

CITY OF LOS ANGELES
CITY PLANNING COMMISSION

IN RE:) CASE NOS.
) 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
Thursday, September 10, 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. 311801

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REPORTER'S TRANSCRIPT OF REMOTE
PROCEEDINGS, via Zoom teleconference,
pages 1 through 94, said proceedings
dated Thursday, September 10, 2020,
beginning at 8:30 a.m. and ending
at 11:26 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:

CITY OF LOS ANGELES CITY PLANNING COMMISSION:

- SAMANTHA MILLMAN, Commission President
- VAHID KHORSAND, Commission Vice President
- DAVID H. AMBROZ, Commissioner
- CAROLINE CHOE, Commissioner
- HELEN LEUNG, Commissioner
- MARC MITCHELL, Commissioner
- VERONICA PADILLA-CAMPOS, Commissioner
- DANA PERLMAN, Commissioner
- KAREN MACK, Commissioner

CITY STAFF:

- JASON McCREA, Department of City Planning
- LUCY IBARRA, Deputy Department of City Planning

- MILENA ZASADZIEN, Department of City Planning
- LISA M. WEBBER, AICP, Deputy Director, Planning Resource Management Bureau

- KEVIN KELLER, Executive Officer, Department of City Planning
- AMY BROTHERS, Deputy City Attorney
- CECILIA LAMAS, Commission Executive Assistant

- MARCOS GODOY, Administrative Clerk

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Los Angeles, California
Thursday, September 10, 2020
8:30 a.m. - 11:26 a.m.

COMMISSION PRESIDENT MILLMAN: Item 6 is case number CPC-2016-3176-VZC-HD-VCU-MCUP-SPR, the Environmental case number is ENV-2016-3177-EIR; SCH number 2017051079.

The project is located at 1624 through 1648 Wilcox Avenue and various addresses within Council District 13.

Cecilia, are there any day-of submissions for this item?

MS. LAMAS: Good morning, Commissioners. Cecilia Lamas, for the record.

We have no day-of submissions for this item.

For members of the public, a technical modification that was submitted has been posted online on our website and can be found in our share-drive.

COMMISSION PRESIDENT MILLMAN: Thank you, Cecelia.

At this time we're going to hear from City Planning Staff Jason McCrea.

Jason, please go ahead.

1 MR. McCREA: Can you hear me?

2 Oh, sorry, I couldn't -- I couldn't join for
3 a second. Bear with me for one moment.

4 Good morning, Commissioners. Can you hear
5 me?

6 COMMISSION PRESIDENT MILLMAN: Yes, we can.

7 MR. McCREA: Okay. Good morning. Jason McCrea
8 with City Planning.

9 Before -- excuse me.

10 Before you today is the Hollywood Wilcox
11 Project, located at the corner of Hollywood Boulevard
12 and Wilcox Avenue in Hollywood as shown here in the
13 rendering.

14 COMMISSION VICE PRESIDENT KHORSAND: Jason --

15 MR. McCREA: Yes.

16 COMMISSION VICE PRESIDENT KHORSAND: -- I don't
17 believe you're in the Presentations view right now.
18 I believe you need to --

19 MR. McCREA: Oh, okay.

20 Sorry about that.

21 COMMISSION VICE PRESIDENT KHORSAND: You started
22 with it.

23 MR. McCREA: Yeah, I don't really have the
24 Zoom --

25 Oh, there it is. Okay. Sorry.

1 Is it -- is it in the regular view now?

2 COMMISSION PRESIDENT MILLMAN: Yes.

3 COMMISSION VICE PRESIDENT KHORSAND: It's --

4 Yes.

5 MR. McCREA: Okay, great. Sorry about that.

6 COMMISSION VICE PRESIDENT KHORSAND: Excuse me,

7 Jason.

8 MR. McCREA: Yes.

9 COMMISSION VICE PRESIDENT KHORSAND: You have it
10 with the notes; so it's not in the Presentation view.

11 MR. McCREA: Oh, okay. Sorry. Bear with me,
12 sorry about this.

13 I don't have access to the Zoom right now
14 either.

15 Okay. Try it this way.

16 COMMISSION VICE PRESIDENT KHORSAND: Jason,
17 you're presenting Notes, it's not --

18 MR. McCREA: I'm sorry.

19 COMMISSION VICE PRESIDENT KHORSAND: You're in
20 Chat. You want to get to Chat.

21 MR. McCREA: Oh, sorry. Oh, I'm sorry, I didn't
22 know I was still sharing. Sorry about that.

23 Okay. Is it still Notes?

24 COMMISSION VICE PRESIDENT KHORSAND: It's your
25 screen.

1 COMMISSION PRESIDENT MILLMAN: We see your
2 screen.

3 There you go --

4 MR. McCREA: Is it --

5 Okay, there we go. Okay. Sorry about that,
6 I apologize.

7 Before you today is the Hollywood Wilcox
8 Project, located at the corner of Hollywood Boulevard
9 and Wilcox Avenue in Hollywood as shown here in the
10 rendering. The project proposes to retain and
11 restore the historic Attie Building and develop a new
12 mixed-use project.

13 A map of the project is shown on slide 2.
14 The site is located in -- slide 3, excuse me.

15 The site is located in Hollywood,
16 approximately a quarter-mile from the Hollywood and
17 Vine Metro Station. The surrounding area is
18 characterized by buildings of varied heights, uses
19 and architectural styles.

20 Slide 4 shows an image of the proposed --

21 COMMISSION PRESIDENT MILLMAN: Jason, we're
22 not seeing --

23 MR. McCREA: Are the slides following?

24 COMMISSION PRESIDENT MILLMAN: We're still
25 seeing slide 2.

1 MR. McCREA: Sorry about that.

2 Okay. So, I'm sorry, I'll start again on
3 slide 3.

4 A map of the project site is shown on
5 slide 3.

6 The site is located in Hollywood,
7 approximately a quarter-mile from the Hollywood and
8 Vine Metro Station. The surrounding area is
9 characterized by buildings with varied heights, uses
10 and architectural styles.

11 A map of the project is shown on slide 4.

12 The site is located in Hollywood,
13 approximately quarter-mile from the Hollywood and
14 Vine Metro Station. The surrounding area is
15 characterized by buildings of varied heights, uses
16 and architectural styles.

17 Slide 5 shows current conditions.

18 The project site is currently developed with
19 four commercial buildings, including the Attie, and a
20 surface parking lot. Three of the commercial
21 buildings and the parking lot would be removed for
22 the project.

23 As shown in the top two images and the image
24 to the right, the Attie Building has been
25 significantly altered with some of the

1 character-defining terracotta elements obscured by
2 signage. Additionally, the Attie Building includes
3 billboards on the roof of the historic structure.

4 Slide 6 shows a bird's-eye view of the
5 project site.

6 Slide 7 shows the surrounding zoning and
7 land use designation.

8 The project site has a Regional
9 Center/Commercial land use designation and is located
10 within the Hollywood Center. The site is zoned
11 C4-2D-SN and C4-2D, where a D limitation limits the
12 site to FAR of 2-to-1 and a height limit of 45 feet
13 along parcels fronting -- for parcels fronting
14 Hollywood Boulevard. The "SN" indicates the
15 Hollywood Signage Supplemental Use District.

16 Slide 8 shows the requested entitlements to
17 construct the project.

18 The project is requesting a zone change,
19 height district change to modify the D limitation; to
20 allow a 4.5-to-1 FAR for the site -- excuse me, a
21 4.5-to-1 FAR for the site, with no change to the
22 height limits for parcels fronting Hollywood
23 Boulevard; a Vesting Conditional Use for floor area
24 averaging in a unified development; a Master
25 Conditional Use Permit for the sale of a full line of

1 beverages in three onsite and two offsite licenses;
2 and a site plan review for greater than 50 units.

3 Slide 9 shows the project description.

4 The project would include the construction
5 of a 15-story mixed-use building along Wilcox Avenue,
6 with ground-floor commercial and residential
7 amenities; a 45-foot one-story commercial structure
8 on Hollywood Boulevard; and the retention of the
9 9,000-square-foot Attie Building.

10 The new mixed-use structure along Wilcox
11 Avenue would include 260 residential units,
12 3,200 square feet of restaurant use and associated
13 parking. The project includes above- and below-grade
14 parking, with above-grade parking screened by uses at
15 floors 2 and 3.

16 The new construction along Hollywood
17 Boulevard would include 5,600 square feet of
18 commercial space.

19 The project would set aside of 10 percent of
20 units for workforce housing.

21 Slide 10, excuse me, shows a ground-floor
22 site plan with color-coded uses.

23 The project would include ground-floor
24 commercial in the existing Attie Building and new
25 construction along Hollywood Boulevard; a proposed

1 restaurant and residential lobby would be located on
2 Wilcox Avenue. Vehicle access for the project would
3 be provided by one driveway located on Wilcox Avenue.

4 Slide 11 shows floors 2 and 3 with uses
5 lining the podium parking.

6 The fourth floor -- excuse me.

7 The fourth-floor plan slide was
8 inadvertently excluded from the slides available
9 online but the same floor plan can be found on
10 page 28 of the revised Exhibit A.

11 The fourth floor includes open-space
12 terraces, a pool deck and indoor amenities. Indoor
13 open space amenities are indicated here in the dark
14 shade of green while outdoor space is a light shade
15 of green.

16 As shown in the image, the roof level of the
17 new construction on Hollywood Boulevard would be a
18 pool amenity.

19 The topography of the site is such that the
20 fourth floor of the building along Wilcox Avenue
21 would be roughly even with the roof of the building
22 on Hollywood Boulevard, creating a connected amenity
23 level.

24 Slide 12 shows typical floor plans for
25 floors 5 to 11 and 12 to 15.

1 Slide 13 shows a composite view of the
2 landscaping for the project. Outdoor open space is
3 provided at floors 4 and 12, with indoor open space
4 at the ground floor, floors 3 and 4.

5 Slide 14 shows a rendering of the western
6 elevation of new construction along Wilcox Avenue.

7 Slide 15 shows renderings of the proposed
8 Attie Building restoration.

9 As discussed in the Environmental Impact
10 Report for the project, the restoration of the Attie
11 Building would involve a preservation architect in
12 addition to the consultation -- excuse me, in
13 addition to consultation with OHR Staff and would
14 adhere to the Secretary of Interior standards for the
15 restoration -- for restoration and rehabilitation.

16 The project has been conditioned to prepare
17 a Historic Structure Report in the Mitigation
18 Monitoring Program for the project, what is
19 identified as CUL-PDF-1.

20 Slide 16 shows a map of the Hollywood
21 Boulevard Commercial and Entertainment District. The
22 project site is partially located within the
23 District.

24 The nationally listed Historic District was
25 established in 1985 and generally spans Hollywood

1 Boulevard from La Brea Avenue to Vine Street. The
2 Attie Building is located within the District and as
3 a contributor.

4 The District identified the building at
5 6340 Wilcox Boulevard as a noncontributor and the DIR
6 concurred.

7 The existing building at 6340 Hollywood
8 Boulevard would be demolished for new construction
9 which would be compatible with the District and
10 follow the Secretary of the Interior standards but
11 would be a noncontributor.

12 New construction along Wilcox is not located
13 within the District. No impact to the District would
14 occur as a result of the project.

15 By utilizing FAR averaging and designing new
16 construction that's sympathetic to and compatible
17 with historic resources, and retaining and restoring
18 the Attie Building, the project exemplifies the
19 intent of multiple City goals in the General Plan,
20 Hollywood Community Plan and Hollywood Redevelopment
21 Plans.

22 Slide 17 contains information regarding the
23 project's status as a Certified Environmental
24 Leadership Development Project, or ELDP.

25 The project would be subject to high

1 environmental standards for building efficiency as
2 well as requirements for prevailing wage and economic
3 investment. The project has been certified by the
4 governor as ELDP.

