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Wednesday, August 2, 2017

Regional Planning Meeting

County of Los Angeles

Job No. 150003

* * *

[Meeting commences at 9:10 a.m.]

Standing By...

>> CHAIR SMITH: Good morning everyone and welcome. I would like to call.

>> AUDIENCE: Good morning.

>> CHAIR SMITH: Good morning. I would like to call this meeting to order with the Los Angeles Regional Planning Commission. Today is Wednesday, August 2nd, 2017. We will begin with the pledge of allegiance led this morning by Commissioner Louie, if you will.

>> VICE-CHAIR LOUIE: Good morning. If you could all rise and place your right hand over your heart and your feet.

>> I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

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>> CHAIR SMITH: Thank you very much and welcome, again, to everyone. It is always really wonderful and exciting to see a full house in here, so thank you for taking time out of your morning to be with us and help us understand and assess these important issues.

So before we get started, I want to, first of all, say a special thank you to Rosie and the staff for all the amazing hard work this morning for getting us all in here so that we are all able to listen and participate in the conversation. So thank you for all of the leg work that went into making that happen.

So you will see we have agendas today. Before we dive into our agenda, however, we want to take a few moments to recognize and appreciate the incredible service and leadership of our outgoing director, Richard Bruckner. Richard Bruckner has led this department since 2010 with unparalleled vision and leadership resulting in enormous progress and a lot of innovation at the County and in this department. I'm honored to be able to present a commemoration from the Commission in recognition of your leadership this morning.

I just want to say a few words. I think, you know, your legacy is incredible and will be characterized by so much progress and innovation, I think, from the comprehensive updates to our general plan, to the local coastal plan, modernizing the permit inspection process and everything else in-between.

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But to me, at least, another really important part of your legacy is the people in this Department. I think at the Commission we often see projects and policies come to us when they are sort of at the end or near the end of the process and we know that there are a lot of hard work and a lot of visioning, dedication, and work that goes into bringing these projects before us. I'm always so impressed by the professionalism and the skill and the vision that we see coming to us and I think that, that is reflective of the culture that you have created in the Department and your leadership. And so it has been an honor to work with you the last couple of years. I wish that we had more. We are going to miss you greatly, but it is also an honor to know that we will be able to continue to work with this staff and this department and that will continue to be a reflection of your leadership and your legacy. So thank you so much for everything that you have done for the County and this department and I think Commissioner Shell also has a few words before we get to the photos.

>> COMMISSIONER SHELL: I do. I just want to tell you how much you are going to be missed, Richard. You know that. The professionalism and integrity you have brought to this department and to the County has been such a breath of fresh air for me. And I know many of the other people here, just the turnaround and the quality of work, and the amount of work that is getting done, the speed with which we are moving through our cases at the Commission, it wasn't always this way.

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It is just a terrific place to work. It is a terrific place for us to come as volunteers and commissioners. You get all of the credit for this. You are going to be so missed and if for no other reason, just your wonderful personality. You are just such a lovely person to work with. I hope you will help your successor to bring he or she up to speed. I know you will.

I hope we don't lose you entirely. Thank you so much, Richard. Thank you.

>> CHAIR SMITH: Indeed. I don't know if we are -- I think we have some photos but if other commissioners want to say a few words.

>> VICE-CHAIR LOUIE: Just a quick comment from this commissioner.

>> CHAIR SMITH: Uh-huh.

>> VICE-CHAIR LOUIE: You and I have been on the regional planning about the same time. You came on board just prior to my appointment and you have been a fabulous mentor. You have guided me and this department in the direction that it is going and have been very successful at it. I think the final product of your work though has been the staff because they reflect the same high quality, detailed analysis, and recommendations that you have put out, so I personally want to thank you for all of the leadership that you have provided.

>> CHAIR SMITH: Okay. Anything?

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>> COMMISSIONER SHELL: I forgot to say one thing. I wanted to thank your wife Betsy who is here with you this morning. One thing we all know when you work in land use planning is there are so many meetings in the evenings and on the weekends and thank you for lending your husband to us through the past eight years -- seven, eight years of those after-hours endeavors. It is much appreciated. So thank you. I'm glad you are here this morning so we could meet.

>> CHAIR SMITH: Indeed.

>> Sherive, if I may?

>> CHAIR SMITH: Yes, please.

>> Richard, I wish I could say all these wonderful people out here this morning were here to bid you farewell.

>> AUDIENCE: [Laughing].

>> But at least I can say that you are going out in planning style with a room full of people, so on behalf of the Department Staff, it has been wonderful serving under you and your leadership. As the commissioners have said, your integrity and professionalism all go without saying so it has been an honor. Thank you.

>> AUDIENCE: [Applause].

>> Before the photos because after that there are some people who I think came down for another matter.

>> AUDIENCE: [Laughing].

>> But it is always nice to play to a full house.

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>> AUDIENCE: [Laughing].

>> The commissioners, you have been wonderful and supportive and thoughtful and careful in your consideration of all of the cases and very supportive of staff, so I couldn't have asked for a better group of commissioners. It has been a real pleasure to work with you in my almost 40 years of planning, this has been the tops in terms of commissions that I have worked with so thank you for all of your support. A quick thank you to a few others because I know there is a lot of business to do. County Counsel and their group. We have had several people involved from County Counsel. They keep us out of land use jail and they have been wonderful, collaborative. I think this department works with county counsel as well as any department in the county because we have mutual respect and work closely with one another so thanks to the county counsel here today and there are many others that have worked with us including the head of the section now, Elaine Lemkey and certainly to the staff who have been wonderful.

We don't get to do -- I don't get to do what I do without an army behind us and every one of them are caring about the issues and are cutting edge planners and we have brought a new group of planners in who bring the same kind of dedication and thoughtfulness, so I'm very comfortable with the transition because I know we have got a great team behind us. Dennis as Chief Deputy, the deputy directors, the section heads all, I think, bring a true sense of professionalism and dedication to

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it so I'm very confident that the traditions that we all together have set in place will continue. And, again, thank you commissioners for your hard work and thanks to all the staff.

>> CHAIR SMITH: Thank you.

>> AUDIENCE: [Applause].

>> CHAIR SMITH: And the commissioners also want to take some photos with you. Should we go over -- yeah. Let's go over here on the side.

>> [Break to Take Photos].

>> You can't leave without a poem.

>> CHAIR SMITH: And for our grand finale.

>> Members of the commission, members of the public, and the department staff, an ode to Richard J. Bruckner.

Formerly director of planning and development with the City of Pasadena for ten years successfully implemented much of the City's development without any fear. Joined regional planning in the year 2010 and has been a moving force in all phases of planning since then.

The renewable energy ordinance, the update to the Antelope Valley area wide general plan, he's had so many success stories while here, from where does the energy come from this man? He is a truly unique director, a man for all seasons. He knows the names of all the employees and regularly visits the sections for a myriad of reasons.

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He is a diplomat, an ambassador of good will, major law firms and developers are well aware of his expert planning and development skill.

On a wider note, we wish him well and time will tell whether Brook's brothers will suffer a loss from DRP losing Richard J. Bruckner as our boss.

>> AUDIENCE: [Laughing]. [Applause].

>> CHAIR SMITH: So thank you again to everyone for those wonderful and kind words. Really important and meaningful moment to share with everyone, so thank you.

With that, we are now ready to move to our regularly scheduled program. And I want to just list a couple of administrative items before we get started. We have agendas of today's proceedings located in the back of the room. These are those pink sheets. Many of you have already filled out comment cards, thank you. If you haven't and you wish to speak before the commission, a staff member can help you fill out a comment card and bring it forward.

Please be sure to silence your cell phones. And as a reminder, these meetings are webcast and can be viewed on the Department's Website if you are interested.

So I think we will get through a couple of our sort of short beginning items before we move on to the main event that everyone is here for. So I want to start with approval of our agenda.

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>> So moved.

>> Second.

>> CHAIR SMITH: Motion to second all in favor.

>> I.

>> CHAIR SMITH: Excellent. Motion -- agenda has been approved, so we will do reports. County Counsel, anything this morning?

>> No reports.

>> CHAIR SMITH: No reports. Director's reports?

>> Yes. Good morning, commissioners. I would like to report on a couple of public hearings at the last two weeks of the Board of Supervisors meetings. First of all, last week the Board held a public hearing on the appeal of the Conditional Use Permits and housing permits for the two affordable housing projects located in East Los Angeles at Downey and Whittier. At the close of the public hearing, the board denied the appeal and approved the project.

