5 presentation. Good morning. My name is Edgar
6 Khalatian. I am a partner at Mayor Brown presenting on
7 behalf of the Applicant. For purposes of the record, a
8 copy of this presentation has been submitted to the City
9 and should be included in the administrative record.
10 Considering that everyone is listening to this
11 presentation on the telephone, I will provide a page
12 number of each slide as I move through the presentation.
13 With that, please turn to Slide Number 2.

14 You can see that the project site is
15 located immediately adjacent to portions of the
16 Hollywood Walk of Fame, along Vine Street and the
17 northern portion of the Hollywood community plan area.
18 The project site is located in an area that is well
19 served by high-quality public transit stops, including
20 the Hollywood Vine Metro Station which is located just
21 steps from the project site.

22 Please turn to Slide Number 3. The project
23 site spans portions of two city blocks generally bounded
24 by Yucca Street to the north, Argyle Street to the east,
25 development and Hollywood Boulevard to the south

1 including the Pantages Theatre and Ivar Avenue to the
2 west. The project site is comprised of the west site
3 and the east site which are bifurcated by Vine Street
4 that runs north and south.

5 The project site is approximately
6 194,000 square feet comprised of approximately
7 78,000 square feet for the west site and 115,000 square
8 feet for the east site. The west site is currently
9 occupied by a building leased by AMDA for storage of
10 sets and props and the surface parking lot. The east
11 site includes the existing Capitol Records Building and
12 the (unintelligible) building, which for purposes of
13 today's presentation, I will refer to as the Capitol
14 Records Complex. The balance of the east site is
15 occupied by a surface parking lot that service both the
16 Capitol Records Complex and general public parking.

17 Please move to Slide Number 4. From the
18 beginning days of when the project was designed, we
19 approached the existing Capitol Records Building as an
20 asset, a masterful example of modernist architecture.
21 The proposed buildings have been located and configured
22 to preserve important views of the Capitol Records
23 Building and to promote compatibility between new
24 construction and the historic Capitol Records Complex.
25 The project would not only preserve but would enhance

1 the existing Capitol Records Complex.

2 Furthermore, the project would replace
3 underutilized surface parking lots with a vibrant
4 mixed-use project that would include residential and
5 commercial uses as well as expansive publicly-accessible
6 open space. A preview of the project's open space along
7 the Walk of Fame with the Capitol Records Building as a
8 backdrop can be seen on this rendering.

9 With that, please turn to Slide Number 5.
10 One of our goals was to create a hub of activity
11 surrounding the Capitol Records Complex and to enliven
12 the Hollywood Walk of Fame. We are protecting the
13 architectural and historical heritage of the Capitol
14 Records Complex while activating the street level
15 adjacent to the property through connected, publicly-
16 available, landscaped open space, including a paseo with
17 shopping, seating, open-air dining and plazas designed
18 to accommodate community-based performances.

19 Tourists that visit the iconic Capitol
20 Records Building or the Walk of Fame will now have a
21 place to enjoy Hollywood and take selfies with the
22 Hollywood Jazz Mural and the Capitol Records Building in
23 the background. Here is a ground-level point of view
24 shot of the east plaza with the Hollywood Jazz Mural and
25 the Capitol Records Building in the background.

1 Please turn to Slide Number 6. As part of
2 developing one of the most environmentally superior
3 projects in the City, the Governor has certified the
4 project as an Environmental Leadership Development
5 Project, ELDP. As an ELDP project, the project would
6 incorporate sustainable and green building design and
7 construction to promote resource conservation, including
8 waste reduction, efficient water management techniques
9 and conservation of energy to achieve LEED Gold
10 Certification.

11 Specifically, the project would not result
12 in any net additional greenhouse gas emissions during
13 either construction or operation. It would achieve Gold
14 LEED Certification, it would result in at least a
15 15-percent transportation efficiency as compared to a
16 comparable project. It would result in a minimum
17 investment of \$100 million into California's economy,
18 and it would provide high-wage Union jobs. We are
19 extremely proud to confirm that we have already entered
20 into a project labor agreement.

21 Please turn to Slide 7. As Ms. Nguyen
22 noted, the Draft EIR considered two options. The
23 project and the project with east site hotel option,
24 however, we are no longer pursuing the hotel option and
25 accordingly, it will not be addressed during today's

1 presentation. After the Draft EIR was circulated based
2 on feedback from the community about the need for more
3 office space in Hollywood, the Planning Department has
4 provided additional details about Alternative 8.

5 Therefore, my presentation today will focus
6 on the Project and Alternative 8. The Project includes
7 1,005 residential units which will be comprised of 872
8 market rate units and 133 units reserved as affordable
9 housing for seniors. The Project would also provide
10 over 30,000 square feet of ground floor restaurant and
11 retail space comprised of approximately 12,000 square
12 feet on the west site and 17,000 square feet on the east
13 site. Also, approximately 165,000 square feet of open
14 space would be provided, exceeding our open space
15 requirement by over 1 acre.

16 The Project would also include over 1,500
17 vehicular parking spaces and 551 short and long-term
18 bicycle spaces. Alternative 8 includes 903 residential
19 units comprised of 770 market rate units and 133 units
20 reserved as affordable housing for seniors. The same
21 number of affordable units as under the Project.
22 Alternative 8 would also provide approximately
23 380,000 square feet of office uses and 27,000 square
24 feet of ground floor restaurant and retail uses for a
25 total of approximately 415,000 square feet of commercial

1 uses. Alternative 8 would include over 2,200 vehicular
2 parking spaces and 526 short-term and long-term bicycle
3 spaces.

4 Please turn to Slide 8. We will now focus
5 on the project. With that, please turn to Slide 9. As
6 seen on this rendering, the Project proposes four new
7 buildings, a 35-story and 11-story building on the west
8 site and a 46-story and 11-story building on the east
9 site. The two 11-story buildings would be the senior
10 buildings which would be surrounded by a series of
11 public open spaces on the ground level.

12 The architecture of Hollywood Center is
13 distinct from a response to the modernist architectural
14 character of the Capitol Records Building and the
15 greater Hollywood neighborhood. The buildings are
16 inspiration for their articulation from the Capitol
17 Records Building. The west and east buildings together
18 with the Capitol Records Building make a three-part
19 composition that is asymmetrically centered on Vine
20 Street, highlighting the Capitol Records Building's
21 prominence. The facades of the west and east buildings
22 that face the Capitol Records Building and the Hollywood
23 Hills have been designed to curve softly to respond to
24 the form of the Capitol Records Building. These curved
25 exterior walls of the buildings also include serrated

1 balconies and intended to evoke the signature sunshades
2 of the Capitol Records Building.

3 Please move to Slide 10. The Project
4 removes existing curb cuts along Vine Street and locates
5 all vehicular access points onto Ivar Avenue and Argyle
6 Avenue. The project intentionally does not place any
7 curb cuts on Vine Street to promote pedestrian activity
8 along the famed Walk of Fame. The wide landscaped paseo
9 is proposed for pedestrian use and would extend
10 east/west through the project site, connecting Ivar
11 Avenue to Argyle Avenue.

12 The paseo would function as an open-space
13 amenity for the public at the terminus of the Hollywood
14 Walk of Fame and would support varied activities
15 including open-air dining, public performances and other
16 community-focused events. The Project's ground floor
17 design creates a unified and cohesive project connecting
18 the east and west sites as well as creating a mid-block
19 pedestrian connection.

20 Please turn to Slide Number 11. As seen on
21 this ground floor plan of the west site, the main
22 residential lobby, an entrance to the west building, is
23 provided via a mezzanine area which would be primarily
24 accessed from Vine Street. Commercial uses would also
25 front Vine Street to the northern portion of the west

1 site.

2 Please turn to Slide Number 12. There is a
3 substantial change in grade across the project site;
4 approximately 21 feet on the west site and, as the slide
5 depicts, portions of the west site commercial space and
6 the senior building entrance are located on the
7 mezzanine level. The mezzanine level also includes
8 commercial space along the Ivar and Yucca frontages,
9 activating the street level and inviting pedestrians
10 into the property.

11 Please turn to Slide Number 3 -- 13. The
12 west site second level would include residential uses
13 for the west building and the west senior building. The
14 amenity deck would include extensive landscaping, which
15 would include drought tolerant plant species with ample
16 planting to mitigate urban heat island effects.

17 Please turn to Slide Number 14. We are in
18 the midst of not only a housing crisis and an affordable
19 housing crisis, but sadly, we are just in the beginning
20 stages of a significant senior affordable housing and
21 senior homelessness crisis. Per the City's 2020
22 homeless count the number of homeless persons age 62 and
23 over increased by 32 percent in the City and by a
24 whopping 73 percent in Council District 13, putting more
25 of our community's most at-risk population on the

1 streets. As the economy has entered a recession and
2 baby boomers age, this problem is only going to become
3 worse. The City must act to house our seniors, it is
4 our moral imperative to do so.

5 To the best of our knowledge, the Project
6 includes the largest number of senior affordable units
7 in a private mixed-use development in the City's
8 history. We should all be very proud of this. We are
9 excited to share that we have partnered with the Menorah
10 Housing Foundation to operate the Project's senior
11 affordable component. Menorah is one of the most
12 well-respected senior affordable housing operators in
13 the region.

14 And as part of operating the senior
15 affordable housing, they will provide numerous onsite
16 services at no cost to senior residents, including case
17 management, specialized referrals, events and classes
18 geared especially for senior residents. The west
19 building would also include approximately 6,000 square
20 feet of retail and restaurant space on the mezzanine
21 level fronting Yucca Street, including outdoor dining
22 areas to create a vibrant experience for residents and
23 pedestrians.

24 Please turn to Slide Number 15. As seen on
25 this rendering, the senior building's rooftop, which is

1 nearly 5,000 square feet, would provide wrap-around
2 views of the City, creating an amazing environment for
3 senior residents and their guests. This area can be
4 used for a variety of activities and other programs or
5 simply to just take in views of the City.

6 Please turn to Slide Number 16. Moving on
7 to the east site, the ground level would include retail
8 and restaurant uses with outdoor dining areas fronting
9 the east site plaza, which would include several
10 distinctive outdoor areas where visitors can view the
11 Capitol Records Building or participate in a variety of
12 proposed programs, as previously discussed. The
13 project's ground floor design is intended to create a
14 sense of place where one can escape to enjoy being in
15 Hollywood; the heart of our wonderful city.

16 Please turn to Slide Number 17. As with
17 the west site, the east site is also sloped which
18 results in a portion of the commercial spaces, a portion
19 that's paseo and publicly-accessible outdoor open space,
20 as well as the east senior building's lobby being
21 located on the mezzanine level.

22 Please turn to Slide Number 18. Similar to
23 the west site, the east site would also have an
24 expansive amenity deck on the second level which would
25 include landscaping and outdoor lounge areas.

1 Please turn to Slide Number 19. The
2 11-story east senior building would be located along
3 Argyle Avenue and would also include ground floor
4 commercial space, a multipurpose room, an outdoor
5 amenity terrace and senior support services. Similar to
6 the west building, the west senior building's rooftop
7 would have an extremely -- approximately 5,000-square-
8 foot open-air terrace which we discussed a moment ago.

9 Please turn to Slide Number 20. Both the
10 west site and the east site would provide a large
11 elevated garden for residents on the respective second
12 floor amenity decks, outdoor amenity spaces with
13 planting areas and canopy trees and the rooftop terrace
14 on both the senior building with planting areas.
15 Landscaping would be provided along the street edges and
16 throughout the Project's open-space areas and would
17 utilize drought-tolerant native plants. The Project
18 provides a net increase of 188 trees.

19 Please turn to Slide Number 21. I am now
20 going to focus on Alternative 8, but it is important to
21 keep in mind that Alt 8 accomplishes many of the same
22 goals. It creates a hub of activity surrounding the
23 Capitol Records Complex to enliven the eastern end of
24 Hollywood Boulevard and the terminus of the Hollywood
25 Walk of Fame.

1 Please turn to Slide Number 22. In this
2 Alt 8 site plan, you can see the location of the three
3 buildings across the project site with two mixed-use
4 residential buildings on the west site and the proposed
5 office building on the east site. Similar to the
6 Project, Alt 8 would include vast amounts of open space
7 including the west site and east site plazas, although
8 the ground floor paseo layout would be slightly
9 different than the Project to accommodate the new
10 building layout.

11 Under Alt 8, all of the project's
12 residential uses would be located in the west site and
13 the vast majority of the commercial uses would be
14 located on the east site, although there would be some
15 ground level retail and restaurant space on the west
16 site to ensure a vibrant pedestrian experience. Similar
17 to the Project, the Alt 8 ground floor design would
18 create a sense of place of residence and the community.
19 Under Alt 8, vehicular and pedestrian access and
20 circulation would also remain the same as under the
21 Project with the pedestrian-focused design intended to
22 promote an active and safe street level.

23 Please turn to Slide Number 23.
24 Architecturally, the Alt 8 design is similar to the
25 Project design. The curved facades and architectural

1 screen features break down the massing into similar
2 interlocking parts. Alt 8 would develop three new
3 mixed-use buildings, a 48-story residential and
4 commercial mixed-use building and a 13-story senior
5 affordable mixed-use building on the west site and a
6 17-story mixed-use office building on the east site.

7 You can also see on this rendering the east
8 office building would include several lush landscaped
9 terraces on the various roof levels, which would not
10 only create an appealing design, but also depart from
11 typical office building designs and integrate greenery
12 and open space in an otherwise urban area to create a
13 more balanced work environment for the tenants. Alt 8
14 would be approximately 1.2 million square feet, about
15 50 square feet less than the Project.

16 Please turn to Slide Number 24. Here is
17 another perspective rendering of Alt 8 from the east
18 facing west. As compared to the Project, Alt 8 proposes
19 a greater balance of job-producing uses while providing
20 housing, including the same number of senior affordable
21 units as the Project. Alt 8 also fills the need in the
22 Hollywood area. The office vacancy rate for Hollywood
23 is much lower than Los Angeles County as a whole.
24 According to a recent study, a 7.8 percent in Hollywood
25 versus 14.4 percent with vacancy rates near the Project

1 site much lower at approximately 2 percent. It is
2 important that Hollywood continues to grow with creative
3 office capacity so that we are able to retain, expand
4 and attract users and not have them go to other parts of
5 the City or even to other cities.

6 Please turn to Slide Number 25. Here is a
7 closer look of the west senior building at the southeast
8 are corner of Yucca Street and Ivar Avenue. Alt 8 --
9 although Alt 8 includes less residential units, it would
10 have the same number of affordable senior units as the
11 Project. Put differently, from a percentage perspective
12 Alt 8 will include a higher percentage of senior
13 affordable housing units.

14 Please turn to Slide Number 26.
15 Architecturally, the Alt 8 design is similar to the
16 Project design. The curved facades and architectural
17 screen features break down the massing into smaller
18 interlocking parts. The overall organization forms a
19 three-part composition which highlights the Capitol
20 Records Building while maintaining view corridors
21 through the Project site. The primary difference
22 between the Project and Alt 8 are the number of
23 residential units has been decreased slightly as the
24 residential program has been consolidated onto the west
25 site. The west building in Alt 8 is the same height as

1 the east building in the Project design. However, the
2 office building on the east site is shorter than the
3 residential building under the project on the east site.

4 Please turn to Slide Number 27. Here is a
5 point of view rendering from the east office building
6 lobby facing out towards the east plaza. The office
7 lobby has been designed to be a generous double-height
8 space inset below the east building. This inset allows
9 the Project to provide more public outdoor space and to
10 help activate that space through a dialog with the lobby
11 interior.

12 Please turn to Slide Number 28. The
13 Project and Alt 8 both provide nearly 40,000 square feet
14 of publicly-accessible at-grade open space. The ground
15 floor includes accessible open space designed to
16 encourage pedestrian activity which would connect the
17 property to the surrounding uses including the Pantages
18 Theatre and the Hollywood Walk of Fame.

19 Please turn to Slide Number 29. Here are
20 the ground level point of view shot from the east site
21 looking across Vine Street looking towards the west
22 site. As part of its commitment to creating a
23 high-quality, pedestrian-friendly environment, the
24 Project is proposing improvements to existing mid-block
25 crossing on Vine Street. Traffic calming measures such

1 as a planted median are also proposed.

2 Please turn to Slide Number 30. This slide
3 shows the active ground floor design intended to
4 encourage community connectivity, pedestrian activity
5 and alternative modes of transportation. The Project is
6 consistent with the connect with Heart of Hollywood
7 Master Plan. The Project embodies the master plan's
8 philosophy that the street is for everyone.

9 Please turn to Slide Number 31. The
10 Applicant has also requested a vesting tentative tract
11 map and a haul route permits as discussed earlier. For
12 purposes of the record, we respectfully request that the
13 Advisory Agency approve the requested VTTM including the
14 mergers consistent with our request.

15 Please turn to Slide Number 32.
16 Alternative 8 would also require approval of a VTTM and
17 haul route permit.

18 Please turn to Slide Number 33. This slide
19 identifies the requested entitlements which sends
20 Planning staff identified at the beginning of the
21 hearing, I will not repeat.

22 Please turn to Slide Number 34. This slide
23 summarizes the City's actions related to the CEQA
24 analysis, which again, for the sake of time, I will not
25 read but this presentation is part of the record.

1 Please turn to Slide Number 36. The
2 Project's EIR thoroughly studied the potential
3 environmental impact in all of the areas identified on
4 this slide. The Project will not result in any
5 operational significant and unavoidable impact.
6 However, as is typical in an urban setting, the Project
7 will result in temporary construction impacts as
8 Planning staff identified in the beginning of the
9 presentation.

10 Specifically, the Project will result in a
11 significant and unavoidable temporary impact related to
12 construction and noise as it pertains to offsite
13 historic resources and offsite noise and vibration
14 associated with typical project construction.

15 Please turn to Slide 36. Alt 8 would not
16 result in any new or substantially more severe
17 significant environmental impacts or new mitigation
18 measures as compared to the Project. The inclusion of
19 supplemental information for Alt 8 does not constitute
20 significant new information to require recirculation of
21 the Draft EIR as the additional information merely
22 clarifies or amplifies the information already provided
23 in the circulated Draft EIR.

24 Please turn to the last slide which
25 concludes our presentation. I will remain available

1 throughout the hearing today to answer any questions or
2 comments. Thank you very much. That includes our
3 presentation.

4 MR. LAMBORN: Okay, thank you very much.
5 Will Lamborn, Planning staff. So I wanted to briefly
6 note within the past few minutes that I believe one more
7 member of the Subdivision Committee has joined the call.
8 Gil, if you would like to briefly introduce yourself?

9 MR. DE LA CRUZ: Yes. This is Gil De La
10 Cruz, Bureau of Street Lighting.

11 MR. LAMBORN: Great, thank you. Okay. So
12 at this time I'd like to hear from the Subdivision
13 Committee. Do any of the Subdivision Committee members
14 have any questions or comments regarding the project at
15 this time?

16 MR. AVANESIAN: This is Georgic Avanesian,
17 Bureau of Engineering, I have no comment at this time.
18 Thank you.

19 MR. LAMBORN: Okay, thank you, Georgic.
20 Any of the other Subdivision Committee members?

21 MS. LUERA: Hi. This is Meghan Luera from
22 Rec and Parks. Rec and Parks has no additional
23 questions or comments at this time.

24 MR. DE LA CRUZ: Gil De La Cruz, Bureau of
25 Street Lighting, no comments right now.

1 MR. LAMBORN: Okay. All right, well, thank
2 you very much everyone. So now I will go ahead and move
3 forward to the public testimony portion of the hearing.
4 I will now hear public testimony regarding the Project.

5 Please do take note of the following rules
6 of decorum. Please do not raise your hand until you are
7 instructed to do so. Please focus your comments on the
8 case before us and direct all of your comments to me.
9 You will only have one opportunity to speak and cannot
10 pass unused time to other speakers. That said, please
11 be concise and comprehensive in what you would like to
12 say.

13 If you feel that you have additional
14 testimony to provide outside of the time allotted, or if
15 you have follow-up questions or comments following your
16 turn to speak, you may submit written comments to the
17 staff planner, Mindy Nguyen, whose contact information
18 is provided on the hearing notice. Depending upon the
19 number of participants, the time for each speaker will
20 be limited. We ask that you respect this time or you
21 will be muted.

22 Please disclose at the beginning of your
23 statement whether you are speaking as an individual,
24 lobbyist or representing a neighborhood council,
25 organization or business. If you agree with previous

1 commenters, please state so rather than repeating what
2 previous speakers have stated. And before you begin
3 speaking, please state your name and address for the
4 record. We also appreciate your patience as we adjust
5 to the new hearing format.

6 One other thing, just to reiterate as
7 mentioned in the hearing notice and the agenda that the
8 instructions state that public participants should dial
9 in by phone at the number (213) 338-8477, or (669)
10 900-9128 if calling from Northern California. And when
11 prompted please enter the meeting ID of 92485865202.

12 Okay. So we will begin public testimony by
13 taking testimony from the City Council Office, if a
14 representative is available for comment. If so, please
15 press star 9 to raise your hand at this time from the
16 City Council Office.

17 MR. McCREA: I'm -- you're unmuted, please
18 press star 6. Sorry, Emma, please press star 6.

19 MS. HOWARD: Can you hear me now?

20 MR. LAMBORN: Yes.

21 MS. HOWARD: Great. Good morning, hearing
22 officers and Advisory Agency members and thank you for
23 letting me have this moment to speak. While I
24 represent -- I work for Council Member David Ryu who is
25 City Council Member for Council District 4, which the

1 Project is not in, many of our constituents have raised
2 concerns. And so I'm here to speak on behalf of Council
3 Member Ryu. Again, my name is Emma Howard, I am Council
4 Members Planning Director.

5 Before your review authority today in this
6 public hearing are the many discretionary actions
7 required for the Hollywood Center Project ranging from
8 the height to unit mix, the land divisions, conditional
9 uses and more. However, I am here on behalf of Council
10 Member Ryu to speak to only one issue and that is the
11 issue that he feels must be resolved before the Project
12 as a whole should be discussed, and that is safety;
13 seismic safety of the proposed project and the safety of
14 the buildings on the site today.

15 Council Member Ryu is not an expert in
16 seismic engineering. His staff including myself are not
17 trained in geological surveying. The Council Member
18 must rely on information prepared by licensed experts
19 and scientists, and as recommended as correct by City
20 staff when making his decisions for any project safety.
21 This is why he must be in opposition to the Project
22 today. The received letter on -- in July from the
23 California Geological Survey states that their review
24 strongly suggests an active strand of the fault crosses
25 the project site.

1 The footer is in conflict with the prior
2 studies and that's the primary reason that today the
3 public is not able to comment on and you are not
4 reviewing a final EIR for this project, because that
5 will be presented at a later date.

6 Council Member Ryu, therefore, is in
7 opposition until such time as you either recommend that
8 further public hearings for this project be held so that
9 the whole project and the final EIR can be presented at
10 the same time in public hearing, and the Council Member
11 greatly appreciates that the Department of Building and
12 Safety recommended further study at the site. He urges
13 the Department of City Planning and the Department of
14 Building and Safety to conduct those additional studies
15 with input and guidance from independent experts as to
16 the methods of testing and in reviewing the results so
17 that we can all ensure a high level of public confidence
18 in the results prior to moving forward in this hearing
19 process.

20 Transparency, expert advice and thoughtful
21 review are in the best interest of the public, the City
22 and the Project developers. That is the only item that
23 I'm here to talk about today. The rest of the Project
24 we have no comment on. Thank you very much.

25 MR. LAMBORN: Okay, thank you, Emma. And

1 at this time is there a representative of Council
2 District 13? And hearing none, then we'll move on to
3 the next portion of the public testimony. We will now
4 hear from any representative from the applicable
5 certified neighborhood council if a representative is
6 available for comment. If so, please press star 9 to
7 raise your hand at this time for the certified
8 neighborhood council.

9 MS. NGUYEN: This is Mindy Nguyen. It
10 appears that there are 25 hands raised at the moment.
11 At this time we are taking public testimony from
12 certified neighborhood councils. If you are not a
13 representative of a certified neighborhood council, we
14 ask that you lower your hand at this time. We will be
15 taking public comment from everyone else following this.

16 MR. McCREA: I apologize. If you could
17 bear with us for just a minute, we'll be able to do that
18 again. Will, if you could ask the certified
19 neighborhood council to press star 9 now.

20 MR. LAMBORN: Sure. Will Lamborn, City
21 Planning. Thank you, Jason. So yeah, at this time the
22 certified neighborhood council is present, please raise
23 your hand.

24 MR. McCREA: Participant 5641, you are
25 muted, please press star 6.

1 MS. MANN: Hello?

2 MR. LAMBORN: Hello, we can hear you.

3 MS. MANN: Yes, this is Anastasia Mann.

4 I'm the President of the Hollywood Hills West

5 Neighborhood Council, which is adjacent to the Hollywood

6 United Neighborhood Council. And my neighborhood

7 council's been hearing this project for many years,

8 going back to 2013.

9 We concur with Council Member David Ryu's

10 position. Our concerns have been safety from Day 1, and

11 we want to agree with the Council Member in that until

12 the safety issues are addressed regarding the earthquake

13 faults that have been identified, and I believe there

14 are four of them on this project, we do not think

15 anything should move forward until clarification is

16 provided by disinterested parties. Thank you.

17 MR. LAMBORN: Okay. Thank you for your

18 comment.

19 MR. McCREA: Participant 6406, please press

20 star 6 to unmute.

21 MR. SKARPELOS: Yes, my name is George

22 Skarpelos. I'm President of the Hollywood United

23 Neighborhood Council, where this project will be taking

24 place. We also concur with Council Member Ryu and his

25 concerns regarding the geographic area, or the geology

1 and the earthquake fault. We also voted as a board to
2 not approve the increase to the 7.0 FAR. We voted to
3 not approve the vesting zone change from C42SN to C22SN.
4 We do not believe in the -- we believe that a
5 conditional use permit for 12 establishments is
6 excessive and they should only allow for four, because
7 every establishment should have some understanding about
8 what they're doing and kinds of events and functions
9 will happen there.

10 But most importantly, and I think this is
11 critical, we've been very upset with the method in which
12 this process has taken place, that CEQA and the DEIR was
13 released during a pandemic when there was civil unrest
14 and that when our request for an extension due to the
15 unprecedented circumstances, unusual circumstances that
16 would allow for that kind of extension under CEQA was
17 denied, and the response was simply; yes, these are
18 unprecedented times, but these constitute the unusual
19 circumstances as outlined in CEQA. I don't know when
20 other -- another time would allow -- you know, would
21 then be available for something if that's not an unusual
22 circumstance.

23 In addition, the fact that we are having
24 this hearing before the final EIR is even produced is
25 significantly troubling. And we have communicated this

1 and approved this as a board to request that you take a
2 slow and methodical approach towards it instead of
3 rushing it through, which has been a very disappointing
4 approach. And it thumbs the nose at community
5 involvement and undermines the credibility, not only of
6 this project, but the entire city and all the different
7 kinds of projects that are going on out there. Thank
8 you.

