

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
DEPUTY ADVISORY AGENCY
SUBDIVISIONS/HEARING OFFICER

IN RE:) CASE NOS.
) VTT-74371
)
) CPC-2016-3176-VCZ-
6430-6440 WEST HOLLYWOOD) HD-VCU-MCUP-SPR
BOULEVARD & 1624-1648 NORTH)
WILCOX AVENUE.) CEQA NO:
) ENV-2016-3177-EIR
)
-----) (SCH. 2017051079)

REPORTER'S TRANSCRIPT OF REMOTE PROCEEDINGS
via Zoom teleconference
Los Angeles, California
Wednesday, August 12, 2020

REPORTED BY:
LAURIE HELD-BIEHL,
CSR, CCR, RPR, CRR
CA CSR No. 6781
IL CSR No. 084002860
NJ CRR No. 30XI00239100
TX CSR No. 8555
RPR/CRR No. 32836
CA CSR, RPR
JOB NO. 311784

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REPORTER'S TRANSCRIPT OF REMOTE
PROCEEDINGS, via Zoom teleconference
pages 1 through 50, said proceedings
dated Wednesday, August 12, 2020,
beginning at 10:39 a.m. and ending
at 11:32 a.m., in Los Angeles,
California, reported by
LAURIE HELD-BIEHL, California CSR
No. 6781, Illinois CSR No. 084002860,
New Jersey CRR No. 30XI00239100, Texas
CSR No. 8555, RPR/CRR No. 32836.

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APPEARANCES:

DEPARTMENT OF CITY PLANNING

KATHLEEN KING

CITY PLANNER

200 North Spring Street

Room 525

Los Angeles, California 90012

JASON McCREA

HEARING OFFICER

200 North Spring Street

Room 525

Los Angeles, California 90012

ELVA O'DONNELL

DEPUTY ADVISORY AGENCY

200 North Spring Street

Room 525

Los Angeles, California 90012

REY FUKUDA

PLANNING ASSISTANT

200 North Spring Street

Room 525

Los Angeles, California 90012

SUBDIVISION COMMITTEE MEMBERS:

GIL DELACRUZ, Bureau of Street Lighting

GEORGIC AVANESIAN, Bureau of Engineering

JULIA LI, Bureau of Engineering

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Los Angeles, California
Wednesday, August 12, 2020
10:39 a.m. - 11:32 a.m.

10:00 MS. KING: Okay. This is the virtual
Subdivisions/Hearing Officer's hearing.

Hi, everyone. My name is Kathleen King.
I'm with the Planning Department as well.

At this time we will now be moving on to
10:39 Item Number 2, and that is for case number VTT-74371,
ENV-2016-3177-EIR, and CPC-2016-3176-VZC-HD-VCU-MCUP
and SPR.

The Hearing Officer for this item is
14 Jason McCrea and the Deputy -- DAA is Elva -- Elva
10:40 O'Donnell.

At this time, I will go ahead and turn it
over to Elva. And just ask that everyone involved in
this item go ahead and test their audio.

MS. NUNO-O'DONNELL: Good morning.

10:40 MS. KING: Rey, are you also able to test your
audio?

MS. NUNO-O'DONNELL: Can you hear me?

MS. KING: Yes, I hear you, Elva, and I can hear
Jason as well.

10:40 MS. NUNO-O'DONNELL: Thank you.

1 Are we ready to go?

2 MS. KING: I think we're just waiting for Rey to

3 go ahead and test his audio as well.

4 MR. FUKUDA: Hello, good morning.

10:41 5 MS. KING: Hi, Rey.

6 MR. FUKUDA: Can you hear me?

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

8 MR. FUKUDA: Great.

9 MS. NUNO-O'DONNELL: Okay.

10:41 10 MS. KING: Okay. So at this point, Elva, I'll

11 go ahead and turn it over to you.

12 MS. NUNO-O'DONNELL: Thank you, Kathleen.

13 Good morning. Today is Wednesday,

14 August the 12th, 2020. My name is Elva

10:41 15 Nuno-O'Donnell and I am the Deputy Advisory Agency

16 today.

17 Also, joining me today are the members of

18 the Subcommittee Division -- Subdivision Committee.

19 Starting with BOE, would you like to

10:41 20 introduce yourself?

21 Georgic?

22 Julia, would you like to introduce yourself?

23 MS. LI: Julia Li, Bureau of Engineering.

24 MS. NUNO-O'DONNELL: Thank you, Julia.

10:41 25 Is Georgic or Gil available to introduce

1 themselves?

2 MR. DELACRUZ: Gil Delacruz, Bureau of Street
3 Lighting.

4 MR. AVANESIAN: Georgic Avanesian, Bureau of
10:42 5 Engineering.

6 MS. NUNO-O'DONNELL: Thank you.

7 The notice was posted for this hearing as
8 required; so we can proceed with the hearing.

9 Today we will be holding a joint Public
10:42 10 Hearing for Vesting Tentative Tract Map 74371 and for
11 the required Hearing Officer hearing for a project
12 going forward before the City Planning Commission
13 under case number CPC-2016-3742(sic)-VCZ-HD-VCU-
14 MCUP-SPR for a mixed-use project comprised of
10:42 15 260 residential dwelling units, up to 10 percent, or
16 26 units, of which would be set aside for workforce
17 housing, and 17,800 square feet of commercial uses,
18 and the restoration and retention of the Attie
19 Building for a property located at 1624 through 1648
10:42 20 Wilcox Avenue and 6430 through 6440 Hollywood
21 Boulevard.

22 During the hearing today the Advisory Agency
23 will consider the Environmental Impact Report,
24 ENV-2016-3177-EIR, State Clearinghouse Number
10:43 25 2017051079 and a Vesting Tentative Tract Map to allow

1 the merger and resubdivision of the project site for
2 three ground lots and three commercial condominiums
3 and a Haul Route for the export of up to 58,000 cubic
4 yards of soil.

10:43 5 Please note that I will not be making a
6 decision today as I will be taking the case under
7 advisement.

8 The Hearing Officer, Jason McCrea, will also
9 be taking testimony on the concurring case,
10:43 10 CPC-2016-3742(sic)-VZC-HD-VCU-MCUP-SPR which includes
11 a request for a Zone Change and Height District
12 change to remove the D limitation and allow a
13 4.5-to-1 FAR; a Vesting Conditional Use Permit for
14 floor area averaging; a Master Conditional Use Permit
10:44 15 for onsite and offsite sales for three
16 establishments; and a Site Plan Review for 260 units.