Secondly last week, there was a zone change and conditional use permit for the Kmet Recycling Center in Rowland Heights and consistent with your Commission's recommendation, the Board approved that project as well.

Lastly, yesterday at the Board of Supervisors meeting, the Board held a public hearing. They had called up for review the conditional use permit for a market that wanted to sell liquor on Vermont Avenue in the West Athens Westmont community and at the conclusion of that

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hearing, the Board did approve the project but did modify one condition and added another. The condition that was modified was the hours at which time they could sell alcohol. That was modified from 10 a.m. to 10 p.m.

Secondly, an additional condition was added restricting the sale of hard alcohol in containers less than 750 milliliters. That concludes my report.

>> CHAIR SMITH: Thank you very much. With that, we will move to approval of the minutes for July 12, 2017.

>> So moved.

>> Second.

>> CHAIR SMITH: Motion to second all in favor.

>> I.

>> CHAIR SMITH: I. Great. Thank you very much. That brings us to Item No. 6. We will open the public hearing. This is Project No. 2015-01232. We will begin with a staff report but as Mr. Jones is getting set up, I want to just go over some ground rules and how this is going to play out.

So generally in these hearings, first we hear from staff who will give a presentation and an overview of the project. Following that presentation we will then hear from the applicant. The applicant will have 15 minutes to present their project how they wish to do so. Then we open it up to hear from the public, from the community. Sometimes when

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there is an organization that represents a large number of individual stakeholders or constituents, we can allow that organization to have a little extra time to present a video with the idea that it is sort of rather than individuals speaking, it is an opportunity to present a cohesive message on behalf of the organization. So if some individuals fill out a card and give up their time to allow for that video. We have such a request this morning from the United Homeowners Association. To present that video, it is a six minute video. We are going to allow that video to be shown.

Everyone else who wishes to speak may do so if you fill out a comment card. We, at this moment, I believe have over 70 comment cards, which is excellent and wonderful and we want to hear from everybody who wishes to speak. However, in order to make sure that everyone does have that opportunity to speak, we are going to have -- we are going to give two minutes per comment, so if you could try to plan accordingly and try to have your comments and share your thoughts and your ideas and concerns in two minutes, that would be excellent.

Of course, if someone else comes forward and says what you were going to say very eloquently and persuasively, you are welcome to not speak if you so wish. You don't have to come forward, but, of course, anyone who wishes to speak may do so and can come forward.

You might hear somebody say something that you really agree with you and you think is really great and you might even have the

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impulse or instinct to clap or applaud. I understand that; however, it is difficult sometimes when that occurs for the rest of us, for the Commission and for your neighbors to sort of hear what is going on, so I would like to ask that in such a case if you could try to do -- maybe "raise the roof" or do one of these, something to convey your appreciation, your agreement without too much noise disruption.

We, I believe, are able to accommodate everyone in this room. In the event that some other folks show up, we are -- looks like we are at pretty near capacity, so we might have to have people in an overflow room outside if that does occur.

Of course if you are outside, you are still welcome and able to provide comments to the Commission. You can fill out a comment card. We will make sure when we call your name we go out there and bring you in. We will just do our best to make sure that everyone who is here gets the opportunity to speak and share their thoughts.

After -- so that is the general public comment period. After that occurs, then the Applicant will be invited back up. They will have a ten minute rebuttal period to address any concerns that may have been raised and then we will move on to Commission discussion. So that is the basic sort of process that we will go through today. I appreciate everyone being here. I appreciate your patience as we do our best to make sure that we hear from everybody and to sort of play by these basic rules, so thank you again.

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Unless I have missed anything important.

>> I was just thinking we might want to set a cutoff time at which point we stop taking speaker cards for this item.

>> CHAIR SMITH: That is a good point so I want to make sure sometimes I understand it is Los Angeles and traffic is difficult and people can't be here right at the starting time so why don't we say 9:45 we will cut off so if you have a friend who you think was going to try to be here that is not, maybe shoot them a text and see what is up.

We will accept comment cards until about 9:45. At that point, we will have to cut it off so that we can make sure that we can get through everything today and hear everyone who took time out of their day to come and talk to us.

So 9:45 is the cutoff time for comment cards; otherwise, looking forward to hearing everyone's thoughts, ideas, concerns, and visions.

With that, I think we are ready to begin our Staff report.
Welcome.

>> MR. JONES: Thank you. Good morning Chair Smith and Commissioners. My name is Steven Jones. I'm a principal regional planning assistant in the land division section. First off, this morning's information packet contains clarifications of the Applicant's offering for middle income units. The Applicant offered 5% of 140% of the AMI, which is middle income, and Staff requested 10% of the units be 140%

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AMI, which is, again, middle income. Your findings and conditions have been clarified and updated to reflect consistency there. There is also additional comment letters in this morning's packet. And I'm still getting phone buzzes about e-mails. It is not my Twitter feed. I'm still getting e-mails about this project.

So Agenda Item No. 6 is Project No. R2015-01232, Vesting Tentative Tract Map No. 073082 and Conditional Use Permit No. 201500052. The Applicant is requesting authorization to create a multi-family residence lot developed with 88 attached single-family residents units within one building, a residential project known as The View.

The project is located within the View Park Zoned District and the current project was filed April 28, 2015 including a plan amendment zone change and Conditional Use Permit. After the 2015 affective date of the 2035 general plan update, the plan amendment and zone change were withdrawn.

The plan update and zoning consistency actions made the site general commercial and zone C-1 restrictive business. The project is consistent with the 0 to 50 dwelling units per acre of the CG land use designation. The project requests modifications for height and front yard setback via the Conditional Use Permit to assist meeting the County's regional housing needs assessment provisions of the general plan housing element.

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Residential use in a commercial zone also requires approval of the Conditional Use Permit. A provision in the Conditional Use Permit section of Title 22 gives the commission authority to specify modified zone regulations. In an initial study was conducted to determine whether or not the project would have a significant impact on the environment and allow staff to conclude that a mitigated negative declaration was the appropriate documentation for CEQA requirements. State and County jurisdiction agencies commented on the project's proposed impact. The south coast air quality management District commented that the draft document used the 2012 AQMP where the 2016 plan adopted March 3rd, 2017 should have been used. As in the writing of the draft initial study the 2016 AQMP was not adopted.

Since that time, Staff requested an air quality analysis and GHG analysis from the applicants consultant who provided the document in which the 2016 AQMP was used.

In a late letter received from SCAQMD, the air quality District recommended that the air quality analysis be required by mitigation measure 3.2 be conducted, prepared, and analyzed as part of the draft initial study prior to your action on this project.

Since the subject mitigation measure is required and monitored by County Public Health, the Department of Regional Planning felt that the prior to issuance of grading permit was acceptable time and

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prior action is not required at this time so the measure is sufficient as it stands.

Other comments on the initial study were regarding the number and type of units addressed in one section of the document which were at 56 detached units and how the View Park Historic District was not mentioned. The document has been corrected to reflect the 88 proposed number of attached units and the staff report and the document both read that the site is not in the View Park Historic District; however, the View Park Historic District is nearby.

The document and staff report also read that the height varies from 58 feet to 65 feet one inch. The correct maximum height from natural grade is a proposed 64 feet, 9 inches.

The subdivision committee cleared a vesting tentative tract map for hearing deeming that the tentative map met all applicable Subdivision Map Act regulations.

The vesting tentative tract map depicts one multi-family lot with a building pad that covers greater than 50% of the site with the entire site being graded. Access is proposed from Overhill Drive. The site is currently vacant and was previously unsecured where dumping of refused and cast off items, construction material, and trash was observed by the applicants sent evidence of cleanup via photos. As seen from Overhill Drive here in the rendering, the proposed structure was shown to be 59 feet 11 inches. From La Brea Avenue, the proposed

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structure is shown to be 64 feet 9 inches. Public comments included air quality concerns, traffic, and the proposal being out of character with the existing surrounding development during to the proposed height and the density.

Calls were received with concerns about emergency evacuations, fatalities from vehicles cutting through the detached single-family residence neighborhood and the affect of the project on the View Park Historic District.

In conclusion, we recommend approval of the project based on the number of units meeting arena. That concludes my presentation and I'm available for questions.

>> CHAIR SMITH: Thank you, Mr. Jones. I know you mentioned it but can you just clarify real quickly the Department's response to the AQMD letter? So I understand that they were hoping that the MND would assess consistency or compliance with the 2006 AQMP -- 2016 AQMP.