9 MR. LAMBORN: Thank you for your comment.

10 MR. McCREA: Participant 5156, please press
11 star 6 to speak. 5156, please press star 6 to speak.

12 MS. BRICKSON: Yes, this is Gretchen
13 Brickson, I'm prepared to speak. Shall I go ahead?

14 MR. LAMBORN: Yes, please, go ahead.

15 MS. BRICKSON: Great. My name is Gretchen
16 Brickson, I serve as the Associate Director of the
17 Corporation for Support of Housing, Los Angeles Program.
18 I'm here today to offer my support for the proposed
19 Hollywood Center Project. Founded in 1991, CSH's
20 mission is to advance solutions that use housing as a
21 platform for services. We especially focus on issues
22 that relate to homelessness. We know from research
23 conducted by UCLA, Center for Health Policy --

24 MR. LAMBORN: Hello, Gretchen, I'm sorry to
25 cut you off. Will Lamborn, Planning staff. This first

1 portion is only for certified neighborhood councils'
2 comment. We'll be calling for general public comment
3 momentarily. So please just hold tight and we will call
4 on you in just a moment after the -- any remaining
5 certified neighborhood council has had an opportunity to
6 speak.

7 MR. McCREA: Will, could you -- could you
8 have the certified neighborhood councils press star 9
9 again? Please only certified neighborhood councils
10 press star 9 at this time?

11 MR. LAMBORN: So please, yeah, if there are
12 any remaining certified neighborhood councils who have
13 not yet spoken, again, only certified neighborhood
14 councils, please press star 9 at this time.

15 MR. McCREA: Participant 7115, please press
16 star 6 to speak.

17 MR. BLUE: Yes. This is Douglas Blue
18 speaking as a member of the Hollywood Dell Civic
19 Association. The important thing involved here is that
20 the California Geological Survey and --

21 MR. LAMBORN: I'm sorry, sir. Again, I'm
22 sorry to interrupt. So I think at this point we're
23 still only taking comment from certified neighborhood
24 councils. Are you speaking on behalf of a certified
25 neighborhood council? If not, again, we will call -- I

1 think we may have heard from the only ones who are
2 present at this point. So momentarily, we will be
3 calling for public comment for everybody else. Sorry
4 for having interrupted you here, but we will call you
5 again in just a moment.

6 Okay. So I think at this point I'm not
7 seeing any further representatives of certified
8 neighborhood councils, we will just move forward to the
9 general public testimony. So for all other commenters,
10 please go ahead and press star 9 at this time if you
11 would like to speak on this item. As we've been doing,
12 we will call on the last four digits of your phone
13 number, so please do pay attention. When you hear the
14 last four digits of your phone number, you will be told
15 that you are unmuted.

16 Once you hear this prompt, you will need to
17 press star 6 to speak. Please note that there may be a
18 little bit of a lag time so you can wait momentarily
19 before speaking. It appears that we have approximately
20 175 participants wishing to speak. So given the number
21 of speakers, we're going to limit each speaker's time to
22 2 minutes. Again, that's 2 minutes. Planning staff
23 will call out the last four digits of your phone number.
24 When it's your turn to speak, you will hear a message
25 that states you are unmuted. We ask that you state your

1 name for the record and limit your comments to the
2 subject matter of this hearing. And direct all of your
3 statements to the Advisory Agency or me and not to
4 others.

5 MR. McCREA: Participant 1591, please press
6 star 6 to speak.

7 MS. STANLEY: Hello?

8 MR. LAMBORN: Hello, we can hear you.
9 Please go ahead.

10 MS. STANLEY: Awesome. My name is Nicole
11 Stanley, I am in District 13 in Hollywood, California.
12 Thank you guys so much for having me. I just wanted to
13 point out that I learned about the Project recently and
14 I think it's nice that, you know, you guys are
15 partnering with the Menorah Housing Foundation and I
16 think it's nice that there's going to be 30,000 square
17 feet of public space to utilize. I don't think that
18 space is enough considering the homeless epidemic that's
19 plaguing our city right now.

20 In addition to the critical need for
21 housing in our city, I suggest that you all increase the
22 number of affordable housing from 100 to approximately
23 300 to include a larger variety of the homeless
24 population in the City. That includes single-parent
25 mothers, that includes veterans, that includes artists

1 and that includes disabled people. And also slightly
2 concerned about the number of retail space and whether
3 or not that includes black and brown businesses, whether
4 or not that includes local businesses expanding, and
5 what exactly that will do to really include the
6 surrounding communities in this project. Again, thank
7 you guys for allowing me to speak and that's all I have
8 for today.

9 MR. LAMBORN: Okay, thank you very much for
10 your comments. Will Lamborn, Planning. Just a very
11 quick clarification. I had stated there were 174 raised
12 hands, but there are 174 participants currently. We do
13 have somewhere in the neighborhood of around 75 raised
14 hands at this point, just for that brief clarification.
15 So Jason, please go ahead and call the next speaker.

16 MR. McCREA: Participant 5903, please press
17 star 6 to speak.

18 MS. YEDOYAN: Good morning. My name's
19 Diana Yedoyan. I'm the Vice President of Public Policy
20 and Economic Development for the Hollywood Chamber of
21 Commerce. And on behalf of our over 800 members that we
22 represent, I would like to speak in strong support of
23 this project. This project is nearly 12 years in the
24 making and we've been waiting a really long time for
25 this project to come to fruition which will bring over

1 \$1 billion in economic investment into our City.

2 With approximately 1,000 residential units
3 including 133 desperately needed apartments expressly
4 set aside for very low income seniors, and with
5 important neighborhood serving retail space, this
6 development will be a tremendous benefit to the
7 Hollywood community. Our mission at the Hollywood
8 Chamber is to advance a dynamic business climate and
9 elevate the Hollywood experience for all. And this
10 project completely encapsulates our mission, as it would
11 positively transform what are currently surfaced parking
12 lots into LEED Gold Certified mixed-use vertical
13 community that will generate jobs, attract new
14 businesses to Hollywood and construct much needed
15 housing.

16 MR. CAPORASO: One-minute warning.

17 MS. YEDOYAN: Overall, the Hollywood Center
18 will be transformative for the surrounding neighborhood.
19 Our community's in the midst of a resurgence of office
20 demand from Hollywood's best known industry. With major
21 entertainment and tech companies not only moving in, but
22 expanding vacant office spaces are becoming increasingly
23 hard to find. So we support this project because it
24 brings so much office space to Hollywood. So we urge a
25 strong support for this community for this project and

1 that you approve this, because it checks all of our
2 boxes in what we're looking for. So thank you for the
3 time to speak today.

4 MR. LAMBORN: Thank you for your comments.
5 Just one other brief sort of housekeeping note, as you
6 may have heard on that last caller, another one of our
7 planning staff members Paul Caporaso will just be giving
8 commenters a brief heads up when they have one minute
9 remaining to help folks be aware of and manage their
10 time. So just note that you will be hearing that
11 through public testimony. And Jason, please go ahead
12 and call the next speaker.

13 MR. McCREA: Speaker 3011, please press
14 star 6 to speak. Speaker 3011 please press star 6 to
15 speak.

16 MR. BESCHER: Yes, can you hear me?

17 MR. LAMBORN: Yes, we can hear you, please
18 go ahead.

19 MR. BESCHER: Great, thank you. My name is
20 Professor Eric Bescher, I am adjunct associate professor
21 in the Material Science Department at UCLA. And I'm
22 speaking today in my capacity as President of the
23 Homeowners Association of the Broadway Hollywood
24 Building in strong opposition to this project. Our
25 building is located on the southwest corner of Hollywood

1 and Vine intersection in the immediate vicinity of the
2 project.

3 And our association represents 96
4 homeowners, the building and the sign on our building
5 are classified LA historical monuments. So we agree
6 with Council Member Ryu and we oppose this project as
7 proposed. Our key concerns are that the Broadway
8 Hollywood Building and its 96 individual owners are
9 completely missing from the list of identified as
10 impacted or potentially impacted as part of the cultural
11 resources analysis. There is an issue with the historic
12 cultural resources threshold. The project would cause a
13 substantial adverse change in the significance of --

14 MR. CAPORASO: One-minute warning.

15 MR. BESCHER: -- historical results
16 pursuant to 150645. There is also an issue with the
17 aesthetic threshold. The project will have a
18 substantial adverse effect on the scenic vista. In
19 addition the building itself, the Broadway Hollywood
20 neon rooftop sign is a historic sign. This has not been
21 taken into account.

22 There's also an issue with the
23 transportation and traffic mitigation plan. We
24 submitted a traffic study that analyzed significant
25 issues in the traffic impact analysis of the EIR,

1 particularly as far as blocking the ingress and egress
2 to and from our building.

3 Finally, we are very concerned about recent
4 USDA studies (unintelligible) a fault line under the
5 current project. We also object to the manner in which
6 this review has taken place in the middle of the
7 pandemic. We request that the City provide threshold
8 analysis for both direct and indirect impact as they
9 relate to the historic Broadway Hollywood Building and
10 its rooftop neon sign. Because of the impact on our
11 community, we object --

12 MR. CAPORASO: That is your time.

13 MR. LAMBORN: Okay.

14 MR. McCREA: Speaker 27 --

15 MR. LAMBORN: That is your time, thank you
16 for your comment. Jason, go ahead.

17 MR. McCREA: Speaker 2767, please press
18 star 6 to speak.

19 MR. SAMUEL: Hello, thank you for your time
20 to talk today. My name's Daniel Samuel and I live and
21 work in Hollywood. I recently just purchased my first
22 condo, I chose Hollywood because of its location, active
23 to transit, its walkability. It's a great neighborhood,
24 but it really feels kind of stuck in time in certain
25 areas.

1 So I strongly support the Hollywood Center
2 proposal. I think the Hollywood Center Project is what
3 LA needs more of. It's elegant, it's glamorous, it
4 brings the surrounding history along with it. What is
5 there now is not what I imagined for the famed area
6 surrounding Capitol Records Building. This area's bleak
7 and really in serious need of renovation. And I really
8 can't think of any -- of a more fitting project to
9 ignite a new era on Hollywood. One note of frustration,
10 we all chose to live in Los Angeles which we all know
11 the earthquake country.

12 MR. CAPORASO: One-minute warning.

13 MR. SAMUEL: It comes with the territory.
14 Listening to project opponents who want like 1970's way
15 of life protected use earthquake as a reason not to
16 build anything is hogwash. It's 2020, we can build
17 these things safely. So for this project, it's an
18 investment in Los Angeles. It's of regional importance,
19 and I urge you guys to support it today, too. Thank
20 you.

21 MR. LAMBORN: Thank you for your comments.

22 MR. McCREA: Speaker 7000, please press
23 star 6 to speak.

24 MS. REDDISH: Hello?

25 MR. LAMBORN: Hello, we can hear you.

1 Please go ahead.

2 MS. REDDISH: Can you hear me? Yeah, I'm
3 Paula Reddish Zinnemann with Park Plus, Inc. I'm a
4 member of the Chamber and we do business in Hollywood.
5 And I concur completely with the Chamber position and
6 everything that I would say has already been said by
7 them except to say that I'm particularly interested in
8 the senior affordable housing. As a senior, I think
9 there, but for the grace of God, (unintelligible) and
10 it's to nice an incredible project that includes us.
11 Thank you.

12 MR. LAMBORN: Thank you for your comments.

13 MR. McCREA: Speaker 7000, please press
14 star 6 -- that's speaker 7000 -- you're unmuted 7000,
15 please speak.

16 MS. SPICOLA: Hi, hello. My name is
17 Stephanie Spicola and I'm the registering agent manager
18 for the Personal Assistant Services Council, also known
19 as PASC. And I'm here to speak in support of the
20 proposed Hollywood Center Project. As one of the
21 leading providers for the in-home supportive service,
22 IHSS program, we serve low-income, elderly, blind or
23 disabled individuals, and we assist them with hiring
24 someone to help them with housework, meal preparation,
25 personal care, all of this in hopes that we can keep

1 people aging in place and living in their communities
2 without having to be moved to nursing facilities or
3 boarding cares.

4 With the global pandemic that is happening
5 right now, it's just that much more crucial and critical
6 that we have shelter and housing for these individuals
7 that we serve. And I believe that the Hollywood Center
8 Project would provide much-needed affordable housing for
9 these people. This project would allow future residents
10 the opportunity to live in a vibrant community that
11 provides access to essential resources such as
12 convenient transportation, well-designed pedestrian
13 experiences and a lot of outdoor space that is otherwise
14 not available. I'm just hoping that you will support
15 this project for the older adult population. Thank you.

16 MR. LAMBORN: Thank you for your comments.

17 MR. McCREA: Speaker 8562, please press
18 star 6 now to speak.

19 MR. TAUBMAN: Hello. My name is Nela
20 Taubman (phonetic), I am a resident of Los Angeles and
21 have been for the entirety of my life, which may not
22 much, but at 32 years old I plan on calling LA my home.
23 I'm currently in the West Adams area, I purchased a home
24 here a few months ago. Safe to say that growing up in
25 LA, Hollywood was not a location that we went to for

1 many reasons, mostly just for the lack of development
2 and cleanliness surrounding what was available, the
3 amount of homelessness as well as the overarching lack
4 of interest that the City had planned to give it.

5 This is why I'm in full support of the
6 Hollywood center. It pains me to hear people, you know,
7 not supporting this simply due to earthquake rules that
8 were made before I was born. The entire purpose of
9 these experts is to not necessarily give you a go ahead,
10 thumbs up or thumbs down, but rather provide you with an
11 accurate as well as understandable grey area where,
12 look, we all live in LA. We all live knowing that
13 there's earthquakes. And I respect their opinions that
14 means we should not build anything, but I also disagree
15 entirely that that's how we should proceed.

16 The Hollywood Center will provide
17 affordable housing for both homeless as well as senior
18 populations, will provide much needed support on the
19 industrial and food entertainment, you know, you name
20 it. And that is why I'm in full support of what they
21 are building and what they should building as soon as
22 possible. Thank you.

23 MR. LAMBORN: Thank you for your comments.

24 MR. McCREA: Speaker 4200, please press
25 star 6 now to speak.

1 MR. WRIGHT: Hello?

2 MR. LAMBORN: Hello, please go ahead.

3 MR. WRIGHT: Hello. Daniel Wright of the
4 Silverstein Law Firm appearing on behalf of "Stop The
5 Millennium Hollywood", a coalition of property owners
6 and tenants within the impact zone of this regionally
7 significant project that requires significant
8 modifications before moving forward. Let the record
9 reflect that we have submitted to the record our
10 comments and objections in a nine-page letter with four
11 exhibits concerning this flawed hearing and project.

12 It is exactly backwards to require the
13 State's public agencies and concerned property owners to
14 testify today on the City's environmental compliance
15 without first having released a completed final EIR.
16 The City not only has not yet completed the EIR process,
17 it has not even dug the new trenches on the project site
18 to investigate the presence of the Hollywood surface
19 rupture earthquake fault, a very significant issue of
20 concern as evidenced by the testimony of Council Member
21 Ryu. If you choose to go forward today, you should be
22 at a minimum assuring the public --

23 MR. CAPORASO: One-minute warning.

24 MR. WRIGHT: -- property owners here that
25 both of these hearings will be continued to a later date

1 to receive more testimony when the final EIR is released
2 to the public. I served as a deputy legal counsel to
3 the Los Angeles appointed Charter Reform Commission. I
4 have more than a passing understanding of how the
5 Charter allocates powers. City Charter Section 560
6 authorizes the City Planning Commission to delegate the
7 task of conducting Constitutionally required hearings so
8 that when all these matters come before the City
9 Planning Commission, it supposedly does not have to
10 listen to the detailed testimony.

11 Therefore, today's hearing and a future
12 hearing is when you, the technical experts, are supposed
13 to be hearing these details. I cannot tell you how
14 disappointing it is to see a published hearing notice
15 that says that people will be limited to 1 or 2 minutes
16 and then unceremoniously cut off when this is the
17 Constitutional time to hear from the public. But as
18 real estate development interests have seized control of
19 our city, our electorates and departments have bowed to
20 their masters and cut down --

21 MR. CAPORASO: Thank you, that is your
22 time.

23 MR. LAMBORN: Thank you for your comments.

24 MR. McCREA: Speaker 8201, please press
25 star 6 now to speak.

1 MR. HALL: Hello, can you hear me?

2 MR. LAMBORN: Yes, please go ahead.

3 MR. HALL: Perfect. Good morning every --
4 sorry, let me move my background. Good morning,
5 everyone. My name is Roderick Hall and I'm the
6 organizing director for Abundant Housing LA. I'm
7 calling in to show support for the Hollywood Center
8 Project. As y'all all know and people have already
9 talked about, LA has both a housing and homelessness
10 crisis and we need more housing especially in more high-
11 opportunity areas so that as people are moving into this
12 region, they have an abundance of options to choose from
13 from where they live and also what type of housing they
14 can stay in.

15 Of course, as y'all all probably also know,
16 the bulk of our housing was built over a hundred years
17 ago. And because of that, the City of LA has grown,
18 it's almost at its capacity for what it was built for so
19 we need to be able to increase density. My
20 understanding is also that City Planning has already --
21 or Building and Code Safety have already --

22 MR. CAPORASO: One-minute warning.

23 MR. HALL: -- all saying that this project
24 was in a suitable area to build. So I just want to
25 reiterate that this project is a great location for

1 housing, it's close to transit, it is also close to
2 multiple bus lines including the DASH. And as we begin
3 to think about a COVID-19 recovery, and as we are
4 thinking about it, housing must be included in that.
5 Thank you.

6 MR. LAMBORN: Thank you for your comments.

7 MR. McCREA: Speaker 1697, please press
8 star 6 now to speak.

9 MR. BOND: Thank you for the opportunity to
10 comment on this project. My name is Sheldon Bond and
11 I'm speaking as an individual. I live in Hollywood and
12 fully support this project and believe it should be
13 approved. We are all struggling enough as it is because
14 of COVID and we need the jobs this project will create
15 to bring back our economy. I moved to the LA area
16 approximately 10 years ago and haven't looked back.
17 Coming from Boston, I'm used to a walkable and bikeable
18 city. I wish Hollywood could do more of those things.
19 It has the subway stops and a lot of things to do, but
20 the pedestrian bicycle experience is lacking in places.
21 This project will take one of those less
22 pedestrian-oriented places and make it a destination.
23 This project combined with the Walk of Fame makeover
24 will take that area to the next level.

25 Personally, I'm increasingly disappointed

1 with the folks who are happy with and advocate for the
2 status quo; those that don't want to see this site
3 improve from the paved asphalt that exists today.
4 Hollywood today is not the Hollywood of 10 years ago and
5 it's certainly not the Hollywood of the '80s. We all
6 can't continue thinking that we deserve parking spaces
7 steps from our destination and 20-minute drives from any
8 two points in the City.

9 If COVID has taught us one thing, it's that
10 people actually enjoy not being stuck in their cars for
11 hundreds of hours per year. People want to live and
12 work and play in Hollywood. And I commend this project
13 for designing something that not only addresses the
14 needs of today but also contemplates the evolution of
15 the area, envisioning a forward-looking project that
16 plans for tomorrow. I am happy to support it and thank
17 you for giving me the floor.

18 MR. LAMBORN: Thank you for your comments.

19 MR. McCREA: Speaker 8680, please press
20 star 6 now to speak.

21 MR. RICHMAN: Hello, my name is Alex
22 Richman and I'm a homeowner near the proposed
23 development. I'm calling in today to support this
24 project. Mixed-use development is exactly what Los
25 Angeles needs. The idea of combining residential with

1 commercial space along transit corridors is a
2 responsible way to grow Los Angeles. We're not growing
3 any more land, but we are seeing more and more people
4 coming in.

5 We also see a city that was built for a
6 different generation in a different time. We have a
7 housing shortage here in LA, an addiction to
8 automobiles, a declining infrastructure and a toxic
9 mindset of preserving nostalgia and refusing to grow.
10 We need to change this and this project is a way to do
11 that. We've been building for years in earthquake
12 country and we're at a point technologically that we can
13 do it safely.

14 Projects like this will bring LA, and more
15 importantly bring Hollywood, into the 21st Century. I
16 urge you to support and I thank you for taking my call
17 today.

18 MR. LAMBORN: Thank you for your comments.

19 MR. McCREA: Speaker 6403, please press
20 star 6 now to speak speaker 6403, please press star 6 to
21 speak. Okay, we'll come back to that speaker. Speaker
22 7985, please press star 6 now to speak.

23 MS. ZEMMETT: Hello?

24 MR. LAMBORN: Hello, please go ahead.

25 MS. ZEMMETT: Hello everybody, my name is

1 Julie Zemmett (phonetic). I am a Hollywood resident. I
2 am speaking today to strongly support this project. I'm
3 originally from France (inaudible) we live happily in
4 LA. And I don't (inaudible) subway and the bus. And I
5 support this project because it is very close to transit
6 and that is where we should be building. Creating more
7 jobs, more homes and more attractions near our mass
8 transit is really the only way that we can effectively
9 address climate change.

10 While using transit, I also notice many
11 senior citizens as fellow riders. This is one of the
12 only ways they have to get around which is why it makes
13 sense and it's really important to have the senior
14 housing near the subway. The addition of the apartments
15 will also be valuable for Hollywood. Just like me, many
16 people want to move to the area need to move to the
17 area, and because of our housing shortage, the cost of
18 doing so make it nearly impossible.

19 MR. CAPORASO: One-minute warning.

20 MS. ZEMMETT: Building more housing is the
21 only way we will address the critical housing shortage
22 that we have here in Los Angeles, and create a Hollywood
23 for everyone. I strongly support this project and I
24 thank you for your time.

25 MR. LAMBORN: Thank you for your comments.

1 Real fast, Jason, before you call the next speaker, just
2 as a periodic reminder, for those of you who may have
3 joined later, if you are interested in speaking and have
4 not yet spoken, please press star 9 on your phone when
5 public comment is open, which it is now. When it is
6 your turn to speak, planning staff will announce the
7 last four digits of your phone number when it is your
8 turn to speak. And once you hear that prompt, you will
9 need to press star 6 to speak. So with that, Jason,
10 please go ahead and call the next speaker.

11 MR. McCREA: Speaker 7115, please press
12 star 6 now to speak.

13 MR. BLUE: Douglas Overton Blue, member of
14 Hollywood Dell Civic Association. Richter (phonetic)
15 himself expressed doubts about the ability of our new
16 adaptations to the earthquake proof. The big one which
17 is described as a 8-pointer is coming, it's on the way,
18 it's overdue. The California geological surveys,
19 they're called gold standard USGS, have both now entered
20 in the fray. 1480 North Vine the green building at the
21 southeast corner Sunset and Vine started leaning when
22 its sandy soil and water combined, it was vacant for
23 years. This same Millennium corporation has a 58-story
24 building as we know in San Francisco that is leaning and
25 sinking.

1 I need to know what the sand, clay and loam
2 ratio is. Liquefaction is a real possibility according
3 to California geological survey. As our lawyers said
4 some years ago when we --

5 MR. CAPORASO: One-minute warning.

6 MR. BLUE: -- that you're building coffins,
7 thousands of people are at risk, they will die if
8 they're sheering go back and forth or up and down. This
9 project may not proceed. It is -- and the history is
10 watching the Council in lock step behind a horrible
11 miscalculation and a moral injustice.

12 MR. LAMBORN: Thank you for your comments.

13 MR. McCREA: Speaker 6403, please press
14 star 6 now to unmute.

15 MS. LANG: Hello, my name is Tanya Lang
16 (phonetic) and I'm a supporter of this project. This
17 project is bold, it's different and it's unlike any
18 Hollywood (inaudible). This may scare some people as
19 change can sometimes be tough to accept. However, this
20 project represents the positive change for future
21 residents, employees and visitors. Given them an
22 opportunity to engage with Hollywood and the Capitol
23 Records tower in new and exciting ways. I'm especially
24 grateful for the affordable senior housing this project
25 will provide. Hollywood has much housing built over the

1 last decade, but little that has been set aside for our
2 aging population. This project will create homes where
3 currently there are just vehicles. Please support this
4 project and move it forward. Thank you.

5 MR. LAMBORN: Thank you for your comments.

6 MR. McCREA: Speaker 2569, please press
7 star 6 now to speak.

8 MS. LANG: Hello. Can you hear me?

9 MR. LAMBORN: Yes, please go ahead.

10 MS. LANG: Hello. My name is Tanya Lang,
11 and I supportive of --

12 MR. McCREA: Ma'am, sorry go ahead.

13 MS. LANG: Hello?

14 MR. LAMBORN: Yes, please go ahead.

15 MS. NGUYEN: I believe -- sorry, this is
16 Mindy Nguyen. I believe that you just spoke.

17 MS. LANG: I think I already spoke, right?

18 MS. NGUYEN: Yes, yes. We're asking for
19 number 2569 to press star 6.

20 MR. McCREA: They are unmuted now. Please
21 go ahead, 2569.

22 MR. LAMBORN: Caller 2569, this is Will
23 Lamborn, Planning, we cannot hear you. Will Lamborn,
24 City Planning. Jason, has that caller lowered their
25 cams? Are we moving on to the next caller, please

1 advise, Jason.

2 MR. McCREA: Sorry about that. Yeah, I
3 don't -- I don't see that number right now. I believe
4 they may either have disconnected or raised their hand
5 and muted themselves. So we'll just move along if
6 that's all right.

7 MR. LAMBORN: Okay.

8 MR. McCREA: Caller 1787, please press star
9 6 to speak.

10 MR. LICHTMAN: My name's Stewart Lichtman,
11 can you hear me?

12 MR. LAMBORN: Yes, we can hear you. Please
13 go ahead.

14 MR. LICHTMAN: I'm a resident of the
15 Hollywood Hills and a MIT advanced graduate with great
16 experience in the construction business. And I am
17 fearful that this project is sweeping past all the small
18 errors to the grand fallacy as did the builders of the
19 Fukushima nuclear site in Japan, as well as other
20 unfortunate examples of ignoring engineering advice
21 about significant dangers. Given the danger of
22 earthquake in this situation I wonder what bond or
23 insurance the developers are required to put up for the
24 potential millions and millions --

25 MR. CAPORASO: One-minute warning.

1 MR. LICHTMAN: -- trillions of dollars of
2 damages that will arise in the event that this
3 unfortunate project proceeds. While I certainly support
4 the benefits, the location is absolutely unacceptable
5 and the failure of the Planning Commission and the
6 government to pay attention to the geological surveys is
7 criminal. And I would caution the members of these
8 decisionmaking bodies that in these days citizens have
9 the ability to bring to account those who make decisions
10 that are dangerous and on (inaudible) should be unwise.
11 So I thank you for listening.