17 The format of the hearing is as follows:

18 The staff will give a presentation of the
19 proposed project. The Applicant's representative
10:44 20 will then make a presentation and address any
21 concerns with the Tract Map Staff Report.

22 The Subdivision Committee will then be given
23 an opportunity to ask questions of the Staff and the
24 Applicant.

10:44 25 Then I will open the hearing for public

1 comment.

2 Please state your name and address for the
3 record, focus your comments on the case before us,
4 please do not repeat what previous speakers have
10:44 5 stated.

6 We will re-call the Applicant or its
7 representative back to answer additional questions or
8 address concerns raised by the public.

9 I will then close the public comment period
10:44 10 and give the Committee an opportunity to deliberate
11 on the case.

12 The Subdivision case for today will be taken
13 under advisement. Further, no decision will be made
14 today on the concurrent City Planning case.

10:45 15 In conformity with the Governor's Executive
16 Order, N-29-20, March 17, 2020, and due to concerns
17 over COVID-19, this hearing will be conducted
18 entirely telephonically.

19 Before we begin, I will be sharing some
10:45 20 general instructions on the virtual meeting format.

21 We will be following the agenda order.

22 Agendas are available online at the Planning
23 Department website by clicking "About," "Commissions,
24 Boards and Hearings," and then "Hearings."

10:45 25 The link to making presentations and other

1 relevant documents are located on the first page of
2 the agenda or by visiting tinyurl.com/share-drive.

3 If you would like to follow along with
4 the Applicant, please do so from your home devices
10:45 5 using this link.

6 Please press "Star 9" on your phone when
7 public comment is open for the items you wish to
8 speak on. Planning Staff will announce the last four
9 digits of your phone number, if available, when it is
10:46 10 your turn to speak. You will hear a message that
11 states "You are unmuted."

12 We ask that you please first state your name
13 clearly and then proceed with your comments. To
14 ensure that you are heard clearly, please be mindful
10:46 15 of background noise.

16 Once you have concluded your public
17 comments, please state as such, your audio will then
18 be muted and we will move on to the next speaker.

19 If you have any documents or written
10:46 20 comments for submission, please submit them by email
21 to the planner whose email address is shown on the
22 hearing notice.

23 If you would like to be added to the
24 "Interested Parties List" to receive determination
10:46 25 letters for any of the agenda items from today's

1 meeting, please provide your email or mailing address
2 information and case number associated with the item
3 using the link provided on the agenda or email the
4 staff planner.

10:46 5 Please understand that this is a new format
6 for a meeting and we thank you in advance for your
7 patience, as staff may need extra time to organize
8 the callers.

9 Staff, when you are ready, please present
10:47 10 your case.

11 MR. McCREA: Good morning. Jason McCrea,
12 Planning Staff.

13 The request before the Deputy Advisory
14 Agency is a Vesting Tentative Tract Map which
10:47 15 includes the merger and resubdivision of a
16 1.38-net-acre site into three ground-floor commercial
17 lots and three condominium lots, with the maximum
18 number of a
19 276 (sic) residential apartment units and one --
10:47 20 17,800 square feet of commercial space in the
21 C4 zone; a merger of an existing street easement
22 along Wilcox Avenue; and a Haul Route for the export
23 of 58,000 cubic yards of soil.

24 The merger of the street was analyzed in the
10:47 25 Draft EIR and meets the goals and objectives of the

1 Hollywood Community Plan and Mobility 2035.

2 Regarding case number VTT-74371, reports
3 were received from the Bureau of Engineering,
4 Department of Building and Safety, Zoning and
10:47 5 Grading, the Los Angeles Department of
6 Transportation, Los Angeles Fire Department, the
7 LA DWP, Bureau of Street Lighting, Department of
8 Recreation and Parks, and Bureau of Sanitation.
9 Their comments have been incorporated into the
10:48 10 Conditions of Approval.

11 After the completion of the draft report,
12 Planning Staff received four emails regarding the
13 project with -- addressing issues including the
14 height, size, relation to historic structures and
10:48 15 nearby historic districts; air quality impacts;
16 historic impacts; noise impacts; police impacts;
17 solid waste impacts. And one phone message from a
18 member of the public regarding the project.

19 Staff also received four additional letters
10:48 20 of support -- or excuse me, Staff also received a
21 letter of support.

22 Subsequent to the posting of the report,
23 Staff has received four additional letters of
24 support.

10:48 25 No other written responses were submitted to

1 the Los Angeles City Planning Department.

2 Staff would like to respond to a letter
3 received as an attachment to one of the
4 above-referenced emails from Casey Maddren on
10:48 5 August 3, 2020.

6 The letter includes no new substantial
7 evidence nor presents deficiencies in the
8 Environmental Impact Report which are substantiated
9 by evidence.

10:48 10 The commenter complains (phonetic),
11 misinterprets or misunderstands multiple elements,
12 beginning with an assertion of sensitive receptors
13 that should have been included but not -- does not
14 clarify for what impact category.

10:49 15 Next, the commenter asserts the existing
16 environmental conditions or impacts the project must
17 mitigate with respect to air quality, conflicting
18 with CEQA Guidelines CPRC Section 15126.2(a),
19 regarding the evaluation of project impacts.

10:49 20 Further, the project demonstrated its
21 conformance with both Air Quality Management Plan and
22 the City of Los Angeles Air Quality Element.

23 The commenter asserts without evidence that
24 the project would expose sensitive receptors to
10:49 25 substantial pollutant concentrations.

1 The Draft Environmental Impact Report for
2 the project found the project does not include uses
3 which would generate the volume and types of
4 pollutants outlined by the South Coast Air Quality
10:49 5 Management District, or AQMD, which would constitute
6 a violation of AQMD thresholds for exposure of
7 sensitive uses.

8 The commenter continues, asserting next that
9 a building located across the street should have been
10:49 10 evaluated for possible impacts from construction of
11 the project.

12 As detailed in the noise section of the
13 Draft EIR, vibration does not travel effectively over
14 distance; therefore, the historic resource the
10:49 15 commenter identifies is unlikely to receive vibration
16 from the construction of the project as it is located
17 across the street.

18 Nevertheless, the project does include a
19 mitigation measure of CUL-MM-2 which would prevent
10:50 20 vibration from affecting a structure immediately to
21 the south of the project site.