>> MR. JONES: Yes.

>> CHAIR SMITH: And we have an assessment and an evaluation that does in fact do that and can be included.

>> MR. JONES: That's correct.

>> CHAIR SMITH: Okay.

>> MR. JONES: Yeah. The draft initial study initially included a 2012.

>> CHAIR SMITH: Right.

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>> MR. JONES: AQMP but it was changed and the applicant did use the 2016 AQMP in their air quality and GHD analysis.

>> CHAIR SMITH: So in that respect it is responsive to the AQMD concerns in the letter, okay. Thank you. Do we have any other questions of Staff at this time?

>> VICE-CHAIR LOUIE: Mr. Jones, good morning.

>> MR. JONES: Good morning.

>> VICE-CHAIR LOUIE: Hey, thank you very much. I know that this in some ways has turned out to be a career working this project, so you have done excellent work and it is much appreciated. Walk me through the thinking as far as the height of the project? Typically we look at variances of 2, 3, 4, 5 feet. Here we are looking at 30 feet.

>> MR. JONES: Right.

>> VICE-CHAIR LOUIE: And one of the findings that we conclude or potentially conclude from the Commission standpoint is it does not materially affect the community around it.

>> MR. JONES: Right.

>> VICE-CHAIR LOUIE: Talk to me how you get there.

>> MR. JONES: This property is an edge property. Tangentially speaking, it is the edge of the border of the View Park Zoned District and the Ladera Heights area so we looked at it as though since it is on the edge, the 35 feet in the commercial zone was not a huge difference in that it is meeting our basic premise was that it is meeting the regional housing

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assessment with 88 units in light of the housing crisis. So being that it is on the edge of the District, Staff concurred that the burden of proof was met.

>> VICE-CHAIR LOUIE: So the justification is the need for additional housing?

>> MR. JONES: Yes.

>> VICE-CHAIR LOUIE: Um, there is oil drilling going on in the area, yes?

>> MR. JONES: Yes.

>> VICE-CHAIR LOUIE: And in evaluating the seismic issues, that was taken into consideration, I'm sure.

>> MR. JONES: It was. Department of Public Works and the Fire Department have cleared the map and they would be required to meet the County building code which addresses earthquake faults and the Department of public health has asked for an air quality analysis regarding the oil well and the drilling in the area.

>> VICE-CHAIR LOUIE: I look at the fracking as being sort of a dynamic changing situation. Was that taken into consideration?

>> MR. JONES: Fracking was not taken into consideration.

>> VICE-CHAIR LOUIE: Okay. Thank you.

>> CHAIR SMITH: Thank you. Do we have any other questions of Staff at this time? Commissioner Shell?

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>> COMMISSIONER SHELL: Yes, I do. It is along the same lines of the height. From -- I'm trying to understand and it is a little hard for me to read on the plans but La Brea, is the basement there not underground, is that correct?

>> MR. JONES: It would be subterranean.

>> COMMISSIONER SHELL: It is subterranean at La Brea because I'm trying to understand in the view simulations.

>> MR. JONES: To be correct, it is below natural grade so they are digging and taking out but so it is below natural grade is the correct term.

>> COMMISSIONER SHELL: Okay. Because there is some parts where a height is shown in our burden of proof in The View simulation. No. 7 shows 76 feet?

>> MR. JONES: Uh-huh. That is taking into consideration the partially subterranean from Overhill and it is seen from La Brea so that is why I say it is below natural grade and that 76 feet includes the below natural grade height.

>> COMMISSIONER SHELL: Okay. Because it is -- perhaps the applicants or the architect can give me a better understanding. I'm trying to understand if the height -- you know, because of the slope if what we really have at La Brea is higher than the 65 feet what is being shown above ground.

>> MR. JONES: Right. So what is visible is definitely the 76 feet and Staff measurement as far as our maximum height is concerned even

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though it is obviously over the maximum height we only take from natural grade as the actual.

>> COMMISSIONER SHELL: But what is visible is up to 76 feet.

>> MR. JONES: Will be 76 feet from La Brea.

>> COMMISSIONER SHELL: Okay. Thank you.

>> CHAIR SMITH: Thank you.

>> COMMISSIONER MOON: I just want to follow up on a question that Commissioner Louie asked you about the fracking.

>> MR. JONES: Yes.

>> COMMISSIONER MOON: Why wasn't that considered?

>> MR. JONES: It is not in our Code so we only looked at what the regulations were from Title 22 and the Building Code. I can defer to Public Works if there is more information about that, that they could provide.

>> COMMISSIONER MOON: Can you address that to Public Works.

>> You don't have any specific information regarding the fracking part of this. If there was any certain, geotechnical requirements would require the consultant to address it at the building permit stage during the sign obviously with the seismic part of it also would be addressed to the building code requirements.

>> COMMISSIONER MOON: Thank you. No further questions.

>> CHAIR SMITH: Thank you. I -- I have some questions and I think we will all probably have additional questions, but perhaps we want

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to hear from the applicant and the public and we will reconvene so thank you very much. At this point, I want to bring the applicant forward to give their presentation and I also want to take this opportunity as they are coming forward to swear everyone in.

So if you filled out a comment card and if you plan to speak on this item today, if or even if you didn't fill out a comment card but think you might want to speak on this item, we want to be able to swear you in so if you could please stand if you are able and raise your right hand.

>> They will have you sit here as well.

>> No. I need to -- where is the flashdrive.

>> It is on the desktop.

>> CHAIR SMITH: I want to make sure we get the applicant as well while they are simultaneously dealing with technical issues so all right. Do you and each of you swear or affirm under penalty of perjury that the testimony.

>> [Music Playing].

>> CHAIR SMITH: We'll start over. [Laughing]. Do you and each of you swear or affirm under penalty of perjury that the testimony you may give in the matter now pending before this commission shall be the truth, the whole truth, and nothing but the truth? If so, say I do.

>> I do.

>> CHAIR SMITH: Excellent. Thank you all. So welcome. As the Applicant you will have 15 minutes to speak to us or show a video,

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however you want to use it. You have a little clock in front of you, so the -- it will count down from 15. The green light will go on when you begin, yellow light when there is about 30 seconds left and the red light when it is time to wrap up and if you could both state your name for the record and then go ahead and begin. Welcome.

>> Starlett Quarles.

>> I'm Charles Quarles. Instead of a presentation, we are going to show a video but I would like to say good morning to all of you and thank you.

>> Good morning.

>> Wrong one.

>> Oh.

>> AUDIENCE: [Laughing].

>> Yeah. It didn't look familiar.

>> AUDIENCE: [Laughing].

>> A different beginning.

>> CHAIR SMITH: Yeah.

>> Did we start the time.

>> CHAIR SMITH: We paused your time.

>> We lost 40 seconds already.

>> CHAIR SMITH: Don't worry. You can reclaim your time. Thank you, Commissioner Louie. Excellent reminder. This -- we -- if you recall, we implemented a cutoff time for comment cards so we reached our 9:45

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deadline. This is the last call for comment cards. Anyone who wishes to speak, you will have two minutes. Please get your cards in right now; otherwise, we are going to cut off comment cards.

>> [Silence].

>> And just to be clear, we are cutting off for public hearing and the item.

>> CHAIR SMITH: Thank you.

>> [Silence].

>> Thank you.

>> I'm Charles Quarles, the president of The Bedford Group and we are developing the project on Overhill.

>> The project contains a myriad of great features that I think is going to make it very attractive to the homeowner there.

>> There will be lots of amenities there. We will have.

>> Beautiful outdoor swimming pool with views to the west that are going to be very, very sought after.

>> Rec room, a gym.

>> This building is brand new luxury. It is a fabulous investment.

>> Located in View Park right at the apex of Overhill and La Brea.

>> There is a view that we have glass windows on that edge and we can see the ocean.

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>> And so the condominiums that we are bringing would cater to people who are accustomed to living in a bit of luxury and who have the income to be able to purchase luxury.

>> Building values, increasing values.

>> Buildings like this where we are providing jobs and ownership which helps with property taxes which helps our schools.

>> It is full of quality materials, quality amenities.

>> And so our quality, we will have the kind of quality on the exterior and the interior where we will have granite countertops.

>> Larger living areas, more expansive rooms throughout the unit and very generous outdoor living decks.

>> It gives you commanding views of the entire city, practically, so it is a great location with.

>> Panoramic view to die for.

>> Which will be a really great asset to those units.

>> I love the luxury.