5 Next, I'd like to talk about the design
6 progression for the project, so now we're on to slide
7 19 which shows renderings of the proposed treatment
8 of the Attie Building.

9 Staff worked with the Applicant and OHR
10 early on in the project to work towards a softer and
11 more compatible treatment of the ground-floor
12 commercial space in the Attie Building. The Attie
13 Building also includes the "You Are The Star" mural,
14 which was restored in 2007 and will be retained as
15 is.

16 Additionally, as mentioned earlier, the
17 billboards on the roof of the Attie Building, while
18 not historic, would also be retained.

19 Slide 20 shows design iterations for the new
20 construction on Wilcox Avenue.

21 Staff -- Staff met with Urban Design Studio
22 and the project team multiple times after publication
23 of the Draft EIR to continue to improve the design of
24 the new construction along Wilcox Avenue. Staff
25 worked with the Applicant to soften the massing and

1 improve the ground-floor pedestrian environment.

2 In addition to Staff comments, the Applicant
3 incorporated further design refinements in response
4 to community input and comments, including more art
5 deco materials, colors and architectural elements.

6 I'd like to next discuss recommended
7 actions.

8 Slide 22 depicts technical modifications.
9 First I'd like to alert the Commission to a technical
10 modification submitted.

11 The Applicant submitted a revised Exhibit A
12 September 3rd after Staff reports and exhibits were
13 submitted. As a result, Staff has requested the
14 Commission consider the recommended corrections and
15 additions to the conditions and findings.

16 Also Staff would like to correct a standard
17 tree-well depth condition with updated Urban Design
18 Studio guidance.

19 Finally, Staff would like to clarify that
20 the bike parking for commercial uses would be nine
21 required and nine provided short-term and long-term
22 spaces.

23 Therefore, as shown on slide 23, Staff
24 recommends the Commission find the project was
25 assessed in a previously Certified Hollywood and

1 Wilcox Project EIR and no subsequent environmental
2 clearance is required.

3 Staff recommends that the Commission approve
4 and recommend City Council approve a zone change and
5 a height district change to amend the D limitation
6 onsite, to allow a 4.5-to-1 FAR, and that the
7 Commission approve a Conditional Use Permit for
8 FAR -- floor area averaging; a Master Conditional Use
9 Permit for three onsite and two offsite licenses; and
10 a site plan review for 260 new residential units.

11 That concludes Staff presentation and Staff
12 is available for any questions.

13 COMMISSION PRESIDENT MILLMAN: Thank you, Jason.

14 Just a quick technical question.

15 For --

16 MR. McCREA: Sure.

17 COMMISSION PRESIDENT MILLMAN: For the
18 affordable set-aside, what is the AMI for workforce?

19 MR. McCREA: I believe it's in excess of
20 150 percent of AMI.

21 COMMISSION PRESIDENT MILLMAN: And what is
22 150 percent of AMI, if you know?

23 MR. McCREA: I don't know that in dollar --
24 dollar figure, no.

25 COMMISSION PRESIDENT MILLMAN: Perhaps --

1 MR. McCREA: I'm sorry.

2 COMMISSION PRESIDENT MILLMAN: -- the Applicant
3 can speak to that in their presentation.

4 At this time we are going to hear from the
5 Applicant's representative, Mark Armbruster from
6 Armbruster -- Armbruster. Sorry, Mark.

7 Please state your name clearly and then
8 proceed with your presentation. You will hear "You
9 are" --

10 MR. ARMBRUSTER: Yes. Hi. This is Mark
11 Armbruster.

12 Can you hear me?

13 COMMISSION PRESIDENT MILLMAN: Yes, we can.

14 MR. ARMBRUSTER: Hi. Mark Armbruster,
15 Armbruster, Goldsmith & Delvac.

16 Dave Twerdun, who is with the owner of the
17 property, is going to start the presentation, and
18 then we're going to have our historic consultant and
19 then the architect speak and then I'm going to wrap
20 up.

21 And particularly I'm going to deal with the
22 affordable issue and where we've gone on that; so if
23 you'll hold your judgment on that until the end I
24 think -- I'm hoping that you'll be pleased.

25 With that, I'd like to turn it over to Dave

1 Twerdun with LaFrak Companies, who is the owner of
2 the properties.

3 COMMISSION PRESIDENT MILLMAN: Before you all
4 begin, how much time do you need?

5 MR. ARMBRUSTER: Probably at least 15 minutes,
6 maybe 20.

7 COMMISSION PRESIDENT MILLMAN: Let's put 20 on
8 the clock and if you finish before then, that will be
9 fabulous.

10 Thank you.

11 MR. ARMBRUSTER: Terrific.

12 MR. TWERDUN: Hi. Good morning. Dave Twerdun
13 here.

14 Are you able to hear me?

15 COMMISSION PRESIDENT MILLMAN: Yes.

16 MR. TWERDUN: I can --

17 Am I able to share my screen to bring up a
18 slide presentation?

19 COMMISSION PRESIDENT MILLMAN: Are you on Zoom?

20 It appears you're calling in on a telephone.

21 MR. TWERDUN: Yes. I have Zoom for video and I
22 dialed -- for audio I dialed in using a phone.

23 COMMISSION PRESIDENT MILLMAN: Staff, can we
24 work on that, maybe get him upgraded on his computer
25 so we can have him share his screen?

1 MR. GODOY: May you raise your hand to identify
2 you? Because I cannot find you.

3 I see a Dave --

4 MR. TWERDUN: I just raised my hand.

5 MR. GODOY: I have promoted you.

6 Go ahead and share your screen now.

7 MR. TWERDUN: Okay. Can everyone see the
8 presentation?

9 COMMISSION PRESIDENT MILLMAN: Yes. Yes.

10 MR. TWERDUN: Okay. Thank you very much for
11 your time this morning. This is --

12 Again, this is David Twerdun from LaFrak,
13 the project Applicant and developer.

14 And I'm joined this morning with three other
15 members of the project team, including Mark
16 Armbruster, who you just heard from at the beginning.

17 Mark -- Mark works with Armbruster,
18 Goldsmith & Delvac and is our land use attorney.

19 I'm also joined by Jenna Snow, who is the
20 project's historic consultant.

21 And then finally by Monica Moses, who is
22 a principal at GMPA Architects, the project's
23 architect.

24 So I am moving on to slide 2.

25 So just a brief overview about LaFrak as a

1 company and an entity.

2 We're a family-owned real estate company
3 who's been in business for over 100 years, since
4 1901, really focused on community development and
5 sustainability in the projects that we -- that we
6 build and operate. And have a presence on the East
7 Coast in New York, New Jersey, and also on the West
8 Coast in Seattle, the Bay Area and Southern
9 California.

10 Being a family-owned company and vertically
11 integrated real estate firm who build and operate
12 buildings themselves, we're a very long-term owner;
13 so the -- the success of the building within the
14 community is of utmost importance to us.

15 And as mentioned, we have operations in
16 several different locations across the country, but
17 have been in Hollywood for over a decade, since our
18 first acquisition, which was 7060 Hollywood
19 Boulevard, which is an office building just east of
20 La Brea, which we purchased in 2007, and we're very
21 proud that that project received the BOMA Greater
22 Los Angeles 2013 Outstanding Building of the Year
23 Award.

24 And since 2007 we've -- we've increased our
25 presence both in -- in Hollywood but also throughout

1 Los Angeles and have a full-time presence in the
2 City.

3 And, again, being a builder of mixed-use
4 communities, we -- we really try to respect the
5 community character, understanding that we're there
6 for the long term.

7 Moving on to the slide 3, Jason touched on
8 this but here's, again, an overview of the location
9 of the project, which is located at the southeast
10 corner of Hollywood and Wilcox. Two -- two parcels
11 front Hollywood Boulevard along the Walk of Fame.
12 And then the larger portion of the development site,
13 which is today mostly comprised of a surface parking
14 lot, sits to the south.

15 This is really within the HEART of
16 Hollywood, just a quarter-mile west of the
17 Hollywood/Vine Metro Station. And close to -- the
18 slide shows you some of the other more recently built
19 but also under development or proposed projects in
20 the -- in the area.

21 Moving on to slide 4, just a little more
22 about the location.

23 It's really a live/work/play type of
24 location, very pedestrian-oriented, very walkable,
25 again on the Walk of Fame, close to a significant

1 amount of public transportation, close to a large
2 number of amenities, restaurants, retail, fitness,
3 and also close to a lot of office space as well.

4 And we're -- we're just north of what is
5 sort of a -- an up-and-coming Entertainment District
6 in a way along Sylmar with the Dream Hotel and a
7 couple of other hotels under construction right now.

8 Moving on to slide 5, this is a brief
9 summary of some of the high-level project statistics.

10 The -- the development is a mixed-use
11 building, although primarily rental multifamily with
12 260 residential units. And then also just under
13 18,000 total commercial square footage of space which
14 is broken down into a portion retail, office and
15 restaurant. And these are -- will replace three
16 existing commercial -- low-rise commercial structures
17 and a surface parking lot, for a total of just under
18 280,000 square feet.

19 The one building that will remain onsite is
20 known as the Attie Building, which is an art --
21 art-deco building directly at the corner of Hollywood
22 and Wilcox. And we have a plan to preserve and
23 restore that building.

24 There are 420 parking spaces contained in
25 five levels, two of which are below grade, one at

1 grade and two above grade. Of note, all of the
2 parking above grade is screened from public view
3 through retail, building amenities, lobby space and
4 residential units. And it works out to about -- just
5 around one parking space per bedroom.

6 There's plenty of open space provided,
7 more than what is required, both indoor and outdoor,
8 public and private.

9 As Jason mentioned, the project was
10 certified under AB 900 as an ELDP project with -- and
11 with that comes a significant amount of environmental
12 features, including the building will achieve LEED
13 Gold and be greenhouse gas neutral.

14 And as Mark mentioned, and we'll -- we'll go
15 into details further on, a portion of the units will
16 be set aside for affordable housing. And Mark will
17 speak towards the end of the presentation about the
18 specifics of that structure.

19 And now I will pass it on to Jenna Snow, our
20 historic consultant, to speak on slide 6.

21 MS. SNOW: Thanks, Dave.

22 My name is Jenna Snow. I'll be speaking a
23 little bit about --

24 I'm the historic consultant and I'll be
25 speaking a little bit about the preservation of the

1 Attie Building.

2 On slide 6 the Attie Building is located
3 within the boundaries of the Hollywood Boulevard
4 Commercial and Entertainment Historic District and is
5 a contributing resource to that District.

6 The Hollywood Boulevard Historic District
7 was listed in the National Register of Historic
8 Places in 1985.

9 Character-defining features of the building
10 include its art-deco design with glazed terracotta
11 fluted pilasters creating a sense of verticality,
12 decorative terracotta spandrel panels, a fenestration
13 pattern of groups of three windows and the mural
14 along Wilcox Avenue.

15 The project will retain and restore all
16 character-defining features.

17 The terracotta will be cleaned and patched
18 as necessary; spandrel panels that are missing will
19 be reconstructed based on existing ones; window sash
20 and frames will be painted their historic color based
21 on results of a color analysis; and nonoriginal
22 features, including the current storefront signage,
23 will be removed.

24 Moving on to slide 7, storefronts at the
25 Attie Building have been altered many times over the

1 years. The storefronts will be restored to the
2 period of significance, 1931 to 1939, which
3 represents the year the building was constructed
4 until the end of the period of significance of the
5 Hollywood Boulevard Historic District.

6 In conformance with the Secretary's
7 standards for the treatment of historic properties,
8 restoration and rehabilitation will be based on
9 historic photos as well as documentary and any
10 physical evidence.

11 The image at the top of this slide shows a
12 rendering of the restored and rehabilitated Attie
13 Building which will bring it back to its classic
14 Hollywood glory.