22 The commenter also asserts without evidence
23 the City is incorrectly reflecting the population of
24 Hollywood in the police section.

10:50 25 Population information in the Draft EIR was

1 supplied by the Los Angeles Police Department in a
2 letter dated October 7, 2017 and attached as an
3 appendix to the EIR.

4 In addition, the commenter fails to present
10:50 5 substantial evidence that any population changes
6 would necessitate a new facility and further asserts
7 a new police facility would be needed based on
8 conjecture.

9 As discussed in the Draft Environmental
10:50 10 Impact Report, the provision of fire and police
11 services are the responsibility of local government
12 and, therefore, the need for additional police
13 protection services is not an environmental impact
14 that CEQA requires a project proponent to mitigate.

10:50 15 Finally, the commenter includes a discussion
16 about solid waste which does not apply to the
17 project. The project would comply with the City
18 Sanitation -- excuse me, with City Sanitation and
19 Building and Safety requirements which, per
10:51 20 Ordinance 15.18.519, require compliance with
21 AB 939.

22 Additionally, the Applicant submitted a --
23 or, excuse me, the environmental consultant submitted
24 a letter addressing these claims and these points in
10:51 25 more detail.

1 The Project Applicant submitted an
2 application to the Governor's Office for
3 certification of the project as an Environmental
4 Leadership Development Project, or ELDP, under
10:51 5 AB 900.

6 On October 10, 2019, the governor certified
7 the project as ELDP.

8 As part of the ELDP certification
9 requirements, the project will be conditioned to
10:51 10 provide an energy-efficient building which reduces
11 consumption -- energy consumption by 22 percent below
12 LEED baseline; outdoor water usage, 30 percent below
13 Code-required baseline; indoor water usage,
14 30 percent -- 35 percent below Code-required
10:51 15 baseline; transportation efficiencies which result in
16 a 15 percent reduction in VMT compared to a standard
17 project; a minimum of 105 kilowatts of solar energy
18 generation onsite; and the purchase of the carbon
19 credits which offset operation and construction.

10:52 20 The project would also be required to pay
21 prevailing wages for construction workers, as well as
22 contributing 100 million dollars to the California
23 economy upon completion of construction.

24 In addition, the whole of the Administrative
10:52 25 Record has been made available on the City's website.

1 Next, I would like to correct errors in the
2 Draft Staff Report.

3 Specifically on page 44 and 45, Staff
4 requests to correct typographical errors and
10:52 5 emissions from noise findings and rationale for
6 findings.

7 The Planning Department Staff recommends
8 that the Advisory Agency certify the Environmental
9 Impact Report prepared for this project and approve
10:52 10 Vesting Tentative Tract Map 74371 subject to standard
11 conditions and approval -- and additional conditions
12 in the Staff Report.

13 In addition, this is the scheduled public
14 hearing for associated Case Number CPC
10:52 15 2016-3176-VZC-HD-VCU-MCUP-SPR involving property
16 located at 1624 to 1648 Wilcox Avenue and 6430 to
17 6440 Hollywood Boulevard.

18 The project proposes to develop a mixed-use
19 project on a 79,890-gross-square-foot or
10:53 20 59,933-net-square-foot site at the corner of
21 Hollywood Boulevard and Wilcox Avenue within the
22 Hollywood Community Plan area.

23 The project includes the demolition of three
24 buildings totaling 22,320 square feet of floor area
10:53 25 and the restoration of the existing two-story,

1 9,000-square-foot Attie Building. And the
2 construction of a mixed-use building
3 comprising of 267 (sic) residential units, up to
4 10 percent of which, or 26 units, would be set aside
10:53 5 for workforce housing, and 17,800 square feet of
6 commercial uses.

7 The case involves an Environmental Impact
8 Report prepared for the project, ENV-2016-3177-EIR,
9 which includes a Draft EIR dated February 27, 2020, a
10:53 10 Final EIR dated July 31, 2020, and errata dated
11 August 6, 2020, as well as the whole of the
12 Administrative Record.

13 In addition, case number
14 CPC-2016-3176-VZC-HD-VCU-MCUP-SPR involves approval
10:54 15 of a Vesting Zone change and Height District change
16 to modify the development limitation and allow a
17 maximum floor area ratio of 4.5-to-1 in lieu of the
18 otherwise permitted 2-point -- 2- -- 2-to-1 FAR; a
19 Vesting Conditional Use Permit to allow floor-area
10:54 20 averaging -- floor-area-ratio averaging in a unified
21 development; a Master Conditional Use Permit to allow
22 the sale and dispensing of a full line of alcoholic
23 beverages for on- and offsite consumption within
24 three restaurants and/or retail stores; and Site Plan
10:54 25 Review for the development of a project that results

1 in an increase of 50 or more dwelling units.

2 My name is Jason McCrea. I'm the Hearing
3 Officer assigned to this case and will be conducting
4 this hearing on behalf of the City's Planning
10:54 5 Commission.

6 People wishing to speak or submit written
7 testimony about this case should do so -- do so
8 during this hearing.

9 After the hearing, I will prepare a written
10:54 10 Staff Report containing the Planning Department's
11 recommendations to the City Planning Commission. No
12 decision is being made today.

13 After the hearing, a written Staff Report
14 will be prepared which will include a summary of the
10:55 15 public comments from today's hearing -- today's
16 meeting, and any written comments submitted to the
17 file.

18 The report will also contain the Planning
19 Department's recommendation on the project to the
10:55 20 City Planning Commission.

21 The case is scheduled to go before the
22 City Planning Commission during the September 10th or
23 September 24th meeting.

24 If you wish to be informed of the decision,
10:55 25 a courtesy notice -- or decision meeting, a courtesy

1 notice will be provided 21 days prior to the
2 Commission meeting date to anyone who provides their
3 name and email or mailing address on the "Interested
4 Parties List" which can be accessed by visiting
10:55 5 tinyurl.com/interested-parties.

6 Copies of the report will be made available
7 on the Planning Department website approximately one
8 week prior to the Commission meeting date.

9 The Commission meeting will be a public
10:55 10 meeting.

11 The Commission may prevent -- or permit
12 limited additional public testimony on this case.
13 But today's hearing is established to meet the legal
14 notice and hearing requirements prior to the
10:55 15 Commission taking its action, as well as for
16 obtaining public input for preparation of the Staff
17 Report.

18 If anyone wishes to submit additional
19 information to the Commission or take exception to
10:56 20 the Staff Report or recommendations, they should do
21 so in writing prior to the Commission meeting.