>> We would also include amenities that have attracted buyers to those other communities and we should have those in our community too so we put them in our project.

>> There is not too many, very few luxury condominiums in this community.

>> We want to provide a lifestyle and the quality that people can be proud of.

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>> These are higher quality units. They are a little larger than what you normally find in a project like this.

>> It has a barbecue, a countertop, restrooms, pool equipment enclosed so there won't be any noise in the area.

>> There is no need to leave the site to experience some great casual living.

>> Affordability and luxury is not always hand-in-hand.

>> We didn't think because it is in View Park or in a, what is considered a "black neighborhood" that the quality should be any less. We deserve as much as anyone else.

>> Square footage is more luxurious.

>> It gives you pride.

>> And the kind that they would experience if they lived in some of the more upscale areas.

>> Well, let's say better than any Beverly Hills or Hollywood.

>> They will be priced in the low 4s and some will reach up as high as \$700,000.

>> A regular house in this area, the houses are probably close to a million dollars.

>> Single-family homes are more expensive than a condominium.

>> We want, you know, people who can, you know, reasonably afford to be in the area to be in the area.

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>> Our project is only going to add to the value of the existing homes that are already located in View Park.

>> I see a new wave of young people coming in with their young children.

>> Young professionals primarily and empty nesters.

>> Even people who have downsizing.

>> But many people that I know would be clamoring for the opportunity.

>> We came down and are settling down and raising a family. It is a place to raise children.

>> Central area of Los Angeles.

>> It has those coastal breezes close to the beach and close to the airport and really close to downtown even.

>> One of the best places in Los Angeles. Some of the best views, some of the best people.

>> This is a community I love and I will be here.

>> I live in Ladera, this area, I have been here all my life.

>> I think there are some places in our area that can be developed if they are developed smart.

>> What has happened in this community if we wanted something that was luxury or quality, we would have to leave to go to Beverly Hills.

>> There was a large African American population that, you know, saw the need to move away.

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>> We have not the best grocery stores. We don't have the best healthy choices at our restaurants, but that is changing, and I see some development happening and I'm excited about that.

>> But if it is a positive change, you know, people end up embracing it.

>> But we are reviving now and I'm very proud.

>> Things do change and I have learned to embrace change.

>> The Bedford Group would create a very distinct opportunity for people that just don't have a way of moving back into the city.

>> In fact, we have a lot of developments happening. We have the Metro light rail.

>> And there is a lot of vitalization. Kaiser is building a new hospital in the area.

>> We have the RAMs coming in. A lot of developments and jobs are being brought with that.

>> There is growth all up and down Crenshaw right now with the rail line coming in.

>> And then with Los Angeles expecting to grow from 10 million to 13 million people in -- by 2030.

>> Many services and amenities are coming back into the community; however, we still have a ways to go.

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>> There were no African Americans here and people left and we came in and established a foothold and that was a change that was destined to happen.

>> But change is inevitable. It is going to happen and this is the type of change that I would like to see.

>> The assumption is that progress is going to come whether we like it or not.

>> You can't stop change.

>> So that is just the process of life.

>> And I really like that we have luxury buildings coming into this community. It has been needed for a long time.

>> If we can maintain that, more power to us. If we can't maintain it, change is going to come.

>> The Bedford Group has done amazing work around the Santa Rosalía area.

>> Produced a better product and they took pride in what they put here.

>> I don't know a lot of African American developers doing projects in the area.

>> Well, I know there are not a lot of African American developers, period.

>> So as a developer, I get pleasure from being able to do that in the community in which I live.

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>> He actually cared what was put here.

>> It gave me great pleasure to be able to develop the kind of housing that we could take pride in, in our own neighborhood.

>> This is a local developer. He built this. This is ours. It is not somebody giving to us.

>> In some way upgrading the community, well, it brings you pleasure. Particularly if you are a developer. The family lives in the area. I know they have invested in the area. Since I actually live in that particular community and we have done a number of projects in that community.

>> Bedford Group is almost a household name in this community.

>> We used Quinby funds which is basically a mitigation fund that is created by developers like The Bedford Group.

>> We care about where we build and what we build and we care about who we build for.

>> You know, offset any mitigation issues, they provide funding for parks in open spaces.

>> So they have been very good to work with.

>> We develop in other communities also, but I have got particular pleasure from being able to develop in the community in which I live and a community which catered primarily to black people.

Well, we did an extensive shadow study and the building that is so far northward that there is never any shadow cast on any property.

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>> Henceforth it is impossible for a project to the north of the residential portion to cast any shadows whatsoever on the residential yards or homes at all. It is just physically impossible for the shadows to reach the homes.

This site cannot cast a single shadow into anybody's yards or homes. It is just not going to happen with the solar orientation that the site experiences.

>> The sun when it goes -- it comes eastward and goes southward and there is never a shadow cast on anybody's property.

>> We were very careful in terms of our design and the placement of the building to ensure we didn't impact any views.

>> The views are at the south and they are also at the west and east, okay? There is no view to the north. This property as it sits is already on the northern side of the residential neighborhood.

>> The view that people have that live on Anna Crest right now is primarily of the commercial area that is directly north.

>> There is no view to the north so the residential community are not losing a view with this project.

>> We first started building all the way northward and we made sure that we protect it and preserve the views of the ocean that any of the people that live on Anna Crest would have.

>> It is just not there because they don't have the view going up the hill anyway.

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>> There are only six homes there that had any kind of view at all and those views are still in tact.

>> Hi. My name is Dwayne Nule, and I'm a realtor here in LA. I love to hear that The Bedford Group is black owned. It is part of the community. It is community-based. The developer, we have a black developer representing the community and it is even aspirations for me because I want to become an architect and a developer and deal with the developers, construction.

>> I'm at the Bedford Promenade for six strong years. LA is a melting pot and the neighborhoods that represent that you know are neighborhoods that will have opportunities with better retailers and things of that nature. Property values will increase. I mean, it is nothing but positive news when you see a face that doesn't look like yours walking through the street. It is just a sense of greater community and it is one of the reasons why I moved to LA.

>> Projects like this right here in the community where there is not a lot of space to grow allows for you know younger people, millennials, younger people in their early 30s and early 40s to be able to purchase something if they are not looking for specifically maybe a house, they can move into one of these lovely condominiums. It is just not what we are used to around here. Most people are used to single-family homes, a certain square footage and a certain layout. And when you say you are going to add something, you know, a lot of people that have been here for

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a long time just don't see how that works with what they are used to.

New property doesn't move people out of the community. People selling their homes move people out of the community.

If it is a place that you see that is good and you want to be there, don't sell your home. Don't move. Improve. Stick around.

I mean, you look at Venice Beach and Santa Monica and they weren't always nice neighborhoods. At one point they were really considered CD and druggie areas. What happened was a lot of those hippies and hipsters and artists who lived there stuck around and they became wealthy through real estate.

>> I have been in this area for 45 years. I have been living here in the condo for eight years. I was one of the first 11 people to buy in this area. I think they are doing a very good job keeping people in this area. Being in condos, they can move from an apartment to a condo and they won't have to leave and go to another area. So I don't think anybody would be against nobody in this area building something. I don't -- they need to think about it and they should be happy that they have a new condo being built in this area.

>> And when I saw this place, the Bedford Promenade, I liked it immediately and that the builders lived right in the community. It shows that they have confidence in the area. My son lives not too far from here so I had him and we come from New York, the Bronx, New York.

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>> And I saw when the condos were being built and after they were being built, one day on my lunch break, I decided to come on by and take a look at them. I fell in love with them. Businesses, you know, want to come in and that actually makes my property value go up so I like that. That part of it I do like.

I have never heard of a developer living in the area in which they have developed but to know that Mr. Quarles and his family literally live around the corner.

I mean, when I go walk through the neighborhood through the hills, I walk by, you know, his home all the time but we are homeowners and we have pride and we take pride in our area and in our properties. We will have the views of the ocean. I said, Darian, you put me on that list.

>> My son saw it going up and he kept telling me mom they are building this mom they are building that and so I did come and check it out. It is very touching and inspiring to me to know that the building was built by a black company, The Bedford Group. Deron of course was honcho down there and he kept us informed as to what all was going on and how things were.

The majority is black and I think that the minority might be the Caucasian people. I hear that the property values have gone up, but I don't care how high they go, I'm not leaving. But things have changed, but it is still a great neighborhood and I don't think you can stop progress

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no matter what and I had lived in New York all my life and someone said what is it you saw? I said white people walking in Harlem and not in a prejudice way am I saying that but as something that Harlem used to be wall-to-wall black people but things have changed. People are living wherever they choose to live so a lot of things have changed.