12 MR. LAMBORN: Thank you for your comments.

13 MR. McCREA: Caller 6045, please press star
14 6 to unmute.

15 MR. MORRISON: Hi, this is Mike Morrison.
16 I'm a property owner at the Broadway Hollywood and I
17 speak in support of this project. I'm one of the
18 original owners from 2005. I'm vested in this community
19 because I believed in the vision of a revitalized
20 Hollywood that could become a vibrant neighborhood where
21 people would not want to only visit, but also live and
22 conduct their business. A lot has changed in Hollywood
23 since that time. There's been remarkable community
24 collaboration to build confidence in Hollywood and
25 encourage people to move there, to bring their business,

1 to invest in new development and to bring housing and
2 jobs.

3 The job is certainly not done. And
4 Hollywood still has a lot to go and particularly with
5 this global pandemic, Hollywood has slipped backwards
6 from progress that was so hard fought for over the many
7 years. The project is important, not only that we still
8 believe in the future of this community, but that we
9 value investments that will bring housing, including
10 affordable senior housing and jobs for the future.
11 Thank you for the opportunity to speak.

12 MR. LAMBORN: Thank you for your comments.

13 MR. McCREA: Speaker 8236, please press
14 star 6 now to speak.

15 MS. ARSLANIAN: This is Nyla Arslanian, I'm
16 editor of Discover Hollywood Magazine and a 40-year
17 business owner in Hollywood. I live in the East
18 Hollywood area of Los Feliz. I'm very familiar with the
19 project area. For nearly one hundred years, Hollywood
20 has been a beacon known for its stars and its dreamers,
21 it's been a symbol of achievement of fame and fortune.
22 But it is also been a place with a rich history, notable
23 national and international prominence, countless stories
24 and streets and avenues that reflect and share its
25 unique culture. This I'm happy to see Alternative 8, I

1 think that that's a step in the right direction, but the
2 mega tower is not reflective of the authenticity and the
3 culture and the history of this place.

4 It's our unique asset, the future is in our
5 hands and our unique selling principal could be slowly
6 slipping through our fingers. Ultimately, what could --

7 MR. CAPORASO: One-minute warning.

8 MS. ARSLANIAN: -- occur in our rush for a
9 robust economy could be to kill the goose whose golden
10 egg has sustained us for generations. We are not
11 Century City, we are unique, important, beautiful part
12 of this city, and all that we can all do, working
13 together to enhance it and preserve its authenticity
14 will only raise us all up. Thank you so very much.

15 MR. LAMBORN: Thank you for your comments.

16 MR. McCREA: Speaker 8294, please press
17 star 6 now to speak.

18 MS. RICHMAN: Hi there, my name is Jess
19 Richman. I'm speaking today as a local resident to give
20 my support to the proposed project around the Capitol
21 Records Building. I love the environmentally-friendly
22 nature of this project, this should not be overlooked
23 and this will hopefully become the standard over the
24 exception. The project will have no new net emissions
25 compared to the current site which is fantastic.

1 To know that a couple of parking lots will
2 produce more greenhouse gases than a billion-dollar
3 project that is providing much needed housing and jobs
4 to the Hollywood area shows just how truly special this
5 project is. This is how we need to build moving
6 forward, this is what we have to do. We have to build
7 near transit lines, we have to build dense communities
8 and we have to get out of our cars. This is the only
9 way we're going to have any reverse effect or impact
10 global warming, wild fires --

11 MR. CAPORASO: One-minute warning.

12 MS. RICHMAN: -- and rising sea levels.

13 I'm in support of this project and I urge you to approve
14 it. Thank you for your time.

15 MR. LAMBORN: Thank you for your comments.

16 MR. McCREA: Speaker 4056, please press
17 star 6 now to speak.

18 MR. SIMON: Hi, this is Gregg Simon, the
19 Vice President of the Homeowners' Association at the
20 Lofts at Hollywood and Vine. Can you hear me?

21 MR. LAMBORN: Yes, we can hear you. Please
22 go ahead.

23 MR. SIMON: Okay, hi, thank you. Yeah, I'm
24 calling or speaking on behalf of the Association. We
25 have 68 live-work owners that live in this building only

1 a hundred feet or so away from proposed Millennium site.
2 We wrote a letter to Mindy Nguyen back in June 1st, that
3 we're obviously awaiting a response on, but some of the
4 highlights of what we've brought up, which we feel are
5 very problematic, is that the EIR fails to provide an
6 adequate project description, because the scope and
7 critical details of the project are not -- aren't
8 clearly articulated.

9 It's difficult to follow and understand the
10 intended scope of the project. The DEIR looks at two
11 scenarios, and could be upwards of eight different
12 scenarios, show this non-stable constantly shifting
13 project description --

14 MR. CAPORASO: One-minute warning.

15 MR. SIMON: -- can be compared to EIR
16 rejected by the Court of Appeals, Washoe Meadows
17 Community versus Department of Parks and Recreation,
18 where the agency set forth five different projects
19 without identifying a preferred project. We concur with
20 everything that Council Member Ryu had stated about
21 earthquake problems as well as the Hollywood United
22 Neighborhood Council. And in addition, we are asking
23 that since the DEIR's inadequate and mitigation measures
24 do not fully mitigate the impact of the proposed
25 Hollywood Center Project, cultural resources, traffic,

1 noise and vibration all have significant unmitigated
2 impacts. And other areas such as land use and
3 geo-technical impacts are inadequately evaluated.

4 A proper range of alternatives must be
5 analyzed. The DEIR should be revised and recirculated
6 before any additional consideration is given to the
7 approval of this impactful project. We all want
8 something to be developed there, but the height is
9 what's concerning us. The density is what's concerning
10 us.

11 MR. CAPORASO: That is your time.

12 MR. SIMON: Thank you.

13 MR. LAMBORN: Thank you for your comments.

14 MR. McCREA: Speaker 3982, please press
15 star 6 now to speak.

16 MS. SKARPELOS: Yes, hello? Hello?

17 MR. LAMBORN: Please go ahead.

18 MS. SKARPELOS: Hi, my name is Alexa Iles
19 Skarpelos. I'm a 20-year resident of the Hollywood
20 Dell. I am President of the Hollywood Dell Civic
21 Association and a member of the Hollywood Community
22 Police Advisory Board. My neighborhood is situated just
23 north of the project site. And because we're a hillside
24 community, we have been included in an area that's been
25 designated as a very high fire hazard severity zone by

1 the LA Fire Department. We have limited access points
2 into our neighborhood. The Fire Stations 27 and 82 are
3 the stations that service our neighborhood and in both
4 cases emergency vehicles would have to travel past the
5 project site to respond to calls for service in the
6 Hollywood Dell.

7 Additionally, for years there have been a
8 series of water main breaks in this area and the almost
9 hundred-year-old pipes are overburdened by existing
10 development. I'm also very concerned about the
11 additional earthquake faults identified by the
12 California GS report that was recently released --

13 MR. CAPORASO: One-minute warning.

14 MS. SKARPELOS: -- we live in Southern
15 California and have come to expect that we will
16 confronted with earthquake activity. However, massive
17 high-rise towers are especially vulnerable and dangerous
18 during seismic events. Considering the number of fires
19 burning in California today as this hearing occurs, the
20 seismic issues in this area and the lack of plans to
21 increase or enhance infrastructure, as described in the
22 DEIR, I have a very real concern about how this massive
23 project will potentially impact public safety, both
24 during construction and after completion. Thank you.

25 MR. LAMBORN: Thank you for your comments.

1 MR. McCREA: Speaker 9555, please press
2 star 6 now to speak.

3 MR. LISBERGER: Good morning. Can you hear
4 me?

5 MR. LAMBORN: Yes, please go ahead.

6 MR. LISBERGER: This is Carl Lisberger from
7 Manatt, Phelps & Phillips on behalf of the AMDA College
8 of Performing Arts which shares a property line with the
9 Hollywood Center Project. We have submitted a detailed
10 comment letter on the draft EIR and as we noted there,
11 the Hollywood Center Project could force AMDA to close
12 its doors during the entirety of the multi-year
13 construction period, because the Applicant has refused
14 to adopt feasible mitigation that would permit the
15 school to continue operating at this location during
16 construction.

17 Outside of this brief comment, AMDA has
18 decided not to participate in this hearing. In fact, we
19 question the legitimacy of this hearing, which is being
20 conducted without the final EIR for the project having
21 been shared with the public. Given this, we don't know
22 how our comments on the Draft EIR have been addressed.
23 We don't even know why Alternative 8 is being called out
24 during this hearing. What is the project Applicant
25 moving forward with? The Project or Alternative 8? How

1 can we be expected to comment on the project
2 entitlements without the benefit of the final EIR
3 responses or an explanation of what is going on with
4 Alternative 8?

5 MR. CAPORASO: One-minute warning.

6 MR. LISBERGER: As with Millennium One,
7 once again, the Applicant is hiding the ball and making
8 it impossible for the public to meaningfully participate
9 in the entitlement and environmental review process for
10 this project. We will not pretend that the public's
11 comments are being accorded any respect under this
12 rushed process. This is not the way to handle what may
13 be Hollywood's most important project ever. We expect
14 the City to conduct another public hearing once the
15 final EIR is released and plan to participate at that
16 time. Thank you.

17 MR. LAMBORN: Thank you for your comments.

18 MR. McCREA: Speaker 4563, please press
19 star 6 now to speak.

20 MR. DYER: Hi, this is Brian Dyer. I'm a
21 stakeholder, I'm also the Hollywood Hills West
22 Neighborhood Council Area 3 representative, although I
23 cannot speak on their behalf according to our bylaws,
24 but I do support David Ryu's Office and Hollywood
25 Heritage's more than 30-page response which is not being

1 talked about here, including that this project is still
2 under the existing Hollywood community plan. So it
3 doesn't meet -- the Project doesn't meet that plan.

4 Also Hollywood Heritage won a lawsuit and
5 has certain jurisdictions north of Hollywood Boulevard.
6 So that study is very important. I also support
7 Mr. Wright's point in the public has a Constitutional
8 right to know and these hearings have not handled it.
9 Planning could have legally in the process extended the
10 initial comment period according to the EDRC (phonetic)
11 of California but they decided not to. They could've
12 done it for at least two more weeks.

13 The California Subdivision Map Act required
14 the 10-day notification for materials presented and
15 metadata of the pdf we're looking at of DPP82152 shows
16 it was prepared on August 20th, 2020, and not
17 distributed until that date. The CGS and the USGS study
18 post date group delta study, group delta study was done
19 during the Huizar-Englander regime --

20 MR. CAPORASO: One-minute warning.

21 MR. DYER: -- the corruption which we know
22 (inaudible) by the FBI. Planning could have legally in
23 the process extended the period from 45 days again, but
24 they decided not to. We all want a better Hollywood and
25 it saddens me that the safety of the homeless are being

1 used as a leverage point. When a earthquake happens
2 when this project is built over the fault, we will have
3 thousands of homeless. This is not the answer to
4 homeless or housing.

5 I would not like to see a similar disaster
6 happen and have the National Guard again called out to
7 help save people, pull them out from rubble, or watch a
8 building being split like the Veterans Hospital and the
9 Sylmar Hospital. This project 100-fold will happen by
10 building over an active fault. Especially with the
11 podium design as seen in the slides. It is not the
12 City's responsibility to bail out another bad real
13 estate purchase no matter how much money they throw at
14 our Presidential race.

15 It is the City's responsibility to protect
16 the safety of its people, it is very good that the
17 Planning is looking at the CGS document, they should as
18 well look at the United States GS study which supports
19 the CGS letter. Group delta study could be seen as
20 negligent --

21 MR. CAPORASO: Thank you, that is your
22 time.

23 MR. LAMBORN: Thank you for your comments.

24 MR. McCREA: Speaker 9008, please press
25 star 6 now to speak.

1 MR. SCHWEITZER: Hi, can you hear me?

2 MR. LAMBORN: Yes, please go ahead.

3 MR. SCHWEITZER: Thank you. My name is Ted
4 Schweitzer (phonetic) and I'm a resident on Beachwood.
5 The address is 2218 North Beachwood Drive, I've been
6 there for seven years and I'm a long-time resident. I
7 chose Hollywood because it's exciting and vibrant and
8 the huge surface parking lots do not add to the interest
9 or vibrancy or history of Hollywood. They're a thing of
10 the past and hopefully will be phased out in the future.
11 So I think they should be replaced.

12 The proposed project has several buildings
13 which are really interesting. In a city that's growing
14 the only way to reduce traffic in the future is to have
15 more housing in places that can take it such as high
16 transit nodes. And this project does that and adds
17 affordable housing and I think not enough attention has
18 been paid to the fact that there will be over 130
19 affordable housing units. And I think each one of those
20 improves the livability of our city. And not to mention
21 the rest of the environmental design benefits, bike
22 infrastructure, historic preservation, et cetera. The
23 project is multifaceted.

24 Now, while some of the opponents today
25 ignore those benefits, one item seems to be on top of

1 their minds which is earthquakes. And I'm a little
2 puzzled by the concern of some of the neighbors
3 particularly those in the Hills have with the threat of
4 earthquake. We all know they come in LA, it would be
5 much better to have a newly-constructed building
6 utilizing the latest in engineering technology to make
7 it safe during a seismic event.

8 If we can build the Golden Gate Bridge, we
9 certainly have the technology to build anywhere in Los
10 Angeles. And of course, it's natural that anyone would
11 be worried about a earthquake but in this instance it
12 seems that the fears are misplaced and are simply to
13 halt progress --

14 MR. CAPORASO: Thank you. That is your
15 time.

16 MR. LAMBORN: Thank you for your comments.

17 MR. McCREA: Speaker 7804, please press
18 star 6. 7804.

19 MR. MADRIN: Hello, can you hear me?

20 MR. LAMBORN: Yes, please go ahead.

21 MR. MADRIN: Hi, my name is Casey Madrin
22 (phonetic), I'm a Hollywood resident, I'm speaking today
23 on behalf of United Neighborhoods for Los Angeles. I
24 just like to address one aspect of the EIR. The crime
25 stats given in the public services police section of the

1 EIR are false. The EIR says that there were 4,630
2 crimes committed in Hollywood in 2017. It says the
3 population served by the Hollywood Division is 300,000.
4 And based on the figures it calculates a per capita
5 crime rate of .015. All these figures are grossly
6 inaccurate. Actual LAPD totals showed 6,240 crimes in
7 Hollywood in 2017, and the actual population served by
8 the Hollywood Division is 165,000.

9 Using the actual numbers we get a .037 per
10 capita crime rate in Hollywood, almost -- actually twice
11 the rate that is calculated by the EIR. Every Hollywood
12 area EIR reviewed by you and (unintelligible) for over
13 the past two years seriously underestimates crime in the
14 Hollywood area. This appears to be a deliberate attempt
15 to misrepresent crime in the Hollywood area. For this
16 reason --

17 MR. CAPORASO: One-minute warning.

18 MR. MADRIN: -- the public services -- for
19 this reason, the public services section of the EIR must
20 be recirculated. Thank you.

21 MR. LAMBORN: Thank you for your comments.

22 MR. McCREA: Speaker 7862, please press
23 star 6 now to speak.

24 MS. LEDDING: Hi, this is Mary Ledding.

25 I'm a resident in the Hollywood area. Firstly, I object

1 to this project moving forward and being built over an
2 earthquake fault and I agree with the concerns expressed
3 by the geologic survey, Councilman Ryu, as well as those
4 expressed by AMDA. Secondly, I live in the Hollywood
5 Hills just north of the Project for over 45 years and I
6 object to the height of this project as it's out of
7 character with the Hollywood development and community
8 plans.

9 It vastly overshadows the signature
10 architectural icon the Capitol Records Building.
11 Instead of enhancing that signature building, it will
12 dwarf and obscure it. If anybody saw the movie Up, it
13 will make this symbol of Hollywood look like
14 Mr. Henderson's tiny, little old house. This is not the
15 image of Los Angeles should depict to the world and
16 approving this massive height project will permanently
17 delete a Hollywood landmark, no matter how wishfully the
18 developers like to describe it otherwise.

19 Thirdly, I object to the developer's
20 request to increase the FAR. While it is fine to ask
21 for a minor increase in the senior housing units,
22 there's no reason or basis to omit balconies and
23 terraces from FAR calculations.

24 MR. CAPORASO: One-minute warning.

25 MS. LEDDING: Balconies and terraces were

1 well known when the current FAR Rules were written and
2 the lawmakers could have easily included those
3 exemptions if that was their intent. This development's
4 way out of scale for the area.

5 Fourthly, the project is a mixed-use
6 project but ran through as a major development of
7 housing. Yet, there is no reason why a primarily
8 housing development should need 12 alcoholic beverage
9 licenses. They are punching their ticket to pass go by
10 adding some senior housing units but it is not for the
11 seniors that they're asking for 12 alcohol licenses.
12 This is a thinly-bailed attempt to bring more bars and
13 drinking to the Hollywood party scene and more bars and
14 drinking lead to more rowdy behavior, crime, DUIs and
15 the kind of activity that is inconsistent with housing
16 and family life. If the developers need 12 alcohol
17 licenses let them apply and get them as any other
18 business would, one at a time.

19 Lastly, I object to the haul routes that
20 are proposed. Even the northbound 101 onramp at Ivar
21 was disrupted and interfered with local and business
22 traffic accessing the 101 Freeway both ways for years as
23 this project is being constructed.

24 MR. CAPORASO: Thank you, that was your
25 time.

1 MR. LAMBORN: Thank you for your comments.
2 Just real fast again, and we'll do this periodically,
3 just to quick reminder if anyone has recently joined the
4 call, if you're interested in speaking, please press
5 star 9 on your phone. When it is your turn to speak,
6 planning staff will announce the last four digits of
7 your phone number. When it is your turn to speak if you
8 have not already spoken. Once you hear that prompt, you
9 will need to press star 6 to speak. And with that,
10 Jason, please go ahead and call the next speaker.

11 MR. McCREA: Speaker 7531, please press
12 star 6 now to speak.

13 MR. CHU: Hello, my name is Joshua Chu.
14 And I'm a local college student who's been following the
15 Hollywood Center story closely since I first read about
16 it in LA Times several years ago. I wanted to voice my
17 support for the project because I believe that it
18 represents an opportunity to address some of the city's
19 most pressing issues. A city needs to develop more
20 affordable housing units closer to public transit spots
21 to genuinely start tackling the housing crisis and give
22 individuals an opportunity to lower their carbon
23 footprint. I'm fortunate that my grandparents have
24 secure housing, but we should be doing everything in our
25 power to ensure the same for the 58 percent of LA senior

1 citizens who are severely rent burdened. There's been a
2 lot of focus on building not just housing, but
3 affordable housing in our city centers. This project
4 does exactly that. I think that stopping this project
5 only hurts this city's chances in making any significant
6 progress in the right direction.

7 The need to build more affordable housing
8 more densely around public transit is clear. This is a
9 huge opportunity that should not be passed up. Thank
10 you for your time.

11 MR. CAPORASO: One-minute warning.

12 MR. LAMBORN: Thank you for your comments.

13 MR. McCREA: Speaker 0823, please press
14 star 6 now to speak.

15 MR. GADD: Hi, this is David Gadd. I'm the
16 President of the Argyle Civic Association. I'm speaking
17 on behalf of the Association. We're the local
18 stakeholders most directly affected by this project.
19 Our Board of Directors has voted unanimously to oppose
20 the Hollywood Center. Two of our major concerns are as
21 follows. Number one, the Project is, as many people
22 have already noted, directly over an earthquake fault.
23 Both State of California geologists and US Government
24 geologists have said this could lead to a massive
25 magnitude 7 earthquake as was recently brought to public

1 attention by Robert Silverstein.

2 It's amazing that only 1 person so far has
3 mentioned Millennium's infamous leaning tower of San
4 Francisco which to us is proof enough of the shortcuts
5 that Millennium is willing to take with these projects,
6 placing the lives of local residents and visitors in
7 jeopardy.

8 Number two, the Draft EIR for the project
9 has found that the traffic impact of the project will
10 be, quote, less than significant. This is not only a
11 complete joke but also a slap in the face to --

12 MR. CAPORASO: One-minute warning.

13 MR. GADD: -- everyone who lives in the
14 residential areas north of Franklin. We local residents
15 know that the enormous Hollywood Center Project will
16 bring massive and entirely unacceptable amounts of
17 traffic to local streets, intersections and freeways
18 with its projected 5,000 plus vehicle trips in and out
19 daily.

20 This is absolutely unacceptable to us. Our
21 other reasons for opposing the project include strain on
22 infrastructure, drastic reduction of neighborhood
23 parking, blocking of sight lines and not least of all
24 the fact that the stakeholders were only given 45 days
25 in the middle of the COVID pandemic to respond to the

1 Draft EIR in spite of numerous requests for extensions.

2 Thank you.

3 MR. LAMBORN: Thank you for your comments.

4 MR. McCREA: Speaker 7057, please press
5 star 6 now to speak.

6 MS. CASHEL: Hello, hello, can you hear me?

7 MR. LAMBORN: Hello, yes, please go ahead.

8 MS. CASHEL: Okay, great. Hi my name is
9 Joan Cashel and I'm a member of the Upper Nichols Canyon
10 Neighborhood Association, also a member of the Hillside
11 Federation which represents over 40 hillsides in the
12 Hollywood and Los Angeles area. Thank you first for
13 stating at the beginning of this that there was no
14 decision that's going to be made today. I support the
15 previous concerns and I'm not going to go into detail
16 because I think many people already have about the
17 safety, the transportation, but the one point that I
18 think I'd like to focus on, for those of you who support
19 this because of affordable housing, please note in the
20 facts that are being presented, there are two major
21 buildings, 36 stories, 47 stories. The Capitol Building
22 is only 13 stories. They are asking for 11 percent
23 senior housing if they get waivers and entitlements for
24 this project. So we're talking about 133 senior --

25 MR. CAPORASO: One-minute warning.

1 MS. CASHEL: -- thank you -- 133 senior
2 housing units, 800 affordable housing, but as we all
3 know, the affordable housing is defined by the rent, and
4 that is not necessarily affordable in this. So I would
5 say that this project needs reevaluation, it's not okay
6 to get waivers and rule changes for something that still
7 needs to be sussed out. And thank you very much.
8 That's it.

9 MR. LAMBORN: Thank you for your comments.

10 MR. McCREA: Speaker 2958, please press
11 star 6 now to speak.

12 MS. VU: Hello, my name is Kathy Vu. And
13 I'm speaking on behalf of Aids Healthcare Foundation
14 about the negative effects that will rise from increased
15 traffic flow. So according to historic traffic volume
16 data in 2017, an average of 414,000 people traveled on
17 the 101 Freeway along the exit scour Hollywood and
18 Sunset and Western per day. These exits are the nearest
19 to where the towers are going to be built and adding a
20 major construction to this area of Los Angeles would
21 only increase the average traffic not only the freeway
22 but the surrounding streets as well. This increased
23 traffic and commute time would not only negatively
24 affect residents' mental health, but their physical
25 health as well.

1 Idle commuters sitting in traffic and
2 nearby workers and residents would be exposed to more
3 car exhaust and air particles from the construction
4 site. Furthermore, this traffic and construction will
5 only slow down emergency response times for law
6 enforcement, fire departments and paramedics. In a city
7 frequently battling wildfires and now the current COVID
8 pandemic, we cannot afford to obstruct first responders.

9 MR. CAPORASO: One-minute warning.

10 MS. VU: It's important to note that
11 increased traffic will continue even after the
12 construction is done. The proposed pedestrian areas on
13 Vine Street would limit traffic flow as well and
14 continue the effects mentioned before. Thank you.

15 MR. LAMBORN: Thank you for your comments.

16 MR. McCREA: Speaker 9187, please press
17 star 6 now to speak.

18 MR. ARREDONDO: My name Ishmael Arredondo.
19 I'm the neighborhood Argyle Civic Association, I live
20 here for 24 years. This is not a issue of housing or
21 businesses, this is an issue of the worth we have of
22 United States of America, the beacon that is the Capitol
23 Records tower, it belongs not just to the Los Angeles
24 but to California, it belongs to the whole United
25 States, it belongs actually to the whole world. You

1 want to recreate St. Patrick's cathedral surrounded by
2 skyscrapers, it's not okay. I will not say more because
3 we already -- the Argyle Civic Association has stated
4 the statements that I have in my mind, but this is
5 another issue that the other lady who spoke about the
6 golden goose. That's what you want to do, you want to
7 kill the goose here. Do not stop -- stop the situation,
8 this is not about housing, it's not about business.
9 It's about our work and health in the United States and
10 the whole world.

11 MR. CAPORASO: One-minute warning.

12 MR. ARREDONDO: This is crazy that you
13 allowing this stuff to be going through even when the
14 DEIR is not even taken place completely. You had enough
15 information from the department there which the
16 California geological survey, what is the matter with
17 you guys? You have no right to do this. You have no
18 right to do this to the world, to the United States of
19 America. Thank you.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: Speaker 6578, please press
22 star 6 now to speak.

23 MS. HISTOBA: Hi, do you hear me?

24 MR. LAMBORN: Yes, we can hear you, please
25 go ahead.

1 MS. HISTOBA: Hello. Yes, hi. Hello, my
2 name is Angela Histoba (phonetic) and as a disabled
3 senior I support the Hollywood Center. I'm so happy to
4 see a project that will bring homes and jobs to this
5 community. I'm especially grateful for the affordable
6 senior housing it will bring. This is something I'm
7 interested in as many older adults struggle on a daily
8 basis to find and maintain their housing. Actually, if
9 it were affordable, this affordable, this will future
10 live. Hollywood Center have included over 130 units for
11 older adults for the sake of the future residents who
12 cannot be here today, please do not delay this unit and
13 the project. The entire design is a vast improvement
14 over the properties in current condition and --

15 MR. CAPORASO: One-minute warning.

16 MS. HISTOBA: -- that can -- that could be a
17 positive (unintelligible) to City that needs it now more
18 than ever. And thank you so much for your time.

19 MR. LAMBORN: Thank you for your comments.

20 MR. McCREA: Will and members of the
21 public, I'm calling the callers in order they've raised
22 their hand. The next caller does not have a digit that
23 I can address them with. I believe they may be calling
24 from a private number. I'm going to move on and try to
25 get to you at the end. I have no means by which that

1 I'm aware of to prompt you to speak. So I don't -- I
2 don't know who I'd be calling on. I just wanted to let
3 Will and members of the public know that. So the next
4 caller is 4222, please press star 6 now to speak.

5 MR. MILLER: Good morning. I'm Ron Miller
6 Executive Secretary of the LA Orange County Building and
7 Construction Trades Council. We stand in support of
8 this project and also Alternative 8. This is a true
9 live, work and walkable community project. This is just
10 what Hollywood needs and I have thousands of members
11 that live in the area that would love to occupy this
12 building once it's complete. It's very close to the
13 transit terminals, and it's a true live, walkable unit
14 project. And we support Alternative 8. Thank you.