15 The building located at 6430 Hollywood
16 Boulevard is proposed to be replaced with a new
17 building. The existing building is a noncontributing
18 resource to the National Register Historic District
19 as it has been substantially altered many times over
20 the years and looks nothing like it did prior to
21 1939.

22 The new building, which you can see in the
23 bottom two images, is proposed to be a tall one-story
24 that has taken design cues from the Attie Building,
25 including maintaining the same height, rhythm of

1 three bays and accentuating verticality within those
2 bays.

3 I'm now going to pass it on to Monica Moses,
4 who will talk more about the design of the proposed
5 project.

6 MS. LAMAS: Ten minutes remains.

7 MS. MOSES: Good morning. This is Monica Moses
8 with GMPA Architects.

9 On slide 8 you can see the usage diagram.
10 These are the overall project components, starting
11 with the historic Attie Building on the corner of
12 Hollywood and Wilcox. There is a retail at the
13 ground floor and office space on the second floor.

14 Moving east on Hollywood is the one-story
15 retail building with rooftop residential courtyard
16 and amenities.

17 On the south side, beyond the Hollywood
18 Historic District, the mixed-use building is stepping
19 up and away from Hollywood, with a residential
20 amenity and large courtyard on the 12th floor.

21 At Wilcox Street pedestrian level there is a
22 public outdoor courtyard. Next to it there is a
23 cafe, followed by the building parking entry.

24 And then we have the residential lobby, a
25 lounge and a courtyard further to the south.

1 On the next slide, slide 9, this is an
2 overview of the project within the skyline of
3 Hollywood and the City beyond.

4 The design of the building has two
5 distinctive different design facades: One uses a
6 two-story regulated grid of cementitious panels and
7 recessed balconies. And the other one has a glass
8 facade accented with cantilevered balconies. The
9 glass facade reflects the Hollywood Hills while
10 breaking up the elevation and providing depth.

11 In addition, various courtyards and over- --
12 that overlook Hollywood and Wilcox are -- you can see
13 in this view.

14 The evening setting in this rendering
15 highlights a vibrant, energized pedestrian
16 streetscape along Holly- -- Wilcox. And it -- you
17 know, it enhances public safety.

18 On slide 10, this is an elevation diagram
19 along Wilcox. You can see the mixed-use building is
20 south of the Attie Building and further steps up away
21 from Hollywood.

22 And the pedestrian-related amenities are
23 highlighted at the ground floor of -- along Wilcox
24 and they will better connect Hollywood Boulevard to
25 Sylmar, while enhancing pedestrian experience.

1 Slide 11, next slide, this is a rendering
2 which looks east along Wilcox similarly to the
3 elevation before. Here you can better see the
4 building setting within the contextual massing of
5 Hollywood and its neighboring buildings.

6 The articulation of the facade with a
7 two-story pre-cast grid and a mixture of glass facade
8 that breaks down the building all the way to the
9 street creates -- breaks up the massing. The glass
10 facade also wraps the upper floors and it balances
11 the facade while it's reflecting the Hollywood Hills.

12 Again, you can see the residential courtyard
13 on the 12th floor.

14 And at the street level, the frontage -- the
15 entire frontage of the ground floor is lined up with
16 amenities and a wide -- a wide -- a wide sidewalk
17 and -- again, to better connect Hollywood to Sylmar.

18 The next slide, slide 12, this is current --
19 the current view along the south -- along Wilcox. As
20 you can see, there is a narrow sidewalk along an old
21 commercial building and a parking lot. It's not a
22 pleasant or inviting place to walk past.

23 Slide 13 shows the -- shows the view of the
24 new project in the same location along Wilcox at
25 pedestrian eye level; so you can see the widened

1 sidewalk in front of the building creates a welcoming
2 plaza with street furniture. There's a courtyard
3 just south of the Attie Building which has
4 landscape, bicycle parking and access to a cafe. The
5 cafe also has access to the street.

6 Further south on Wilcox there's an
7 industrial building lobby which is recessed to
8 provide entry to the plaza. Adjacent to the lobby is
9 a large residential lounge overlooking the street and
10 access to a courtyard on the south side of the
11 building.

12 All of these pedestrian areas along Wilcox
13 will make walking a better experience at all times of
14 day and night.

15 On slide 14, next slide, moving to the
16 corner of Hollywood and Wilcox, you notice the
17 residential building again stepping down -- down
18 towards Hollywood. Along Wilcox the courtyard is
19 between the Attie Building and the new residential
20 building.

21 As mentioned previously by Jenna, the Attie
22 Building will be fully restored to its historic and
23 cultural significance.

24 And then the highly visited and photographed
25 "You Are The Star" mural will be retained.

1 The restored -- the stored -- the restored
2 retail storefront will be -- re-energize the
3 pedestrian experience along both Hollywood and
4 Wilcox.

5 MS. LAMAS: Five minutes remain.

6 MS. MOSES: Next slide.

7 So this is along Hollywood Boulevard. You
8 can better see the restoration of the Attie Building
9 and the -- and the new retail store.

10 And so just like -- as Jenna mentioned, the
11 new retail consists of -- it maintains the street
12 wall and it matches the height of the Attie Building.
13 In addition, it has a vertical pilaster which relates
14 to the Attie Building art-deco motif.

15 And in conclusion, the next slide, we are
16 circling back to Wilcox and the highly visited,
17 photographed "You Are The Star" mural that stands out
18 as a gateway to an improved, vibrant, active and
19 friendly pedestrian street on Wilcox.

20 I will now hand it over to Mark.

21 MR. ARMBRUSTER: Thank you, Monica.

22 Hello again, this is Mark Armbruster.

23 Most of these issues with regard to the
24 project benefits have already been discussed; so for
25 sake of time, I don't want to rehash those other than

1 saying we do think it will be a great project for
2 enhancing pedestrian activity and so forth on Wilcox
3 and Hollywood and be a great asset to the community.

4 But I wanted to -- I'll mention a couple of
5 things, then I want to get to the affordable issue so
6 we can spend a little time on that.

7 I also want to mention quickly that the
8 project has engaged in a lot of community outreach,
9 met with abutting property owners, met with Hollywood
10 Heritage on multiple occasions, met with the
11 Hollywood Hills West Neighborhood Council, Hollywood
12 Property Owners Alliance and BID, with the Central
13 Hollywood Neighborhood Council and the Hollywood
14 Chamber of Commerce.

15 And I think you have a number of letters
16 from various organizations and people -- individuals
17 in the -- that have been submitted in support of the
18 project.

19 Next, real quickly with regard to the EIR,
20 the EIR was actually certified by the City on
21 August 14, 2020 as part of the tract map hearing.
22 And overall -- I could go into all the details which
23 are here. But bottom line is that there are no
24 significant unavoidable long-term impacts; any of
25 those significant and unavoidable impacts are

1 temporary and only during dis- -- only during
2 construction.

3 Next slide is necessary approvals but Jason
4 already covered those in his Staff presentation; so I
5 want to get right to the affordable unit -- proposal.

6 From the beginning or early on in the
7 project entitlement history, the project had proposed
8 having 10 percent of the units set aside as workforce
9 housing, workforce housing being at 150 percent AMI.

10 We know how important this issue is to you,
11 to the City, to the Council Office, and have thus
12 been working on a much more aggressive proposal for
13 affordable housing. And I can say with the Council
14 Office, working with them we have agreed to a
15 program, a voluntary program which we will -- the
16 Applicant will commit to and will be submitting a
17 letter to you subsequent to this committing to it.

18 But we're proposing that we have 5 percent
19 of the units as low-income units, which would be
20 60 percent AMI set-aside, that would be 13 units;
21 proposing 3 percent at moderate which are -- income
22 which is 120 percent AMI set-aside onsite; and then
23 the equivalent of 3 percent low-income at
24 80 percent, if they were at 80 percent AMI, we're
25 proposing an in-lieu payment to the City, which would

1 be based upon recent actions you have taken with
2 in-lieu payments of \$208,000 per unit that was not
3 provided onsite. And so in this case that would
4 be eight units which would be the equivalent of
5 \$1,664,000.

6 So our proposal is 5 percent low-income,
7 it's 60 percent AMI; 3 percent moderate at
8 120 percent AMI; and an in-lieu payment of
9 \$1,664,000, you know, payable at building permit,
10 which we would provide you with a letter of
11 commitment on that.

12 So with that --

13 And we worked very closely with the -- you
14 know, the Council Office in programs --

15 MS. LAMAS: Time.

16 MR. ARMBRUSTER: -- in discussing programs --

17 I'll finish up in 30 seconds.

18 -- in Hollywood and so we are pleased to
19 provide that.

20 So with that, we think the project will
21 deliver a lot of needed housing in the area, it
22 respects Hollywood history and totally enhances the
23 pedestrian experience as well as providing
24 much-needed affordable units.

25 Thank you very much.

1 COMMISSION PRESIDENT MILLMAN: Thank you.

2 At this time we will open the public
3 testimony for this item. Each speaker who wants to
4 speak please press "Star 9" at this time or the
5 "Raise-Hand" button. You will have one minute to
6 speak.

7 If you are calling in, Marcos will call out
8 the last four digits of your phone number, if
9 available, when it's your turn to speak.

10 Please first state your name clearly and
11 then proceed with your comment.

12 You will hear a message that states "You are
13 unmuted." And if you have trouble unmuting, please
14 press "Star 6."

15 If you're accessing the meeting via Zoom,
16 please click on the "Raise-Hand" button at the bottom
17 of your screen, Marcos will call out your name when
18 it is your turn to speak.

19 You'll hear a prompt stating "The host would
20 like you to unmute," and please click unmute at this
21 time -- or at that time.

22 Marcos, please go ahead and call public
23 testimony.

24 MR. GODOY: Thank you.

25 Caller 0911, you're unmuted.

1 MR. ARSLANIAN: Yes. My name is Oscar
2 Arslanian. I'm a business owner and a publisher of
3 "Discover Hollywood" magazine, a publication about
4 the unique culture and allure of Hollywood. And I'm
5 speaking very strongly in support of the
6 Hollywood/Wilcox project.

7 I believe the project is precisely the type
8 of development that needs to -- along this stretch of
9 Hollywood Boulevard which will really dignify this
10 part of Hollywood Boulevard with its new housing,
11 close to transit, historic preservation and creation
12 of a very pedestrian-friendly experience where none
13 presently exists; so, again, I strongly support the
14 project.

15 Thank you.

16 COMMISSION PRESIDENT MILLMAN: Thank you.

17 MR. GODOY: Caller 5903, you're unmuted.

18 MS. YEDOYAN: Good morning. This is Diana
19 Yedoyan. I'm the vice president of economic
20 development for the Hollywood Chamber of Commerce.

21 Thank you, Commissioners, for this chance to
22 speak and to hear this project today.

23 The Chamber's Economic Development Committee
24 unanimously supported this project and we are happy
25 to speak in support.

1 The overall design of this project and the
2 proposed streetscape will enhance pedestrian activity
3 along Hollywood Boulevard as well as Wilcox Avenue by
4 providing ground-level, community-serving retail and
5 restaurant use.

6 We're obviously very supportive of
7 construction of high-density housing near transit
8 corridors, especially during this incredible housing
9 crisis which has worsened throughout Los Angeles.

10 This project, as we just heard, will deliver
11 260 multifamily units of much-needed housing to
12 Hollywood, as well as the importance of it being
13 close to public transit options. It will offer
14 residents an alternative to driving in an area
15 plagued by traffic congestion.

16 We're excited to see the preservation of
17 the two-story Attie Building, which is a culturally
18 significant landmark. And all of the outreach that
19 this project has done.