>> The Bedford Group has done amazing work around the Santa Rosalía area.

>> Produced a better product and they took pride in what they put here.

>> It has to be considered a unique animal in this area because a lot of African-American developers I don't know a lot of African-American developers doing projects in the area.

>> Well, you know, I know there are not a lot of African-American developers period.

>> He actually cared what was put here.

>> The family lives in the area. I know they have invested in the area.

>> This is a local developer. He built this. This is ours. It is not somebody giving to us.

>> Bedford Group is almost a household name in this community.

>> They have to live on the same streets as everybody else and they have to shop at the same stores as everybody else.

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The mitigation fund that is created by developers like The Bedford Group that do development in the area and to -- to help the community, you know, offset any mitigation issues they provide funding for parks in open space.

>> So they have been very good to work with.

>> I mean, the community is underserved as it is.

>> So --

>> Housing stock is old and so when you are able to do affordable housing, the type of housing and you have a sense of what the community needs and we tended to do primarily multi-family housing so that is what we did.

>> We knew that the housing since it was affordable, that provided a community service.

>> CHAIR SMITH: Thank you very much for that video. I would like to see if we have any questions of the Applicant at this time. Seeing none.

Oh, I'm sorry, Commissioner Shell.

>> No.

>> CHAIR SMITH: Oh, okay. Well, seeing none, we will be inviting you back up later after we hear from the public so I'm sure we will have some additional questions at that point but thank you for sharing the video.

>> I promise no more video.

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>> CHAIR SMITH: [Laughing]. Thank you. So next we are going to move to general public comment; however, I think it is appropriate to take a quick short five minute break, recess before we move on to that phase of the hearing so we will come back at 10:10 everyone and move into our general public comments so thank you. Ready?

>> [There Was a Break].

>> CHAIR SMITH: Ready? Welcome back everyone. Thank you, everyone. If we can -- if we can come back and take our seats and we can get moving. Thank you all. We are about ready to reconvene here and get started.

>> Okay.

>> CHAIR SMITH: Thank you very much. Welcome back. We are moving now into our general public comment. Well, not general public -- public comment on this item. And so we are going to call out some names. If you hear your name called you can come to the front. We are going to allow three minutes per speaker; however, we have a large number of speaker cards so I would encourage you if you -- you don't need to take the full three minutes if you don't need it. If you can summarize your comments very concisely and eloquently, that would be much appreciated. You will have three minutes and we will get through and make sure everyone has an opportunity to speak to us.

So if we can call the first few names and you can come forward if you hear your name called.

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>> Yes. The first speaker is John Heath. I will call out the names of the three individuals that would like to save their time for the video that you mentioned earlier.

>> CHAIR SMITH: Okay.

>> That would be Thomas Day, Joyce Fawn, and Mai Heath.

>> CHAIR SMITH: All right. Thank you.

>> Sorry, Commissioner. Just trying to get the video from -- thank you.

>> CHAIR SMITH: All right. Welcome. You will have three minutes. If you could state your name for the record before you begin and same drill with the clock. You will have -- it will tell you how much time you have. Green light when you begin, yellow light when about 30 seconds left, and red light when it is about time to wrap up.

>> Thank you.

>> CHAIR SMITH: Welcome.

>> Thank you, Commissioner chairman. I'm John Heath, president of the United Homeowners Association too which represents the 11,000 plus residents of Windsor Hills, View Park, and View Heights, some of whom are here with us today in response to this dangerous proposal that violates our community norms and standards. I live on Olympiad Drive and View Park and grew up on Southridge Avenue and Windsor Hills. Most of our residents are here today for one reason and one reason only because we love and care about our community. Please juxtapose that

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fact against the profit-based motivations of other real estate professionals and the developer's supporters in the audience as you listen and weigh your decision today.

We oppose this --

>> [Music Playing].

>> Oh, sorry about that. I needed some background music.

Sorry.

>> AUDIENCE: [Laughing].

>> Let me move the keyboard so that doesn't happen again.

We oppose this project not just because it is too tall, too dense, and too dangerous to be built as proposed but also because of the surreptitious way that zoning and land use changes were made via the 2035 general plan update to help the developer and hurt the community.

As you know, this site has a long history of overly dense development proposals that we stopped. In fact, in November 99 DRP zoning study refers to the 1991 rezoning of this site from C-3 to CPD in response to "a constant onslaught of development proposals that are incompatible with the neighborhood character of the View Park community". The 99 study also concluded that the many -- that many physical constraints and potential environmental impact that affects this site and other nearby parcels on Overhill and Stocker dictate that any development project in this area must be "must be subject to carefully drawn conditions and public comment". A key physical constraint

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affecting this property cited in that study was the design of the Stocker/La Brea/Overhill intersection for high-speed traffic with limited turns. Putting an 88 unit condo project just feet from this intersection with high speed going southbound on Overhill is a recipe for disaster.

A key question that must be answered as you deliberate today considering DRP Staff's own conclusions in the 99 study and the history of our community's opposition to overly dense development on this site, why did the County allow this site to be rezoned and its base density to be increased ten fold back in 2015 through the general plan update without a properly noticed public hearing. We believe this violates County Code Section 22.16.14, which provides "in all cases where a zone change or amendment is initiated, the Commission shall hold a public hearing and shall give notice of such public hearing pursuant to the procedure provided by Part IV of chapter 22.60. As you can imagine, our community is outraged that this breach of law and policy and we ask you to reject the developer's application on this basis to avoid setting a bad president. And let me hurry through my comments here. Um, we don't think that the developer has met his CUP burden of proof. In closing we would like to see something get built here that is consistent with the surrounding community, complementary to adjacent properties and that won't add to the current traffic nightmare.

Who agrees with me in the audience that this project should be opposed with a show of hands? The audience speaks for itself. I

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would like to go ahead and press play on the video if you don't mind since it looks like I'm at the end of my time. These are residents that live directly adjacent to the project site, just so you know."

>> CHAIR SMITH: All right. Thank you.

>> Thank you.

>> I'm born and raised in Los Angeles. This is a place when we were kids we used to drive up and say, wow. That would be nice to live over there and here I am.

>> You know, this neighborhood is like a diamond in the rough. A lot of people don't even know about it.

>> I just love this neighborhood. Great people.

>> It is part of the old Los Angeles.

>> My favorite thing about this neighborhood is the people.

>> When I came from New York and I came to this area and I like what I saw.

>> It is quiet and peaceful and pleasant and safe.

>> Everyone has one commonality, a shared value.

>> Helpful neighbors, you can't beat it.

>> It is pretty quiet. It is cozy.

>> It is super quiet and that is really the reason why. That really sold me on wanting to move here.

>> Neighbors are really warm. The views are beautiful.

>> I think this community is almost perfect.

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>> I think it is a great place to raise a family.

>> One of my biggest concerns is the fact that this project, this 88 condominium five-story high rise condominium complex would absolutely compromise the integrity of our beautiful community.

>> This developer proposal is for the 65-foot structure.

>> It is an 88 unit building.

>> It is not what we signed up for. It is not the neighborhood we bought into.

>> The development is very close to the Inglewood fault line. We are right across from the oil fields and many, many people in Windsor Hills and View Park have already experienced tremendous devastation to their homes and their foundation and swimming pools and everything. People are spending double digit and thousands of dollars to get these repairs and it is just unthinkable. We are talking about the subterranean parking going down 30, 40 feet into the ground to build parking is just unimaginable. It is very, very scary.

>> We spent \$30,000 fixing our foundation and it is still not completely fixed.

>> I am really concerned about damage to my property. I'm concerned about my wall cracking. It is an extensive, a massive project for that area for being so close to housing.

>> The noise factor is going to go off the roof.

>> Our street in our area is very quiet.

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>> You know, we want to continue to hear the birds when they are singing.

>> There will be no birds.

>> A lot of us that live in this community have fantastic views and I would not want to have my view blocked and I would not block the view of my neighbor.

>> I won't lose my view but my neighbors will lose their view.

>> Such a huge development is going to block so many people's views.

>> It is going to get rid of my view.

>> And this building is basically going to destroy them.

>> I'm directly behind the project. As I see it, my view will be taken away from me. That was one of the things that sold me on purchasing this property up here anyway was the view. Another thing is that having 88 homes to be looking down on my property, that means that I can't go out there and sun bathe anymore out there in the nude.

>> AUDIENCE: [Laughing].