22 Information about the date and location of
23 the Commission meeting, along with instructions about
24 where to send written communication, will be provided
10:56 25 on the cover sheet of the Staff Report.

1 The City Planning Commission will be making
2 a recommendation to the City Council regarding the
3 Zone change and Height District change. And the City
4 Planning Commission will be making a decision
10:56 5 regarding the Vesting Conditional Use Permit, Master
6 Conditional Use Permit and Site Plan Review. The
7 decision on the Vesting Conditional Use, Master
8 Conditional Use and Site Plan Review will be final
9 unless appealed to the City Council.

10:56 10 Finally, I'd like to address the subsequent
11 request by the Applicant in a letter dated August 11,
12 2020.

13 The Applicant requested modifications to
14 LA -- LA DOT Condition 11.3(a) to clarify that
10:56 15 limited staging being permitted to accommodate
16 restoration -- to clarify that limited staging be
17 accommodated to per- -- accommodate restoration of
18 the historic structure. And BOE Condition S-3(i) in
19 the improvement conditions be revised to reflect new
10:57 20 sidewalk improvements are only required along the
21 portion of the subdivision with which new -- with new
22 construction and not along the historic structure to
23 be retained.

24 This concludes Staff's presentation.

10:57 25 MS. NUNO-O'DONNELL: Thank you, Jason.

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We will now hear from the Applicant's representative.

First, please state your name clearly and then proceed. You will hear a message that states "You are unmuted."

As a friendly reminder to those listening in, if you would like to follow along with the Applicant's presentation, please do so from your own devices using the link provided on the first page of the meeting agenda, or by visiting tinyurl.com/shared-drive.

MR. TWERDUN: Thank you very much.

This is David Twerdun from LaFrak, the Project Applicant and Developer.

Good morning. We're excited to be here and want to present the project to everyone today.

Speaking with me and presenting with me will be Jenna Snow, the project's historic consultant, as well as Monika Moses from GMPA Architects, the project architect, and Mark Armbruster from Armbruster, Goldsmith & Delvac, our land use attorney.

Just a little overview about LaFrak itself.

LaFrak is a family-owned entity that's been in business since 1901; so it's owned and operated

1 real estate for more than a century. And during that
2 time is -- is -- is committed to and in -- and places
3 a large importance on community development and
4 sustainability.

10:58 5 LaFrak, being a family-owned operator, is
6 really a long-term investor and in it for the long
7 term. We own and operate the buildings that we have
8 built, including some buildings that were built in
9 the 1940s and '50s, and continue to own and operate
10:58 10 them today.

11 We entered the -- Los Angeles City and
12 also Hollywood in 2007 with the purchase of
13 7060 Hollywood, where we renovated and restored a
14 class-B or C office building into truly a class-A
10:59 15 office building. And are proud to acknowledge that
16 we received the BOMA Greater Los Angeles 2013
17 Outstanding Building of the Year Award for the work
18 that we did on that project.

19 And we, as a developer, approach every
10:59 20 project with a goal of creating a development that is
21 compatible and fits in with the surrounding
22 neighborhood to respect the community's character.

23 A little bit more about the -- the
24 neighborhood itself and the site context.

10:59 25 The location of the development site is

1 located at the southeast corner of Hollywood and
2 Wilcox. There are two lots that front Hollywood
3 Boulevard and then the large -- the largest portion
4 of the development site is a surface parking lot that
10:59 5 sits -- sits directly south of those two lots.

6 We are close to some of the iconic fixtures
7 of Hollywood, including not too far from the Capital
8 Records Building, the Pantages Theater. We sit
9 fronting the Hollywood Walk of Fame. And we're a
11:00 10 short walk to the west, about a 5-minute walk to the
11 west of the Hollywood and Vine subway station on the
12 Red Line, now also known as the B Line.

13 Just a little bit more about the
14 neighborhood.

11:00 15 This is truly a live, work and play
16 transit-oriented development location where amenities
17 for the residents are close at hand, walkable,
18 accessible by public transportation, including a lot
19 of restaurants and entertainment options, but also
11:00 20 office buildings that are being -- housing the new
21 entertainment and technology companies that are --
22 that are finding Hollywood as its home.

23 And then an overview of the project itself.

24 I just want to make sure -- I think I heard
11:01 25 a different number during the Staff Report on the

1 number of units.

2 It's a mixed-use building comprised of
3 260, 2-6-0, residential units, I just want to make
4 sure that was clear, which are -- are multifamily
11:01 5 rental units. And there is approximately
6 18,000 square feet of commercial space, of which a
7 portion would be retail, a portion office and a
8 portion restaurant space, for a total of just under
9 280,000 square foot of buildable space.

11:01 10 The -- the one building on the site
11 currently that will be retained is the Attie
12 Building, which is a historic structure, a
13 contributing resource to the Historic District. And
14 we plan to restore and rehabilitate that building
11:01 15 according to the Secretary of Interior Standards for
16 Historic Rehabilitation.

17 There's plenty of parking onsite,
18 420 spaces, the majority of which is for residents,
19 which will produce a ratio of parking for those
11:02 20 residential units of one unit per bedroom.

21 And there is a balance -- the balance of the
22 portion -- the parking is available to the public for
23 patrons of the commercial space. Two levels are
24 below grade, three levels are above grade. But, to
11:02 25 note, the above-grade parking is screened from public

1 view from the street via residential units,
2 commercial space and the residential lobby.

3 There is more open space than is required in
4 the project. This open space is a combination of
11:02 5 both indoor and outdoor space for residents.

6 And I would note that there is also a
7 publicly accessible courtyard along Wilcox just south
8 of the Attie Building that we will touch on a little
9 bit later as well.

11:02 10 And as mentioned, the governor certified
11 under AB 900 the project as an Environmental
12 Leadership Development Project, ELDP, and with that
13 comes additional environmental requirements,
14 including achieving LEED Gold certification and being
11:03 15 greenhouse-gas neutral.

16 And we -- we propose that the project
17 includes up to 10 percent of the units set aside for
18 workforce housing to house different components of
19 the community.

11:03 20 And now I will pass it over to Jenna Snow
21 who will speak about the restoration plan of the
22 Attie Building.