15 MR. LAMBORN: Thank you for your comments.

16 MR. McCREA: Sorry. Speaker 7669, please
17 press star 6 now to speak.

18 MS. ORTON: Can you hear me? Hello?

19 MR. LAMBORN: Yes, we can hear you. Please
20 go ahead.

21 MS. ORTON: Thank you. I'm commenting from
22 St. Barnabas Senior Services and we run the Hollywood
23 Senior Center located at 5170 Santa Monica Boulevard.
24 My name is Brandi Orton and I'm the Director of
25 Government Relations and Advocacy for St. Barnabas. I'm

1 here to speak in strong support of the Hollywood Center.
2 We have run the Hollywood Senior Center for more than 10
3 years and can speak to the need for affordable housing
4 for seniors in the Hollywood area.

5 We provide case management to seniors in
6 the Hollywood area and we report that seven out of every
7 ten seniors who walk through our door have a housing
8 related issue. Of those seniors, we are seeing three to
9 five per month who are falling into homelessness for the
10 first time in late life due to rising rents and limited
11 availability of affordable units.

12 And in addition, we are seeing
13 approximately seven seniors per month who will be
14 homeless in the next year at the next rent raise. Let
15 me repeat that. Three to five Hollywood residents per
16 month who are currently falling into homelessness, and
17 another seven per month facing homelessness within one
18 year.

19 MR. CAPORASO: One-minute warning.

20 MS. ORTON: With data like this, you can
21 see why senior homelessness is the fastest growing of
22 the homeless populations and this trend is only expected
23 to increase. Our case managers have little to no
24 affordable housing options to provide these seniors.
25 The unique affordable housing is tremendously great in

1 this area. As a gerontologist, I can speak to the grave
2 detriment caused to seniors when they were moved out of
3 the communities that they have resided in for decades.

4 Forcing a senior to leave their community
5 means forcing them to leave their health providers,
6 their social supports and fabric of community to which
7 they have belonged to for decades. At any other age,
8 making a move out of your community to seek affordable
9 housing causes harm, but for older adults it is even
10 more impactful. The biological psychological and
11 sociological impact caused to seniors when forced to
12 move out of their neighborhood often causes irreparable
13 damage.

14 We need to support developments like this
15 that are developments done right, which are
16 self-regulating inclusionary zoning to themselves which
17 is what we perceive to be a solution to the housing
18 crisis. We stand in full support with the Hollywood
19 Center and we the applaud you for engaging Menorah
20 Housing --

21 MR. CAPORASO: Thank you, that's your time.

22 MR. LAMBORN: Thank you for your comments.

23 MR. McCREA: Okay. I just want to
24 apologize. It appears that I do have a way to prompt
25 you, so to me, it's caller User Number 2, I'm unsure

1 exactly any other way to refer to you, but I'm going to
2 ask you to press star 6 now and try to prompt you.

3 MS. DODGE: Good morning. I'm Marian
4 Dodge, Chairman of the Hillside Federation. The
5 Federation cannot believe that the City is holding this
6 hearing when the EIR has not been released. This action
7 is highly irregular and questionable. The public is
8 being denied the right to make meaningful comment. The
9 complete draft EIR with the new geological study should
10 have been recirculated. The hearing should have been
11 rescheduled until after the Applicant has decided which
12 project it is proposing and all the documents are
13 reviewed and included in the EIR.

14 The Federation cannot believe that the City
15 is considering building such a massive project on top of
16 known earthquake fault lines. The California geological
17 survey found new earthquake fault lines requiring
18 additional investigation. As you stated, this is a
19 serious public safety issue. So why are you rushing
20 this entire project?

21 The Federation cannot believe that the City
22 is pushing this project forward so rapidly with apparent
23 disregard for CEQA process --

24 MR. CAPORASO: One-minute warning.

25 MS. DODGE: The FBI is still investigating

1 corruption in City Hall and still issuing indictments.
2 One would think that the City would follow procedure to
3 the letter with generous opportunity for public review
4 and comment to show that they are squeaky clean. The
5 City needs to slow down and do a thoughtful
6 comprehensive review of the project. Thank you.

7 MR. LAMBORN: Thank you for your comments.

8 MR. McCREA: Speaker 6211, please press
9 star 6 now to unmute. You're unmuted. Please go -- --
10 speaker 6211 you're unmuted, please proceed. You're
11 unmuted, please proceed.

12 MR. GARRIOTT: Okay, can you hear me?

13 MR. LAMBORN: Yes, we can hear you. Please
14 go ahead.

15 MR. GARRIOTT: Yeah, my name is Craig
16 Garriott from the Southwest Regional Council of
17 Carpenters Local 721. I work in Hollywood and I see the
18 people struggle, they need work, they need a purpose.
19 This project creates both. I'm in support of this
20 project moving forward. I'm also in support of the
21 Alternate 8 which increases jobs on this project.
22 Because of the pandemic so many people have lost jobs
23 and livelihoods, we must be creative and supportive of
24 large projects that gets citizens back on their feet and
25 back to work. This project creates permanent and

1 temporary jobs by investing \$1 billion into our
2 community and economy.

3 This project will also create 133 units for
4 senior citizens at risk and low-income housing. This is
5 a moment we as the people can seize to improve in our
6 dire situation, and we should let nobody oppose this
7 project and the life-changing jobs and housing so deeply
8 needed by the Hollywood community. It also adds that
9 walkable space that I would like in the Gas Lamp in San
10 Diego that creates so many job opportunities, so many
11 opportunities for the community. We can't keep on with
12 the antiquated thinking that we can't build --

13 MR. CAPORASO: One-minute warning.

14 MR. GARRIOTT: -- that's old thinking that
15 needs -- and we need to be progressive, we need to grow
16 our communities and we need to make sure that everybody
17 has a viable option for work and the construction trades
18 that work in the City get to work in their city and
19 thrive in their city. Thank you very much. Bye.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: Caller 2537, please press star
22 6 now.

23 MS. BERGER: Can you hear me?

24 MR. LAMBORN: Yes, please go ahead.

25 MS. BERGER: Hello, okay. My name is Terry

1 Berger (phonetic). I'm the past President of the
2 Hollywood Dell Civic Association, a neighborhood
3 directly adjacent to the project and comprised of over
4 1,100 apartments condos and homes. We object to and
5 have filed comments on the project for a number of
6 reasons including a type, size and lack of available
7 infrastructure to handle traffic, water, fire and
8 earthquake issues.

9 I will speak on one traffic issue today.
10 The intersection of Franklin and Argyle. There are two
11 items that impact our neighborhood, the south signal
12 traffic should go before the north signal traffic.
13 Currently, it's the other way around and when north
14 traffic goes the cars fill up in the intersection as
15 they can't fully load onto the 101 northbound onramp.
16 And the south traffic signal has a very short light and
17 we miss the light entirely during peak traffic hours
18 with cars stuck in the intersection.

19 I would also note that Councilman Mike
20 Bonin was able to get the local traffic signals to sync
21 with the 405 Freeway, at Sunset and the 405 Freeway so
22 we know that this can be accomplished. As a side
23 comment --

24 MR. CAPORASO: One-minute warning.

25 MS. BERGER: -- we agree entirely within

1 Marian Dodge and Robert Silverstein's comments today.

2 Thank you.

3 MR. LAMBORN: Thank you for your comments.

4 MR. McCREA: Participant 8021, please press
5 star 6 now to speak. Caller 8021 --

6 MS. ROSE: Hi, my name is Meghan Rose and
7 I'm calling in support of this project. I'm with an
8 organization called LeadingAge California and we
9 represent over 600 nonprofit providers of senior care
10 services and affordable housing throughout the State of
11 California. There's never been a greater need for
12 senior housing and as our senior population grows, this
13 need will grow too. Currently, one in four older adults
14 rely on social security as their primary income. The
15 average monthly social security income is about \$1,500,
16 and the fair market rent for a one-bedroom apartment in
17 Los Angeles is also \$1,500.

18 Not only does this make housing out of
19 reach for many older adults, but it forces them to make
20 impossible decisions between housing, food and
21 medication. Currently, there's about 2/3 of older
22 adults who need affordable housing and cannot access it.
23 In California over 1.2 million older adults are rent
24 burdened, and of those 700,000 are severely rent
25 burdened, meaning they pay more than half of their

1 income towards housing costs.

2 MR. CAPORASO: One-minute warning.

3 MS. ROSE: Affordable housing providers
4 report that their wait lists are three to five years
5 long and in some cases closer to ten years long. When
6 an older adult looking for affordable housing it's not a
7 matter of helping them get into a unit, it's more of a
8 matter of finding an open wait list for them to get
9 onto. Our older adults people with disabilities having
10 the foundational component of a continuum of care.

11 Older adults have higher instances of
12 chronic conditions and frailty and without a safe,
13 stable place to live it's difficult for them to receive
14 proper and effective preventative care and treatment.
15 Housing linked with supportive service such as what's
16 proposed in this project help older adults live longer,
17 more independent lives and help them avoid unnecessary
18 and premature placement in skilled nursing facilities.
19 This project will provide critical community developed
20 benefit that will help older adults fully engage in
21 their community by linking them to services,
22 transportation and community open space. Thank you.

23 MR. LAMBORN: Thank you for your comments.

24 MR. McCREA: Excuse me, sorry about that.

25 Caller 5425, please press star 6. Sorry excuse me.

1 5425, please press star 6. You're unmuted, please
2 proceed.

3 MS. TOLLEY: Oh, hi there, can you hear me
4 now?

5 MR. LAMBORN: Yes, please go ahead.

6 MS. TOLLEY: Oh, perfect, perfect, sorry
7 about that. Good morning. I am Lorna Tolley
8 (phonetic), I'm from the Aids Healthcare Foundation and
9 I am in strong opposition to the construction of the
10 Millennium Hollywood Center Project. I currently rent
11 in CD2 and I work in CD13 and CD4. The lack of
12 environmental impact report indicates to me that the
13 developers have not done their proper research on the
14 impact to Hollywood, the neighborhood, the traffic and
15 the local fault lines.

16 This project was initially approved by City
17 Council members who are currently under FBI
18 investigation, which seems to me like this project needs
19 to be reevaluated as do many of the projects that fall
20 under Huizar-Englander.

21 I work in public health so my personal
22 concern is for the people who live and work in this
23 area. The neighborhood is already crowded. California
24 is in the midst of a homelessness crisis. The rents are
25 high, the streets are tight and the sidewalks are dirty.

1 And another massive project isn't going to eliminate
2 those problems.

3 Instead, we will have a long period of
4 construction which will be bad for the air quality, the
5 street traffic, freeway traffic and the foot traffic.
6 This site is close to a major congested freeway that
7 already bears the burden of being the only freeway in
8 Hollywood. With local high rents, I am highly
9 interested in the affordable housing units that are
10 being built into this project for the seniors. I urge
11 the towers to include more affordable housing and I
12 support --

13 MR. CAPORASO: One-minute warning.

14 MS. TOLLEY: -- I support any additional
15 affordable housing that is being made available. So
16 please include units that are for veterans, the
17 disabled, families, single parents and people living
18 with a low socioeconomic status. It's sort of a
19 misnomer to assume that we need more housing. What we
20 actually need in the United States is more affordable
21 housing. According to the California Housing
22 Partnership we need 1.3 million affordable rental homes
23 to be able to meet the current demand. And that is not
24 accounting for the rise in homelessness, which we've
25 heard in some of the other presentations as well as all

1 the homelessness that we're probably going to see when
2 we -- eviction proceedings run up next week.

3 And let us be reminded that this is a
4 sister project to San Francisco's Millennium Towers
5 which has already sunk 18 unanticipated inches into the
6 ground and is leaning 14 inches northwest. Don't rush
7 this project, please wait for the impact report. Thank
8 you so much for your time. And I agree with all -- and
9 adopt all previous comments that are in opposition to
10 this project. Thank you.

11 MR. LAMBORN: Thank you for your comments.

12 MR. McCREA: Speaker 7485, please press
13 star 6 now to speak.

14 MS. GORDILLO: Good morning. My name is
15 Kitty Gordillo, and I'm the Executive Director for the
16 Hollywood Police Activities League, and am pleased to
17 support MP Los Angeles's proposed Hollywood Center
18 Project. I'm born and raised in Los Angeles, I've
19 worked in the Hollywood community for over 20 years and
20 have been a witness to so many changes as far as where
21 we've come in the community. You know, the '80s was
22 scary, we are still in a period of renaissance right now
23 and this project is taking us to the next step. As far
24 as the additional housing that it's going to be
25 providing, specific units that are for seniors, the

1 mixed-use with regards to commercial space, businesses,
2 office space, their lay outs which is lead gold
3 certified --

4 MR. CAPORASO: One-minute warning.

5 MS. GORDILLO: -- footprints is wonderful
6 and MP Los Angeles has been a wonderful community
7 partner for so many years. I strongly support this
8 project and agree with all those who are in support of
9 the project as well. Thank you so much for your time.

10 MR. LAMBORN: Thank you for your comments.

11 MR. McCREA: Caller 5087, please press star
12 6 now to speak.

13 MR. CURRAN: Yes, hello. This is Brian
14 Curran from 501 South Plymouth Boulevard representing
15 Hollywood Heritage. In the absence of the project's
16 Draft EIR, Hollywood Heritage currently stands in
17 opposition to the Hollywood Center Project. This is due
18 to its potential adverse and direct and indirect impacts
19 upon historic resources in the immediate and near
20 vicinity including the Capitol Records Complex, the
21 Pantages Theatre, the Walk of Fame and the Hollywood
22 Avalon as well as the lack of proper mitigations to
23 ensure preservation and protection of historic resources
24 during and after the project's completion. Hollywood
25 Heritage also finds that the project's oversized and out

1 of scale with its historic locations, it conflicts with
2 existing land use and urban design plans and is double
3 the size that current zoning allows and is vague about
4 public benefits commensurate with the size of the
5 requested entitlement.

6 The Applicant also does not adequately
7 address the obligations outlined in the Hollywood
8 Redevelopment Plan which remains in force. Hollywood
9 Heritage looks forward to the release of the FEIR to
10 assess how the --

11 MR. CAPORASO: One-minute warning.

12 MR. CURRAN: -- Applicant addresses our
13 concern, specifically the preservation of the Capitol
14 Records Complex. As for Alternative 8, Hollywood
15 Heritage appreciates that the Applicant is offering to
16 reduce the size of the east building and adapt its
17 design more appropriate to its urban context, but
18 remains concerned that the size and scale of the west
19 tower. Finally, Hollywood Heritage shares the view of
20 Councilman Ryu of CD4 and his concerns about safety.
21 Thank you very much.

22 MR. LAMBORN: Thank you for your comments.

23 MR. McCREA: Speaker 9083, please press
24 star 6 now to speak.

25 MS. FLASNER: Hello, can you hear me?

1 MR. LAMBORN: Yes. Please go ahead.

2 MS. FLASNER: Yeah, hi. My name is JoAnne
3 Flasner (phonetic) and I'm a Hollywood resident who
4 lives close to the proposed project, and I'm in full
5 support for various reasons. We need more senior
6 housing, there is just a lack of available units within
7 Hollywood, long waiting lists, rising rents being priced
8 out of places. So this is really, really important for
9 a certain population. On top of which we need more
10 development.

11 I'm from New York I mean, this is like,
12 when I got here, I never saw any development going on
13 for many, many years visiting as my brother lives here.
14 We need more development, we need good better retail, we
15 need supermarkets other than Trader Joe's. We need --
16 Hollywood Boulevard needs to be redeveloped. I mean,
17 the whole area needs to be redeveloped, brought to
18 speed. And I think this project will start the ball
19 rolling in terms of --

20 MR. CAPORASO: One-minute warning.

21 MS. FLASNER: Thank you. I think the
22 Project will start having people realize that we need to
23 do more, not less, and expand and make this into a great
24 retail, food, market, everything. I support it
25 completely. And I hope it goes forward. Thank you very

1 much.

2 MR. LAMBORN: Thank you for your comments.

3 MR. McCREA: Caller 0663, please press star

4 6 to unmute. 0663, please press star 6 now to speak.

5 MR. EPSTEIN: Good morning, can you hear
6 me?

7 MR. LAMBORN: Yes, please go ahead.

8 MR. EPSTEIN: My name is Aaron Epstein, I
9 do not live in the Hollywood Hills, I'm a commercial
10 property owner on Hollywood Boulevard. I have been a
11 live witness to disastrous 1934 Long Beach earthquake,
12 the 1971 Sylmar earthquake and the 1994 North Ridge
13 earthquakes. Earthquakes have and will continue to
14 happen in Los Angeles.

15 The developer has a similar operation
16 project in San Francisco that is now on sinking grounds.
17 I am concerned that this project is planned to be built
18 over existing earthquake faults, which have been
19 designated by official State of California earthquake
20 geologists and government, United States of America
21 geologists. I have more faith in these geologists than
22 any hired by the developer and any designated by the
23 City of Los Angeles. We have missed this unfortunately
24 arrest of our own City Council members, our own Planning
25 Commissions. I understand --

1 MR. CAPORASO: One-minute warning.

2 MR. EPSTEIN: -- and I agree that we do
3 need affordable housing, but it should not override the
4 dangers of the people that might be living in these
5 housing losing their lives and limbs. Please put this
6 project on hold and be concerned about loss of lives and
7 limbs. Thank you for listening. God bless.

8 MR. LAMBORN: Thank you for your comments.

9 MR. McCREA: Speaker 0225, please press
10 star 6 now to speak.

11 MR. STOLTZ: Hello, hello my name is
12 Branden Stoltz, I'm a resident of Hollywood and I also
13 work in Hollywood. I pastor at the Seventh Day
14 Adventist Church located at 1711 North Van Ness Avenue
15 and which is located along Hollywood Boulevard plus it's
16 overlooking the 101 Freeway, and will be a close
17 neighbor to the Hollywood Center Project. I am in
18 support of the Hollywood Center Project as many of the
19 leaders in my congregation. While some members have
20 concerns about the proposed height, the Board on behalf
21 of our community is in support of this project and I
22 feel that it will be an asset to our City of Hollywood.
23 An investment of this magnitude and the walkability of
24 the design would be an enhancement to the neighborhood.
25 The affordable housing for seniors is an essential

1 aspect of this project. Thank you for this opportunity
2 to participate in the comment period. I speak in favor
3 of the Hollywood Center Project. This concludes my
4 comment.

5 MR. LAMBORN: Thank you for your comments.

6 MR. McCREA: Speaker 3120, please press
7 star 6 now to speak.

8 MS. FRIEDRICH: Hello. My name is Anne
9 Friedrich and I'm President of Menorah Housing
10 Foundation. I'm speaking in support today of the
11 proposed Hollywood Center Project. For 50 years Menorah
12 Housing Foundation has been a local nonprofit affordable
13 housing provider focused exclusively on developing and
14 managing safe, well-maintained quality apartments
15 affordable to very low and extremely low income adults
16 age 62 and older.

17 The plan for Hollywood Center calls for a
18 total of 133 rent-restricted senior units as part of the
19 development. A record for this product type in the City
20 of Los Angeles. These units have been meticulously
21 designed with each feature and decision made to maximize
22 the positive experience for residents. Low-income
23 housing tax credits will assist this project to achieve
24 the lowest possible rents for seniors who are most at
25 risk. To access this financing Menorah Housing

1 Foundation, also known as MHF, will serve as a
2 non-profit --

3 MR. CAPORASO: One-minute warning.

4 MS. FRIEDRICH: -- general partner and will
5 manage the building. As an experienced organization
6 specialized in affordable senior housing, MHF is expert
7 in building and operating apartments for at-risk
8 seniors. Typically, MHF residents live in small
9 households, many with only one occupant. With a
10 designated senior building MHF retains the ability to
11 create an environment to best accommodate resident needs
12 as they age, and to control costs, using affordable
13 housing funds most efficiently.

14 The Project will also allow older adults to
15 live and thrive in a neighborhood that offers many
16 amenities from entertainment to dining all just outside
17 their front door. Increasing the City's supply of
18 housing while setting aside affordable units for older
19 adults within a mixed-use project is something to be
20 encouraged. For this reason we are proud to be partners
21 in the Hollywood Center Project and strongly support it.
22 We hope the City will do the same. Thank you.

23 MR. LAMBORN: Thank you for your comments.

24 MR. McCREA: Speaker 87727, please press
25 star 6 now to --

1 MS. LUCKEY: Good morning. My name is
2 Rachael Rose Luckey. I'm the President of the Rampart
3 Village Neighborhood Council and Chair of our Planning
4 and Land Use Committee. I give my title for
5 identification purposes only today. I'm also an
6 architect. The issue before you is not of what
7 community amenities the project will provide, but
8 instead the issue before you is public safety. It is my
9 understanding the Draft EIR does not include information
10 from a report prepared by the United States Department
11 of the Interior and specifically the US Geological
12 Survey.

13 The report states there were limitations in
14 the previous study cited by the developer as evidence of
15 the absent of a fault. For instance, the State agency
16 said a fault trench excavated in 2014 was not dug long
17 enough for the developer to disprove the State's
18 previous conclusion that an active earthquake fault ran
19 underneath the property. Yes, we live in earthquake
20 country. But to say we should throw caution to the wind
21 is irresponsible.

22 MR. CAPORASO: One-minute warning.

23 MS. LUCKEY: I am not saying the site
24 should not be improved, but after the developer's
25 debacle in San Francisco where one of their skyscrapers

1 is sinking into the sand, 500 to 600-foot tall
2 skyscrapers built on an active fault is what one could
3 call a disaster waiting to happen. No amount of good
4 paying jobs or senior housing is worth the carnage that
5 the collapse of these buildings would cause. I repeat,
6 no amount of good paying jobs or senior housing is worth
7 the carnage the collapse of these buildings would cause.

8 The overriding duty of the Planning
9 Department is to ensure the safety of the public. For
10 this reason, it should be the determination of the
11 Planning Department that this project as proposed is not
12 conducive to this particular site. Please protect the
13 public from this poorly conceived location by
14 recommending to the City Planning Commission to deny the
15 project's request for (inaudible) new entitlements. It
16 should also be noted the silence from Councilman
17 O'Farrell's Office today is deafening.

18 MR. CAPORASO: Thank you, that is your
19 time.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: Speaker 6643, please press
22 star 6 now to speak.

23 MS. KAYA: Yes, my name is Shelley Kaya
24 (phonetic) and I am a resident, actually a homeowner in
25 Whitley Heights. We are very near where this project

1 will be and I am in opposition to it. And I'm actually
2 -- what I am thinking and how I feel about this
3 opposition has been quoted quite a bit and
4 infrastructure, the burden of the active fault line,
5 density, traffic, the DEIR and response time. And I'd
6 also like to note the fact that this particular
7 developer, as has been mentioned before, has a leaning
8 tower of San Francisco.

9 And so I think this is a project that
10 should not go through. As a homeowner for over 20
11 years, I am definitely opposed to it. Thank you.

12 MR. LAMBORN: Thank you for your comments.

13 MR. McCREA: Speaker 1408, please press
14 star 6 now to speak.

15 MS. GORDON: Hello, my name is Annette
16 Gordon and I'm calling to speak in support of the
17 Hollywood Center Project. I'm excited about this
18 project because it will give others the opportunity to
19 live in a great home like mine. As a resident of
20 Menorah Housing Foundation I've been given a sense of
21 belonging and acceptance which has improved my quality
22 of life. I hope the City will join us in supporting
23 this project and the much needed affordable housing
24 units it will bring so that the others can have the same
25 wonderful experience that I have had for almost 11

1 years. Thank you for your time, I appreciate it.

2 MR. LAMBORN: Thank you for your comments.

3 MR. McCREA: Speaker 6721, please press
4 star 6 now to speak.

5 MR. GATHERS: Hi, good afternoon panel.
6 This is Dwayne Gathers here in Hollywood, long time
7 Hollywood stakeholder, my business is here in Hollywood,
8 I live adjacent to here and I chair several boards of
9 Hollywood organizations and have been quite familiar
10 with this project. Over the years, given that I had the
11 opportunity to learn about it during my time as a
12 commissioner on the Redevelopment Agency for the City of
13 Los Angeles which I served on in its last years before
14 the previous governor got rid of redevelopment agencies.

15 So quite familiar with Hollywood, quite
16 familiar with this project and more importantly, you
17 know, I speak to this from an economic development, and
18 economic opportunity standpoint, you know, in that we
19 look at the future of the City of Los Angeles overall,
20 you know, the two major centers of economic growth and
21 activity for LA would be downtown and Hollywood, and I
22 think we always consider the fact that LA simply needed
23 to grow up in many respects and I think this project
24 represents --

25 MR. CAPORASO: One-minute warning.

1 MR. GATHERS: -- represents that huge
2 opportunity to take underutilized service parking lots
3 and create something that is truly meaningful that moves
4 Hollywood forward. I appreciate Hollywood's past, but
5 we have to look forward and I think this project from a
6 standpoint of architecture, from the standpoint of
7 urbanism, from the standpoint of greenhouse gas
8 emissions does that. No project offers as much
9 affordable housing and particularly aimed at seniors.
10 So I think this project is a huge investment in LA's
11 future and that's what we need to focus on is LA future.
12 And that future is truly Hollywood and downtown.

13 And certainly we appreciate this investment
14 of capital in this time of COVID when LA's going to need
15 jobs and economic opportunity to move us forward. So I
16 am in strong, strong, strong support of this project and
17 extremely believe in Hollywood's future as leading LA's
18 growth down the road. Thank you.

19 MR. LAMBORN: Thank you for your comments.

20 MR. McCREA: Caller 7059, please press star
21 6 now to speak. Caller 7059 please press star 6 now to
22 speak.

23 MR. WARMA: Hello, my name is Zachary Warma
24 and I'm here today representing the Downtown Women's
25 Center. On behalf of DWC I would like to express our

1 support for the proposed Hollywood Center Project and
2 its commitment to increasing affordable senior housing
3 in Hollywood. DWC, the first permanent support of
4 housing provider for women in the nation envisioned a
5 Los Angeles with every woman and on a path of personal
6 stability.

7 Our mission is to end homelessness for
8 women in greater LA through homing, wellness, employment
9 and advocacy. In providing 133 units of affordable
10 housing for seniors the Hollywood Center Project
11 addresses one of the City's most urgent needs,
12 affordable housing for older adults. Average monthly
13 income from social security alone puts most seniors
14 dangerously close to the federal individual poverty
15 level. Even the maximum benefit which is very difficult
16 to obtain results in an annual income that is far below
17 the cost of comfortable living in cities such as LA.