>> It is going to impact traffic greatly just based on how cars are entering and exiting the complex.

>> The traffic, which is going to be off the chart is going to be ridiculous.

>> There is going to be a lot more traffic in the area.

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>> The traffic, I think it will be a very increased amount of traffic in this area.

>> The traffic will instantly triple.

>> It is going to impact the traffic. You know, getting around LA is difficult enough as it is.

>> With this proposed 88-unit development times two cars that is like almost 190 more cars going places in the morning and stuff. That is unthinkable. It is going to be a traffic nightmare.

>> The traffic with 88 new residential homes being placed over there, the traffic would be snarled to the point where it would affect our police, fire, and avalanche services that have to travel in our area.

>> My big fear is once that door opens, everybody else is going to say I can build higher.

>> Five stories, it is so out of harmony with our neighborhood. They are just muscling in on all of the wonderful things in our neighborhood and they are going to destroy that.

>> I feel like if they build this five-story 88-unit complex it would be ripping apart my identity and my community, which is really important to me.

>> This development could turn our lives upside down.

>> I'm not opposed to them building something on the property but just not something that big and dwarfing everything and causing the congestion that I feel is going to happen in the area.

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>> We are not antidevelopment. What we are in favor of is smart development. This is a high-risk development in our community that we are opposed to.

>> I'm totally opposed to this particular project that they have going on now.

>> When I say I'm going home, you know, it means I'm going home.

>> We want to see our kids here and maybe their kids here and so on and so we are not going anywhere.

>> I'm not planning to go anywhere.

>> I want to stay here forever.

>> I'm not going anywhere. This is probably where I'm going to end up dying.

>> Please do not change our neighborhood.

>> AUDIENCE: [Applause].

>> Thank you, Commissioner.

>> CHAIR SMITH: Thank you.

>> The next four speakers are Jim Corbert, Alisha Molzahn-Smith, Catherine Coddles, and Joann Fountain.

>> I had a question for you.

>> CHAIR SMITH: Right. So if you heard your name called, you can make your way to the front. We do, I think, have a question from Commissioner Moon.

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>> COMMISSIONER MOON: John, how are you doing? Good seeing you again.

>> Good, Commissioner Moon, how are you?

>> COMMISSIONER MOON: Good. You said you think that 2035 Plan was adapted to help the developers. Is that right? Did I hear you say that?

>> I'm sorry. I didn't hear you.

>> 2035 plan, what did you say about the 2035 plan?

>> The zoning and land use designation on the site was altered as part of the 2035 General Plan update without any notice or feedback from our community. That is our certain.

>> COMMISSIONER MOON: None at all? You had no.

>> No, sir. No one -- did anyone in this room get any notification of that?

>> AUDIENCE: No.

>> Well, that's -- that's a big certain.

>> COMMISSIONER MOON: Okay. Thank you. I'm going to ask Staff to address that later on. You want to address that now or what?

>> MR. JONES: I can say that the 2035 general plan is a 30-year in the making update and for the general plan consistency as far as zoning, property owners were notified and the property owners of the zone change but the general plan update, again, has been in the making for 30

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years and there were several community meetings that were held in individual areas.

>> And Commissioner if I could, just as you can tell from the robust response to this proposal, if you think that we would not have been here had we known that this was happening as part of that general plan update you are sadly mistaken. We were not notified that this particular project site was going to be having zoning change and the density move from five dwelling units per acre to 50. That is a ten fold increase. So then and the important point for you all to consider and maybe County Counsel as well as when that was done there was a pending -- this application was pending so essentially you have a request for a zone change and a general plan amendment that was taken out of that application process and done in a different process without any public hearing. That is our contention and that is our certain.

>> The general plan update was done through a multiple public hearings. It came before your commission. It went before the board on several occasions and it was publicly noticed. It did not -- there were -- I don't know. Someone from the general plan team is here. I don't know how many zone changes there were. There were multiple zone changes.

>> You want invite Tina up.

>> Yeah. Let's invite -- we actually have someone here.

>> CHAIR SMITH: Welcome.

>> [Indiscernible].

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>> And just wait. I will finish this point and then you can come in with the numbers. For this project, it is still a discretionary project. So there are certain projects through other zone changes in the general plan update that are now by right that will not come back to you. This did allow for a greater density but it still does not allow this project by right which is why the public hearing is before you today.

>> CHAIR SMITH: Thank you for that clarification and yeah I think maybe we want to hear from advanced planning and just sort of the process that went into the general plan update and how it I think to Commissioner Moon's question how does it relate to an application that may have been pending.

>> Tina Phuong, again, with general plan housing section. I do want to clarify a few things. So first of all, this is a countywide effort or this was so we are talking about looking at five-digit number parcels throughout the county. It is all the unincorporated areas that did not have either area plan or community plan. So in terms of public hearing notices for the general plan update, countywide we sent out over 16,000 hearing notices and specifically for the zone changes we sent out over 8500 courtesy notices to property owners whose properties were being proposed to be rezoned in the process.

The second thing I do want to clarify is the timeline, the sequence of events.

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The general plan as Steven mentioned went through 20 years, if you will, process.

Specifically for the zone change, the courtesy letters that I mentioned, they were sent out to property owners whose property were being rezoned in fall 2013. The general plan was as County Counsel mentioned went through a series of hearing with the planning commission and the Board of Supervisors. The board approved the general plan in March 2015. I believe this application didn't come in until April of 2015. Eventually the board adopted the general plan in October 2015. So this project was actually submitted in the in-between when the board already approved it -- closed the public hearing, approved it, and before the board finally adopted it after county counsel's review.

>> So at the first hearing just to be clear because this confuses a lot of people. They indicate their intent to approve. It is not approved until the second hearing.

>> CHAIR SMITH: And just to close the loop on that, so there was an intent to approve the general plan update then there was an application then the general plan update was adopted and at some point the general plan -- the initial application included a general plan amendment and a zone change; correct? And then that was dropped as a result of the new adopted general plan which had changed the underlying use category.

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>> That's right. So when the application for this particular project was submitted, the Board actually closed the public hearing.

>> CHAIR SMITH: Uh-huh.

>> And indicated the intent to approve the general plan and the related zone changes. So as I mentioned, we worked on these maps during or even before 2013 so this particular project was never as part of the consideration by the staff.

The methodology in terms of the methodology, in the general plan, because like I mentioned, it is very general. We only have one pretty much land use designation for commercial, which is the CG land use category. We use the CG land use category to map all the commercial zoned properties in all the unincorporated areas there that are in the urban areas.

And in the CG use category, we do have the allowable density which is a range from 0 to 50 unit per acre. 50 unit per acre is the maximum. And as Jill mentioned, because the zone is a commercial zone, any residential use is subject to public hearing process so that as part of the discretionary process is when the decision maker will determine whether the project should be built at that maximum but in the -- from the general planned point of view because it is such a macro view, any densities that is within 0 to 50 unit per acre is considered being consistent within that allowable density in the general plan land use category.

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>> CHAIR SMITH: Great. Thank you for that explanation and some of the history. Do we have any other questions along those lines.

>> Thank you, Commissioner. If I could just really quickly all I know is for 40 + years that site was zoned C-3. It was changed in 1999 to CPD and the density was reduced specifically because of this concern and all of this -- your own staff in 1999 talked specifically about these sites around Stocker and Overhill not being suitable for this type of intense development and all of a sudden the density gets upzoned without as far as I'm concerned notice. The developer is requesting a zone change and a general plan amendment and all of a sudden he is not. Something is not right with that picture.

>> CHAIR SMITH: Thank you.

>> Thank you.

>> CHAIR SMITH: Thank you. I think we are ready to hear from the next folks whose names were called. So, again, if your name was called, feel free to come forward. First two folks, feel free to take a seat up at the front and we will move through.

Thank you. And just a reminder to folks, we actually have three chairs up here in the front. So if your name is called and you see one of those three chairs empty, feel free to fill it and we will go from there.

>> Okay.

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>> CHAIR SMITH: So welcome and please state your name for the record and you can begin.

>> Good morning, Commissioners. My name is Alisha Molzahn-Smith and this is Mr. James Corbed and he is one of the many elders in this room representing Windsor Hills and View Park. He has asked that I read his testimony. It is about a minute, so good morning my name is James Corbed and I live at 5134 Anna Crest Drive in Windsor Hills. I am 89 years old and have lived at this residence for more than half my life, over 53 years.

Today I am appealing to you with an urgent protest against The Bedford Group Project at 5105 Overhill Drive literally feet away from my property.