23 MS. SNOW: Thanks, Dave.

24 This is Jenna Snow, I'm the historic
11:03 25 consultant on the team.

1 As Dave mentioned, the Attie Building is
2 located within the boundaries of the Hollywood
3 Boulevard Commercial and Entertainment Historic
4 District and is a contributing resource to that
11:03 5 Historic District. The Hollywood Boulevard Historic
6 District was listed in the National Register of
7 Historic Places in 1985.

8 Character-defining features of the Attie
9 Building include its art-deco design with glazed
11:04 10 terracotta fluted pilasters creating a sense of
11 verticality, decorative terracotta spandrel panels
12 and a fenestration pattern of groups of three
13 windows.

14 The project will retain and restore all
11:04 15 of the character-defining features of the Attie
16 Building. The terracotta will be cleaned and patched
17 as necessary; the spandrel panels that are missing
18 will be reconstructed based on existing ones; window
19 sash and frames will be painted its historic color
11:04 20 based on results of a color analysis.

21 The storefronts at the Attie Building have
22 been altered many times over the years.

23 The storefronts are proposed to be restored
24 to the Period of Significance, 1931 to 1939, which
11:04 25 represents the year the building was constructed

1 until the end of the Period of Significance of the
2 Hollywood Boulevard Historic District.

3 In conformance with the Secretary's
4 standards for the treatment of historic properties,
11:05 5 restoration and rehabilitation will be based on
6 historic photos as well as documentary and any
7 physical evidence.

8 If you're following along with the
9 presentation, the image at the top of page 7 shows a
11:05 10 rendering of the restored and rehabilitated
11 Attie Building which will bring it back to its
12 classic Hollywood glory.

13 The building located at 6430 Hollywood
14 Boulevard is proposed to be replaced with a new
11:05 15 building.

16 The existing building is a noncontributing
17 resource to the National Register of Historic
18 Districts, as it has been substantially altered many
19 times over the years and looks nothing like it did
11:05 20 prior to 1939.

21 The new building is proposed to be a tall
22 one-story that has taken design cues from the
23 Attie Building, including maintaining the same
24 height, rhythm of three bays and accentuating
11:05 25 verticality within those bays.

1 And if you are looking at the presentation
2 on page 7, the two images at the bottom of the page
3 show an earlier design proposal. To respond to
4 comments received, the new building has been slightly
11:06 5 redesigned, although the principal design features of
6 height, rhythm and bays, and vertical elements, have
7 been continued. A rendering of the redesigned
8 building will be shown later in the presentation.

9 And now I'm going to pass it to Monika, who
11:06 10 will talk more about the design of the project.

11 MS. MOSES: Good morning. This is Monika Moses
12 with GMPA Architects.

13 If you are looking at the presentation, on
14 page 8 we have the usage diagram. These are the
11:06 15 overall project components.

16 Starting with the historic Attie Building on
17 the corner of Hollywood and Wilcox, there is a retail
18 on the ground floor and office space on the second
19 floor.

11:06 20 Moving east on Hollywood, just a one-story
21 retail building with rooftop residential courtyard
22 and amenities.

23 On the south side beyond the Hollywood
24 Historic District, the mixed-use building is stepping
11:07 25 away from Hollywood Boulevard. It has a residential

1 courtyard and amenities on top of the eleventh floor.

2 At the Wilcox Street pedestrian level, there
3 is a public outdoor courtyard adjoining the cafe with
4 two stories, high glazing. And then followed by a
11:07 5 residential lobby, lounge and residential courtyard
6 further to the south.

7 On the next page, we're on page 9, the
8 mixed-use building is south of the Attie Building and
9 further steps up away from Hollywood Boulevard.

11:07 10 Pedestrian-related amenities line the ground
11 floor of the proposed building along Wilcox and will
12 better connect Hollywood Boulevard to Sylmar Avenue
13 while enhancing pedestrian experience.

14 If you're following along, on slide 10 the
11:07 15 mixed-use building shown to the right of the Attie
16 Building exhibits two facade designs to break up the
17 massing into smaller scale, while providing facade
18 (unintelligible).

19 Part of the facade is a grid section
11:08 20 comprised of a two-story vertical-based color
21 cementitious panel grid which shifts every two
22 floors, while having balconies within the outer
23 facade. The vertical panels relate to the Attie
24 Building architecture.

11:08 25 The grid sections of the facade are

1 complemented by a recessed vertical (unintelligible)
2 with mostly glass facade and balcony railings which
3 are -- which rest up against the upper portion of the
4 northwest corner. This will reflect and provide
11:08 5 views of the Hollywood Hills.

6 Various courtyards overlook Hollywood and
7 Wilcox and they are highlighted in this rendering
8 with landscaping.

9 The next slide, page 11, this is the current
11:09 10 view looking south along Wilcox. As you can see,
11 there is a narrow sidewalk along old commercial
12 buildings, a parking lot. It's really not a pleasant
13 or inviting place to walk past.

14 On page 12, the next slide, the building
11:09 15 elevation and the pedestrian-related amenities of the
16 ground floor will engage pedestrian activities along
17 Wilcox and will better connect Hollywood Boulevard to
18 Sylmar, while enhancing the pedestrian experience.

19 A public courtyard flanks the Attie Building
11:09 20 and adjacent (unintelligible) coffee shop and it will
21 provide outdoor seating, bike parking and
22 landscaping.

23 The widened public sidewalk in front of the
24 mixed-use building along Wilcox creates a welcoming
11:09 25 plaza.

1 Further to the south, to the right on
2 Wilcox, there will be a residential building lobby
3 and a street-level residential lounge with an outdoor
4 courtyard for the residents. This is near the
11:10 5 southern property line adjacent to the Mark Twain
6 Hotel.

7 The building amenities at ground-street
8 level will increase activity and make Wilcox safer at
9 all times of day and night.

11:10 10 Moving on to the next slide, 13, on
11 Hollywood Boulevard our goal was to design a new
12 commercial building adjacent to the Attie Building,
13 which is consistent with existing neighborhood
14 buildings on that block. To maintain a consistent
11:10 15 street wall, the building was designed to match the
16 height of the Attie Building, at approximately
17 34 feet.

18 In addition, the retail building facade has
19 vertical pilasters which relate to the Attie Building
11:10 20 architectural theme. The new retail maintain
21 street-nature bay rhythm (phonetic). And the
22 finishes will be similar in texture and color to the
23 adjacent Attie Building.

24 And in closing, the next slide is the
11:11 25 "You Are The Star" mural. This is highly visible and

1 it will stand out as a gateway to an improved,
2 vibrant, active and friendly pedestrian space on
3 Wilcox.