18 According to the January 29, 2020
19 (unintelligible) LA report the Mayor and City Council
20 there are 368,290 SSI and SSDI recipients over the age
21 of 65 in the City. 2018, 40 percent of older adult
22 homeowners and 62 percent of older adult renters spent
23 30 percent or more of their monthly gross income on
24 housing; qualifying them as rent burdened. In the City
25 of Los Angeles there are 125,000 very low income

1 seniors, yet only --

2 MR. CAPORASO: One-minute warning.

3 MR. WARMA: -- 78,00 -- thank you. Yet
4 only 7,800 affordable unit available for older
5 Angelinos. We believe these facts drive home the point
6 the City must prioritize the development affordable
7 senior housing. In addition, DWC explicitly trusts the
8 reputation of Menorah Housing Foundation who has long
9 held up all housing regulations and that they've gone
10 through all appropriate review processes to create a
11 much needed housing solution. As our local population
12 continues to age, it is imperative that we build housing
13 to the benefit of all Angelinos. Thank you for your
14 time and allowing us to make these comments.

15 MR. LAMBORN: Thank you for your comments.

16 MR. McCREA: Caller 4121 please press star
17 6 now to speak.

18 MR. FLORES: Hello, hi, good afternoon
19 everyone. Chris Flores I'm a local Hollywood resident
20 and I'm in full support of this project I believe
21 revitalization and facelift for this community is well
22 needed and need to restore the vibe the Hollywood
23 lifestyle and the positive, you know, community
24 involvement and just make Hollywood great again. So
25 thank you.

1 MR. LAMBORN: Thank you for your comments.

2 MR. McCREA: Caller 5206, please press star
3 6 now to unmute.

4 MS. GOETZ: Hello, my name is Jennifer
5 Goetz. I'm calling in strong opposition to this
6 proposal. There's a significant -- there's so much
7 information that's missing from the Draft EIR, let alone
8 the inability I have to comment on the final EIR which
9 is yet to be released which your notice of hearing for
10 today, just to make clear, does state that you are
11 considering comments from the public today on the EIR,
12 the final EIR, which has yet to be released to the
13 public.

14 I think that this project -- there's things
15 that have been omitted include its compliance with the
16 development plan, the community plan, there is missing
17 redevelopment plan process, there's general plan
18 amendment information that's missing on density. I
19 believe that there's important information related to
20 traffic for -- in response to emergency response times,
21 fire and police especially in the Hollywood Hills
22 community. Even when there's one minute slower in
23 response times, that's --

24 MR. CAPORASO: One-minute warning.

25 MS. GOETZ: -- a minute that has been taken

1 away, people to die in response times. And another
2 thing I've heard a lot today about has nothing to do
3 with -- nobody's mentioned compliance. It's great to
4 hear so many people that want to quote/unquote give
5 Hollywood a facelift, but one -- the Project still has
6 laws to comply with both local and state in terms of
7 CEQA, in terms of land use, open space, air element
8 safety, health concerns.

9 And again, the hundred -- 1,213 units that
10 are supposedly allegedly towards seniors have nothing to
11 do with the skyscrapers that's bound to be built on top
12 of live earthquake faults which is another section that
13 the Department has omitted and failed to acknowledge of
14 the developer's failure to properly excavate the area in
15 relation to -- just simply not trenching in an area that
16 would expose the fault. That's a problem in my opinion.
17 And the department has a lot of work to do on this
18 project. So thank you -- that I don't think it's been
19 done yet. Thank you.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: Speaker 5403, please press
22 star 6 now to speak.

23 MR. BRUNSCHWEIG: Hello, can you hear me?

24 MR. LAMBORN: Yes, please go ahead.

25 MR. BRUNSCHWEIG: Hello, my name is Eidl

1 Brunschweig (phonetic) and thank you for allowing me to
2 speak with you all. I'm a special representative with
3 the Southwest Regional Council of Carpenters. I am in
4 strong support of this project. I would like everyone
5 that is in opposition to this project just to take a
6 drive to the City and to see what COVID has done, the
7 devastation, the people protesting for losing their
8 homes being evicted. This job will give so many
9 opportunities for people to work, gives them long-
10 lasting career and better jobs. And I just hope that
11 everyone can get past the earthquake issues and just
12 realize that this is what the city needs. Thank you.

13 MR. LAMBORN: Thank you for your comments.

14 MR. McCREA: Caller ending in 4 zeros,
15 quadruple zero, please press star 6 now to speak.

16 MR. HAYRAPETYAN: Hello?

17 MR. LAMBORN: Hello, please go ahead.

18 MR. HAYRAPETYAN: Hi, good morning. Thank
19 you very much for the opportunity to provide the input
20 regarding the Project. My name is Arkadi Hayrapetyan.
21 I'm the operator of the Joseph's Cafe restaurant. It's
22 been public dancing and live entertainment for over 30
23 years in Hollywood, at 1775 Ivar Avenue. On my venue
24 about the proposed Hollywood Center Project and would be
25 directly impacted by the development in the numerous

1 way.

2 In the letter I submit on May 28, 2020, I'm
3 extremely concerned that the project will have
4 significant negative impact on the section of Ivar and
5 Yucca and parking in the area. By the businesses
6 located at the intersection and in the reading the draft
7 environment report, I see no evidence that impact --

8 MR. CAPORASO: One-minute warning.

9 MR. HAYRAPETYAN: -- addressed. Also, the
10 draft environment report does not accurately identify
11 the long-standing (inaudible) Joseph's Cafe which has
12 long served the Hollywood community as an established
13 entertainment and restaurant venue with live
14 entertainment, dancing and night-morning hours.
15 Importantly, my business is the only one of the kind in
16 Hollywood with (unintelligible) morning hours of
17 entertainment.

18 The draft environment report does not
19 mention Joseph's Cafe its unique use alone. Instead
20 only generally refers retail restaurant service. This
21 is not a proper characterization of my business. I'm
22 especially concerned about the possibility of the
23 project located near living facility directly adjacent
24 to my venue which is provide live entertainment during
25 the night and early morning hours. Until these issues

1 are addressed I would ask the project not to --

2 MR. CAPORASO: Thank you that is your time.

3 MR. HAYRAPETYAN: Thank you.

4 MR. LAMBORN: Thank you for your comments.

5 MR. McCREA: Caller 0854, please press star
6 6 now to speak.

7 MR. AMADOR: Hello? Can you hear me?

8 MR. McCREA: Yes, you're unmuted. Please
9 proceed.

10 MR. LAMBORN: Yes, go ahead.

11 MR. AMADOR: Okay, thank you. Good
12 afternoon everyone. My name's Jose Amador. I'm a
13 member of the Southwest Regional Council of Carpenters.
14 I'm speaking on behalf of the Southwest Regional Council
15 of Carpenters and the thousands of skilled men and women
16 in the building trades. I'm speaking to you today to
17 show the huge support for the Hollywood Center Project.
18 As you know we are living on this unbelievable pandemic,
19 this COVID has over half of the Hollywood residentials
20 out of work. This is the time to pick up the pieces and
21 help the community and the residents who are struggling
22 in these difficult times.

23 This project can change that by increasing
24 opportunities, trading temporary and permanent jobs,
25 projects like this one and the Alternative 8 will get us

1 out of this devastating -- devastation and the COVID
2 that's caused us this dichotomy. Again, this is
3 Hollywood, as they say the Hollywood of stars. We need
4 to put Hollywood back on the map and again, this show
5 this huge support on this project and again --

6 MR. CAPORASO: One-minute warning.

7 MR. AMADOR: -- I wanna say everyone, thank
8 you for your time and be safe. Thank you.

9 MR. LAMBORN: Thank you for your comments.
10 Just one brief reminder again before the next caller for
11 those of you who may have joined recently, if you are
12 interested in speaking and have not done so already,
13 please press star 9 on your phone. When it is your turn
14 to speak, planning staff will announce the last four
15 digits of your phone number when it is your turn to
16 speak. Once you hear this prompt you will need to press
17 star 6 to speak. And with that, Jason, please go ahead
18 and call out the next speaker.

19 MR. McCREA: Speaker 4025, please press
20 star 6 now to speak.

21 MR. VAN BREENE: Hi. Eric Van Breene from
22 the Los Angeles Conservancy. In 2006 the Conservancy's
23 modern community -- committee successfully nominated the
24 Capitol Records building as a cultural landmark. We
25 believe that with the Project's proximity to both the

1 National Register of Hollywood Boulevard District and
2 the Capitol Records Complex, the Office of Historical
3 Resources and Cultural Heritage Commission should have a
4 say in the design review for this project.

5 Additionally, we feel that the mitigation
6 measures for vibrations during construction do not fully
7 account for the underground recording studios and
8 studios within the Capitol Records Building.

9 MR. CAPORASO: One-minute warning.

10 MR. VAN BREENE: These studios were called
11 out in our nomination as character-defining features of
12 the Capitol Records Building and should be treated as
13 such. We also believe that a preservation plan should
14 be put in place for the Capitol Records Complex prior to
15 construction to relieve any issues that arise both
16 during construction and in the long-term preservation of
17 the Capitol Records Complex. We also believe -- feel
18 that there should be inclusion of historic interpretive
19 displays on site in conjunction with Hollywood Heritage.
20 Thank you for the time.

21 MR. LAMBORN: Thank you for your comments.

22 MR. McCREA: Speaker 2888, please press
23 star 6 now to speak.

24 MR. CROCKERHAM: Hello, my name is Corey
25 Crockerham (phonetic). I'm a carpenter, 23-year

1 carpenter, 44 years of age. Lived in Los Angeles all my
2 life. I've been tracking this project as well for a few
3 years. I concur with -- I think the speaker's name was
4 Craig, I'm in support of this Project. A project like
5 this will help me continue my career as a carpenter, a
6 union carpenter making good wages and benefits. We need
7 more projects like these that will help people like
8 myself, folks from my similar background progressing our
9 careers as we've chosen these great paths of being
10 builders in this industry. Thank you, that's my time,
11 appreciate you.

12 MR. LAMBORN: Thank you for your comments.

13 MR. McCREA: Speaker 7622, please press
14 star 6 now to speak.

15 MR. HENDRICK: Good afternoon to all.
16 Thank you for taking my call. My name is Edwin Hendrick
17 (phonetic) and I am a proud 30-year skilled professional
18 Union carpenter of the Southwest Carpenters. I've been
19 fortunate to work in the Hollywood areas off and on for
20 the last 30 years. I am speaking today to support the
21 Hollywood Center Project as well as the Alternative 8
22 Project. This project will put skilled professional
23 tradesmen and women to work that believe in our
24 Hollywood family with great jobs to our local residents.

25 Several of our members are looking forward

1 to pushing and homes and shopping within our local areas
2 within this development. Once again, I strongly support
3 this project. Our commitment will be this. We will
4 continue to support our Hollywood and surrounding areas
5 and we will continue to live, work and shop in our areas
6 within Hollywood in order to continue to stimulate our
7 economy. On behalf of the thousands of skilled
8 professional union tradesmen and women that are
9 currently residents within our Hollywood area --

10 MR. CAPORASO: One-minute warning.

11 MR. HENDRICK: -- we thank you and have a
12 great day.

13 MR. LAMBORN: Thank you for your comments.

14 MR. McCREA: Speaker 8935, please press
15 star 6 now to speak.

16 LINDSEY: Hello, my name is Lindsey and I
17 live in Hollywood, I am a long-time resident. I am
18 fully opposed to the Hollywood Center Project as well as
19 the Walk of Fame plan. I (inaudible) for stepping up
20 and speaking against it. I think it's really
21 unfortunate that (inaudible) the representative
22 for -- (inaudible) isn't even here at the meeting. I
23 think that this is going to ruin the skyline. I don't
24 think it's going to create affordable housing
25 (inaudible) and I believe that it's going to take away

1 from the historical architecture and importance of
2 Capitol Records. Thank you.

3 MR. LAMBORN: Thank you for your comments.

4 MR. McCREA: Speaker 6777, please press
5 star 6 now to speak.

6 UNIDENTIFIED MALE SPEAKER: Hi, can you
7 hear me?

8 MR. LAMBORN: Yes, please go ahead.

9 UNIDENTIFIED MALE SPEAKER: Great, okay.

10 So look, the two buildings are beautiful but they're too
11 tall. And the -- they should just be shorter. If you
12 go to Paris they build one tall building and everybody
13 hates it. If this was kind of the height of the other
14 buildings that are already there, they'd be beautiful.
15 And I'm totally in favor of mixed-use. We need that
16 right near the subways, we need higher density, all of
17 that, but it just -- you know, seems like there must be
18 a way economically that these things can be a little
19 shorter and still be profitable and they can make
20 whatever money they need to make.

21 The W Hotel, those kind of buildings are
22 kind of in the realm of how high Hollywood should be and
23 just like I say, like Paris, you can't build anything
24 higher than that, and it keeps the character of the
25 city. And if they want to build really tall things,

1 then do it in Century City or downtown. I really love
2 how they are, I love everything everybody said. I love
3 the concern for trying to integrate it and everything,
4 but they -- the fact that they --

5 MR. CAPORASO: One-minute warning.

6 UNIDENTIFIED MALE SPEAKER: -- yeah, the
7 fact that they're that tall is not great. And rather
8 than having the one -- the alternate plan with this one
9 super tall and one shorter one, I'd rather have two that
10 were kind of just a little taller, that -- it's very ego
11 driven and kind of strange thinking and it doesn't fit
12 the character of the City. And I do think we would
13 regret it if they built it that high. And best of
14 intentions, but I don't -- you know, other people can
15 make those -- the economics of their buildings work but
16 they're not that high. They should be able to find a
17 way, too. That's it. Thank you so much.

18 MR. LAMBORN: Thank you for your comments.

19 MR. McCREA: Participant 5792, please press
20 star 6 now to speak.

21 MR. CONTRERAS: Good afternoon. My name is
22 Aaron Contreras, representative of the Southwest
23 Regional Council of Carpenters and like my past brothers
24 have said, I concur with every comments they have said
25 about this project now more than ever. Jobs are vital

1 to our community and our economy, so we must take into
2 consideration the positive impact that jobs like this
3 one will have in Los Angeles hard working residents. So
4 I'm in full support of the Hollywood project. Thank you
5 very much.

6 MR. LAMBORN: Thank you for your comments.

7 MR. McCREA: Speaker 5 -- excuse me,
8 speaker 8990, please press star 6 now to speak.

9 MS. DAGAN: Hello? Hi. I'm Annie Dagan
10 (phonetic), a 30-plus year resident of Hollywood and
11 we've been through this before. Millennium's
12 presenter's going around to neighborhood councils and
13 lying that there's no active earthquake fault line. The
14 City was warned last time by the state geologists that
15 the buildings will split in half and bodies will be
16 strewn everywhere. The evidence is even more damning
17 this time, it's not just the California geological
18 survey but the U.S. geological survey, there are
19 multiple, not a, not an, multiple active earthquake
20 faults running through the building site according to
21 the Alquist-Priolo Act, it is illegal to build there.

22 Let's put our seniors in buildings, the
23 State has warned us, will actually split in half and the
24 bodies will be strewn everywhere. It's very telling
25 that Council Member Ryu was fighting the development of

1 corruption at City Hall, has been the one who came out
2 against it. Thank you future Mayor David Ryu.

3 And also very telling that CD13 who stood
4 on City Council floor last time and said the projects
5 were safe when you knew they weren't, and they're even
6 less safe now, has been absent from this phone call.
7 These should not go through, the last EIR was thrown out
8 by a judge because it was so substandard he couldn't
9 even make a judgment or ruling on the other problems
10 with this project.

11 The City looked the other way and let
12 Millennium submit that EIR. And now we're having a
13 hearing with no EIR, you're pushing this thing through,
14 you're not even --

15 MR. CAPORASO: One-minute warning.

16 MS. DAGAN: -- with the public and
17 Millennium can throw money around all they want, but the
18 buildings will still split in half and Lucy Jones says;
19 these are the final words, these organizations and the
20 City needs to listen to them. But the City's not, but
21 they better.

22 MR. LAMBORN: Thank you for your comments.

23 MR. McCREA: Speaker 1657 please press star
24 6 to speak 1657 please press star 6 to speak. One more
25 time, speaker 1657 please press star 6 to speak.

1 UNIDENTIFIED SPEAKER: Yes. Can you hear
2 me?

3 MR. McCREA: I'm sorry, you're not speaker
4 1657, but we'll move on. Speaker 5385, please press
5 star 6 to speak.

6 MR. GALLUP: Good afternoon. My name's
7 Greg Gallup, I'm the Executive Director for Agua
8 International Water Relief. And I just wanted to just
9 key in on some of the comments made earlier and
10 (inaudible). It's a little surprising that (inaudible)
11 absence of the EIR. I've seen this before and different
12 types of development projects get rushed. It's kind of
13 a industry trade and tactic that's used to kind of flash
14 bing the public and then all of a sudden we're on the
15 back end there. But I do also support all of the other
16 comments with regards to jobs, affordable housing.

17 I think those are obviously needed in our
18 community, but it's a cost of some of the other
19 variables and risks that are taken into account here. I
20 don't know if the argument might not (inaudible) if it
21 is a good project and there's good intentions behind it
22 then the developer should be more than willing to
23 (inaudible) the public where they're at. And to hear --

24 MR. CAPORASO: One-minute warning.

25 MR. GALLUP: -- and to comment -- to hear

1 the comments that we're making today. I'm kind of under
2 the impression that what I'm saying right now is not
3 really going to be responded to or heard by anyone, it's
4 just basically a package that's going to be a piece of
5 paper and filed away somewhere. But I know there's a
6 process available out there that's actually heard.
7 Apart from that, I also live in the community. So I
8 don't know, I was going to dedicate the last 30 seconds
9 or however much time I have to the sounds that I'll be
10 hearing for the next six years. Beep, beep, beep, beep,
11 (sounding noise), beep, beep, beep, beep. You think
12 that's good for Hollywood, I don't know, I don't think
13 it is. But -- beep, beep, beep, beep. (Inaudible).
14 Thank you.

15 MR. LAMBORN: Thank you for your comments.

16 MR. McCREA: Speaker 1222, please press
17 star 6 to speak.

18 UNIDENTIFIED SPEAKER: Hello?

19 MR. LAMBORN: Hello.

20 MR. McCREA: Sorry sir, you're not speaker
21 1222 please wait your turn.

22 MR. FUCHS: Hello?

23 MR. McCREA: Speaker 122, you're unmuted.
24 Please proceed.

25 MR. FUCHS: Hi. My name is Joseph Fuchs.

1 I am with the Southwest Regional Council of Carpenters.
2 I'm a 33-year member of the organization. Just wanted
3 to say we're in an economic crisis. And to hear people
4 say that we need to stop proceeding with large projects
5 this is crazy. People need jobs. We're hurting right
6 now. And as far as the views are concerned, if you've
7 driven down the streets of Los Angeles and Hollywood and
8 seen the amount of homelessness that is going on right
9 now with seniors in particular, you'd be appalled.

10 So as far as the views are concerned, look
11 in your neighborhoods and see what's going on. We've
12 seen how COVID crisis is hurting our economic --
13 everybody in the City of Los Angeles. So jobs is
14 probably the number-one priority and as far as working
15 and commuting, people that live in the area would gladly
16 take a job that they don't have to drive to Riverside
17 every day to get to, to commute to. And --

18 MR. CAPORASO: One-minute warning.

19 MR. FUCHS: -- and we need these jobs and
20 the project more than ever and please support it, and
21 I -- help the community at this time. And for public
22 information I am the Vice President and the zoning and
23 land use chairman for the Mission Hills Neighborhood
24 Council and I completely support this project. Thank
25 you for your time.

1 MR. LAMBORN: Thank you for your comments.

2 MR. McCREA: Speaker 0014, please press
3 star 6 now to speak.

4 MR. McNANCHEL: Good afternoon. My name is
5 Manny McNanchel (phonetic) with the Southwest Carpenters
6 Union. I'm speaking in total favor of this project and
7 Alternative Number 8. I hear a lot of people talking
8 worrying about earthquakes and stuff. Could have been a
9 major concern years ago, but in this day in age with all
10 the advancements of technology and building
11 construction, there's little to worry about when they
12 put towers like the Wilshire Grand up. And it's
13 guaranteed it'll withstand any earthquake in the area.
14 There's no reason why this project can't be done the
15 same. Total support.

16 Not only am I in support of this project,
17 but I'd like to see it expedited and get back to
18 fruition sooner. Thank you for your time.

19 MR. LAMBORN: Thank you for your comments.

20 MR. McCREA: I'd like to try caller 1657
21 again. Please press star 6 now to speak. 1657, please
22 press star 6 now to speak. Okay well, if it's all right
23 I'm going to move along. It seems like there may be
24 some technical difficulties.

25 MR. LAMBORN: Okay.

1 MR. McCREA: Caller 7444, please press star
2 6 now to speak.

3 MR. JOHNSON: This is Stanley Johnson.
4 Hope everyone is doing well, and thank you so much for
5 allowing me to speak. I'm definitely in support of this
6 project. Let's make Hollywood great. This would
7 definitely -- this would, A, improve our increased tax
8 revenue. That's going to help out the homeless and
9 affordable housing. It's going to increase local jobs
10 and you have to remember, Hollywood is something that
11 people come for entertainment. It's a (unintelligible)
12 tourist attraction and for many years it's been voted as
13 the most important tourist attraction. So let's have
14 some pride in the City and let's make sure that as we
15 revitalize Hollywood you've got the whole Hollywood
16 Boulevard makeover plan that's going to encourage more
17 dining outside, more people outside. And then you look
18 at this project, which is only going to encourage more
19 pedestrians and this is perfect.

20 And then it's right beside the red line.
21 What city has low density near rails? We need high
22 density. People talk about transportation and traffic,
23 I'm like, that's the whole point, you should put
24 buildings near where people work, play and then near
25 transit. And it makes perfect sense and when you add

1 that with the affordability --

2 MR. CAPORASO: One-minute warning.

3 MR. JOHNSON: -- affordable housing,
4 there's when you add that with the affordable housing
5 aspect of it, it's definitely the perfect project we
6 need. We have to be bold, we're Hollywood. We're the
7 capital of -- the entertainment capital of the world,
8 the greatest capital of the world. (Unintelligible)
9 reflect that as well, too. We got to take a chance.

10 So people, I get it, you're afraid of
11 height, you're talking about duplexes and all type of
12 things and people in the Hills, you spend millions of
13 dollars and I hear all these people from Aids Healthcare
14 Foundation and all you do is just go against
15 development, you try to find any hole to go against
16 development. And Hollywood, be bold, build this, we
17 need it. Thank you so much.

18 MR. LAMBORN: Thank you for your comments.

19 MR. McCREA: Speaker 0533, please press
20 star 6 to speak.

21 MS. BEECHER: Good afternoon. My name is
22 Elena Beecher (phonetic) and I'm speaking on behalf of
23 1723 Ivar Avenue. We are concerned that the current
24 plan routes every piece of vehicular traffic for the
25 west site onto Ivar Avenue instead of adding additional

1 driveway access points onto Yucca or Vine. Well, the
2 one-block segment of Ivar Avenue between Hollywood
3 Boulevard and Yucca Street, where our offices are
4 located, is already snarled with traffic much of the
5 day. And this project will undoubtedly add thousands of
6 additional driveway trips to this one-block segment.

7 Echoing traffic concerns raised by the
8 Pantages, as expressed in their comments to the Draft
9 EIR, we believe that this project's significant traffic
10 impact on the already overburdened streets of Argyle and
11 Ivar Avenues would be mitigated by providing additional
12 driveway access to the project's parking structures on
13 either Yucca Street or Vine Street. We urge these
14 alternatives be explored. Thank you for your -- for
15 taking our concerns into consideration.

16 MR. LAMBORN: Thank you for your comments.

17 MR. McCREA: Speaker 7503, please press
18 star 6 now to speak.

19 MS. MITCHELL: Hello, my name is Barbara
20 Mitchell and I live in Hollywood for the last 30 years.
21 I am completely in agreement with Marian Dodge, Robert
22 Silverstein, Hollywood Heritage and all the other
23 callers who are opposed to this project for the main
24 reasons of the enormous and outsized scale, the
25 shamefully deficient EIR. The project has not been

1 properly vetted and frankly, we feel that you are trying
2 to shove this through.

3 Also, we are tired of being lied to. The
4 last time around with Millennium, they said there would
5 be no -- no adverse traffic considerations. Well, since
6 then, many buildings have been built around Hollywood of
7 much smaller scale and we now have impassable streets.
8 Just to go to a local shop now takes me a half an hour.
9 Where before it was moments away. I cannot walk because
10 I am too far. We have one subway stop, it's not enough.
11 We don't have enough bus lines running. There is not
12 the --

13 MR. CAPORASO: One-minute warning.

14 MS. MITCHELL: -- structure that they talk
15 about. As to the carpenters that are calling in, we
16 appreciate your problem, however, we should put you to
17 work on projects that make sense for Hollywood, not
18 giant skyscrapers. The sky -- once the first skyscraper
19 goes in, there's going to be 50 more. And that is not
20 Hollywood. Keep Hollywood at a scale it was meant to be
21 kept at. Don't destroy it. Thank you.

22 MR. LAMBORN: Thank you for your comments.

23 MR. McCREA: Caller 7064, please press star
24 6 now to speak.

25 CHRIS: Hi, my name is Chris and I'm a

1 renter and resident in the area I'm calling today in
2 support of this project and others like it. Having more
3 housing built in Hollywood will allow for more resident
4 experience in the area. As we address housing and
5 homelessness crisis, we want people to have the
6 opportunity to move where they want to and to
7 communities that have resources and be able to live near
8 their jobs.

9 The best way to address the housing crisis
10 in our city is to build more units and buildings densely
11 near transit, it's the only way we can reduce the number
12 of cars on the road and make our cities more walkable
13 and more housing will become more affordable housing.
14 Our city has spent and pledged billions of dollars
15 billions through ballot (phonetic) measures,
16 constructing new subway lines and allowing construction
17 of large mixed-use projects like the Hollywood Center
18 would be a wise use of the investment our city has made
19 in transportation. I agree and support all previous
20 comments in favor of this project. Thank you.

21 MR. LAMBORN: Thank you for your comments.

22 MR. McCREA: Speaker 1635, please press
23 star 6 to speak.

24 MS. MORRISON: Good afternoon, friends. My
25 name is Carrie Morrison, I'm a property owner at the

1 Broadway Hollywood Building, 1645 Vine Street. And I
2 support the Hollywood Center Project. To provide a
3 little context, I arrived in Hollywood in 1996 when
4 Hollywood was, for all intents and purposes, on life
5 support. It was a desolate place. There's aspects of
6 it today that kind of remind me of the '90s. But there
7 was an intrepid group of people who believed in the
8 future of this neighborhood and they were encouraged by
9 then Council Member Jackie Goldberg to put their money
10 where their belief was and to form one of the first
11 business improvement districts in the State of
12 California, and I was hired to be their executive
13 director.

14 Because we believed in a better future for
15 Hollywood, we set to work to instill confidence in this
16 community. If you do not feel confidence in a
17 community, you will not attract people to live there, to
18 attend the theatre there, to patronize a restaurant
19 there, to bring their business there. And most
20 importantly, you will not attract investors who will
21 take the financial risk to build and renovate.