To give you a historical frame of reference, we fought and defeated this same development project over a decade ago. I was involved with united homeowners association who took this battle to County supervisor Evan Brithrate-Burke's office and successfully proved that this project was detrimental to our hillside community. Most of my neighbors who have spearheaded this fight have gone on to be with the Lord but they left a document, a 1999 memo that was authored and written by your very own LA County Regional Planning Office establishing the need to protect the Stocker corridor from incompatible coaching development like the Bedford Project due to traffic concerns, seismic fault line danger, infrastructure density, and noise.

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We believe it was a foreshadowing protection document for what we are seeing today.

Unfortunately, the only thing that has changed today is that the situation has worsened not gotten better.

Today The Bedford Group is seeking approval to build 88 condo units, an increase of units than the plan was 13 years ago.

Why? How? The lot hasn't changed in size.

Now they are looking at squeezing more units in the same space that supervisor, Brethrate Burke, agreed would not enhance our community but rather take away from our beautiful Windsor Hills View Park Hillside Community known for its views.

The infrastructure is worse today not better. It is odor, it is strained, and I have noticed more blackouts and electrical failures in recent years not to mention water lines breaking throughout the neighborhood with runaway water streaming down Overhill Drive. One of our neighbors in our block had a California American water line break on a hill causing a deluge of water to run in their backyard and flood their pru with red clay murky water and debris. The entire backyard was ruined and the water company worked on their property until 1 o'clock in the morning borrowing their electricity to repair the worn out pipeline that caused this damage.

I'm a retired engineer. The seismic earthquake fault line activity is real and serious in our neighborhood. Nearby oil field fracking

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and water pressure drilling have only worsened the ground raising situation leaving us with structural foundation damage and sizable cracks.

Deep digging to build a five-story high rise condo complex including three levels of underground parking would be a dangerous, destructive encroachment to our neighborhood and community. I still drive and the traffic congestion would be a nightmare to residents as well as parents dropping or their children to the neighborhood elementary school, Windsor Hills Magnet School. I ask you to take these issues and concerns seriously and stop this project from being approved.

I have lived in this community for half a century, and I know when a disaster waiting to happen is on the horizon. That is exactly what this project is, a disaster and a threat to our community. Thank you, Commissioners.

>> AUDIENCE: [Applause].

>> CHAIR SMITH: Thank you. Thank you Mr. Corbed for being here. And I notice some of you waiving silently in agreement, and I appreciate that and would like to encourage others to try to do the same rather than applause so we can make sure we can hear everyone so thank you again. Thank you for your time. Thank you for your comments.

>> So now if I can share my testimony. Again, my name is Alisha Molzahn-Smith. I live at 5146 Anna Crest Drive in Windsor Hills. My husband and I have been residents there for 29 years. We raised our family in this neighborhood. I'm here to oppose The Bedford Group's View

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Project, which is poised to be located adjacent to our property approximately 50 feet from our backyard looking like a prison wall.

We fought and defeated the same developer 13 years ago as Mr. Corbed shared, but here we are again with the same issues of certain only today it is exacerbated concern.

One of my biggest concerns with this project is the seismic earthquake fault line. I'm not a geologist or a scientist, but I have lived in this neighborhood long enough to realize we live in a vulnerable ground-moving area because of the Newport Inglewood fault.

We've actually had a geologist come out to our neighborhood and admit that many of our homes would not have been built today based on the laws and regulations in the book.

Our community took a brutal building from the oil field across the street during their aggressive fracking period.

In the summer of 2012 we saw ground movement rise up and erupt on our block higher than a speed bump and travel across Overhill and into our elementary school's playground. Public Works was in our neighborhood almost daily attempting to level the bump and address the problem.

The problem was a finger fault, which is called a graben.

The graben had begun to raise up we believe due to fracking since there was no significant earthquake activity during this period. Two bungalows at Windsor Hills Magnet Elementary School had to be removed

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because they were housed on top of the graben or finger fault. Today the bump is back on our street and on Overhill. I have talked to parents at the elementary school who are frightened about sink holes in the playground that are constantly being filled by maintenance workers.

We can't ignore that something is going on under our ground and it needs to be addressed. An 88-unit five-story condominium complex with three levels of subterranean parking located directly across from the school is a dangerous calculated risk.

The digging and excavation alone could reveal hidden grabens as well as toxic gases. Per the Eliquis Parole Act of 1972, a property cannot be built within 50 feet of an active fault line.

While the view building is not within 50 feet of an active fault line we do know that there is a visible graben that runs through entrance of the property. We were able to create an overlay of the satellite image of the earthquake fault line along with this visible graben over the actual view building plans.

We will e-mail the superimposed image to each of you. This is way too close for comfort. Everyone who lives in Los Angeles knows according to seismologists that we are way over due for a massive earthquake. If a dense building like this was constructed with 88 units in a squeezed in environment with only one way out. Gridlock alone would be catastrophic. I was born and raised in New Orleans and I'm very familiar with the catastrophe that hit my hometown, Hurricane Katrina.

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What is unthinkable is that the worst natural disaster in the history of our nation, which resulted in over 1,000 lives lost and thousands of homes destroyed due to flooding could have been significantly mitigated.

It wasn't the Katrina winds that caused this horrific damage. By the time the hurricane hit New Orleans it had lessened from a Level V to a Level III. It wasn't even the waters of the Mississippi River or Lake Ponchartrain. It was the three levies that run like otteries in the crescent city that broke leaving a sea of destruction caused by a screw up as well as a screw up on the part of a government agency.

>> CHAIR SMITH: Ma'am.

>> The army corps of engineers.

>> CHAIR SMITH: Ma'am, I'm sorry to interrupt, but we are over your three minutes pretty significantly so if you can give.

>> Wrap it up.

>> CHAIR SMITH: Just one concluding thought and we can move on to the next person. Thank you.

>> Got it. Absolutely.

>> CHAIR SMITH: I know it is a short three minutes, I apologize.

>> Absolutely. I understand. I understand. The other catastrophe that we experienced was the 1963 Baldwin Hills dam, another situation that could have been severely mitigated by government agency that represent us. In closing, I would just like to say Commissioners, please don't ignore us. We represent voters and we represent donors and we

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represent a community of people who have made vast contributions to making Los Angeles great through our combined talents, our time, and our treasure in the community of Windsor Hills and View Park. Thank you.

>> CHAIR SMITH: Thank you.

>> AUDIENCE: [Applause].

>> COMMISSIONER MOON: Question for you.

>> Yes.

>> COMMISSIONER MOON: You say you are 50 feet from the site?

>> We're -- our backyard -- our backyard is approximately 50 feet from the building of the site, yes.

>> COMMISSIONER MOON: So you are one of the six houses? I have been on that site several times, are you one of those six houses.

>> Yes. Yes, I am.

>> COMMISSIONER MOON: I know it. Okay. Thank you.

>> Thank you, Mr. Moon.

>> CHAIR SMITH: Thank you both for your comments this morning.

Welcome.

>> Thank you. Thank you. Good morning, Commissioners. My name is Joann Fountan and we purchased our home at 5102 Anna Crest Drive in Windsor Hills in 1984. We live just south of the proposed site of the view and I'm vehemently opposed to this project for several reasons. The project will call for increased traffic congestion on Overhill, Slauson,

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La Brea, Northridge and other nearby streets and make the left turn from Overhill onto Northridge, which I personally make sometimes twice a day, a much more dangerous turn.

Finally, the encroachment of this development on the open space amenities in our community must be considered. While we know that the developer has the right to build on his property, we are simply asking that they observe the current requirements such as the 35-foot height limit and be considerate and respectful of their neighbors when deciding what to build

No one in our community wants a development that is going to destroy our environment because the county refused to impose reasonable limits or conditions on the developer

Since we live in a deeply pop -- densely populated and congested city that all too often causes our tension and stresses to rise, I would like to make a special appeal that you consider the value of requiring the developer to conform with the open space theme that impacts this entire area and require that they incorporate some type of publicly accessible open space that can be enjoyed by all of the residents of Windsor Hills, View Park, and the additional new residents of the condominiums.

We are not opposed to growth and development but lack of open green space has a well-reported affect on Public Health

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According to the trust for public land park space score, LA scored just 15 out of 40 possible points on access to parks compared to 40 out of 40 for San Francisco

Even before the greater rush towards greater density, LA has always been park poor

LA's 27 park score is only 41.5 out of 100 making us 74th out of 100 in U.S. urban areas. We need to preserve, protect and expand the existing park and open space amenities that we already have including those open spaces immediately adjacent to the view.