4 This terminates -- this is the end of my
11:11 5 architectural presentation.

6 MR. ARMBRUSTER: Thank you, Monika.

7 This is Mark Armbruster with Armbruster,
8 Goldsmith & Delvac. We're the land use attorneys for
9 the project. And I would just like to make a few
11:11 10 concluding remarks, some of which have already been
11 mentioned.

12 But I want to emphasize first the project
13 benefits -- some of the project benefits. First,
14 yes, that it will create hundreds of both
11:12 15 construction-related as well as permanent full-time
16 jobs and will infuse over 100 million dollars into
17 the local economy.

18 As has been mentioned, this is an ELDP
19 project and -- and, as such, will create new
11:12 20 high-wage and highly skilled jobs.

21 As also mentioned, and, again, the correct
22 number is 260 residential units, but this will add
23 200 -- will add that number of units which helps to
24 in that way address the City's housing crisis, which
11:12 25 there's obviously much-needed new housing. The --

1 We've also proposed 10 percent of the units
2 can be workforce housing. Workforce housing is a
3 group that's often ignored. People like teachers,
4 fire -- firemen, police people, and I -- as such,
11:13 5 with this program, this will help providing --
6 provide housing for those people and allow them to
7 live close to their work.

8 As Monika just mentioned also, the project
9 will be restoring -- preserving and restoring the
11:13 10 Attie Building as well as the "You Are The Star"
11 mural which I know is very important to lots of
12 people in the community.

13 Finally, I -- I think with regard to
14 pedestrian -- the pedestrian activity and
11:13 15 connectivity and neighborhood safety and all of that,
16 I think this will greatly enhance that and make it --
17 turn it from an area where it is not pedestrian
18 friendly at all to just the opposite.

19 Next I just want to mention briefly our
11:14 20 community outreach, which has been significant.

21 The project team has talked to and met with
22 a number of the abutting property owners. We've had
23 a few -- multiple meetings with Hollywood Heritage,
24 met with the Hollywood Hills West Neighborhood
11:14 25 Council as well as the Hollywood Property Owners

1 Alliance, the BID. And I believe you have received
2 support letters from the Central Hollywood
3 Neighborhood Council as well as the Hollywood Chamber
4 of Commerce as well as some others in the community.

11:14 5 Finally, I just wanted to mention a couple
6 of things about -- key things about the Environmental
7 Impact Report.

8 You'll note that the project creates -- and
9 especially as part of an ELDP project, creates zero
11:14 10 greenhouse gas net emissions. There is a less than
11 significant vehicle miles traveled impact. We've got
12 a 15 percent TDM Program. And all significant
13 unavoidable impacts are only temporary, only occur
14 during construction; so, thus, there are no
11:15 15 permanent, significant, unavoidable impacts caused
16 by -- that will be caused by the project, plus there,
17 of course, will be a Mitigating Monitoring and
18 Reporting Program as well as a Statement of
19 Overriding Considerations which will be adopted for
11:15 20 the project.

21 I don't think it's necessary for me to run
22 through the necessary approvals since that's already
23 been mentioned I think in Staff's opening remarks as
24 well as elsewhere, glad to answer any questions about
11:15 25 those.

1 But, you know, in summary, we think that
2 this project will deliver much-needed houses to
3 the -- housing to the area, it respects Hollywood's
4 history and greatly enhances neighborhood safety.

11:16 5 And, again is, with the ELDP program,
6 providing LEED Gold certification and so forth, as
7 well as the, you know, high-paid skilled jobs for the
8 area, we think this project just provides lots of
9 benefits to the community.

11:16 10 And that concludes our presentation.

11 MR. AVANESIAN: This is Georgic Avanesian,
12 Bureau of Engineering.

13 MS. NUNO-O'DONNELL: Thank you.

14 MR. AVANESIAN: I'd like to ask a question, if
11:16 15 it's possible, to Advisory Agency because I have a
16 meeting at 11:30; so I'd like to just kind of bring
17 up a general engineering concern which I think -- if
18 I may.

19 Should I go on, Elva or --

11:16 20 MS. NUNO-O'DONNELL: Yes, if you have to leave
21 why don't you just tell us what your concerns are and
22 then we can address them.

23 MR. AVANESIAN: Okay.

24 MS. NUNO-O'DONNELL: Can you hear me?

11:17 25 Hello?

1 MR. AVANESIAN: Yeah. Yes. Yes. Yes.
2 Apparently --
3 MS. NUNO-O'DONNELL: Go ahead.
4 MR. AVANESIAN: Hello? Can you hear me?
11:17 5 Yeah.
6 MS. NUNO-O'DONNELL: Yes, I can hear you.
7 MR. AVANESIAN: The Applicant brought to the
8 Bureau of Engineering's attention that the existing
9 building -- yeah, the existing building to remain,
11:17 10 we're still --
11 (Connectivity issue -
12 inaudible/unintelligible.)
13 MR. AVANESIAN: -- for an easement of the
14 sidewalk; so I forward this letter to -- to Staff
11:17 15 later on so it is reflected in the decision letter
16 that a 15-foot -- additional sidewalk easement and
17 15-foot sidewalk requirement is only where there are
18 no existing structures to remain.
19 I'm going to revise engineering condition
11:17 20 both for the requirement for the easement and the
21 construction of the sidewalk; so that way I think
22 that's basically the only issue that have the Bureau
23 of Engineering's direction.
24 I'm just telling you that I have no problem,
11:17 25 I'll revise it and send it to staff; so in that case

1 am I being excused?

2 MS. NUNO-O'DONNELL: All right. Thank you very
3 much, Georgic.

4 All right. Any other members of the
11:18 5 Committee have any questions regarding this project?

6 All right. Hearing none, now I will hear
7 public testimony regarding the project.

8 I appreciate your patience as we adjust to
9 the virtual hearing format.

11:18 10 The Hearing Officer will now present
11 instructions and announce a number of speakers.

12 MR. McCREA: Good morning. We will now hear
13 from those wishing to provide public testimony.

14 As previously mentioned, please press
11:18 15 "Star 9" at this time if you would like to speak on
16 this item. Please note that you will have one
17 opportunity to speak; so please make your comments
18 comprehensive and concise. And -- excuse me.

19 If you have follow-up questions or comments
11:18 20 following your turn to speak, you may submit them in
21 writing to the -- to the planner.

22 At this time it appears there are only two
23 participants wishing to speak on the item. I will
24 wait just a few more seconds.