22 Hollywood is at a crossroads, the past
23 confidence we built cannot be taken for granted. The
24 effects of this global pandemic on public health, human
25 life, commerce, tourism and the economy will now likely

1 be measured in years, not months, as some may have
2 believed when this started 24 weeks ago --

3 MR. CAPORASO: One-minute warning.

4 MS. MORRISON: This company has stood by
5 Hollywood for nearly 10 years, and I believe their
6 vision will usher in 21st Century Hollywood. They are
7 bringing much needed low-income and market rate housing
8 and I am particularly excited about their vision for
9 civic space that will create a sense of place for the
10 community. We desperately need places to gather as
11 neighbors.

12 I encourage the City to move this project
13 forward, slowing down is not an option. Keep this
14 process on track so we can see the benefit of
15 construction jobs coming back to Hollywood, and we can
16 look forward to this symbol of Hollywood's future coming
17 online right as our country begins to emerge from this
18 time of crisis several years from now. Thank you.

19 MR. LAMBORN: Thank you for your comments.

20 MR. McCREA: Speaker 3554, please press
21 star 6 now to speak.

22 LAUREN: Hi, my name is Lauren and I'm an
23 LA resident and I just want to offer my support for the
24 project. Thank you.

25 MR. LAMBORN: Thank you for your comments.

1 MR. McCREA: Speaker 8697, please press
2 star 6 now to speak.

3 MR. ANDREAS: Hello. Okay. My name is
4 George Andreas, okay, and I am the owner of the building
5 located at 1775 Ivar Avenue. Okay. Directly abutting
6 up to --

7 MR. LAMBORN: Will Lamborn, City Planning
8 staff. Sir, I don't think we can hear you. It appears
9 the connection is -- has gone. Jason?

10 MR. McCREA: I think he may have dropped
11 the call. I didn't, I didn't see anything happen, I
12 didn't touch anything. So I think he may have dropped
13 the call.

14 MR. LAMBORN: Okay, thank you. So I guess
15 we'll just go ahead and move on to the next and if he's
16 able to call back in, we'll hear his comment.

17 MR. McCREA: If he is on the line and
18 didn't call, he can press star 9 and it should -- it
19 should pop back up. The next caller 4023, please press
20 star 6, thank you. Caller 4023, please press star 6 to
21 speak. Caller 4023, please press star 6 now to speak.
22 We'll move on. Caller 2270, please press star 6 now to
23 speak.

24 MS. MCGATHEN: Hello, thank you so much for
25 allowing me to speak about this. I am so opposed. My

1 name is Pamela McGathen Bermudez. I've been living in
2 Hollywood actually since -- over 28 years now with my
3 husband in the Hollywood Dell and we are strongly
4 opposed to it. First of all, it is the evidence of the
5 active earthquake faults, it's actually illegal and
6 dangerous to build on this site. And nothing actually
7 should be approved in this area.

8 And two of the three City Council PLUM
9 Committee members who approved the original version
10 they've been indicted by the FBI. The Millennium's
11 traffic studies downplay the severe impacts to the area
12 and the 101 Freeway. And it's a nightmare already. I
13 can only imagine what it would become. All the traffic
14 and the construction, good night nurse, we live here in
15 the Hills and it's not easy to get in and out of here.
16 There are not that many ways to get in and out. And
17 it's going to be a nightmare for the firemen, for the
18 paramedics, for the police with all of the added traffic
19 there in Hollywood and the fire stations being able to
20 get to us.

21 And the construction, seven years of
22 construction, well then we know that it's going to be
23 many more years than that. And I don't know which
24 caller it was that called in and did the beeping, it's
25 horrible. We live here in the Hills and the

1 construction's going on all the time. And we hear the
2 beeping a lot and it is just -- it's awful. I can only
3 imagine the noise pollution what it's going to be, not
4 to mention all the halted traffic just sitting there.

5 And then of course, our poor Capitol
6 Records, our beautiful Capitol Records Building, how
7 could you be thinking about building skyscrapers next to
8 the Capitol Records Building? And on an earthquake
9 fault. I just -- I don't understand. I know everybody
10 wants to make money, everybody needs money. It's very
11 important that everyone work, but this is not the
12 project, guys. Please go back to the table. Please,
13 please, please take our concerns into account. Come
14 back with something that we could possibly go with.
15 Thank you so much for allowing me to speak.

16 MR. CAPORASO: Thank you, that is your
17 time.

18 MR. LAMBORN: Thank you for your comments.

19 MR. McCREA: Well, I believe the previous
20 gentleman has called back in. So I'm going to try get
21 him again, I believe it was 8697, that sounds familiar,
22 please press star 6 now.

23 MR. ANDREAS: Hello? I'm George Andreas
24 (phonetic) okay, I'm the owner of the building located
25 at 1775 Ivar Avenue, directly abutting, okay, in the

1 proposal of Hollywood Center Project, to the west at the
2 southwesterly corner, okay, of the intersection after
3 Ivar Avenue and Yucca Street. My property was
4 originally built in 1931, okay, and has been at the
5 staple in Hollywood ever since with the icon view of the
6 Capitol Records Building. And the property was
7 currently featured in Quinton, okay, Latino -- up to
8 time in Hollywood --

9 MR. CAPORASO: One-minute warning.

10 MR. ANDREAS: I am extremely concerned
11 about the incoming project blocking the view of Capitol
12 Records from the building, okay, disturbing the
13 historical character of the building of intersection,
14 okay. And being uncomfortable with the unique
15 entertainment use operating by 30 years, my tenant
16 Joseph's Cafe, okay. In my (inaudible) the report and
17 proposed plus do not address the building at all.

18 MR. CAPORASO: Thank you, that is your
19 time.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: Speaker 1657, please press
22 star 6 now to speak.

23 UNIDENTIFIED MALE SPEAKER: Hi. Thank you
24 for taking my call. I don't really understand the
25 meaning of this development except to make a lot of

1 money for the Millennium people. It just doesn't make
2 any sense to me. It's so out of scale with Hollywood.
3 Yes, new construction is fine, you know, there's so many
4 new buildings that are appropriately sized for
5 Hollywood, but to build giant, downtown sized towers
6 makes no sense in Hollywood, put them downtown if you
7 want to build them and make your money there, but don't
8 destroy our skyline.

9 Aesthetically, this is a disaster and I
10 don't know, I mean, maybe we should have height
11 restrictions in Hollywood; something to think about.
12 I'm also not sure about why this is a phone zoom and not
13 a regular zoom, it seems really disrespectful to the
14 people who live in the area like myself. And I don't
15 understand why this is being rushed through during a
16 pandemic, none of it makes any sense. Thank you.

17 MR. LAMBORN: Thank you for your comments.

18 MR. McCREA: Speaker 6231, please press
19 star 6 now to speak.

20 MR. LAWSON: Hello, my name is Ray Lawson
21 and I want to talk about disadvantaged workers. I
22 represent (inaudible) ex-offender, I just want to talk
23 about how (inaudible) provide jobs to disadvantaged
24 workers in Hollywood. I want to talk about how we
25 (inaudible) situation when it comes to people that are

1 looking for jobs that are trying to get second chances
2 in society. But here's an opportunity to do that, to
3 get all those people in Hollywood that are looking for
4 work and looking for a second chance to get a good
5 paying job with wages and training that building trades
6 offer good training for their apprentices, and also you
7 know, a job a career for someone that's looking for that
8 opportunity, a young person, a ex-offender, someone
9 that's at risk.

10 So I support the Hollywood Center Project,
11 strongly support it and we know that the jobs it'll
12 bring will be good paying jobs and in time this
13 pandemic --

14 MR. CAPORASO: One-minute warning.

15 MR. LAWSON: -- the time of all the unrest
16 in the City we need to continue to moving forward to
17 just being progressive and challenging the norms and
18 going forward with the jobs. So we the Carpenters Union
19 we support this project and thank you for your time.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: Speaker 6455, please press
22 star 6 now to speak.

23 MR. PATTERSON: Yes, good afternoon. My
24 name is Kyle Patterson, I'm a Union Carpenter. Just
25 want to talk about building better community wealth in

1 our community. So my name is Kyle, I'm 43 years old, I
2 have a family of six. I'm the primary breadwinner of my
3 household. I'm a Union Carpenter going on 20 years here
4 in the next few months. I helped build Los Angeles.
5 I'm originally a LA resident born and raised. My first
6 project was on a PLA project at USC dorms. They gave me
7 an opportunity to live the American dream purchasing my
8 first home.

9 I've been a part of seeing the City grow
10 and helped to build it. Just a quick story. March 2020
11 of this year I was on a project in Los Angeles when the
12 job was shut down due to COVID-19, hundreds of workers
13 were affected --

14 MR. CAPORASO: One-minute warning.

15 MR. PATTERSON: -- it took months before
16 the Mayor and the Governor decided to classify a
17 construction as essential. Most private jobs never
18 still has resumed. We need these types of projects
19 during these times that are essential, we have to
20 continue to stimulate our economy, we need our
21 representatives to stand for us. Let's continue to
22 create work opportunities during these uncertain times.
23 Let's continue to build better community wealth. I
24 support this project. And just a quick fact. Los
25 Angeles homeless count 2019, 55 to 61 old resident, 927

1 of them are homeless right now. From 62 and over, 495
2 are homeless right now. And let's talk about our
3 veterans, 471 of them are currently homeless according
4 to the 2019 homeless count. I support this project and
5 Alternative 8.

6 MR. CAPORASO: Thank you, that is your
7 time.

8 MR. LAMBORN: Thank you for your comments.

9 MR. McCREA: Speaker 1898, please press
10 star 6 now to speak.

11 MS. PURCELL: Hi, this is actually 4023.
12 Is it all right if I do my comment now?

13 MR. McCREA: No, ma'am.

14 MS. PURCELL: You called me and I was
15 unable to unmute.

16 MR. McCREA: Okay, that's fine.

17 MS. PURCELL: Great. Sorry. My name is
18 Holly Purcell. I'm a local resident and today I'm
19 speaking on behalf of the Oaks Homeowners Association,
20 which represents 850 homes just north of this project.
21 We would like to be on record that we oppose the
22 project, we are -- we don't understand why the public
23 was only given 45 days to respond to the Draft EIR
24 during COVID without being given the requested extension
25 and that this hearing is taking place ahead of the EIR

1 release.

2 The impacts of this development will have
3 on traffic and public safety are our most important
4 issues with the organization. And that was the focus of
5 our comment letter. This development will have
6 significant impacts on Franklin Avenue corridor and we
7 (unintelligible) the City study and redesigned 101
8 Freeway onramp at Franklin. Additionally, we agree with
9 Marian Dodge's comments made earlier in this hearing.
10 Thank you.

11 MR. LAMBORN: Thank you for your comment.

12 MR. McCREA: Apologize for that. Caller
13 1898 please press star 6 now and go ahead.

14 MS. GADOY: Can you hear me?

15 MR. LAMBORN: Yes, please go ahead.

16 MS. GADOY: My name is (inaudible) Gadoy.
17 I'm a 50-plus years resident of Hollywood, Councilman
18 Mitch O'Farrell's silence on yet another important issue
19 is status quo. Sincere thanks to Councilman Ryu for
20 your leadership in requesting for this study. People
21 with morals and common sense set the current regulations
22 for Hollywood with the understanding of the best use for
23 the area. There are absolutely height restrictions.

24 The fact that the developer and city
25 planners are entertaining exemptions and allowing this

1 for this project shows that the City lacks integrity and
2 any sense of what is proper for residents. With the
3 number of supporters of this project completely ignoring
4 expert reports from the California and U.S. geological
5 survey (inaudible) active earthquake fault lines, I have
6 a clear understanding of the stupidity and ignorance
7 that have caused our (inaudible) in such bad faith.

8 Yes, we live in earthquake land but these
9 fault lines are exceptional. So building is (inaudible)
10 a surface rupture fault line like this one, no amount of
11 engineering can prevent it from searing the building.
12 Build on another fault line, not this one. This isn't
13 about aesthetics, housing or jobs. This is about --

14 MR. CAPORASO: One-minute warning.

15 MS. GADOY: -- safety. Housing (inaudible)
16 that ignored the already abundant housing in LA only
17 made it inaccessible by high rent prices are at the
18 wrong hearing. (Inaudible) proponents of density aren't
19 experiencing the COVID-19 pandemic. You've managed to
20 wipe out the experiences of New York as this COVID
21 experience was exacerbated by their density. LA city
22 planners and council members are setting us up for
23 another worst-case scenario even before getting past the
24 current one.

25 Also, let's please continue to ignore the

1 five-plus years of greenhouse gas emissions this project
2 will produce during construction. Millennium Partners
3 paid for DHD offsets and does not make this project
4 green. This construction will cover us with the stench
5 that feels like an exhaust pipe in our faces. I know
6 what this feels like because I'm living through it with
7 the current construction in Hollywood. Millennium
8 Partners is a proven deceitful developer. City planners
9 are allowing their deception through approvals of this
10 project. Shame on all of you.

11 MR. LAMBORN: Thank you for your comments.

12 MR. McCREA: Caller 1532, please press star
13 6 now to speak.

14 MS. CASTANEDA: Hi, my name is Jennifer
15 Castaneda. I'm a resident of the Camden on Vine and
16 Selma. I'm here in support of the Project. As an LA
17 area native, I've loved seeing the investment in the
18 economic and cultural growth of our community. With
19 projects like this, we're on our way to meeting the
20 expectation the world has when they visit the most
21 iconic neighborhood. The Project represents the magic
22 and energy of one of the most creative entertainment
23 hubs in the world. Again, I fully support it. Thank
24 you.

25 MR. LAMBORN: Thank you for your comments.

1 MR. McCREA: Speaker 1829 please press star
2 6 now to speak.

3 MS. YOUNG: Hi, thank you very much for
4 letting me speak. My name is Caprice Young and I live
5 in 90068, so we moved into the neighborhood specifically
6 because we wanted to live in Hollywood and in a
7 neighborhood that have lots of both residential areas
8 and also business areas and entertainment areas and we
9 just love Hollywood. And I've lived in Los Angeles, our
10 family's been here for six generations. I went to CC
11 Brown's with my grandfather when I was a kid, we'd go to
12 Magic Castle, I raised my kids at Hollywood United
13 Methodist Church.

14 And so I consider myself to have an
15 important voice in the future of Hollywood and I want to
16 say that I am very strongly in favor of this project. I
17 think that Hollywood really deserves to have really
18 great brand-new projects like this that also respect the
19 Capitol Records Building and that's going to keep our
20 history alive --

21 MR. CAPORASO: One-minute warning.

22 MS. YOUNG: -- at the same time as moving
23 us into the next century. And so I'm strongly in favor
24 of it. Also, I know that as a city we've gotten through
25 a lot of seismic issues and the way that we are building

1 is better today than it's ever been before. And I've
2 lived in tall towers in Los Angeles that have had no
3 trouble during the '94 earthquake. So I know that we
4 can get there.

5 I also think there's a huge need for senior
6 housing and we need jobs and we need to be able to get
7 rid of the homeless challenges. And we're going to be
8 able to do that by not just having homeless people on
9 the street but also getting them jobs in construction
10 but also having just more -- more homes period. And
11 this is going to add hun -- well, actually over a
12 thousand new places for people to live and really focus
13 on senior housing. So just like to say that I'm in
14 favor of this and I hope it moves forward.

15 MR. LAMBORN: Thank you for your comments.

16 MR. McCREA: Speaker 3783, please press
17 star 6 now. Excuse me 3783 please press star 6 now.
18 3783.

19 MR. STANZA: Hi. My name is Edward Stanza
20 and I am a Hollywood resident and I am strongly in favor
21 of the Hollywood Project and all its services it's about
22 to offer our senior citizens and the community at large.
23 The projects like the Center represent a wonderful idea
24 for housing, jobs and the open space in this community.
25 Again, I am strongly in favor and thank you for your

1 time.

2 MR. LAMBORN: Thank you for your comments.

3 MR. McCREA: Speaker 0877, please press
4 star 6 now.

5 MR. SHIELD: Hi, this is Walter Shield from
6 Maco (phonetic) Properties. I am a property and
7 business owner in Hollywood at 6253 Hollywood Boulevard
8 and 1708 North Vine Street; about 80 feet to the south
9 of the Project. And we've been there about 10 years. I
10 wanted to thank the City for allowing us to call in
11 remotely. This provided opportunities where we normally
12 can't participate in these hearings. This is very much
13 appreciated.

14 I do overall support the project and think
15 we need transformative projects in this city such as
16 this development and the Heart of Hollywood Project. I
17 do agree with others that it must, of course, be built
18 safely. And it is a tall building, perhaps a reduction
19 in height, I don't know if that's 10 percent,
20 20 percent, some reduction, may improve the scale and
21 conformity to the surrounding buildings. But this needs
22 to be built. We have had parking lots for decades
23 that --

24 MR. CAPORASO: One-minute warning.

25 MR. SHIELD: -- add heat, they do not add

1 to the community. As the caller from New York said, we
2 don't have enough food and market and local options; we
3 have empty storefronts. Even in great economies all
4 around Hollywood Boulevard, there's empty storefronts or
5 tourist shops or T-shirt shops or food stands that are
6 not attractive. We need hundreds of new residents in
7 the neighborhood to add tax revenue, property tax and
8 sales tax to support the community.

9 So I do recommend the mixed-use. I think a
10 balance of office and residents would balance traffic.
11 Instead of having traffic all at once for residents
12 coming and going to work, I think it would blend traffic
13 and reduce it. And we already have a hotel going in
14 next door. So I thank the developer for all the
15 considerations and believe the new tax revenues will
16 help the neighbors who are concerned about funding fire,
17 police and other services and will really help the
18 neighborhood. Thank you.

19 MR. LAMBORN: Thank you for your comments.
20 At this point, we have approximately 10 speakers
21 remaining in the queue and I'll just make this
22 announcement one more time, that if you've joined
23 recently and you're interested in speaking and have not
24 done so already, please press star 9 on your phone to
25 raise your hand. And then when it's your turn to speak

1 Planning staff will announce the last four digits of
2 your phone number. At that time, you will need to press
3 star 6 to speak. Jason, please go ahead and proceed
4 with the next speaker.

5 MR. McCREA: Thank you. Speaker 1642,
6 please press star 6 now.

7 MS. WINSBERG: Hello. My name is Susan
8 Winsberg (phonetic). I'm a 30-year resident of
9 Hollywood, I live very close to where this project would
10 be, and I am in opposition to the Project. I am quite
11 amazed that people are so duped by the idea that there's
12 going to be a smattering of affordable housing in this
13 gigantic project where most of it will be luxury housing
14 which is the last thing we need. It will not help the
15 housing crisis, it will not help the homeless people on
16 the sidewalks. For someone who thinks you're going to
17 suddenly put a hammer in their hands and get them to
18 work on this building, how naive can you be?

19 Not only is this project hazardous and
20 reckless being built on an active fault line, but it
21 will cause crowding and horrible traffic congestion,
22 will not help the housing crisis in any meaningful way.
23 And it's just going to add more luxury housing which
24 there's a glut of right now. There is not --

25 MR. CAPORASO: One-minute warning.

1 MS. WINSBERG: -- a housing crisis in LA,
2 there's a crisis of affordable housing. And one more
3 thing, as a professional musician, I'd like to say that
4 it's terribly detrimental to the Capitol Records
5 Building, our iconic famous building where important
6 recording projects take place on a regular basis. That
7 won't be able to happen this whole time that this
8 building is being constructed, with the noise and the
9 vibration.

10 What happens to Capitol Records? That
11 should matter to Hollywood. These are Hollywood things.
12 It's so ridiculous to build skyscrapers. I'm from
13 Chicago so I know about skyscrapers. Don't put them
14 right in the middle of Hollywood. It's absurd and it's
15 dangerous and it's reckless and it must be stopped and
16 my Councilman O'Farrell has a lot of nerve not
17 participating in this. But of course, he's for any kind
18 of project no matter what it is, he just -- anyway, I
19 won't go into that. I just want to say I'm in strict
20 opposition to this project. Don't do it. Thank you
21 very much.

22 MR. CAPORASO: Thank you, that is your
23 time.

24 MR. LAMBORN: Thank you for your comments.

25 MR. McCREA: Caller 9156, please press star

1 6 now to speak.

2 MR. FARKAS: Hi, this is Brian Farkas with
3 the Southwest Regional Council of Carpenters. I'm
4 calling in support of this project and the Alternate 8
5 which would bring about 7,000 jobs to LA. And because
6 of the COVID, over half of LA residents don't have jobs.
7 This project creates temporary-permanent jobs, it also
8 invests about a billion dollars in the economy. I think
9 big projects like this will help get us out of the
10 devastation COVID has caused to our economy. And
11 because of this, I'm in support of the project. Thank
12 you.

13 MR. LAMBORN: Thank you for your comments.

14 MR. McCREA: Speaker 2256, please press
15 star 6 now to speak.

16 MS. CASARIO: Yes, hello. My name is Trish
17 Casario (phonetic). I have lived in the Hollywood Dell
18 for 34 years. I'm strongly opposed to this project.
19 Councilman Ryu is correct, where is O'Farrell? Yes, of
20 course, of course we need jobs and senior housing but
21 this is an issue of safety. To push this project
22 through in a pandemic is wrong. We cannot build a
23 skyscraper on a fault line. Please complete the
24 required studies that will prove this project should not
25 be completed. I agree with all the previous callers in

1 common that oppose this project. Thank you.

2 MR. LAMBORN: Thank you for your comments.

3 MR. McCREA: Speaker 3001, please press
4 star 6 now to speak.

5 MR. BOWMAN: Yes, good afternoon. My name
6 is John Bowman. I'm an attorney with Elkins, Kalt. My
7 firm represents Ned Pan, Inc., the owner of the Pantages
8 Theatre at 6233 Hollywood Boulevard. Although Ned Pan
9 does not oppose the Hollywood Center Project, it does
10 have very serious concerns regarding the project's
11 potential impacts on the Pantages Theatre during both
12 its construction and operation.

13 Among other things, vibrations and earth
14 movement during project construction has the potential
15 to cause serious physical damage to the historic
16 Pantages Theatre building. And in our view, these and
17 other potential adverse impacts of the project have not
18 been adequately mitigated. All of Ned Pan's concerns
19 were set forth in detail in our May 29 letter, comment
20 letter on the Draft EIR, and were again, briefly
21 summarized in our more recent letter dated August 24 to
22 the hearing officer and the Deputy Advisory Agency.

23 Ned Pan remains hopeful that its concerns
24 will be addressed --

25 MR. CAPORASO: One-minute warning.

1 MR. BOWMAN: -- in the final EIR, and
2 frankly, we assume that the final EIR would have been
3 made available to the public prior to any hearings in
4 this matter. However, that's obviously not the case.
5 Not only are we unable to comment on the final EIR,
6 which as an earlier speaker noted, was specifically
7 identified as something that public testimony would be
8 taken on today, we can't meaningfully comment on the
9 required entitlements for the Project without knowing
10 the conclusions of the final EIR.

11 For example, you can't approve the
12 tentative tract map without a finding that the Project
13 will not have -- cause environmental damage. These and
14 other required findings simply can't be made in the absence
15 of the complete and final document under CEQA. And so
16 for these reasons, we submit that the hearing is
17 premature, but since the City has obviously decided to
18 proceed today, we ask that the decision makers please
19 consider all of the comments that Ned Pan included in
20 its comment letter on the draft EIR --

21 MR. CAPORASO: Thank you, that is your
22 time.

23 MR. BOWMAN: -- all of which apply equally
24 to the Project and Alternative 8.

25 MR. LAMBORN: Thank you for your comments.

1 MR. McCREA: Speaker 7345, please press
2 star 6 now to speak. 7345, please press star 6 now to
3 speak.

4 MR. HALE: Good morning. Gene Hale here
5 Chairman of the Greater LA African American Chamber of
6 Commerce. We fully support this project. A proposal
7 like this brings two prime community benefits; massive
8 economic development and a huge influx of new jobs. As
9 we all know, communities are hurting right now. And the
10 type of long-term investment in Los Angeles is precisely
11 what we need. You know, equally as important are the
12 elements of the development itself.

13 Our seniors need affordable places to live.
14 Our veterans need a place to live. This project
15 provides that. Transit lines need more actively around
16 them, this project provides that. We need increased
17 housing supply to address the housing crisis. This
18 project provides that as well. Again, the Greater LA
19 African American Chamber of Commerce fully supports this
20 project.

21 MR. LAMBORN: Thank you for your comments.

22 MR. McCREA: Speaker 6083, please press
23 star 6 now to speak.

24 MR. COPE: Hello, my name Doug Cope. And I
25 serve as Chief Operating Officer of Menorah Housing

1 Foundation. I'm speaking today in strong support of the
2 proposed Hollywood Center Project. We recognize that
3 the global pandemic has added to the challenges and
4 obstacles individuals are facing when trying to obtain
5 and maintain their existing housing today. MHF has been
6 working diligently for nearly 50 years to ensure that
7 some of the most vulnerable members of our community,
8 older adults ages 62 and over, are provided with a place
9 to call home and provide services around them to try to
10 ensure that their housing is one less concern in their
11 daily lives.

12 Menorah Housing Foundation has developed
13 and currently manages over 1,200 currently quality
14 affordable apartments across 18 buildings in Los
15 Angeles. These units are dedicated to restricted -- and
16 restricted for very low and extremely low income adults
17 age 62 and older. We offer numerous onsite services at
18 no cost to our residents, including case management,
19 specialized referrals, events and the cost is --

20 MR. CAPORASO: One-minute warning.

21 MR. COPE: -- geared specifically toward our
22 residents. Accessible design features, outdoor
23 gathering spaces and a consistent focus on meeting the
24 residents' needs to enable them to age with dignity in
25 their community. Our smaller unit sizes maximize the

1 common spaces and service areas for the benefit of our
2 residents. These communal areas are crucial to the
3 operations over time providing the social aspect vital
4 to longevity, connectedness and mental health for our
5 residents.

6 The project has considered these critical
7 needs including a large number of open and
8 private/public space within the building. Providing
9 convenient access to public transportation options from
10 Metro to DASH. And in turn, Hollywood continues to be
11 home to individuals of all ages for years to come. We
12 hope to see these units become a real reality soon and
13 we understand -- and we stand with our partners MP Los
14 Angeles in this commitment to make sure this project
15 becomes a model for sustainable and visionary
16 development --

17 MR. CAPORASO: That is your time.

18 MR. COPE: -- of Los Angeles. Thank you.

19 MR. LAMBORN: Thank you for your comments.

20 MR. McCREA: Speaker 1591, please press
21 star 6 now.

22 MS. DOWDEN: Hi name is Judy Dowden
23 (phonetic). I live in the residential neighborhood
24 directly adjacent and north of the Project. Our
25 neighborhood is the Hollywood Dell. And being adjacent

1 to the Project I'm concerned about the project impact on
2 our neighborhood in many ways that have been stated, and
3 I'll pick one more, which is noise pollution.