20 MS. LAMAS: Time.

21 MS. YEDOYAN: Thank you for your support.

22 MR. GODOY: Caller 7015, you're unmuted.

23 Please press "Star 6" to unmute yourself,
24 caller 7015.

25 MR. FOLB: Good morning.

1 Can you hear me?

2 COMMISSION PRESIDENT MILLMAN: Yes, we can.

3 MR. FOLB: Okay. I was having a little
4 difficulty unmuting.

5 My name is Brian Folb. I am a property
6 owner in Hollywood, my family has owned property --
7 commercial property in Hollywood for over 50 years.

8 I'm actively involved in the community.
9 During that period of time, on the Board of the
10 Chamber, the Hollywood Partnership BID. I'm also on
11 the board and founding board member of the Hollywood
12 Central Park.

13 I'm very concerned about the redevelopment
14 of Hollywood. I feel that this project is extremely
15 good for our location and our area.

16 Our buildings are located at 6464 and
17 6565 Sunset, right at the Sunset and Wilcox location;
18 so we will be neighbors. And I feel this is an
19 extremely appropriate and responsible project for --

20 MS. LAMAS: Time.

21 MR. FOLB: -- this location.

22 Thank you.

23 COMMISSION PRESIDENT MILLMAN: Thank you.

24 MR. GODOY: Caller Bryan, you are unmuted.

25 MR. CURRAN: Yes, hello. This is Bryan Curran

1 from Hollywood Heritage.

2 Can you hear me?

3 COMMISSION PRESIDENT MILLMAN: Loud and clear,
4 Bryan.

5 MR. CURRAN: Oh, great. Oh, great.

6 We've had the --

7 Hollywood Heritage has had the pleasure of
8 working with the Applicant over a couple of meetings
9 and we are -- we appreciate very much the -- the
10 lengths to which the Applicant has gone to adjust
11 their design to some of our concerns.

12 We very, very much want to be able to
13 support this project but we have a couple of small
14 things which we raised in the last committee -- the
15 Planning Committee meeting with regards to 6360 --
16 6434, the building right next to the Attie Building.

17 This is an -- it is considered a
18 noncontributor to the Hollywood Boulevard District;
19 however, we have great concerns about the removal
20 of --

21 MS. LAMAS: Time.

22 MR. CURRAN: -- of this historic fabric and
23 would like to continue to talk to the Applicant about
24 ways in which we can adjust the project.

25 COMMISSION PRESIDENT MILLMAN: Thank you.

1 MR. CURRAN: Thank you.

2 COMMISSION PRESIDENT MILLMAN: Staff, do we have
3 a Certified Neighborhood Council Representative for
4 this item?

5 MS. LAMAS: Cecilia Lamas, for the record.

6 Not that I am aware of and I have not
7 received any Community Impact Statement Report or
8 resolution.

9 COMMISSION PRESIDENT MILLMAN: Thank you.

10 I do see that we have one more person who
11 has raised their hand for public comment.

12 MR. GODOY: Caller Connie, you're unmuted.

13 Connie, please unmute yourself.

14 CONNIE (LAST NAME UNKNOWN): Yes. I'm speaking
15 for the -- for the School -- the World Schools.

16 COMMISSION PRESIDENT MILLMAN: We are not on
17 that item yet.

18 CONNIE (LAST NAME UNKNOWN): Okay.

19 COMMISSION PRESIDENT MILLMAN: When we get to
20 that item, we will call you.

21 Thank you.

22 CONNIE (LAST NAME UNKNOWN): Okay. Thank you.

23 COMMISSION PRESIDENT MILLMAN: Okay. Seeing no
24 more members of the public, I know that we have
25 Council here, Craig Bullock.

1 Craig, please take as much time as you need.

2 MR. BULLOCK: Good morning. My name is Craig
3 Bullock and I'm with Councilmember Mitch O'Farrell's
4 office.

5 The Councilmember is supportive of the
6 requested actions before you today as he believes
7 that the project will bring many benefits to
8 Hollywood.

9 The project will help revitalize Hollywood
10 Boulevard, which is currently suffering an
11 approximate 22 percent vacancy rate. While the east
12 and west ends of the boulevard are economically
13 anchored, the middle portions of the boulevard are
14 less so.

15 The project will bring in a stable amount of
16 residents to create activities that will make
17 businesses not so dependent on the tourists that they
18 currently are on now.

19 In addition, the project is compatible with
20 the Councilmember's vision for the HEART of
21 Hollywood.

22 His initiative is to bring physical
23 improvements to the HEART of Hollywood that appeal to
24 not only tourists but also make it an enhanced
25 pedestrian space for residents, which is currently

1 being worked on by Gensler at the moment.

2 In addition, the project also does a
3 restoration of a historic building on the boulevard
4 and restores the mural.

5 As you know, the Councilmember finds
6 affordable housing is important to him as well as the
7 affordability levels of that housing.

8 In response to the original proposal, which
9 included a 10 percent of the housing being dedicated
10 to workforce housing, which is 150 percent of AMI, or
11 the area median income, we knew that we could do
12 better and we have.

13 Working with the developer, we have come up
14 with a formula based on bringing 5 percent of the
15 units at 60 percent of AMI, 3 percent at moderate
16 income at 120 percent of AMI, and the remaining
17 3 percent would be an in-lieu contribution to the
18 Council District 14 Community Benefit Trust Fund,
19 which will be used for further affordable housing
20 within Hollywood. These funds can be used for
21 affordable housing that -- and does not restrict the
22 AMI; so we could even go lower to 30 percent, for
23 example, of the ELI.

24 We believe that this is a far better
25 improvement than what we saw with the 10 percent,

1 this is an equivalent to an 11 percent of the
2 housing, it provides us with the flexibility to
3 pursue other housing projects in Hollywood, and it
4 leaves us in a much better position than where we
5 started.

6 And I want to thank the development team for
7 the many conversations that we've had regarding this
8 subject.

9 It's for these reasons that the
10 Councilmember is supportive of the project.

11 Thank you for your consideration.

12 COMMISSION PRESIDENT MILLMAN: Thank you, Craig.

13 With that, I'm going to go ahead and close
14 public testimony on this item.

15 Staff, is there anything you'd like to
16 respond to?

17 MR. McCREA: This is Jason McCrea with City
18 Planning.

19 No.

20 COMMISSION PRESIDENT MILLMAN: Okay. Then we
21 will go ahead and begin Commissioner deliberations.

22 Commissioners, is there anyone who would
23 like to start off the conversation?

24 David.

25 And David, you're unmuted. Please go ahead.

1 COMMISSIONER AMBROZ: Excellent. Thank you.

2 Excellent project. I -- my only concern is
3 the preservation of those two billboards. I think
4 there's a lot here that we are granting as a city and
5 I don't think it would be too much to remove those
6 non-historic billboards.

7 I noticed in a lot of their imagery they
8 would just cut that off as they presented the
9 beautiful restoration work that they're doing. I
10 think site plan review allows us some leverage and
11 I'm going to just review the conditions for site plan
12 review, for example, the minimization of impact on
13 neighboring properties and arrangements of buildings
14 and structures.

15 I just think there's a little bit of
16 language there that we've used in the past to
17 encourage some -- some work there. I don't think
18 those add to anything. And I think there is an
19 element of pedestrian/vehicle Vision Zero work that
20 we need to do in this corridor, in particular given
21 the pedestrian nature of Hollywood Boulevard. There
22 is vast scientific evidence that billboards increase
23 pedestrian and vehicle deaths as they are designed to
24 distract.

25 So I'm -- I'm going to look through my site

1 plan review information but that would be my only
2 concern.

3 And I would appreciate the support of Amy as
4 I do that work to think through what conditions might
5 be allowable. And I would encourage the developer to
6 begin to think about that.

7 Hollywood Boulevard is a global destination
8 and having giant distracting things is -- is not
9 going to encourage pedestrian/vehicle safety.

10 Right next door at a theater across the way
11 they allowed the digitization of the facade, the
12 historic Marquis. And aside from every two minutes
13 it having prostitutes advertised -- I'm sorry,
14 strippers, it is also glaringly bright and in
15 violation of all of our moving Code; so I think that
16 area is just predisposed to some very dangerous
17 signage. And I would like to encourage the developer
18 to begin to think about that as I try and craft some
19 thoughtful conditions.

20 Thank you, Commission President.

21 Otherwise, I think it's an excellent
22 project.

23 COMMISSION PRESIDENT MILLMAN: Thank you, David.

24 Helen.

25 COMMISSIONER LEUNG: Thank you.

1 It's always wonderful to see a project where
2 the developer has been an investor in the community
3 and part of the community and that was really clear
4 with -- in the presentation. And I --

5 One thing that I would love to -- I just
6 wanted to comment on, which is I applaud the
7 developer and the Council Office for pounding out an
8 agreement that is above and beyond what would be
9 required. It's always so hard for us to see a
10 project that doesn't -- isn't subjected to
11 Measure JJJ and especially in Hollywood where, you
12 know, we are waiting for our Community Plan; you
13 know, there was a plan in a place for a little bit,
14 but projects like this are in this really tough place
15 of being in between phases.

16 So it really is incumbent on the developer
17 being flexible and the Council Office taking
18 leadership to come up with community benefits that
19 are thinking about what kind of community and city we
20 want to be; so I -- I'm glad that, you know, there
21 has been this evolution from 10 percent workforce
22 housing, which may not actually serve many of the
23 long-term renters, many who are working class at, you
24 know, extremely low-income and low-income AMI, to be
25 this compromised and creative combination of lower

1 affordable units with in-lieu payments.

2 I must say I am a little disappointed to --
3 to see the in-lieu payment, I would actually prefer
4 to see extremely low-income dedication onsite. And
5 I -- I do hope and encourage the Council Office to
6 take that in-lieu payment and make sure that we are
7 able to get units in the area, given that the cost of
8 development is -- is going to be higher and it is
9 harder to get those units.

10 So I -- I had to say that, that I wish that
11 all the -- all the units that are being voluntarily
12 committed are all onsite. But I trust this was a --
13 a long compromise between many parties.

14 And I am glad to also see the restoration of
15 that building. And look forward to this developer
16 continuing to be a steward of projects that are
17 community serving in the future.

18 MS. BROTHERS: If I may interrupt here. This is
19 Amy Brothers, for the record.

20 My office has real concerns about any
21 in-lieu fee. Given other issues we've seen with
22 CD-14, for example, we think that there has to be a
23 nexus here. And a payment like that necessarily --
24 doesn't necessarily meet that; so that's it.

25 COMMISSION PRESIDENT MILLMAN: So I think in

1 that case, perhaps the best way to go about it is to
2 put the onsite affordable housing in our land use
3 document and any in-lieu fee that is negotiated will
4 have to be a private agreement between the developer
5 and the Council Office. But because there is no
6 nexus, we cannot make a land use finding on that
7 additional 3 percent.

8 Does that --

9 Is that good?

10 MS. BROTHERS: That's fine.

11 COMMISSION PRESIDENT MILLMAN: Great. Thank
12 you.

13 Commissioner Perlman, Dana, please go ahead.

14 COMMISSIONER PERLMAN: Thank you. Excuse me.

15 There's -- there's lot I like about this
16 project. There are some concerns. I --

17 This -- this last-minute throw out of the
18 change in the affordable-housing component is
19 difficult for me to calculate and I'm -- I'm really
20 not that good at math and not going to try. As it
21 was presented to us, 10 percent of the units were
22 workforce, now we're hearing 5 percent low,
23 3 moderate. That's really what we're going to have.

24 And then this other, there will be a
25 separate deal, perhaps with Council, on the in-lieu

1 fee but we're only looking now at essentially
2 8 percent of the total units.

3 Is that --

4 Does that make sense?

5 COMMISSION PRESIDENT MILLMAN: Yes.

6 COMMISSIONER PERLMAN: Yeah.

7 So that seems like we're -- we're losing --
8 giving something up that's significant.

9 And one of the things -- not "giving
10 something up" but we're being asked now to consider a
11 project that may be a little less than -- for the
12 community than -- than what was presented to us in
13 the -- in the package and that we spent time
14 preparing for and reviewing; so that gives me some
15 pause.