11:18 25 If you wish to speak on the item, please

1 press "Star 9" at this time.

2 Okay. Planning Staff Rey Fukuda will now
3 call out the last four digits of your phone number,
4 if available. When it's your turn to speak, you will
11:19 5 hear a message that states "You are unmuted."

6 We ask that you state your name and for the
7 record -- for the record, limit your comments to the
8 subject matter of this hearing and direct all of your
9 statements to the Advisory Agency or to myself and
11:19 10 not to others.

11 MR. FUKUDA: Participant number --

12 MR. McCREA: Rey, you can go ahead.

13 MR. FUKUDA: Okay.

14 Participant number 5903, you are now
11:19 15 unmuted.

16 MS. YEDOYAN: Good morning. This is Diana
17 Yedoyan. I'm the vice president of public policy and
18 economic development for the Hollywood Chamber of
19 Commerce. Thank you, everyone, for this hearing.

11:19 20 On behalf of our over 840 members that we
21 represent, I'm just here to give my strong support
22 for the proposed project today. Our Economic
23 Development Committee unanimously supported this
24 project as well as our Board.

11:19 25 We're very pleased with the overall design

1 and the proposed streetscape of this project that
2 will enhance pedestrian activity along Hollywood
3 Boulevard as well as Wilcox Avenue. And that will be
4 providing ground-level community-serving retail and
11:20 5 restaurant use which, obviously, through this
6 pandemic we desperately need the economic development
7 in the area.

8 We've been very supportive of construction
9 of high-density housing near transit corridors,
11:20 10 especially, you know, considering the housing crisis
11 that has worsened throughout -- throughout Los
12 Angeles. And this project will deliver and provide
13 260 units of multifamily housing that we desperately
14 need in the Hollywood area as well as Los Angeles as
11:20 15 a whole.

16 And its -- the proximity to public-transit
17 options will offer residents alternative to driving
18 in an area that's plagued by traffic congestion
19 already; so we really want to say how supportive we
11:20 20 are of this project.

21 And thank you, everyone, for -- for this
22 process.

23 MR. McCREA: Thank you.

24 MR. FUKUDA: Participant number 0911, you are
11:21 25 now unmuted.

1 MR. ARSLANIAN: Good morning. This is Oscar
2 Arslanian. I'm a 40-year business owner in Hollywood
3 with an office at the Historic Crossroads of the
4 World, also publisher of "Discover Hollywood"
11:21 5 magazine about -- which is about the unique culture
6 and allure of Hollywood.

7 I really want to speak strongly for the
8 Hollywood Wilcox project. It's precisely the type of
9 development we need along this particular stretch of
11:21 10 Hollywood Boulevard, not to mention the new housing,
11 the workforce housing.

12 And I'm particularly fond of the fact that
13 its preservation -- a wonderful preservation of the
14 Attie Building and the iconic "You Are The Star"
11:21 15 mural.

16 LaFrak, the development company, we're --
17 we're so honored to have them in Hollywood.
18 They're -- they already have a building in Hollywood
19 that has won an award. I'm sure this project is
11:21 20 going to go a long way toward that end as well.

21 So I strongly suggest Hollywood Wilcox, it
22 will be a good catalyst for the good in Hollywood and
23 on Hollywood Boulevard along a stretch that certainly
24 needs it.

11:22 25 Thank you very much.

1 MR. McCREA: Thank you.

2 There is one additional member of the public
3 who raised their hand. Rey, if you could go ahead
4 and unmute them.

11:22 5 MR. FUKUDA: Sure.

6 Participant number 8990, you are now
7 unmuted.

8 MS. POONS: Yeah, hi. Ruth Poons here and I'm a
9 res- -- 35-year resident of the area.

11:22 10 The Hollywood Chamber -- the Hollywood
11 Chamber of Commerce is determined to destroy Historic
12 Hollywood. I'd like to know what Hollywood
13 Heritage's position is about this project.

14 We can't get up and down Wilcox now. We
11:22 15 will have Hollywood Bowl-like gridlock 24/7 every day
16 of our lives. It's too big.

17 And I am from New York, I have great respect
18 for the LaFrak Company. I just wish the design would
19 be more along the lines of Historic Hollywood.

11:23 20 Thank you.

21 MR. McCREA: Ma'am, could you -- could you state
22 your name for the record? It was -- it was not
23 clear.

24 MS. POONS: Ruth P-O-O-N-S.

11:23 25 MR. McCREA: Thank you.

1 MS. POONS: And I'm in Historic Whitley Heights
2 and these buildings are destroying the area.

3 MR. McCREA: Thank you.

4 MR. FUKUDA: It looks like we have another
11:23 5 raised hand.

6 MR. McCREA: Yes.

7 MR. FUKUDA: Participant number 5087, you are
8 now unmuted.

9 MR. CURRAN: Yes. Hello. This is Bryan Curran
11:23 10 representing the Hollywood Heritage. I live at
11 501 South Plymouth Boulevard.

12 Hollywood Heritage would like to commend the
13 Applicant for thoroughly reviewing our comments and
14 working diligently to address our concerns with
11:23 15 regards to the protection of the historic resources,
16 construction mitigation measures and clarifying
17 specific language in the EIR. We are very pleased.

18 Hollywood Heritage also notes positively the
19 new design improvements to the facade of the proposed
11:24 20 construction on Hollywood Boulevard within the
21 National Historic District, as well as the redesign
22 of the new tower, with its varied facade
23 articulations and stepped massing. This shows that
24 the project is moving in the right direction.

11:24 25 We would still like to keep the conversation

1 going, however, with the Applicant about 6430 --
2 34 Hollywood Boulevard. This is the -- the proposed
3 new construction site on Hollywood Boulevard.

4 While it is considered a noncontributor -- a
11:24 5 noncontributor to the National Historic District, it
6 was built by the same architect as its neighbor, the
7 Attie Building, and dates from the Period of
8 Significance. We, therefore, encourage the retention
9 and rehabilitation of as much of the original fabric
11:24 10 as possible during the integration into the project.

11 Hollywood Heritage also believes that while
12 a new facade to this storefront is warranted and very
13 welcome, a few minor tweaks will allow it to
14 highlight the historic art-deco facade of the Attie
11:25 15 Building next door and become an example for the
16 District. It's already made wonderful strides from
17 the original design to this design, we just have a
18 couple more comments that we would like to discuss
19 with the Applicant if they are available to us.