4 Despite our proximity to the site, our
5 neighborhood was omitted in the noise sensitive receptor
6 locations for the DEIR regarding noise problems from the
7 many outdoor public spaces in this project. There's
8 been projects in Hollywood in the past with rooftop
9 decks which have been problematic. Much like party
10 houses we hear the noise, so the W Hotel, Mama Shelter,
11 Dream Hotel. And this all had to be dealt with, this
12 seems to be being ignored in this project. And one
13 other thought is that the San Francisco Millennium
14 Project has --

15 MR. CAPORASO: One-minute warning.

16 MS. DOWDEN: -- a hundred-million dollars
17 in lawsuits and the City of San Francisco is having to
18 pay for it. Does the City of LA really want to incur
19 that liability? Thank you.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: Speaker 5619, please press
22 star 6 now to speak.

23 MR. McCLELLAN: Hello, my name is Delshawn
24 McClellan (phonetic) and I'm a representative of the
25 Southwest Regional Council of Carpenters. As everyone

1 has spoke before me in approval of this project, I, too,
2 a hundred-percent approve of this project and hope you
3 will too. I feel it is time for change and a project
4 like this will do so. Thank you.

5 MR. LAMBORN: Thank you for your comment.

6 MR. McCREA: Speaker 7046, please press
7 star 6 now to speak.

8 MR. VASQUEZ: Hello, can you hear me?

9 MR. LAMBORN: Yes we can hear you. Please
10 go ahead.

11 MR. VASQUEZ: Yeah, my name is Valdo
12 (phonetic) Vasquez with Carpenters Union Local 714,
13 27-year member. I'm calling on behalf of workers living
14 in this area. You know, I'm in full support of this
15 project, it will create jobs with fair pay. So I'm all
16 in favor of this project. Thank you.

17 MR. LAMBORN: Thank you for your comment.

18 MR. McCREA: Speaker 0977, please press
19 star 6 now to speak.

20 MR. ZAMBRANO: Hey, how you doing? My name
21 is Frank Zambrano and I represent the Southwest Regional
22 Council of Carpenters. I am calling in support of this
23 project. And also, hey, man, everything's about jobs,
24 jobs, jobs. Hey, with this Alternative 8 it's going to
25 create from 4,000 to almost 7,000 new jobs just in the

1 community itself. So yeah, I support this project.

2 Again, you know, I represent the Southwest
3 Regional Council of Carpenters. We have about 10,000
4 members that just live in and around the community of
5 Hollywood. They would have an opportunity not only to
6 work within -- close to home which will, you know, be
7 able to relief some of the traffic within the
8 neighborhood. But ultimately, this is about jobs,
9 careers, and having a local higher opportunity be able
10 to get individuals into the apprenticeship program that
11 not only is just going to provide a job but it's going
12 to provide a career for these members. And ultimately,
13 it will give them something that they can hold their
14 head up high and be able to raise --

15 MR. CAPORASO: One-minute warning.

16 MR. ZAMBRANO: -- their families just within
17 this community. So again, my name is Frank Zambrano, I
18 represent the Southwest Regional Council and I support
19 this Project and Alternative 8. Thank you very much.

20 MR. LAMBORN: Thank you for your comments.

21 MR. McCREA: 3799, please press star 6 now
22 to speak.

23 MR. BECKETT: Good afternoon, my name is
24 Rowen Beckett (phonetic). I'm a five-year homeowner and
25 resident of Hollywood and I'm here today to speak in

1 full support of the Hollywood Center Project. My family
2 and I love the vibrancy and the energy of where we live;
3 it's why we live here. So much of what we do as a
4 family, we can do in Hollywood on foot.

5 I know that's not the typical LA experience
6 and from the sounds of a lot of these calls today, it's
7 not their own experience. But it is and it is in the
8 new Hollywood. I walk my daughter to school, my wife
9 walks to her office on foot, I can reach my favorite
10 live music band, even record stores, the gym, cafe,
11 supermarkets, banks, cinemas, parks, pharmacy, hotels
12 farmer's market, Metro stations and bus stops all within
13 reach without even needing to pull my car out of the
14 driveway.

15 In the time that I've lived here, I've seen
16 more and more members of this community embrace all that
17 can be accessed within such close proximity. Ours is an
18 experience that more people throughout the greater LA
19 Metro area are envious of and are keen to seek out for
20 themselves. But these types of residential
21 opportunities in this immediate area have been too
22 tightly constrained for too long.

23 Hollywood is an international destination,
24 a global brand of local economic powerhouse. It's also
25 a thriving neighborhood community. It deserves an

1 iconic well-considered residential landmark that caters
2 to all and provides an opportunity for more Angelinos to
3 call Hollywood home.

4 This is not only an important way to
5 continue the growth of the fabric of our own communities
6 but also serve as a powerful engine for continued
7 economic growth. My family, neighbors and I live in a
8 thriving modern metropolis. We understand and accept
9 that in order to witness this type of community
10 development that there may be some short-term
11 construction work that slows down my commute to the 101
12 by a couple of minutes. But we can stomach that.

13 We see the long game, we're not selfish and
14 we encourage the growth and success of our community.
15 The City needs to add more housing units, Hollywood
16 deserves the project of this prominence and I urge you
17 to approve the Hollywood Center Project. Thank you.

18 MR. LAMBORN: Thank you for your comments.

19 MR. McCREA: Speaker 5529, please press
20 star 6 now to speak.

21 MR. BERMUDEZ: Hello, my name is Bruce
22 Bermudez. I'm a resident of Hollywood Hills for the
23 last 30 years. I've also received a Harvard education
24 in Architecture in not only how to build a structure but
25 what that -- what the repercussions of that would be.

1 And I'm strongly opposed to this -- and I've lived in
2 Hollywood Hills for 30 years and I know how hard the
3 traffic is now. It's ridiculous to build that tower on
4 a fault line.

5 As I say, I have a architecture degree and
6 it's stupid. And not only that, we've learned in
7 architecture, the population density when it increases,
8 so does crime, so does mental illnesses. And it's
9 ridiculous to put that kind of a building on a fault
10 line. Please, I'm against it. Thank you.

11 MR. LAMBORN: Thank you for your comments.

12 MR. McCREA: Speaker 7015, please press
13 star 6 now.

14 MR. POLK: Good afternoon. My name is
15 Bryan Polk (phonetic). My family and I have lived and
16 worked in Hollywood for over 50-plus years. We own a
17 number of high-rise office buildings and I'm speaking
18 today in strong support of this project, the Hollywood
19 Center. When my father built his first building in
20 Hollywood in 1963, he had a vision. He created
21 something different and unique, which provided office
22 space for -- and retail space for those wanting to move
23 their businesses to Hollywood, and would in turn help
24 this area thrive.

25 Now, over 50 years later, the buildings are

1 still there, and still accommodating many, many people
2 who work in Hollywood, especially entertainment
3 industry. They stand as symbols of Hollywood that has
4 become the home of residents, employees and individuals
5 who want to be part of our community. As we face an
6 unprecedented time in the recent history of LA --

7 MR. CAPORASO: One-minute warning.

8 MR. POLK: -- our Hollywood community looks
9 to projects and investments like the Hollywood Center to
10 help continue to move our neighborhood forward. This
11 project will provide necessary open space, plans around
12 the continued expansion of public transportation in LA
13 and stands for environmental stewardship by committing
14 the LEED Gold Certified reduction of water usage and no
15 new net GHG emissions during construction and operation.

16 The historic senior housing commitment is
17 critical to our city. We need to build up. We need
18 housing. We hope the City will stand with progress and
19 will bring these units to reality soon. Thank you for
20 your consideration.

21 MR. LAMBORN: Thank you for your comments.

22 MR. McCREA: Speaker 9090, please press
23 star 6 now.

24 MR. ROJAS: Hi, good afternoon. My name is
25 Fred Rojas and I'd like to start off by thanking all of

1 you for this opportunity to speak on behalf of the
2 proposed Hollywood Center Project. My name is Fred
3 Rojas, as I mentioned before, I'm a proud Union
4 Carpenter and born and raised Angelino. I'm calling in
5 full support of this project. You know, this project
6 will provide affordable housing and it'll generate a lot
7 of good paying union jobs, thousands of them. As a
8 Union Carpenter, I like to assure all of those who are
9 opposing this project that carpenters, we are the best
10 at what we do. And that starts off by we build better
11 community wealth.

12 So I strongly support Alternative 8 and the
13 Hollywood Center Project and I would like to thank
14 everyone who called in today in support of this much
15 needed project. So again, thank you for the opportunity
16 to speak.

17 MR. LAMBORN: Thank you for your comments.

18 MR. McCREA: Caller 4101, please press star
19 6 now to speak.

20 MR. RADDICKE: Hi. My name's Ron Raddicke
21 (phonetic). I'm here today to support the proposed
22 Hollywood Center Project. I've worked in Hollywood for
23 more than 34 years and have owned commercial property
24 within 75 feet of this project site. I am convinced
25 this project will address the needs of Los Angeles all

1 while minimizing the impacts and providing a beautiful,
2 architecturally significant centerpiece to the Hollywood
3 community.

4 Most importantly, this project is providing
5 significant amount of both market rate and rent
6 restrictive affordable housing, which we desperately
7 need. The alternative would also provide additional
8 office space and jobs for Hollywood. This \$1 billion
9 investment in Hollywood is needed and needed now. It
10 would provide thousands of prevailing jobs, you've heard
11 everybody say that, during this construction and even
12 after the construction is over. It is vital and sorely
13 needed.

14 I know there were individuals here today
15 that have opposed this project for years. There will
16 always be naysayers, those who will resist progress, but
17 if too much credence had been given to the voices of the
18 past, Downtown would still be a pasture and Hollywood an
19 orange grove. Thank you for your time.

20 MR. LAMBORN: Thank you for your comments.

21 So again, Will Lamborn, Planning staff. At
22 this time that is the last speaker that we have who has
23 requested to speak. At this time if there's anybody
24 else who has not spoken yet who would like to speak and
25 provide testimony, please press star 9 at this time.

1 MR. McCREA: 3749 please press star 6 now
2 to speak.

3 UNIDENTIFIED MALE SPEAKER: (Call you right
4 back. All right, thanks, bye.) Hello, can you hear me?

5 MR. LAMBORN: Hello, yes. Please go ahead.

6 UNIDENTIFIED MALE SPEAKER: Hi. I'm the
7 owner of Sound Factory Recording Studio here in
8 Hollywood on Selma, and I support this project
9 immensely. I just think it'll give us a chance to be up
10 close to the legendary Capitol and studios over there,
11 and you know, it's just -- it would be really, really
12 great if this went through. I think it'd be great for
13 the community as well.

14 And just the ability to be able to be up
15 and close to that building, that legendary building,
16 that studio, and be able to interact, a lot of people
17 who have come through this city I think (inaudible) as
18 of right now, you basically -- you're able to admire it
19 from afar, but you're not able to get right up and close
20 with it. So for that reason and I think the impact of
21 this community, I tell you as a commercial owner in the
22 area --

23 MR. CAPORASO: One-minute warning.

24 UNIDENTIFIED MALE SPEAKER: -- I really
25 welcome seeing some new development that brings people

1 to the area, because right now it's the walking dead out
2 there. So I really hope this passes and I'm all for it.
3 Thank you.

4 MR. LAMBORN: Thank you for your comments.

5 MR. McCREA: Speaker 7027, please press
6 star 6 now to speak.

7 MR. McDUNN: Hello, my name is Jeff McDunn,
8 I'm a 37-year stakeholder in Hollywood. I both live and
9 work in Hollywood. I live in Whitley Heights, very
10 close to this area. I love Hollywood, that's why I've
11 chosen to live and work in Hollywood my entire adult
12 life. First off, I have many friends in the building
13 trades and none of them are hurting for work right now.
14 As a matter of fact, they've all told me to
15 (unintelligible) that they have more work than they know
16 what to do with, because they've been deemed essential
17 workers.

18 And everyone during this time of COVID is
19 having projects done. So all the trade unions will be
20 just fine without Hollywood Center. I find it
21 incredible at this time in Los Angeles history that we
22 are even having this call prior to a final EIR when the
23 whole reason this thing was shut down years ago was
24 because of the Environmental Impact Report. It's a bit
25 odd that because currently we have one former councilman

1 in federal prison and another one on his way to federal
2 prison for graft and corruption from being greased by
3 developers.

4 O'Farrell's absence is deafening. This
5 project was shut down years ago due to the
6 infrastructure and traffic disaster it would create.
7 And the fact that they wanted to build it on an active
8 fault line, which is now grown to four active fault
9 lines. It's like some kind of reverse double
10 jeopardy --

11 MR. CAPORASO: One-minute warning.

12 MR. McDUNN: -- that have to deal with this
13 for a second time. All this developer has done is
14 change its name and changed their marketing ploy to
15 distract us by using senior housing in the same manner
16 that a photographer uses a squeaky toy when he's
17 photographing toddlers. It's insulting.

18 Building this on four earthquake faults
19 means that a more accurate description is that he's
20 creating future dead senior housing. And when that
21 happens, this call will be a featured document in the
22 civil and criminal case proving gross negligence both by
23 the City and the developer. This luxury project will do
24 nothing to solve homelessness. People are not going to
25 leave their tents under the Gower overpass and move into

1 one of these apartments on the 25th floor. This is
2 simply another --

3 MR. CAPORASO: Thank you, that is your
4 time.

5 MR. McDUNN: -- of an out-of-town developer
6 with lots of money trying to --

7 MR. LAMBORN: Thank you for your comments.

8 MR. McCREA: Speaker 0338, please press
9 star 6 now to speak.

10 MR. SAUCEDO: Sorry, yeah. Hello?

11 MR. LAMBORN: Hello, please go ahead.

12 MR. SAUCEDO: Yes. My name is Manny
13 Saucedo, I'm a professional Union Carpenter and a
14 representative of the Southwest Regional Council of
15 Carpenters. I worked in the community of Hollywood and
16 I continue to work in the community of Hollywood. My
17 family and myself enjoy the area for its entertainment
18 and for its community alone. For this reason, I'm in
19 favor of the project and I concur with everybody else
20 who shared in favor. I'm in favor for this project
21 because it will create community wealth. It'll build
22 equal friendly and is in close proximity of subways and
23 traffic transportation. There's going to be local hire
24 there and we're hoping for the area standards, livable
25 wages, benefits and something for the years to come in

1 the form of either a pension or IRA, IRA or 401K --

2 MR. CAPORASO: One-minute warning.

3 MR. SAUCEDO: Let's also remember that
4 change is going to revitalize and it's going to put a
5 spark of interest, especially if we look forward to 2026
6 when Los Angeles will be hosting the World Cup as well
7 as 2028 the Olympic Games. So I'm in full support of
8 this project. Thank you very much for your time and
9 thank you for everything you guys have done today.

10 MR. LAMBORN: Thank you for your comments.

11 MR. McCREA: Speaker 3336, please press
12 star 6 now. And 3336, please press star 6 now to speak.

13 MR. WILLIAMS: Hello?

14 MR. LAMBORN: Hello. Please go ahead.

15 MR. WILLIAMS: Hi, my name's Rhino
16 Williams. I've owned and operated for the past six
17 years Lost Property Bar on Hollywood and Vine. I plan
18 to be here for the next 30 years if everything goes
19 well. It's hard to regularly operate in that area
20 already right now, it's literally impossible due to
21 COVID. We need local residents, not transients
22 harassing our customers urinating, defecating in our
23 streets.

24 I've spent many, many years living in
25 different countries, I've traveled all over the world.

1 I've never seen more disgusting things than I've seen in
2 Hollywood. Not late night on the weekends, but mid-
3 afternoon, but I've never seen in another major city.
4 We need to revitalize Hollywood. We need to encourage a
5 proud tourism destination. Hollywood is a brand
6 globally known.

7 I support the job creation, especially with
8 listening to all the carpenters comments, I think
9 they're -- that's a great thing to do. And there will
10 be ongoing work will come from this project. Seems to
11 be then the people who are the haves, they are against
12 it. Let the people who don't have the opportunities to
13 develop to become the next generation of the haves.

14 MR. CAPORASO: One-minute warning.

15 MR. WILLIAMS: I'm a hundred-percent in
16 support of the project and as long as the safety
17 measurements are in place. I appreciate time and good
18 luck.

19 MR. LAMBORN: Thank you for your comments.

20 MR. McCREA: Speaker 5494, please press
21 star 6 now.

22 MS. SMITH: Hi. My name is Sherilyn Smith
23 and I've been a resident of Hollywood for over 50 years.
24 And I am totally opposed to this project and I am
25 disgusted with how City Planning has -- is handling and

1 has handled from the beginning and wondering why they're
2 pushing so fast to push this through especially with all
3 the corruption going on. And some of those people that
4 are in the corruption game are included in this.

5 Traffic is being downplayed, it's already
6 bad. And if Mitch O'Farrell's Heart of Hollywood is
7 fulfilled, there would only be two lanes of traffic on
8 Hollywood Boulevard. It will significantly impact all
9 the side streets north and south and more, especially
10 when the Hollywood Bowl, et cetera, is in place.

11 Public safety, there's four earthquake
12 faults, if the building topples it'll kill those in the
13 building and those surrounding, plus destroy historic
14 buildings on the Boulevard. And all you builders, how
15 would you feel if you helped build a building that
16 killed?

17 Infrastructure, it's already overburdened,
18 water, electricity, et cetera. As for affordable
19 housing, as now they don't track -- the City doesn't
20 track affordable housing. And they don't care. You
21 know, and they're not going to make sure. And as to the
22 homeless getting off the streets, they can't afford any
23 of this. And the City is lacking in taking care of
24 their people. David Ryu's done a fantastic job, he's
25 opened up three or four bridge housing for --

1 MR. CAPORASO: One-minute warning.

2 MS. SMITH: -- families. If someone can
3 afford an expensive housing they're not going to take
4 public transportation as is happening now. That has
5 been proven, plus the Metro ridership is down because
6 the Metro is disgusting. It's dirty, there's people
7 riding on it that they stand on the seats, people
8 urinate there, and they have food when they're not
9 supposed to.

10 And there's already empty mixed-use space
11 all over Hollywood. It's unaffordable for most
12 businesses and probably not sustainable if they do move
13 in. The City has let developers destroy rent-controlled
14 housing for luxury housing. And had that not happened a
15 lot of these people wouldn't be on the street. And as
16 for the unions and some others, I wonder what you're
17 getting in return for supporting this project. A lot of
18 you don't live here and you're just thinking about money
19 and that's really greedy. Thank you.

20 MR. LAMBORN: Thank you for your comment.
21 Okay. At this time if there is anybody else who would
22 like to speak who has not yet spoken, please press star
23 9 at this time.

24 MR. McCREA: 8766, please press star 6.

25 MR. CONTI: Hello, my name is Fabio Conti.

1 And I'm a longtime member of the Hollywood community.
2 I'm here today to show my strong support for the
3 proposed Hollywood Center Project. As a longtime owner
4 and homeowner in Hollywood and a former business
5 property owner in the area for over 20 years, I can say
6 with experience that project like this will make
7 Hollywood a landmark community.

8 As a former restaurant owner, I used to own
9 the Fabiolus Cafe on the corner of Sunset and Vine for
10 25 years, I know how critical it is for businesses to
11 have a community and residents around you. As this
12 (unintelligible) has shown us, we are all dependent on
13 each other from business standpoint, you cannot survive
14 without people. Project like this bring new residents,
15 open space and jobs which all include people. This
16 project has gone through several delays and challenges
17 and has come forward now with what I believe is a
18 (unintelligible) to design and environmentally conscious
19 proposal. Both the project and the proposal --

20 MR. CAPORASO: One-minute warning.

21 MR. CONTI: -- Alternative 8 also account
22 for the inclusion of a significant number of senior
23 affordable housing units which would provide a great
24 home to those in need. The proposed alternative will
25 also being a high number of welcoming jobs that could be

1 a great help to Hollywood as he makes his way out of
2 this pandemic.

3 In closing, I believe a building that
4 brings a diverse group of residents, ages and incomes is
5 exactly what makes a strong community. And Hollywood
6 Center does this. I ask that the City please not delay
7 in supporting and approve this project so we can bring
8 more people and jobs back to a community that needs them
9 now more than ever. Thank you for your consideration
10 and your time. Have a great day.

11 MR. LAMBORN: Thank you for your comments.
12 At this time if there's anybody else who would like to
13 speak who has not done so, please press star 9.

14 MR. McCREA: Caller 3450, please press star
15 6 now.

16 MS. POLE: Yeah, hello, this is Susan Pole
17 (phonetic) at Pro Nail (phonetic). I've lived and have
18 a business in Hollywood since 1982. I love this city
19 and I'm -- really, my basic concern is transportation,
20 what it's going to do to affect the roads. I have
21 someone in my family who is very ill, we've had to call
22 paramedics a number of times. And I'm very concerned
23 about the fact that we already have failing roads. I
24 live about three, four blocks from the Project. And my
25 husband has had cardiac arrest twice. Fortunately, he

1 was in the hospital both times, one by just 5 minutes.

2 And I'm very concerned about what the
3 Project is going to do so slow down the ability to get
4 ambulance to our residence and for everyone else. I'm
5 expanding that concern out to everyone else, but I'm
6 using myself an example. Thank you.

7 MR. LAMBORN: Thank you for your comments.
8 If there's anyone else who would like to speak who
9 hasn't, please press star 9. Okay, seeing none, at this
10 time I will go ahead and close the public testimony
11 portion of the hearing. Thank you so much to every
12 (inaudible) everyone for attending and providing your
13 testimony.

14 So at this time we will go ahead and have
15 the Applicant or their representative come up to respond
16 to concerns raised within public testimony. And before
17 they do that, Planning staff, Mindy, are there any
18 clarifying items or questions that you would like to
19 address first?

20 MS. NGUYEN: Yes. Mindy Nguyen as a
21 hearing officer. This is for the AMDA representative.
22 I believe the last four digits are 9555. I understand
23 that AMDA is proposing development of their own project.
24 Can you tell us what AMDS is seeking to develop? If you
25 are still participating in the hearing, please press

1 star 9 now so that we can unmute you.

2 MR. McCREA: I'm sorry Mindy, could you
3 read the last four -- Oh, sorry. Please press star 6
4 now, 9555.

5 MR. LISBERGER: Hi, are you able to hear
6 me?

7 MS. NGUYEN: Yes, we can hear you.

8 MR. LISBERGER: This is Carl Lisberger with
9 Manatt, Phelps & Phillips representing AMDA. We're not
10 prepared to make any statement about any developments at
11 this time.

12 MS. NGUYEN: Okay. Thank you for the
13 clarification.

14 MR. LAMBORN: Okay, thank you. Again Will
15 Lamborn, Planning staff. So at this time we would
16 invite the Applicant or their representative to respond
17 to concerns and questions that came up during public
18 testimony.

19 MR. KHALATIAN: This is Edgar Khalatian
20 with Mayor Brown. Can you hear me?

21 MR. LAMBORN: Yes, we can hear you.

22 MR. KHALATIAN: Okay. Again, Edgar
23 Khalatian with Mayor Brown. Thank you very much. First
24 off, I want to thank everyone, frankly, both supporters
25 and opponents who took the time today to express their

1 comments and concerns about the Project. I will go
2 through and summarize the CEQA related comments that
3 were raised and provide responses.

4 First off, with regard to the final EIR not
5 being available for this hearing, California Public
6 Resources Code Section 21092.5, Subsection A, requires
7 that the lead agency provide a written proposed response
8 to a public agency on comments made by that agency at
9 least 10 days prior to certifying the EIR. As Planning
10 staff noted at the beginning of this hearing, the City
11 will comply with this legal requirement.

12 With regard to a number of comments that
13 were made about the speed as to which the City has been
14 processing the entitlements, I would like to note that
15 we submitted the entitlement application to the City on
16 April 1st, 2018; nearly two and a half years ago. The
17 City conducted a duly-noticed scoping meeting on
18 September 12th, 2018; nearly two years ago. So frankly,
19 I think it is extremely disingenuous for anyone to say
20 that this project has been fast tracked. I frankly
21 don't know that it could go slower.

22 With regard to the project description, the
23 project description is stable and is consistent with
24 CEQA and applicable case law. The draft EIR thoroughly
25 analyzed the proposed project including all potential

1 environmental impacts. As a subset of that, since AMDA
2 raised concerns about the project description, I would
3 like to note that, you know, they've raised concerns
4 about their ability to operate, yet they have also
5 issued an RFI or an RFQ to redevelop the property. So
6 we certainly would like to get a better understanding of
7 what their theoretical concerns are.

8 With regard to VMT and transportation.
9 California State Bill 743 requires -- not an option, but
10 requires that the City use vehicle miles traveled, VMT,
11 to determine whether a proposed project will result in a
12 significant impact to transportation. We frankly
13 understand and respect that the VMT concept is
14 relatively new to most people. However, LADOT reviewed
15 the transportation assessment that was circulated as
16 part of the draft EIR and concluded that neither the
17 Project nor Alternative 8 will result in any significant
18 transportation impacts.

19 The transportation assessment analyzed
20 everything required by the City's requirements. None of
21 the comments provided today provide any substantial
22 evidence questioning of the transportation assessment
23 methodology or the conclusions. So we have nothing
24 further on that point.

25 With regards to potential impacts to the

1 Hollywood Freeway; that the project's adding congestion
2 to the Hollywood Freeway and the ramps. Although the
3 freeway analysis for the project was not required for
4 CEQA, per the City's Transportation Assessment
5 Guidelines, the analysis was nonetheless presented for
6 informational purposes in Appendix I of the
7 Transportation Assessment, which was included as part of
8 the Draft EIR that was circulated for public review.

9 The analysis concluded that the addition of
10 project traffic would not result in substantial direct
11 or cumulative effects to the freeway main line or off
12 ramp queueing. And is also not to considered to have a
13 traffic safety effect on the off ramps, freeway segments
14 and associated intersections. An overview of the
15 supplemental analysis is provided in the transportation
16 section of the Draft EIR.

17 With regard to comments raised about access
18 to the Broadway Building. As it pertains to ingress and
19 egress for the Broadway Building, the project would not
20 impact the access to the building. Moreover, any issues
21 with accessing the building, the Hollywood Broadway
22 Building, would not be an effect of the project since
23 the Broadway Hollywood Building is located at the
24 southwest corner of Hollywood Boulevard/Vine Street
25 intersection. And the access point mentioned in the

1 comments is the first driveway on Vine Street, south of
2 Hollywood Boulevard.

3 This driveway is opposite a double, double
4 yellow line across which it is illegal to make a left
5 turn. Any queueing on Vine Street that affects this
6 location would be northbound on Vine Street approaching
7 the Hollywood/Vine intersection. While the Project
8 would add trips to the northbound Vine Street, if this
9 queueing is affecting access to the driveway, it would
10 only be because illegal left turns are being made by
11 Broadway Hollywood Building residents across the double,
12 double yellow line along Vine Street. For all these
13 reasons, the Project would not impact the access points
14 for the Broadway Hollywood Building.