16 I also note and I'd ask my Fellow
17 Commissioners to note -- and I -- I have a question
18 for Staff.

19 This has been hanging around now for three
20 and a half years so that they could get this in
21 before JJJ. And I remember having discussions, huh,
22 one or two years ago, to make sure that this didn't
23 continue to happen, because it was -- it's really
24 disheartening that -- that projects somehow were able
25 to throw in and vest before JJJ so that they were not

1 subject to the affordable housing restrictions
2 that -- that have been imposed on everyone else.

3 And I thought we were assured that this
4 was -- we were pretty much near the end of the -- of
5 what was come coming down the pike. But this is now
6 another year or so later and I'm wondering what
7 that's about and how long these projects can sit out
8 there. They don't have --

9 They didn't start with any sort of
10 Development Agreement or anything to give them some
11 prolonged period of time to process through. And it
12 seems like the residents of the City are left a
13 little short because they're able to sit back and
14 wait during this long period.

15 I -- I -- that -- that's something that
16 puzzles me and I'd love to get a little insight into
17 that.

18 MS. WEBBER: Commissioner Perlman, this is
19 Deputy Director Lisa Webber with the City Planning
20 Department. And I'll certainly open it up.

21 We -- we have both Luci Ibarra and -- and
22 Milena on the line as well, who oversee our Major
23 Projects Work Program.

24 But it is important to note that this
25 project did require the preparation of an

1 Environmental Impact Report and a lot of that is
2 dependent on the quality of the technical materials
3 that are submitted by the -- the hired environmental
4 consultants. And so some Environmental Impact
5 Reports, frankly, take a little bit longer to produce
6 in order to ensure the quality, as the City is the
7 lead agency on these documents.

8 So Lucy and Milena may have more specifics
9 with regards to this particular project but just
10 overall we do have -- still have a handful of
11 projects that have a 2016 case filing date. And so
12 the Commission should expect to see a handful of
13 these projects making their way through over the
14 course of the next six months to a year.

15 COMMISSIONER PERLMAN: I appreciate that.

16 And so I -- I note, and I'm sure my Fellow
17 Commissioners will share this, that it's
18 disappointing that while Mr. Armbruster presents this
19 as some big benefit that they're coming in to deliver
20 to the City, they're actually coming in at quite an
21 advantage as a developer that would have to comply
22 with JJJ and provide significantly higher amounts of
23 affordable housing; so that's -- that's something
24 that I -- I want to note and I'm disappointed with.

25 I agree with David's comments about the

1 billboard. I'm not sure that there's anything we can
2 do there and would -- I know that's something Amy may
3 be looking at.

4 But I would expect there may be some vested
5 rights with respect to that and there may, in fact,
6 be some third-party contracts that go into that, I
7 don't know who controls those billboards but I'm not
8 sure what we can do there.

9 I would like to make sure that -- however,
10 that if we cannot take those billboards down or
11 direct that they be taken down, that we make sure
12 that they're -- they cannot be improved upon, they
13 cannot turn into digital billboards or anything other
14 than the type of signage that they've previously been
15 allowed to operate under.

16 And finally, I would just ask Staff the
17 (unintelligible) just a little bit for me, the
18 EV condition seems to keep changing since we have the
19 new ordinance that was approved. What we --

20 What I've been used to seeing in the
21 projects that have come before us is an express
22 reference to the ordinance. This ones seems to be a
23 little more vanilla. It just says "shall comply with
24 the law."

25 Well, of course every project is supposed to

1 comply with the law but I would like to call out the
2 ordinance because I want to make sure that whoever is
3 looking at this at Building & Safety looks at this
4 just like they look at every other project and make
5 sure they know where to look to check off the box and
6 make sure it's consistent and compliant.

7 That's it. Thank you.

8 COMMISSION PRESIDENT MILLMAN: Thank you.

9 Before I go to Commissioner Mack, I just
10 want to speak to the affordability.

11 So what was proposed to us, 10 percent
12 workforce, which is 150 percent AMI, which is for
13 people who make over \$100,000; so to me that's
14 essentially a zero percent -- it's a set-aside but
15 it's a zero percent set-aside for any real
16 affordability for the people who need it most.

17 And so this new breakdown, even though it is
18 fewer onsite units, it more meaningfully, I think,
19 addresses the need of low-income residents in this
20 area. And because of the entitlements before us, we
21 really don't have --

22 This is a voluntary provision of units,
23 although I would note that if they decided to get
24 their increase in FAR through an off-menu density
25 bonus as opposed to a vesting zone change, they would

1 have had a greater set-aside of affordability.

2 So I know that this is something that we
3 struggle -- have struggled with as a commission prior
4 to JJJ for years and it's something I know that is of
5 importance to the Council Office. I think the
6 Council Office did the best they could to negotiate a
7 good-faith effort to get some real affordability
8 onsite for this project.

9 Karen, please go ahead.

10 COMMISSIONER MACK: I -- I --

11 There was an exchange that I didn't quite
12 understand when you were talking about "the nexus."

13 Could you clarify what you meant by that so
14 I can comment with that knowledge?

15 COMMISSION PRESIDENT MILLMAN: Are you referring
16 to Amy Brothers?

17 COMMISSIONER MACK: Yes.

18 MS. BROTHERS: There's really two points here,
19 which is we warn against conditioning a project based
20 on a payment to a council office. It's one thing if
21 it's TFAR because that is -- that's how we have --
22 and how we're authorized by the Code to handle
23 things.

24 But what you have is a zone change and you
25 need to make the findings that it is in the public

1 interest and consistent with the General Plan, that
2 sort of thing.

3 But we have all seen the problems with
4 CD-14, this should be fresh in everyone's mind. And
5 it is very unseemly at the least and at -- at the
6 best -- at best, there's no nexus to start requiring
7 developers to pay fees to a council office fund.

8 COMMISSIONER MACK: Okay. So, I mean, I -- I
9 mean, my main comment is in, you know, sort of
10 agreement with what Commissioner Leung said about,
11 you know, preferring onsite, which is also I think
12 supported by City Attorney Brothers' comments. I --
13 I feel like that's the preferable solution in
14 general.

15 And I know that the developer really, you
16 know, has -- has spent time thinking about this
17 issue, I appreciate it. I appreciate the desire to
18 invest in the community. But, you know, the -- the
19 bottom line is that a community is made up of more
20 than people who can afford market-rate apartments.

21 And so when you're talking about creating
22 community, it's important to think about all members
23 of the community. And the payment, as opposed to
24 putting the units onsite, is a problem.

25 So, you know, I just want to state that and,

1 you know, I'll listen and see where the rest of the
2 discussion goes.

3 COMMISSION PRESIDENT MILLMAN: Thank you.

4 Commissioner Leung.

5 COMMISSIONER LEUNG: I wanted to hear from Staff
6 kind of what would be in some ways an equal transfer
7 of the 10 percent workforce, which was written into
8 the report, in terms of what would that look like in
9 terms of a mix of units that are low-income,
10 extremely low-income. I know that there is a math
11 component to it that I -- I am not as familiar with.

12 Or perhaps another way to get at it is given
13 that baseline of 10 percent workforce that the
14 developer has volunteered to offer, you know, how
15 does it account to -- like what does that look like
16 even in the density bonus calculations, just to get a
17 sense of if --

18 To City Attorney Brothers' point that an
19 in-lieu payment to the Council Office is not advised,
20 I do want to make sure that -- that that package that
21 was presented has some sort of transfer of that
22 1.66 million dollars into something that would
23 perhaps be a good balance.

24 DEPUTY DIRECTOR WEBBER: Perhaps --

25 I see that Milena is on the line. I know

1 that we -- we did look at the equivalency of
2 set-aside units if this project had been considered
3 under JJJ. And, Milena, I'm wondering if you have
4 that information available.

5 Milena.

6 MS. LAMAS: Cecilia Lamas, for the record.

7 Milena, if you push "Star 6" on your phone
8 key, you will be unmuted.

9 MS. ZASADZIEN: Hello. Hi. This is Milena
10 Zasadzien with the Department of City Planning.

11 I think it's a bit difficult to be able to
12 do a comparison for workforce housing since our
13 density bonus focuses on the very-low, low-income and
14 extremely low; so maybe the -- the Applicant would be
15 able to chime in and kind of explain how that
16 calculation or equivalency was determined upon.

17 COMMISSION PRESIDENT MILLMAN: Thank you.

18 I'm going to go ahead and unmute Mark.

19 MR. ARMBRUSTER: Hello.

20 Can you hear me?

21 COMMISSION PRESIDENT MILLMAN: We can.

22 MR. ARMBRUSTER: Yes. Good.

23 A couple of things. First of all, in
24 comment to I think Commissioner Perlman and Ambroz's
25 questions about the time it took and -- you know, and

1 issues related to that, part of the --

2 In addition to the time it takes to process
3 an EIR, part of the issue was that this project
4 became an ELDP project which has numerous advantages
5 but took -- takes a long time to process that and to
6 get the other --

7 COMMISSION PRESIDENT MILLMAN: Mark.

8 MR. ARMBRUSTER: Yes.

9 COMMISSION PRESIDENT MILLMAN: If you could just
10 respond to Helen's question, please.

11 MR. ARMBRUSTER: Yeah.

12 If the question is what is the -- like, what
13 is the equivalency between 10 percent workforce
14 housing and, you know, low- or moderate-income
15 housing, I -- I might ask if you also unmute Dave
16 Twerdun who, you know, spoke, who went through all
17 the -- the calculations. But there's really not much
18 comparison. The --

19 What we proposed is so much more, you know,
20 aggressive in terms of providing both onsite and,
21 hopefully through this fund, the ability to have
22 offsite units that, as the Council Office said, may
23 be even lower income.

24 COMMISSION PRESIDENT MILLMAN: I don't
25 think --

1 MR. ARMBRUSTER: But if you want David, who has
2 done more of the analysis on it --

3 COMMISSION PRESIDENT MILLMAN: Can Staff unmute
4 Dave? I can't find him.

5 There he is.

6 MS. LAMAS: Cecilia Lamas, for the record.

7 COMMISSION PRESIDENT MILLMAN: And, Dave, if you
8 could --

9 MR. TWERDUN: Hi, this is David.

10 COMMISSION PRESIDENT MILLMAN: If you could
11 speak specifically to the equivalences, please.

12 MR. TWERDUN: Sure.

13 So it -- like Mark said it's -- it's an
14 interesting question but it's difficult to answer in
15 the sense that the -- the proposed 5 percent low,
16 3 percent moderate and 3 percent in-lieu payment is
17 significantly more deeply affordable than the
18 10 percent workforce housing.

19 So I think there is some discussion
20 surrounding the 8 percent onsite versus the
21 10 percent before, but I would -- I would say that
22 the -- the equivalent -- the -- the -- the fewer
23 number of units are at a significantly lower AMI
24 level than the previous 10 percent at 150, in
25 addition to, you know, the 1.6 million in-lieu

1 payment that would be used to produce additional
2 affordable housing; so it's --

3 It's much more -- even with a lower amount
4 of units onsite than before, those units are
5 significantly at a deeper affordability level,
6 coupled with the -- the in-lieu payment; so it's much
7 more of an affordable deal than it was previously.

8 COMMISSION PRESIDENT MILLMAN: Thank you.

9 I just want to remind Commissioners that
10 what we are discussing right now is something that is
11 completely voluntary by the Applicant and is not
12 really part of our land use findings.

13 And in addition to that, the 10 percent
14 set-aside before was at 150 percent AMI, which is
15 affordable for people making over \$100,000 a year,
16 which is not affordable, versus a 5 percent set-aside
17 for people making 60 percent AMI, which, you know, is
18 less than half or more than half, right, reduction?
19 Or, rather, 150 is more than double what the AMI
20 they're proposing is now.