11:25 20 And our final comment, this project falls
21 within the boundaries of the newly released Hollywood
22 Community Plan -- Community Plan Implementation
23 District which lays out the goal of historic
24 preservation, affordable housing and
11:25 25 pedestrian-oriented design.

1 The project as designed, while to a greater
2 or less degree, reflects these goals, it still needs
3 to be assessed through the lens of the new CPIO,
4 particularly in light of the fact that the Applicant
11:25 5 is seeking a Zone and Height District change.

6 With that, I conclude my comments.

7 MR. McCREA: Thank you.

8 There -- it does not appear there is any
9 more members of the publish who wish to speak. I'll
11:25 10 allow about 10 or 15 more seconds. If you wish to
11 speak on the item please press "Star 9" now.

12 Okay. Seeing none, I'm --

13 I'd would like to open the public comment
14 now if there's a representative from the Council's
11:26 15 office who wishes to speak, please press "Star 9."

16 Okay. It appears there is no more members
17 of the public or the Council District which wishes to
18 speak; so I'll turn it back over to Elva.

19 Thank you.

11:26 20 MS. NUNO-O'DONNELL: Okay. All right. Thank
21 you, Jason.

22 The public comment period is now closed. We
23 will allow the Applicant's representative to respond
24 to the concerns raised.

11:26 25 Once you are unmuted, please direct your

1 statements to me.

2 MR. ARMBRUSTER: Yes. Hi. This is Mark
3 Armbruster, again on behalf of the Applicant.

4 First of all, we greatly appreciate the
11:26 5 various comments of support for the project and
6 when -- first mention that -- that the project was
7 not appropriate sized and so forth for the area, but,
8 again, we've received a lot of positive support on
9 this and we've really worked hard -- closely with our
11:27 10 architects and others to try to come up with an
11 appropriate project and design which we think will
12 greatly enhance the area.

13 The last speaker, Mr. Curran from Hollywood
14 Heritage, appreciate his comments. And certainly we
11:27 15 are absolutely open to continue -- continuing
16 dialogue with him and, you know, would be glad to do
17 so. We think we've addressed the -- their comments
18 already but, you know, again, we would be glad to do
19 so.

11:27 20 Also, I wonder if --

21 Jenna Snow, our historic consultant already
22 spoke, if --

23 Jenna, do you have any comment to the
24 Hollywood Heritage comment, especially with regard to
11:28 25 the 6430 Hollywood Boulevard building?

1 MS. SNOW: Sure.

2 I'm -- to reiterate what Mark said, we would
3 be happy to speak with Hollywood Heritage and hear
4 more of their thoughts about the new building for
11:28 5 6430 Hollywood Boulevard.

6 We are -- we -- we've taken a lot of your
7 comments from your comment letter into consideration
8 for the redesign. Based on what we've seen, we're
9 not sure if there is -- we -- we -- let me -- let me
11:28 10 say it seems unlikely that there is original fabric
11 from the Period of Significance but we're happy to --
12 to keep talking about that with you.

13 MS. NUNO-O'DONNELL: Okay. Thank you.

14 I would like to allow --

11:29 15 MR. McCREA: Elva --

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

17 MR. McCREA: Ms. Snow, could you just clarify,
18 the Draft EIR found that the additional structure to
19 the east of the Attie Building was not eligible for
11:29 20 nomination or anything of the sort. And I believe
21 that the Draft EIR also concluded that there was
22 scant evidences of the original design in that
23 project through photo evidence.

24 Can you speak more to that, please?

11:29 25 MS. SNOW: Sure.

1 The Draft EIR indeed found that it was a
2 noncontributing resource to the Hollywood Boulevard
3 Historic District. It was identified as a
4 noncontributor in the National Register nomination
11:29 5 from the early 1980s.

6 Based on photographic evidence, it has
7 changed significantly numerous times over the years.
8 It has changed considerably since 1985. And based on
9 what we have seen on the interior, it appears that
11:30 10 there is no historic fabric remaining from the Period
11 of Significance for the Historic District which ended
12 in 1939.

13 MR. McCREA: Thank you.

14 MS. NUNO-O'DONNELL: Do we have any other
11:30 15 questions, Jason?

16 MR. McCREA: No, that's it. Thank you so much,
17 Elva.

18 MS. NUNO-O'DONNELL: You're welcome.

19 Now I'm going to allow the Subdivision
11:30 20 Committee the opportunity to deliberate, if they have
21 any questions on the public testimony.

22 MR. DELACRUZ: This is Gil Delacruz from the
23 Bureau of Street Lighting.

24 Just for the record, there is no street
11:30 25 lighting improvement conditions that are required if

1 no street widening per BOE, otherwise relocate and
2 upgrade streetlights on Wilcox and Hollywood
3 Boulevard.

4 Thank you.

11:31 5 MS. NUNO-O'DONNELL: Thank you. Thank you, Gil.

6 Hearing no other comments, as I indicated at
7 the onset of this hearing, based on the findings and
8 the facts, I'm going to be taking this case under
9 advisement. And this will conclude the public
11:31 10 hearing for this matter.

11 The case is tentatively scheduled to be
12 heard by the City Planning Commission either
13 September 10th or the 24th. Please sign up if you
14 would like to receive further notification.

11:31 15 Copies of the agenda for the meeting may be
16 obtained approximately one week before the meeting
17 date by either calling the Commission office at
18 213-978-1300 or visiting the Planning Department
19 Website at planning.lacity.org.

11:31 20 If you would like to be added to the
21 "Interested Parties List" to receive further notice,
22 reports and decision letters for agenda items from
23 today's meeting, please fill out the "Interested
24 Parties" form located on the meeting agenda.

11:31 25 The agenda is available on the department

1 website or by contacting the staff planner.

2 You can also access the list directly by
3 visiting tinyurl.com/interested-parties.

4 Thank you. It is now 11:32 and this
11:32 5 concludes the hearing for this project.

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I, the undersigned, a Certified Shorthand Reporter of the State of California, State of Illinois and the State of Texas, a Certified Court Reporter in the State of New Jersey, and Registered Professional Reporter, Certified Shorthand Reporter, do hereby certify:

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

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

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

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

Dated: _____

LAURIE HELD-BIEHL, CSR, CCR, RPR, CRR
CA CSR No. 6781, IL CSR No. 084002860,
NJ CRR No. 30XI00239100, TX CSR No. 8555
RPR/CRR No. 32836

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