15 With regard to comments about inadequate
16 infrastructure, the Draft EIR includes all required
17 technical reports that confirm the City's existing
18 infrastructure can accommodate the Project.
19 Furthermore, LADWP Board of Commissioners approved a
20 water supply assessment consistent with State Law which
21 confirmed sufficient water supply for at least a 20-year
22 period.

23 With regard to the comments about noise
24 impacts on the Hollywood Dell neighborhood, the
25 Hollywood Dell neighborhood is located more than

1 500 feet from the north end of the property. The
2 multifamily complex to the north of the project site on
3 the north side of Yucca Street is approximately 175 feet
4 from the Project's northern boundary. Between the
5 multifamily complex and the Hollywood Dell neighborhood
6 there is approximately 325 feet distance, which would
7 provide an additional 9dBA in noise attenuation from the
8 property, compared to the noise levels that would be
9 experienced at the multifamily complex to the north of
10 the property.

11 In addition, the US 101 is located between
12 the property and the Hollywood Dell neighborhood area.
13 Table 4 in the noise technical appendices, which is
14 provided in Appendix K of the Draft EIR, shows that with
15 all onsite operational noise sources combined, no
16 significant noise impacts would occur at the multifamily
17 complex on the north side of Yucca Street.

18 Once the additional 9dBA noise reduction is
19 subtracted, so the noise level estimated at the
20 multifamily complex, noise at the Hollywood Dell
21 neighborhood that is attributable to the Project would
22 be much lower than the ambient noise level in the
23 Hollywood Dell neighborhood. Aside from the US 101
24 Freeway, there are also other intervening buildings
25 between the property and the Hollywood Dell neighborhood

1 area, which would further reduce the noise level coming
2 from the property.

3 Therefore, it was not warranted to identify
4 residences in the Hollywood Dell neighborhood as
5 potential noise sensitive receivers that would be
6 impacted by the project related noise. There is no
7 substantial evidence in the record to confirm otherwise.

8 Regarding the comment that crime statistics
9 used in the Draft EIR were incorrect, the data regarding
10 the population size of the Hollywood Division and the
11 number of crimes committed were based on information
12 provided by the Los Angeles Police Department in a
13 letter dated October 9, 2018, which is included in
14 Appendix M2 of the Draft EIR. This was known
15 information at the time of the writing of the Draft EIR.

16 Regardless, while the crimes per capita
17 statistics were reviewed and presented in the analysis,
18 the crime rate is not the determining factor for
19 determining the Project's impacts related to police
20 services. The analysis provided in the Draft EIR,
21 appropriately determined per City threshold as
22 significant, that demand for LAPD services would not
23 result in the need for new or expanded facilities
24 construction of which would result in significant
25 impacts on the environment.

1 It should also be noted for the record that
2 the Project incorporates project design feature POLPDF-2
3 with security personnel and a 24-hour, seven-day-a-week
4 security program to ensure the safety of its residents,
5 employees and site visitors, including a 24-hour
6 security camera network throughout the parking garages,
7 elevators, common and amenity spaces, lobby areas and
8 rooftop and ground level outdoor open spaces.

9 With regard to fire response times. The
10 CEQA threshold regarding public services is whether
11 adequate public services are available to serve the
12 Project without the development of new or expanded
13 facilities, the construction of which would result in
14 significant physical impacts. As evaluated in the Draft
15 EIR, Section 4K1 Fire Protection, Section 4K2 Police
16 Protection, Section 4K3 Schools, Section 4K4 Parks and
17 Recreation, and Section 4K5 Libraries, existing public
18 services are adequate and would not require the
19 construction of new facilities due to the Project.

20 Consistent with the City of Hayward versus
21 Board of Trustees of California State University ruling
22 and the requirements stated in the California
23 Constitution, the obligation to provide adequate
24 services is the responsibility of the City. According
25 to the LAFD, although response time is considered to

1 assess the adequacy of fire protection services, it is
2 only one factor among several that LAFD utilizes in
3 considering its ability to respond to fires and life and
4 health safety emergencies, including required fire flow,
5 response distance from existing fire stations and the
6 LAFD's judgment for needs in the area.

7 If the number of incidents in a given area
8 increases, it is the LAFD's responsibility to assign new
9 staff and equipment and potentially build new or expand
10 its facilities as necessary to maintain adequate levels
11 of service. In conformance with the California
12 Constitution and the City of Hayward versus Board of
13 Trustees of California State University ruling, the City
14 has and will continue to meet its legal obligations to
15 provide adequate public safety services including fire
16 protection. The LAFD has recently taken a number of
17 steps to improve their related systems, processes and
18 practices, which in turn serve to reduce response times.
19 Upgrades recently completed are pending include
20 installation of automated vehicle locating systems on
21 all LAFD apparatus, replacement of fire station alerting
22 systems that control fire station dispatch audio, signal
23 lights and other fire station alerting hardware and
24 software, and development of a new computer-aided
25 dispatch system to manage fire and emergency medical

1 service incidents from initial report to conclusion of
2 an incident.

3 Again, there is no substantial evidence in
4 the record to question the adequacy of the analysis
5 contained in the Draft Environmental Impact Report.
6 While comments regarding potential impacts to historic
7 resources, the comments were not specific. So it is
8 difficult to respond to them at this point. However,
9 the Draft EIR thoroughly analyzed the project's proposed
10 potential impacts to historic resources and concluded
11 that the Project would not result in any operational
12 impacts. As noted in my presentation, there will be
13 temporary construction impacts related to noise and
14 vibration.

15 With regard to comments raised by Pantages'
16 representative the Draft EIR includes mitigation
17 measures that would reduce the impacts to less than
18 significant. However, since Pantages' ownership would
19 need to agree to implement the proposed mitigation
20 measures, the Draft EIR conservatively identified a
21 significant and unavoidable impact. Again, if the
22 Pantages were to agree to implement the mitigation
23 measures that were identified in the EIR, the impact
24 would be reduced to less than significant. Of course,
25 as a neighbor we will continue to work with the Pantages

1 team to address their concerns.

2 Comments were provided regarding the
3 impacts of the Project on views of the Capitol Records
4 Building from the surrounding areas. The Project's
5 environmental effects relative to scenic vistas during
6 construction and operation were evaluated in Section 4A
7 Aesthetics of the Draft EIR. The effects of the Project
8 with respect to scenic vistas are illustrated in
9 simulations from a variety of vantage points close to
10 the project site and nearer to the project site as
11 provided in the Draft EIR.

12 As shown in these figures the Project would
13 retain views of the Capitol Records Building from
14 Hollywood and Vine, from Yucca Street, from eastbound US
15 101, from the Hillside areas and from Mulholland Drive,
16 Jerome C. Daniel Hollywood Bowl overlook. The Project
17 would limit and/or block some closer views to the
18 Capitol Records Building from Hollywood Boulevard,
19 specifically mid-block between Argyle Avenue and Vine
20 Street and from some locations on Argyle Avenue.
21 However, because of the paseo opening at Argyle Avenue
22 views of the Capitol Records Building from the street
23 frontage would continue to be available.

24 In addition, new and closer views of the
25 Capitol Records Building would be provided from within

1 the project's paseo and west plaza. As further
2 described in the EIR, the Project would not have a
3 substantial adverse effect on scenic vistas. Views of
4 the Capitol Records Building from hillside residential
5 neighborhoods to the east of the US 101 would be
6 retained, although the project high-rises would be
7 prominent in the view field. Again, there is no
8 substantial evidence in the record presented today or
9 otherwise that questions these holdings.

10 With regard to a comment was made about the
11 property being located in a liquefaction zone, that's
12 absolutely inaccurate. The project is not located
13 within a liquefaction zone.

14 With regard to comments raised about a
15 purported fault on the property, the State of California
16 has developed highly stringent protocol for
17 investigating earthquake faults through the
18 Alquist-Priolo Act. It has absolutely the State's
19 responsibility to identify and map potential fault
20 zones. And it is the City of Los Angeles's duty to
21 closely examine each development proposal in those zones
22 for active faults to determine whether a property is
23 safe to build on.

24 With regard to Hollywood Center, that
25 protocol has been strictly adhered to time and time

1 again. A geology and soil study was prepared for the
2 Draft Environmental Impact Report. That study which was
3 approved by the City's geologists concluded that there
4 is no active faulting beneath the property, and
5 therefore, the property is safe to build on, according
6 to adopted State and City requirements.

7 A recent letter from the State CGS which
8 attempted to rely on a USGS study hypothesizes about a
9 possible active strand running to the property based on
10 information we purport to have from a half a mile away
11 from the property. CGS's letter ignored years of
12 scientific research that has demonstrated over and over
13 again that there is no evidence of an active fault at
14 the property. The CGS letter misconstrues the USGS
15 study and simply ignores basic scientific standards.

16 The CGS letter intentionally omitted
17 critical data to influence unfounded conclusions of
18 fault activity and propagated bias interpretations based
19 on impaired and selective interpretations out of context
20 without regard for facts. Without an explanation, CGS
21 ignored multiple approved fault studies and instead
22 relied upon two incomplete studies for properties blocks
23 away. Putting politics aside, there is no scientific
24 justification for doing this. CGS's inflammatory and
25 scientifically incorrect claim, which ignores all

1 scientific protocols and procedures, has resulted in our
2 need to ask for an immediate investigation.

3 A request for a complete and transparent
4 investigation was filed by my office with a California
5 State Mining and Geology Board yesterday afternoon. We
6 eagerly await the State to conduct and complete this
7 transparent investigation so we all feel comfortable and
8 understand what the science really says.

9 In closing, none of the comments raised --
10 submitted as part of the Draft EIR or raised today
11 include any substantial evidence questioning the
12 adequacy of the circulated data Draft EIR and
13 recirculation is not required. I remain available to
14 answer any and all questions presented. Thank you.

15 MR. LAMBORN: Will Lamborn, City Planning.
16 Thank you Edgar for those responses. I believe that
17 covered most of the items on my list as far as notes
18 from main items that came up in public comment.
19 However, I do have just a handful of additional ones
20 that I'd like you to speak to a bit as well. You've
21 touched a little bit on these, but if you could just
22 speak to the Draft EIR's analysis with regards to scale
23 and height overall within aesthetics impacts as well as
24 offsite indirect cultural resources historic impacts. I
25 know there's been a lot stated more about Capitol

1 Records and about some of the vibration related impacts
2 to nearby historic resources, but if you could speak to
3 the analysis more generally of indirect historic
4 resources impacts as well as general comments about
5 scale and height?

6 MR. KHALATIAN: Absolutely. So I'll start
7 with the latter. I'd like to, one, for the record,
8 remind everyone that the Project does not have a height
9 limit. The zoning is unlimited height. The pursuant to
10 743, Aesthetic Impact, the Project's aesthetic impacts
11 are less than significant, because the property is
12 located within a transportation priority area.

13 With regard to indirect cultural impacts,
14 the Draft EIR thoroughly analyzed the Project's impacts
15 to adjacent historic resources, including having a tech
16 report prepared, and particularly as part of the Draft
17 EIR by a historic resources group that concluded, based
18 on substantial evidence, that the Project would not
19 result in any significant impacts to historic buildings
20 except during construction, the Project would result in
21 both cultural, noise and vibration impacts to certain
22 identified historic resources near the project site.

23 One of those resources being the Pantages
24 Theatre, which again, as I noted in my response, we --
25 the EIR identified feasible mitigation measures that

1 would reduce that impact to less than significant.
2 However, since implementation of those mitigation
3 measures would require concurrence of the ownership --
4 the Pantages ownership group, since it is their
5 property, neither the City nor the Applicant purports
6 that to happen.

7 Therefore, we conservatively took a
8 significant and unavoidable impact, but again, if
9 Pantages agrees to implement a mitigation measure, the
10 impact would be reduced to less than significant.

11 MR. LAMBORN: Thank you, Edgar, for those
12 further clarifications. Related to that, I think one of
13 the specific comments had to do with the Broadway
14 Hollywood Building and its sign. If you could
15 specifically speak to that as if that's covered through
16 that indirect historic resources analysis. And I think
17 there was also a specific comment during construction
18 and perhaps also project operation as to how that
19 relates to recording studio and below-grade uses in the
20 Capitol Records Building that are especially sensitive
21 to noise and vibration?

22 MR. KHALATIAN: Absolutely. With regard to
23 the sign on the Broadway Building, I believe, Mr.
24 Lamborn, you're referring to the Patr?n Tequila sign,
25 which again, was analyzed in our transportation -- in

1 our historic assessment and the historic section of the
2 Draft EIR concluded the Project would not result in any
3 significant impacts to the sign.

4 With regards to the Capitol Records
5 Recording Studio, listen, we own the Capitol Records
6 Building. They are a valued tenant of ours, they have
7 been for many, many years. And we anticipate and hope
8 that they will continue to remain a tenant for many
9 years. We have and will continue to work with them to
10 ensure that their operations continue, you know, during
11 construction.

12 MR. LAMBORN: Great, thank you. Okay. So
13 just a couple others here. Comments were raised, I
14 believe, one regarding wildfire impacts that may have
15 been more in reference to the hillside areas to the
16 north, but if you could speak to that?

17 MR. KHALATIAN: Yeah.

18 MR. LAMBORN: And I think some commenters
19 also generally raised air quality impacts during
20 construction. If you could address those?

21 MR. KHALATIAN: Absolutely. With regard to
22 the wildfire dangers, again, with regard -- that really
23 comes down to fire response time. You know, based on
24 correspondence from the LAFD using the City of LA's
25 adopted thresholds of significance, and in fact, the

1 California Constitution and the State Supreme Court
2 decision in Hayward, the EIR concluded that the Project
3 would not result in any significant unavoidable fire
4 impacts. And that includes wildfire impacts to the
5 Hills.

6 MR. LAMBORN: Got it. And regarding
7 construction air quality?

8 FEMALE VOICE: We have no --

9 MR. KHALATIAN: Could you give me one
10 second, Mr. Lamborn, on that one?

11 MR. LAMBORN: Yeah, of course. And while
12 you're looking into that, I think the last couple of
13 things I have just to briefly go back to historic
14 resources, I believe you already addressed a bit in some
15 of your responses the adequacy of the mitigation
16 measures for vibration and noise purposes. I believe
17 there were also some comments in public testimony
18 suggesting additional project features or potential
19 mitigation measures such as preservation plans
20 specifically for Capitol Records as well as historic
21 interpretive displays. Have those been included in the
22 Project, or are those being considered to the extent
23 that they relate to historic resources impacts?

24 MR. KHALATIAN: Thank you. So I think I
25 caught all of that. But with regard to the air quality,

1 again, the EIR based on actual technical studies
2 concluded that the Project would not result in
3 significant unavoidable impact. We have implemented
4 substantial project design features as well as
5 mitigation measures including using Tier 4 construction
6 equipment to help mitigate. And Tier 4 construction
7 equipment is the most stringent, from an emission
8 standard, for construction equipment which would reduce
9 the impact to less than significant.

10 And I'm sorry, Mr. Lamborn, I was playing
11 up this answer and I missed -- I got a comment regarding
12 historic --

13 MR. LAMBORN: No problem. I was asking,
14 there had been public comments asking about some
15 potential historic resources related measures including
16 a request for a preservation plan to be prepared
17 specifically for the Capitol Records Building, and also
18 whether any sort of an interpretive displays relative to
19 historic resources are proposed.

20 MR. KHALATIAN: Okay. So as we already
21 concluded, the Project would not result in any
22 significant unavoidable impacts to the Capitol Records
23 Building as it pertains to historic resources. So
24 mitigation measures are not warranted or authorized.
25 That being said, again, the -- them being a tenant of

1 the building and us respecting the importance of the
2 property, we're certainly more than happy and willing to
3 consider appropriate historic interpretive plans to
4 respect the history of not only this property but as
5 well as Hollywood.

6 You know, one of the things that ownership
7 directed the architectural team to focus on was to
8 really make this property, this project, post-
9 development something that Hollywood can be proud of.
10 And then one of, I think, the most important parts of
11 Hollywood is our history. So we are very open to
12 continuing to consider that option. I'll say that
13 during the entitlement process we've had a lot of
14 community meetings and I, myself, have met with a lot of
15 people. And you know, one of the commenters alluded to
16 it being disappointing visiting the Walk of Fame and
17 visiting the Capitol Records Building, and I've heard
18 that many a times from long-time Hollywood constituents
19 as their friends and families visit LA as tourists.

20 We think it's incumbent upon us as part of
21 this project to enliven this area. The Walk of Fame is
22 something that Hollywood should be so proud of and
23 that's one of our primary goals is to really create a
24 destination here that the City is proud of, that all of
25 our residents bring tourists, their friends and families

1 to. And then respecting the history of the Capitol
2 Records Building and all of Hollywood is something we're
3 very open and proud to do.

4 MR. LAMBORN: Okay, thank you. So my last
5 two items and then I'll also see if Mindy with Planning
6 staff has any further questions she wants to ask before
7 we move on to deliberations of the Subdivision
8 Committee. There was a question that came up partway
9 through about the haul route and the appropriateness. I
10 was unable to capture the specific location in my notes,
11 but a specific portion of the haul route and how that
12 relates to, you know, uses around the proposed haul
13 route. If you could speak to how the haul route was
14 determined and if there are any potential conflicts
15 there.

16 And then the last thing I have I think that
17 came from one other comment was the impacts of noise
18 from outdoor amenity and public spaces proposed as part
19 of the Project. I know you spoke a lot to noise more
20 north and towards the neighborhood near the freeway, but
21 if you could also speak to the noise analysis of project
22 operations and how that -- how public space and amenity
23 space noise is handled.

24 MR. KHALATIAN: Yeah, with regard to the
25 haul route, thankfully, LADOT identified the appropriate

1 haul route and part of their assessment was to ensure
2 that they avoided certain sensitive receptors such as
3 schools. And I think there was a strong desire to
4 ensure the haul routes were frankly disbursed throughout
5 the area to avoid excessive number of trucks in one
6 particular area.

7 So again, all of that is included and
8 analyzed in the Draft EIR thoroughly. With regard to
9 outdoor noise, although there are a number of amenity
10 spaces, both public and private, proposed as part of the
11 project, we have intentionally not taken -- not included
12 any amplified music in the outdoor areas. So the noise
13 would be, you know, frankly, just people talking and
14 socializing which for the reasons I identified earlier,
15 between the Hollywood 101 Freeway and existing ambient
16 noise levels that the EIR concluded correctly that there
17 would be no significant unavoidable impacts.

18 MR. LAMBORN: Okay, thank you for that. I
19 think that concludes my questions from public testimony.
20 Mindy, Planning staff, do you have any followups or
21 items that you would like clarification on?

22 MS. NGUYEN: Mindy Nguyen here. I believe
23 Edgar covered most of the comments. I just wanted to
24 add something from the City just from the City's
25 standpoint with regards to the earthquake faults. We --

1 as Edgar had mentioned that this CGS letter did --
2 sorry, in -- sorry. There was pre-risk trenching done
3 with CGS participation, which found no evidence of
4 active faults. There had also been additional borings
5 and trenches performed for this project which confirmed
6 these findings, but I just wanted to add that
7 nonetheless, the City is carefully considering the
8 comments from CGS. And as noted in the staff report and
9 also during this public hearing, the final EIR continues
10 to be a process until we can make sure that we provide a
11 very thorough response to that letter. That concludes
12 my statement.

13 MR. LAMBORN: Got it, thank you, Mindy.
14 Again, Will Lamborn, Planning staff. So at this time,
15 now I would like to allow the Subdivision Committee the
16 opportunity to ask any questions based on public
17 testimony or any further questions or deliberation that
18 the Subdivision Committee would like to have relative to
19 the vesting tentative tract map. I don't know if BOE or
20 Street Lighting, others that are on the call have
21 anything that you would like to add on that or not at
22 this time?

23 MR. DE LA CRUZ: This is Gil De la Cruz
24 from Street Lighting. Just for the record, I just want
25 to add that no street lighting improvements if no street

1 widening for BOE improvement conditions. Otherwise,
2 relocate and upgrade street lights to and Ivar Avenue
3 for and Yucca Street and one on Argyle Avenue and five
4 on Vine Street. That's all. Thank you.

5 MR. LAMBORN: Thank you.

6 MR. AVANESIAN: Yeah, this is Georgic
7 Avanesian, Bureau of Engineering. I'm still here.
8 Interesting, I had my lunch, too anyway. To Street
9 Lighting, there will be no street widening. All the
10 existing sidewalks will remain in the condition they are
11 unless they need some repair after the construction,
12 which is part of our conditions. Sidewalks width will
13 stay exactly what it is today. Sidewalk widths will not
14 be lost.

15 And as Applicant mentioned, they're not
16 providing any driveways off of Vine Street. So that was
17 our, you know, kind of our issue if there was going to
18 be any kind of an opening within the Walk of Fame on
19 stars, which apparently is not going to be. And they're
20 providing all the accesses, driveways from off the other
21 public -- local streets. And if I can hear correctly, I
22 did not hear the Applicant's representative, Mr.
23 Khalatian, did not raise any issues regarding the
24 engineering recommendations. So I would assume they
25 agreed to all the engineering recommendations. So I

1 would request that Planning Department in the event that
2 the approved tract all the Bureau of Engineering
3 recommendation be adopted as requirements and
4 conditions. Thank you.

5 MR. LAMBORN: Thank you, Georgic.

6 MR. KHALATIAN: Mr. Lamborn, I don't know
7 if you can still hear me or not.

8 MR. LAMBORN: Yeah, I can still hear you.
9 Go ahead.

10 MR. KHALATIAN: So again, Edgar Khalatian
11 on behalf of Mayor Brown. I just wanted to clarify in
12 response to Mr. Avanesian's comment, we do respectfully
13 request that the requested mergers as included in the
14 tract map be granted, which as we understand the BOE
15 report currently reduces our 5-foot asks to 3 and 4 feet
16 respectively. But we would just like to state that for
17 -- for the record for today.

18 MR. AVANESIAN: Good. Okay then. On the
19 response to the Applicant's representative, we do
20 approve the 5-foot merger sidewalk areas and easement
21 the City along Vine Street. However, we do not approve
22 5-foot requested merger on Ivar or Argyle because our
23 policy is that only one-third of the existing or
24 proposed new sidewalk width can be merged.

25 And based on that policy, Vine Street had

1 15-foot sidewalks, so we allow one-third, which is 5
2 feet, to be merged. And Yucca and Argyle, Yucca has
3 only 10-foot sidewalks so we allow 3 feet, one-third of
4 it. And Argyle Avenue has 12-foot sidewalks, so we
5 allow one-third which is 4 feet of it. That's our
6 policy. And this report was reviewed and approved by
7 our principal, not even our immediate supervisor. So
8 this is a Bureau of Engineering policy. And we like to
9 keep it the way it is, and we not disagree with the
10 Applicant when we ask that Advisory Agency, in the event
11 approves this tract, not overrule engineering
12 recommendations. Thank you.

13 MR. LAMBORN: Thank you, Georgic. Any
14 other comments from other members of the Subdivision
15 Committee who have not yet provided their comments?

16 MS. LUERA: Hi, Will. This is Meghan Luera
17 from the Department of Recreation and Parks. RAP has
18 not additional comments. I just, I guess, wanted to
19 confirm also that the Applicant that they didn't have
20 any comments regarding the Rec and Parks condition.

21 MR. LAMBORN: Thank you, Meghan. Edgar,
22 would you like to respond if the Applicant has any
23 concerns with the Recreation and Parks condition?

24 MR. KHALATIAN: Not at this time.

25 MS. LUERA: Great, thank you so much.

1 MR. SANCHEZ: Hi, this is Adrian with Urban
2 Forestry.

3 MR. LAMBORN: Yes.

4 MR. SANCHEZ: It says that there's proposal
5 of removing 16 trees?

6 MR. LAMBORN: Correct. That's my
7 understanding, yeah.

8 MR. SANCHEZ: Do we know the reason for
9 removal?

10 MR. LAMBORN: Edgar, would you like to
11 speak to the -- for the Applicant on the reasons for the
12 need for the street tree removal?

13 MR. KHALATIAN: Yes. It's partly based on
14 construction activities as well as the design of the
15 project and the improvements that we'll be making. And
16 we fully understand and expect that we will be required
17 to replace the street trees at a 2-to-1 ratio, which we
18 are happy to do.

19 MR. SANCHEZ: Okay, all right.

20 MR. LAMBORN: Thank you, Adrian. Just to
21 clarify, is that replacement already captured as a
22 condition of approval, or is that a required subsequent
23 process that will need to occur?

24 MR. SANCHEZ: The 2-to-1 replacement is our
25 ratio for --

1 MR. LAMBORN: Right.

2 MR. SANCHEZ: -- all permits.

3 MR. LAMBORN: Okay. I thought so, just
4 wanted to check on that. Okay.

5 MR. McCREA: Will, I think --

6 MR. LAMBORN: I'm sorry -- sorry, I was
7 muted. Sorry about that. So I just was saying, so
8 prior to concluding, just wanted to check, Mindy, to see
9 if you have any further statements or anything else that
10 you would like to address before we move towards
11 concluding today's meeting?

12 MS. NGUYEN: No, I don't have anything
13 else.

14 MR. LAMBORN: Okay. Thank you everyone.
15 So at this time, I would just first again, as others
16 have, would like to thank everybody for your
17 participation. It's been a long meeting and we've had a
18 lot of very meaningful public input and comment, which
19 is really appreciated. As we stated at the outset of
20 the meeting, no decisions were going to be made today on
21 the tract map or on the associated commission cases.

22 So at this time, I'm gonna go ahead and
23 conclude the public hearing for Case Numbers VTT82152,
24 CPC20182114DBMCUPSPR, CPC20182114DBCUMCUPSPR,
25 CPC-20182115-DA and Environmental Case ENV20182116-EIR.

1 As previously mentioned, I am taking the Subdivision
2 case under advisement. The remaining entitlements have
3 not yet been scheduled for a meeting before the City
4 Planning Commission.

5 And if you would like to receive a courtesy
6 notice for when it is scheduled, in addition to any
7 other notices, reports and decision letters for this
8 project, please fill out the interested parties form
9 located on the meeting agenda. The agenda is available
10 on the Department Web site or by contacting the staff
11 planner. You can also access the list directly by
12 visiting the Web site TinyURL.com/interested-parties.
13 It is now 2:26 p.m. This concludes the public hearing
14 for the Hollywood Center Project and thank you for your
15 participation.

16 (End of audio file)

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CERTIFICATION

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I, Carmel Martinez, TX CSR No. 8128, FPR No. 1065,
do certify that I was authorized to and did listen to
and transcribe the foregoing recorded proceedings and
that the transcript is a true record to the best of my
ability.

Dated this 3rd day of September, 2020.



Carmel Martinez,
TX CSR No. 8128
FL FPR No. 1065