21 So we can continue having this conversation.

22 Helen, please continue.

23 COMMISSIONER LEUNG: Thank you for that
24 clarification.

25 I guess this question is for David and Mark.

1 Given what you've heard from the City
2 Attorney's Office, I know this is in some ways kind
3 of doing last-minute crunching, like I feel -- like I
4 would -- I would be uncomfortable voting to support
5 your voluntary conditions as presented given the
6 concerns from the City Attorney's office.

7 So I welcome your thoughts on if -- if
8 10 percent workforce is something that you, along
9 with the Council Office, has said that we can do
10 better and you were willing to do better, what does
11 it look like now if you were to propose something
12 that was a combination of the 5 percent low-income,
13 3 percent moderate, and whatever is that 3 percent
14 in-lieu payment, like if in-lieu payment is not
15 possible, would you be willing to do 7 percent
16 low-income, 3 percent moderate?

17 I think it -- we don't -- we just want to
18 hear, like, based on what you're hearing in terms of
19 the legality of the in-lieu payment, what would you
20 propose?

21 And I -- and I also would love to hear from
22 other Commissioners if they do feel uncomfortable
23 with the in-lieu payment being something we move
24 forward with.

25 And we also understand that this is

1 voluntary but I -- I think it's hard to have this
2 conversation just given that -- what we -- what we're
3 hearing is, you know, what you propose as a proposal
4 is something that, you know, we believe we are
5 advised not to move forward with.

6 MR. ARMBRUSTER: This is Mark Armbruster.

7 And I assume Dave Twerdun, you're unmuted as
8 well so you might be able to respond.

9 But in coming up with the -- and working on
10 a -- an affordable program that was very aggressive
11 for the project, basically what -- what Dave Twerdun
12 looked at, on behalf of the owner, was what was
13 actually viable for the project and what just
14 wouldn't -- the project couldn't go forward without
15 it.

16 And, you know, it -- it was a fairly
17 close call but doing -- if, for example, if we get
18 5 percent low at 60 percent and 5 percent at
19 80 percent -- or 3 percent at 80 percent and
20 3 percent at a 120, that just didn't work for the
21 project.

22 So maybe if you're asking instead of the
23 in-lieu payment that there be a lesser number of
24 affordable units on- -- onsite, that being maybe a
25 formula of 5 percent low, as we already have proposed

1 to you, maybe 3 percent of the moderate, and then
2 maybe 1 percent or 2 percent, but I'm not --

3 So far I didn't see -- when we were going
4 through all of the work to come up with a program
5 that was beneficial to the City, we were not able to
6 come up with something that worked for the project.

7 Dave, do you have a comment on that?

8 MR. TWERDUN: No. I -- I would agree with that.

9 I mean, there are -- there are obviously
10 different combinations and we -- you know, we -- we
11 were -- we were discussing this with the Council
12 Office for -- for some time. It -- you know, I know
13 it seems last minute but it was a discussion over a
14 period of time. And -- and so the -- the --

15 We -- we felt that this was a deal that
16 would work and the -- the in-lieu payment can produce
17 a significant amount of affordable housing at -- at
18 different levels of AMI as well, based on, you know,
19 how the City shepherds those funds.

20 So, yeah, I mean we -- we looked at
21 different iterations and we -- we just felt that this
22 was the one that worked best for -- for both parties.

23 COMMISSION PRESIDENT MILLMAN: Commissioners, I
24 just -- I really want to be careful here.

25 I think what is before us is an 8 percent

1 onsite set-aside and we need to make our land use
2 decision based on what is being provided onsite. And
3 what we are hearing from the Applicant is that that's
4 what they are willing to provide onsite.

5 Any in-lieu payment is between the Council
6 Office and the developer has nothing to do with the
7 decisions that this Commission is making. It's
8 really clear that we are not considering any payment
9 between a Council Office and a developer. It's
10 totally inappropriate.

11 Amy, is there anything you want to add to
12 that?

13 MS. BROTHERS: I did --

14 I just conferred with senior attorneys in my
15 office and I -- I do want to correct a mistake I
16 made. It's not -- it's --

17 I had given the impression that it was okay
18 for a private agreement between the developer and the
19 Council Office and I want to make clear that that's
20 not okay either.

21 COMMISSION PRESIDENT MILLMAN: Okay.

22 So what I'm hearing, and -- what I will just
23 reiterate what I've said, what is before us and what
24 we can consider is whatever provision of onsite
25 affordable housing that is being provided and that is

1 all.

2 Dana.

3 COMMISSIONER PERLMAN: Thank you.

4 I just -- I -- two things. One, I hate to
5 disagree with you at any point, Sam, because I
6 completely respect your wisdom and -- and knowledge
7 in this area, but workforce housing is a very
8 important part of affordable housing. It is still
9 very critical and we've had a lot of discussions
10 about that at this Commission.

11 It -- it -- it provides to a different level
12 but it is very important in this City and it's
13 something that we very much need; so I just want to
14 put that out there because --

15 That's why that was put -- an element that
16 was put in the Staff report for us to consider, that
17 that was a benefit, maybe a slightly different sort
18 of benefit to the City because it will provide an
19 availability for residents at a different income
20 level, but they are residents who otherwise in many
21 developments that have been coming before us cannot
22 afford the housing that's otherwise offered at market
23 rate.

24 So first I want to note that.

25 Second of all, I want to say that I -- I

1 really appreciate what Amy has pointed out. And with
2 all due respect to the Applicant, and there are --
3 look, there are things before us that are fully
4 discretionary that -- that we need to consider here,
5 and that's one reason that certain sweeteners, if you
6 want to -- for lack of a better term, are being
7 offered into the pot, one of which is -- is some sort
8 of affordable housing concession.

9 Given -- given what our legal advice is from
10 the City Attorney and -- and I think our appropriate
11 guidance from the President of the Commission, yes,
12 we cannot consider the 1.66 million, whether that
13 would be made, not made, where it goes, what it would
14 do; so we're left with the 5 percent low-income,
15 3 percent moderate.

16 I would go to the Applicant and ask them to
17 commit to a minimum of 2 percent additional, they
18 could be workforce, so then we're basically looking
19 back at -- I look at a total of 10 percent units,
20 26 units, that would be in- -- income controlled and
21 provide some affordability that the City has some
22 control over making sure that it -- it's able to
23 allow different income levels to -- to afford living
24 in this project.

25 And that's something that -- that we can

1 consider, that 10 percent.

2 COMMISSION PRESIDENT MILLMAN: Thank you, Dana.

3 Before I go to the Applicant I'm going to
4 kind of keep a running list of what we're asking for
5 and then I'm going to go to Vahid, since he has not
6 spoken yet, and then go back to Karen, and then we
7 can speak to the Applicant to see if he will accept
8 your proposal, if that is where this Commission is
9 going.

10 COMMISSIONER KHORSAND: Thank you.

11 I think I agree with Helen, I agree with
12 Dana, but I also agree with Samantha.

13 I think coming in to this project the first
14 thing that stood out to me was that it is a
15 historical rehabilitation of a building that I don't
16 think gets done without this project being approved.

17 And we will -- we've always expressed our
18 frustration with pre-JJJ projects taking a long time
19 to come and then we -- we -- we find a way to work
20 around it and get a JJJ-type afford- -- inclusive
21 affordable.

22 Here I think it's different because the
23 Council Office recognized that 10 percent workforce
24 was not compatible with the City's need at this
25 moment and worked with this Applicant to change it.

1 And I personally feel it's unfair now, this late in
2 the stage, after the Applicant, with the Council
3 Office, with the community, with the department, went
4 through back-and-forth negotiations on coming up with
5 something that was compatible for everyone, for us to
6 come in and change it.

7 We've taken up in-lieu fees before.
8 We've -- you know, it's something that Council does
9 it -- in their process when they take it up at PLUM
10 and when they take it up at Council. I'm not -- I'm
11 not as bothered as previous projects, I think there's
12 a lot of moving pieces here.

13 I agree with Samantha that, you know, adding
14 5 percent low-income, 3 percent moderate income, over
15 10 percent workforce is a win. And at the same time
16 we also need workforce housing, you know. We need
17 all levels of housing.

18 And I think sometimes we lose sight that
19 110-, \$120,000 in this city if you're a family of
20 two, a family of three, a family of four, isn't
21 really moderate income, it's really hard to -- to get
22 by. And I think that is one element that is also
23 missing; so I am in favor of it.

24 You know, the in-lieus, like I said, it's
25 not something we've considered but we've heard and

1 we've acknowledged it and we've incorporated it into
2 our deliberations with the understanding that it's
3 not for us to consider but it's a -- it's up to the
4 Council Office and the City Council to approve it.

5 But I'm -- I'm comfortable with this
6 arrangement and I think we should move ahead and
7 approve this project as presented with these
8 modifications.

9 Thank you, Samantha.

10 COMMISSION PRESIDENT MILLMAN: Thank you.

11 Karen.

12 COMMISSIONER MACK: I wonder if --

13 What I'd like to hear from -- I'd like to
14 hear from the Applicant if they are amenable to what
15 Commissioner Perlman asked and then I have a question
16 if not.

17 COMMISSION PRESIDENT MILLMAN: Okay.

18 So David -- Dave and Mark, I think the
19 proposal before you today, since the City Attorney
20 has made it very clear what the City's position is on
21 in-lieu fees, what we are proposing is 5 percent low,
22 3 percent moderate, 2 percent workforce.

23 Is that palatable to the developer?

24 MR. ARMBRUSTER: This is Mark Armbruster.

25 I think we have a hard time answering that

1 on the fly. It's taken a lot of analysis to get to
2 this point. And I --

3 Are you -- but just to be clear, are you
4 saying 5 percent -- 5 percent low, 3 percent moderate
5 and 2 percent workforce; that would be the total
6 program?

7 COMMISSION PRESIDENT MILLMAN: Correct.

8 MR. ARMBRUSTER: Is that what --

9 Okay. I'm not sure if Dave is able to
10 answer that on the fly. Again, this took a lot of
11 analysis getting to this point.

12 And I'm also worried about if we had to
13 continue this, to continue to work on that issue,
14 which would take some -- some time, you know, the --
15 I'm worried about losing and the City losing the
16 benefits of the ELDP program which, as you probably
17 know, was not extended by the State Legislature and
18 expires at the end of this year and we're coming
19 right up against that deadline.

20 So Dave Twerdun, do you have anything to
21 add?

22 MR. TWERDUN: Yeah.

23 I mean, I -- I -- I would like to say that I
24 would consider it for sure, it's just I -- I would
25 need a little bit of time to respond definitively.

1 But if -- you know, the question of would I
2 consider that, yes. But I would -- I would have to,
3 you know, look at it a little more closely. It's
4 difficult for me to answer that right now on the
5 phone.

6 COMMISSION PRESIDENT MILLMAN: So,
7 Commissioners, what you're hearing, I just want to
8 clarify, people keep talking about the ELDP program
9 and some of you may not what know what it is.

10 It is a State program. The operating
11 assumption is that it was going to be extended
12 because it expires at the end of the year. It was
13 not extended, meaning that projects that are going
14 for this designation must get approved by the end of
15 the year or they lose that designation.

16 Also, our -- our docket is really heavy at
17 the end of this year because of, in part, the number
18 of projects that have to get approved before the end
19 of the year for ELDP.

20 I'm not sure that we want to be continuing
21 cases, it would not be my preference. But I look
22 forward to hearing from Commissioners and am hoping
23 we can get some resolution on this case so that we
24 can get through the rest of this agenda.

25 Thank you.

1 Karen, did you have -- did you want to say
2 more?

3 I see your hand is still raised.

4 COMMISSIONER MACK: So -- so what -- I mean, so
5 where are we in terms of the --

6 So -- so what I'm hearing from you is that
7 you want to get things wrapped up today, even though
8 the -- the Applicant needs to do some analysis in
9 order to be able to respond fully to Commissioner
10 Perlman's offer. Is that --

11 I mean, are you going to -- like, do we need
12 to, like, give him some time to go and do that and
13 then come back to this case? I'm just curious
14 what -- how we're going to proceed vis-a-vis that
15 offer.

16 COMMISSION PRESIDENT MILLMAN: So, I mean, I
17 think there's some disagreement among Commissioners
18 of how they're viewing this case.

19 I think I'm viewing it through the lens of
20 there was a 10 percent set-aside for people who make
21 over \$100,000. We now have a set-aside of 8 percent,
22 which is a lower number of units, but it's for people
23 with far more -- far greater need as far as
24 affordability. And to me it is a more preferable
25 approach on this voluntary provision of units.

1 However, it sounds like there are other
2 Commissioners that feel that they want that
3 10 percent in place and we have a developer who's
4 saying they don't want to continue this but they
5 can't commit to it today; so I'm at a loss, frankly,
6 on how to move forward and am going to need
7 Commissioners to guide me in how they would like to
8 move forward.

9 COMMISSIONER MACK: So -- I mean, so my question
10 was -- I mean, I -- I -- I would prefer to go with
11 the onsite units. But, you know, if that is an
12 impossibility, I was curious as to whether the
13 in-lieu fee could go into the Affordable Housing
14 Trust Fund as opposed to the Council Office?

15 COMMISSION PRESIDENT MILLMAN: Amy, can you
16 speak to that?

17 I think Commissioner Mack's -- Commissioner
18 Mack was saying rather than going into a
19 Council-controlled fund, could it go in the City's
20 Affordable Housing Trust Fund?

21 MS. BROTHERS: I think that is absolutely a
22 better option.

23 COMMISSION PRESIDENT MILLMAN: Okay.

24 So as we go around the horseshoe, if
25 Commissioners could weigh in on that, I would

1 appreciate it.

2 I'm going to go to Caroline Choe, who has
3 not yet spoken.

4 COMMISSIONER CHOE: Hi. Just one second.

5 I was having problems with my Internet so I
6 was on the phone as well, but can you hear me now?

7 COMMISSION PRESIDENT MILLMAN: Yes.

8 COMMISSIONER CHOE: Okay. I've been pretty
9 quiet but I -- I am in general support of this
10 project. I think that whether it's workforce or very
11 low, I do think there is a need for both types of
12 housing in the City. And I am ready to move forward
13 should other Commissioners be ready as well.

14 COMMISSION PRESIDENT MILLMAN: Thank you.

15 Dana.

16 COMMISSIONER PERLMAN: I was going to say, we
17 could give the Applicant --

18 We could put this at the end of the meeting
19 and go to the other two matters and give the
20 Applicant a little time to crunch some numbers and
21 think about this. This is not an unusual thing and I
22 don't think -- I'd be surprised if Mark is surprised
23 that we're asking for this.

24 If you start with 10 percent and you come in
25 and then say we're shifting to something else, and,

1 granted, they may have been spending a lot of time
2 working, as Vahid said, with Council or what have
3 you.

4 This is our one and only time, we get it
5 now, we don't get it another time, we have not been
6 involved in prior discussions. But they're coming to
7 us for our -- our approval at this point and this is
8 our one opportunity. And I think that --

9 Well, I -- for myself, I have an independent
10 obligation from Council Office to analyze this
11 differently and look at what I think is most
12 important and be consistent with this project and
13 what we've done with other projects. And this is a
14 type of request we do with other projects quite
15 regularly; so I'd be happy to give them a little bit
16 of time if they want to crunch those numbers a little
17 bit.

18 I agree. We don't -- I wouldn't like to
19 have to jam this onto another agenda, though, and
20 start all over again if we can avoid that.

21 COMMISSION PRESIDENT MILLMAN: Dana, do you have
22 thoughts on Commissioner Mack's proposal, which is
23 instead of that 3 percent contribution to the
24 Council-controlled fund, it going to the City's
25 Affordable Housing Trust Fund, which would get us to

1 11 percent?

2 COMMISSIONER PERLMAN: I think -- I think that's
3 another -- I think that's a great alternative.

4 Yes, we could do that as well. I'd be fine
5 with doing that.

6 COMMISSION PRESIDENT MILLMAN: Great. Thank
7 you.

8 David. David, you can --

9 There you go.

10 COMMISSIONER AMBROZ: Excellent. Thank you.

11 I just -- in terms of the housing
12 conversation, onsite, onsite, onsite, onsite. No
13 more ghettoization of poor people. Outside of the
14 fantastic redevelopment of Hollywood, I will not
15 support any more of that kind of nonsense. We need
16 to do the onsite affordable housing to have an
17 inclusive Hollywood.

18 And I think the Affordable Housing Trust
19 Fund is awesome but so often it gets spent in other
20 parts of the City than -- than the projects where --
21 they are impacting. And we have just seen this
22 exodus of folks out of Hollywood that need this kind
23 of housing; so I would really strongly urge my
24 colleagues to use the funds to do and require and
25 request onsite affordable housing for all the various

1 conditions that are being sought here.

2 I don't -- I don't know where the money will
3 be spent when the City uses it. I'm sure it will go
4 to worthy things. But Hollywood needs an inclusive
5 approach and this project is -- is so impactful, we
6 heard from the people testifying, that I would not
7 want to see it not be an inclusive project.

8 I think workforce housing is vital and the
9 more elements of affordability we have in this
10 project, the better. We can send a signal to the
11 further revitalization of Hollywood that it's no
12 longer acceptable to ghettoize affordability.

13 We've had a great dialogue, but it's just
14 been kicked off, I believe Karen Mack is leading it,
15 about equity. And when I think about equity, I think
16 about socioeconomic representation, which is often a
17 proxy for race and ethnicity in -- in the real world.

18 And this, to me, is a great moment to say,
19 hey, is it equitable to pay your way out of
20 inclusivity? And I don't think it is anymore.

21 I think we have to have it onsite. And if
22 it's X dollars, then we need to put those units in
23 the project and forever forward kind of be very
24 thoughtful about that.

25 I think that's a debatable point but that's

1 my point of view.

2 And before a vote, I want to focus on this,
3 Commission President, but I would like the chance
4 just to circle back on signage, not at this moment
5 because we're in really good conversation I think.

6 COMMISSION PRESIDENT MILLMAN: So what I'm
7 hearing you say is the 8 percent onsite is not
8 sufficient for you, you want to see a full 10 or
9 11 percent onsite?

10 COMMISSIONER AMBROZ: That is correct.

11 COMMISSION PRESIDENT MILLMAN: Marc Mitchell,
12 please go ahead. You can unmute yourself.

13 COMMISSIONER MITCHELL: Okay. So I just wanted
14 to -- to support what Commissioner Mack has
15 suggested. I think it's a great pathway forward.

16 And I understand what Commissioner Ambroz is
17 saying and I think in an ideal world that all the
18 housing would be onsite. But I think given where we
19 are in this process and, you know, the -- the
20 back-and-forth that's happened between the Applicant
21 and the Council Office and the -- the Planning
22 Department, this is a good compromise to put that
23 money towards the City's Affordable Housing Trust
24 Fund.

25 I'm always wary of in the process when it

1 gets to us, us adding, you know, conditions or --
2 or -- obviously we -- we -- we have and we do and we
3 should at certain times.

4 But things that have been worked on, you
5 know, in the process by the Applicant and the
6 Planning Department and the City and the Council
7 Offices and all of the various people who are
8 involved in the process; so I think that the option
9 with the payment going to the City Trust Fund is
10 something I'm -- I'm comfortable with in order to
11 move the project forward and accomplish the goals
12 that were set out earlier.

13 But I do agree with Commissioner Ambroz,
14 like, when possible and going forward this should
15 always -- it should always be the number-one priority
16 to keep that housing onsite; so, you know, I -- I
17 think that for the sake of moving forward here and,
18 you know, the process that has brought us to this
19 point, I would be okay with the money being allocated
20 to the City's Trust Fund.

21 COMMISSION PRESIDENT MILLMAN: Thank you.

22 Helen, and then after Helen speaks, I'd like
23 to get to this question of the signage.

24 COMMISSIONER LEUNG: I agree fully with what
25 Commissioner Ambroz said about the commitment to

1 onsite; so I think that it is not that hard to think
2 about, you know, what the developer might have
3 thought -- has offered and to think about what does
4 it look like with the same calculation of funding to
5 commit to it being onsite.

6 I think it's actually dangerous precedent to
7 say, like, okay, we're going to now kind of always
8 have some donated amount in lieu into the Affordable
9 Housing Trust Fund. Like, it makes sense for
10 Downtown where there is a TFAR program that has the
11 clear calculation of benefits.

12 And so if this is the agreement that the
13 developer has, you know, put together to come forward
14 with, I'm saying, yes, that's great, 5 percent
15 low-income, 3 percent moderate, and what is that
16 equivalent commitment into onsite?

17 And I -- I also agree with Commissioner
18 Perlman, like, it would be great to have this be kind
19 of finalized today, to not jeopardize the other
20 program that the development team is applying for.

21 But I -- I would -- I would not support an
22 in-lieu dedication, just given the complexities of
23 what it puts forward.

24 But I do like the notion that the developer
25 has come forward with a voluntary condition, a

1 package, and all I'm asking is for that consideration
2 of what would it look like if it's more than what you
3 walked -- offered given -- you know, given what we've
4 heard today.

5 COMMISSION PRESIDENT MILLMAN: Thank you.

6 So what I'm hearing is kind of a split
7 preference between it going onsite and going into the
8 Affordable Housing Trust Fund; so I think what's best
9 is to put this project on ice until the end of the
10 meeting to give the Applicant's team a little time to
11 work on a counterproposal to us about what they would
12 provide onsite. And if they're unable to do that,
13 then we'll have to have that discussion toward the
14 end of the meeting.

15 But let's come back to this item after we
16 have moved through item 7 and 8. And we will
17 reconvene the conversation and at that time we can
18 also have the conversation around the signage that
19 David is interested in.

20 Commissioner Mack, was there something you
21 wanted to add?

22 COMMISSIONER MACK: I just wanted to say that --
23 I think I said this when I was speaking before but I
24 want to say my preference is onsite too. I just
25 provided that option as, you know, an option to move

1 us forward; so, you know, I think the majority wants
2 onsite.

3 COMMISSION PRESIDENT MILLMAN: Thank you for
4 that clarification.

5 So what we're going to do is we're going to
6 come back to this item at the end of the hearing.

7 (Hearing of other items.)

8 COMMISSION PRESIDENT MILLMAN: At this time we
9 are going to reopen item number 6, which is case
10 number CPC-2016-3176-VZC-HD-VCU-MCUP-SPR,
11 Environmental ENV-2016-3177-EIR; SCH number
12 2017051079.

13 At this time we will begin our deliberations
14 again.

15 Perhaps we should first hear from the
16 Applicant; they've had some time to mull over our
17 deliberations and perhaps they have some new
18 information for us?

19 MR. ARMBRUSTER: Yes, hi. This is Mark
20 Armbruster again.

21 I assume you can hear me?

22 COMMISSION PRESIDENT MILLMAN: Loud and clear.

23 MR. ARMBRUSTER: Okay. Perfect.

24 Listen, we've -- we have had a lot of
25 conversation in the interim about this. And the

1 owners of the property understand your concerns about
2 this and especially your concern about having all the
3 affordable onsite.

4 And, therefore, you made I think a proposal
5 for 5 percent low at 60 percent, 3 percent at
6 120 percent and then another 2 percent for workforce
7 housing onsite. We'll agree to that.

8 COMMISSION PRESIDENT MILLMAN: Thank you very
9 much.

10 I believe the only outstanding item on this
11 calendar is signage.

12 And David Ambroz, did you want to begin that
13 discussion?

14 COMMISSIONER AMBROZ: Yes. Thank you.

15 I would propose the following: Recognizing
16 the project's intent to restore the building to its
17 period of significance and further to enhance the
18 historic nature of the character of the development
19 along Hollywood Boulevard, I would direct Planning
20 Staff to add a new sub-condition (c) to Q condition
21 number 1 to include the following language:

22 Billboard removal. The two existing
23 billboards above the Attie -- excuse me, the Attie
24 Building shall be removed prior to the issuance of
25 any building permit for the project. Further, that

1 the two existing billboards, should they not be
2 removed above the Attie Building, be prohibited from
3 expansion, modification or conversion to digital
4 prior to the project's construction, or ever.

5 COMMISSION PRESIDENT MILLMAN: Commissioners, do
6 you want to weigh in on that condition?

7 David, I totally see where you're going with
8 this. I would 100 percent prefer to see this without
9 billboards on it, I think it really would let the
10 building sing.

11 I am a little wary of the removal condition
12 because of existing agreements that may exist;
13 however, I am fully supportive of any language that
14 would prohibit digitization of these signs, which I
15 believe you did include in that language, and am very
16 much in support of that.

17 COMMISSIONER AMBROZ: Thank you.

18 Sorry.

19 COMMISSION PRESIDENT MILLMAN: Go ahead.

20 COMMISSIONER AMBROZ: Just I -- I understand,
21 but I have been thwarted many times with these other
22 agreements.

23 Let them figure that out. They're building
24 a gagillion-dollar project; they can figure out that
25 contract if they can figure out how to do this.

1 These are very seasoned professionals that
2 can figure out how to get out of a contract with a
3 sign company. I'm not worried about that. Let them
4 figure that out with -- with their clients.

5 They can't sell me on the historic
6 renovation and restoration by having two non-historic
7 billboards slapped on top that, in all of their
8 imagery they have removed strategically.

9 And just generally, you know, a site plan
10 review as well as a General Plan and our other
11 efforts to make the City more liveable and safe as
12 well as along with Vision Zero, these signs
13 contribute to none of the above. And if we have the
14 opportunity, even if it's a branch that bends, I say
15 we take it and let them sort this out at Council.

16 I doubt the Council Office is going to
17 encourage them to put the billboards back. And
18 should they need to move forward with that, they'll
19 be able to figure that out further along in the
20 process.

21 But I'd ask my colleagues just to go along
22 and allow us at least in this instance improve
23 pedestrian safety on the number-one destination in
24 California for walkability.

25 We should look at Vision Zero and we should

1 look at this intersection, which is vital, and just
2 recognize that when you design something to distract
3 drivers, it works; so I would encourage us to embrace
4 not killing pedestrians and not killing bicyclists
5 and not killing other drivers by removing a sign at
6 such a vital, walkable community and embrace the
7 condition, Sam.

8 I appreciate what you said but that would
9 just hamstring me from ever removing a billboard and
10 that -- I don't go along with that.

11 Thank you.

12 COMMISSION PRESIDENT MILLMAN: I'm not going to
13 fight. Any motion that is made on this, I will
14 likely support. I'm not going to --

15 I was just saying my piece and I will
16 support wherever the Commission wants to go.

17 COMMISSIONER AMBROZ: Thank you.

18 COMMISSION PRESIDENT MILLMAN: Dana.

19 Oh, David, did you have more you wanted to
20 say?

21 COMMISSIONER AMBROZ: I was ready to make a
22 motion but I see that you were going to call on
23 Commissioner Perlman; so I will stand down.

24 COMMISSION PRESIDENT MILLMAN: Dana, go ahead.

25 COMMISSIONER PERLMAN: Thank you.

1 I -- I appreciate David's passion on this.
2 I agree with the anti- -- with a condition that
3 restricts them from digitizing or otherwise enlarging
4 the billboard.

5 And just for the record, I -- I -- I can
6 remember personally pursuing an appeal of a
7 ZA approval of substantial billboard expansions on
8 another property in the City where the Applicant
9 actually brought up that the larger billboards would
10 improve visibility and vehicle and pedestrian safety
11 because people wouldn't have to squint or strain
12 their necks to look at the smaller billboards, which
13 I thought was rather creative. Fortunately, I
14 prevailed in that appeal.

15 I -- I am not for increased signage but this
16 is an existing sign. I am for uniformity, whether
17 it's this project or other projects, as far as how we
18 handle applicants that come before and us if they
19 have an existing use, including a sign.

20 We have spent a lot of time at this
21 Commission coming up with what we think is the
22 appropriate way for signs to be dealt with as far as
23 removal or expansion, what have you. And that
24 should, I think, apply to this -- this owner as well
25 as any other.

1 Granted, I believe that's still tied up at
2 Council. But in the meantime, I would support
3 restricting this from being able to expand, but not
4 from removing it. I -- I don't think that that's
5 something we can impose on this landlord any more --
6 on this owner any more than saying that they would
7 have to remove other elements of the building.

8 COMMISSION PRESIDENT MILLMAN: Is there --
9 Are there any other Commissioners who would
10 like to weigh in on this issue?

11 I would appreciate other Commissioners
12 weighing in because it -- we basically have one
13 Commissioner who is in support of something, another
14 that is partially in support. And it would help me
15 greatly to hear where other Commissioners' thinking
16 is on this issue.

17 Helen.

18 COMMISSIONER LEUNG: Thank you.

19 I really appreciate the spirit of
20 Commissioner Ambroz's proposal. And I think that I
21 haven't been on the Commission long enough to see
22 where billboards, especially existing billboards,
23 have kind of fallen in terms of how the City has
24 approached existing billboards when there is big
25 development.

1 So I would actually like to hear from Staff
2 if they have any thoughts given I know that this --
3 the Billboard Ordinance has -- was in the works and
4 there are a lot of projects in Hollywood that have
5 had existing billboards. I --

6 For me, it would be helpful to kind of just
7 have a better sense of what has been the precedent or
8 the potential of something like this that aligns with
9 kind of the policy where we want to go but it's not
10 in place yet.

11 MR. KELLER: This is Kevin Keller.

12 I'm just looking around. I'm happy to weigh
13 in a little bit, Lisa. Should I proceed with a little
14 bit of background on the Hollywood? I see Vince
15 nodding as well.

16 Thank you, Commissioners, Kevin Keller, City
17 Planning.

18 Weighing in on just the background on the
19 billboard issue, I think it's an important
20 discussion. We always try to use our opportunities
21 to minimize visual blight, reduce clutter, reduce
22 offsite advertising which can be visual blight.

23 The Billboard Ordinance has been in the
24 works for many years. It is actually scheduled or
25 hopefully will be scheduled to go in front of this

1 Commission probably early -- first thing early in
2 2021 we're hopeful; so that will have a discussion
3 about relocation agreements, digital signs in
4 general, where sign districts are appropriate or not
5 appropriate.

6 But also in regards to the Hollywood region,
7 there is the Hollywood Sign District which was
8 amended in 2008, but prior to that it did allow for
9 swapping of billboards, moving of billboards.
10 Certainly had a lot of value, but also led to some
11 negative feedback from communities of where those
12 billboards would shift to; so there was a project on
13 Hollywood Boulevard west of Highland that actually
14 enlarged their existing rooftop billboards in regards
15 for taking down other billboards elsewhere.

16 That being said, currently that is not
17 proposed for this site. This is an existing
18 billboard.

19 Certainly the Applicant can be queried about
20 their ability to remove the billboard. There is a
21 discretionary application in front of the Commission
22 involving discretion.

23 But I believe, and the City Attorney may
24 advise us, that in terms of compelling the billboard
25 to be removed on its own merits may be difficult

1 legally. But certainly as part of the overall
2 discussion of the new building, the relationship of
3 the new building to the street, it is part of the
4 structure.

5 But my understanding is also that it is --
6 that portion of the structure is not being changed;
7 so it's a little bit of a -- of a difficult thread to
8 follow here but I hope I can provide that guideline.

9 And I don't know if the City Attorney has
10 any additional guidelines for us to consider in this
11 important discussion.

12 Maybe they don't.

13 Thank you.

14 COMMISSION PRESIDENT MILLMAN: So, David, what
15 I'm hearing you say is that retention of the
16 billboards is -- has a negative impact on the
17 pedestrian experience on the street.

18 COMMISSIONER AMBROZ: As well as a public safety
19 issue.

20 I also think it, from a site plan review,
21 impacts the adjacent structures that are proposed,
22 which is the second element of a site plan review.

23 That building is going to have residential
24 facing billboards that are going to be front lit
25 and/or just there blocking. And I think the massing

1 issue that they're proposing in order to step back is
2 also impacted; so I think we have enough to cover us
3 on two fronts to propose a Q condition of these --
4 these folks here. And the Applicant always has
5 further process to see if they disagree or agree with
6 that.

7 But, again, in my mind it's very much in
8 line in what we talk about with equity, which is this
9 orientation towards action, not thoughtless, not
10 capricious. We, for years, have been trying to
11 decrease visual blight and I think this fits within
12 either two pathways forward and I would propose it as
13 a condition.

14 COMMISSION PRESIDENT MILLMAN: Okay.

15 No other commissioners have wanted to weigh
16 in; so if you wanted to --

17 Commissioner Perlman wants to weigh in.

18 Go ahead, Dana.

19 COMMISSIONER PERLMAN: I was going to make a
20 motion.

21 COMMISSION PRESIDENT MILLMAN: Go ahead.

22 COMMISSIONER PERLMAN: So I'll make a motion
23 that we approve Staff's recommendations with the
24 technical modifications with the -- with respect --
25 and the modification that with respect to the -- the

1 affordable housing element, that it be 5 percent
2 low-income, 3 percent moderate, 2 percent workforce;
3 that the EV condition be modified to be clear that it
4 clearly cite the ordinance, as we've been doing of
5 late; and with a further condition that the two
6 existing billboards cannot be increased in size or
7 digitized or -- and their lighting cannot be
8 increased from what currently exists.

9 COMMISSION PRESIDENT MILLMAN: Is there a
10 second?

11 Caroline?

12 COMMISSIONER CHOE: I'll second that.

13 COMMISSION PRESIDENT MILLMAN: Cecilia, we have
14 a first and a second.

15 Will you please call for the vote?

16 MS. LAMAS: Cecilia Lamas, for the record.

17 Commissioner Perlman?

18 COMMISSIONER PERLMAN: Yes.

19 MS. LAMAS: Commissioner Choe?

20 COMMISSIONER CHOE: Yes.

21 MS. LAMAS: Commissioner Ambroz?

22 COMMISSIONER AMBROZ: Can you come back to me?

23 MS. LAMAS: Yes.

24 Commissioner Leung?

25 COMMISSIONER LEUNG: No.

1 MS. LAMAS: Commissioner Mack?

2 COMMISSIONER MACK: Yes.

3 MS. LAMAS: Commissioner Mitchell?

4 COMMISSIONER MITCHELL: Yes.

5 MS. LAMAS: Commissioner Khorsand?

6 COMMISSION VICE PRESIDENT KHORSAND: Yes.

7 MS. LAMAS: Commissioner Ambroz?

8 COMMISSIONER AMBROZ: No.

9 MS. LAMAS: Commissioner Millman?

10 COMMISSION PRESIDENT MILLMAN: No. And my no
11 vote is because I made an error.

12 David had started making a motion and then I
13 went to Dana to make a motion and I feel badly about
14 that process; so no. But the -- I believe the motion
15 carries.

16 MS. LAMAS: Cecilia Lamas, for the record.

17 The motion carries.

18 COMMISSION PRESIDENT MILLMAN: Thank you. And I
19 apologize, David.

20 With that, the time is 11:26 and we are
21 adjourned.

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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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