Commissioners, as one of the residents who is going to be directly impacted by this out-of-scale development, I'm requesting that you vote against approving this project. Please listen to the voices of thousands of your constituents and vote in favor of what is right for our long-standing historic community. We implore you to seriously consider all of the reasons that we oppose this project. Thank you

>> CHAIR SMITH: Thank you.

>> AUDIENCE: [Applause].

>> CHAIR SMITH: Welcome.

>> Good morning, Commissioners. I am Catherine Cottles and I have lived in View Park for 50 years. I raised my family there, and I still live there with my husband, and we enjoy the peace and quiet of the neighborhood.

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One of the things that I'm vigorously opposed to about this project is the 65-foot height and most particularly the fact that the -- there is only one exit from the project and that is a right turn that moves southward on Overhill.

What happens? There is that the traffic moving southward would without a doubt turn on Northridge and travel through the residential neighborhoods. It will come through View Park and people are already beginning to speed through there and it has reached a point where we want it to stop. Enough is enough. And we can't really tolerate a -- more cars. There will be about 184 parking spaces in the condo building for residents. We just can't accommodate that many cars in the neighborhood. The peace and quiet will go. The safety and health of the residents.

The Bedford Group and the traffic engineer recognizes that this will be a problem for the residential area, so they are planning a two-way left turn out of the project, but the problem there is on an outreach video, Mr. Quarles states that possibly in a year or so that this two-way left turn lanes will be established there.

Well, in a year or so, that means that the neighborhood has to have absorbed all this terrible traffic and we just cannot afford it.

Besides, I have spoken to supervisors from Public Works and many people there and they say that the developer has to fund that project, but I also learned that if -- if he is given the time of a year or so

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that he is completely done with the project. They can't hold him to it, so what has to pay for it? The taxpayers. We will be paying for it and that is terribly unjust. So I'm asking in the -- in the review, it says that -- in the report it says that it has to be done, but it is not written out clearly. It is not spelled out, and I'm asking you to spell this out in the report that prior to an issuance of certificate of occupancy of the first unit, applicant shall provide widening of Overhill Drive and striping of a two-way left turn lane from the project frontage onto Overhill Drive.

>> CHAIR SMITH: Thank you.

>> Thank you.

>> The next four speakers are Dolly Harris, Anya Hayes, Hope Williams, and Tony McDonald-Tabor.

>> CHAIR SMITH: Thank you. If you heard your name called, please come forward and the first three to get up here can feel free to take these three front seats and we look forward to hearing what you have to say. Welcome.

>> Welcome.

>> CHAIR SMITH: State your name for the record and you can begin.

>> Now.

>> CHAIR SMITH: Sure.

>> Okay. My name is Dolly Harris. Good morning. I am a resident of Windsor Hills and I have owned my home for almost 35 years

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which is located only yards away from the proposed project The View. All of the homes in the area surrounded by Overhill on the east, La Brea on the west and Slauson on the south are one and two-story single-family homes. I am opposed to this five-story 88 unit housing project with three levels of parking called The View, which would ironically block the views of several of my neighbors and ruin the serenity of a quiet and peaceful neighborhood with single-family homes.

My certain is that most of the homes in Windsor Hills were built in the 1940s and that means our infrastructure is basically 80 years old which includes electrical wiring and the underground gas, water, and sewer lines. As homeowners, we are responsible for maintaining all of our gas and water lines on our property; however, our sewer line responsibility extends from underneath our homes to the middle of the street.

The 88 unit five-story project will have to be linked to our 80-year old infrastructure. The Bible tells us in Matthew in chapter 17 verse, what happens when you pour new wine into old wine skins? The wine skins burst. The wine will run out and the wine skins will be ruined.

Replacing a sewer line can cost anywhere from 12,000 to \$50,000 depending how much of the line you have to replace and how deep the plumber has to dig which could be down to 25 feet and this cost is not covered by insurance.

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Many of the residents in Windsor Hills are elderly with fixed incomes. Many are young couples with small children and others have children in college.

To incur a cost of this magnitude for a new sewer line as a result of The View connecting a sewer line that will accommodate 88 additional families will be devastating for our 80-year old sewer lines and catastrophic for the residents of Windsor Hills.

The residents of Windsor Hills are experiencing instances of low water pressure and scheduled and unscheduled power outages. In December 2016 we experienced an unscheduled power outage on a very cold night. This year alone we have had scheduled power outages on June 26th and on July 18th and unscheduled power outage from 6 p.m. to 10 p.m. and to make matters worse, a one hour later another 30 minute unscheduled power outage. My belief that a five-story 88-unit project would overburden our 80-year old infrastructure, invade the privacy of our one and two story homes with our fence backyards and have an overall adverse affect on the quality of life for the residents of Windsor Hills.

>> CHAIR SMITH: Thank you.

>> Um.

>> CHAIR SMITH: I'm sorry to interrupt. Yeah. I see you have a little bit more. Unfortunately, we are at our three minutes. If you can just summarize your one final thought.

>> Okay. One.

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>> CHAIR SMITH: We want to make sure we can hear everybody speak today.

>> One final sentence. Our singular stories bring attention to a bigger problem.

>> CHAIR SMITH: Thank you. And if you have those comments written, you are welcome to submit them and they could be -- they would be entered into the record if you are interested, but we also heard what you had to say and appreciate it. Thank you. Welcome.

>> Hello. Good morning. My name is Hope Williams. I'm a recent resident of the Windsor Hills on Anna Crest Drive. I live at 5130 Anna Crest Drive. I'm opposed to the project at 51 Overhill in Los Angeles as it stands. I live directly behind the project. My lot is No. 13.

When they stated in the video that they would not obstruct my view, I would suggest that they stand in my backyard and tell me that they will not obstruct my view. My view is of Santa Monica, Hollywood, and the downtown area. The views that they are talking about giving their clients or the proposed people that they are going to sell to is the view that they are taking away from me. So with that being said, some of the other stuff that I talked about in my statement have already been covered like the traffic, the congestion, the compromise of my house when they build down into the parking structure or however they have to build to go up on the high rise for the 88 units and the -- over the 65-foot high has been addressed. My privacy is one where I don't sun bathe, but if I

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wanted to, I won't be able to now because the property does look to my backyard.

Their pool area is almost directly behind me and I am really not opposed to progress because I think with any society, growth is important, but I do think that they have to take into consideration that the people that purchased there purchased for the community that we have, which is very quiet. You might notice on our video that everybody talked about how quiet and cozy the area is. That is very important.

This is my forever home. I just recently retired. I'm 60 years old and I don't plan on going anywhere but I do want my quality of life to be sustained.

I know they talk about the Quarles living in the community and I know that I have been to their home. They have a lovely home but there is nothing obstructing their view. There is nothing impeding on their privacy. With that being said, I think that they should take into consideration what is going to be happening to us who are in the community. I invite any one of you on the counsel, on the board, and even the project the Quarles to come stand in my backyard and then tell me that you are not obstructing my view.

>> CHAIR SMITH: Thank you.

>> Good morning.

>> CHAIR SMITH: Welcome.

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>> My name is Anya Hayes and my daughter behind me is Slauson. Thank you for the opportunity to voice my opposition to The View development. I'm an eight-year resident of Windsor Hills and I would like to speak to you specifically not just as a homeowner but as a representative of the hundreds and thousands of local and county residents that use the trails and parks around the proposed development.

The location surrounding the development has been an area that the county, its citizens, and partners have invested in heavily over the last decade.

The park to apply a project was completed this year with the completion of a trailhead at the corner of Stocker and Overhill.

This park to apply a project was created to connect parks, trails, and open spaces of the area.

Then there is the related investment that the county made in Ruben Angle Park and the Stocker Corridor Project, which was to quote the planning commission an investment in the well-being of the community. I and hundreds of local residents use the track at Ruben Angel Park every day. This track is special because of its views.

The proposed development would block the southwesterly view to the ocean that we now enjoy from the walking track. From the new trailhead at Stocker and Overhill, the open space feel and view that is increasingly hard to find in the Los Angeles area would be permanently

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altered, spoiled. For what? A greed of developers seeking exemption to the current height limit?

Lastly, I want to speak up for the current and future children of Windsor Hills Elementary who are obviously not here to voice their opinion today and are not residents of the area necessarily. Their only view of the ocean would be taken away.

How many schools in Los Angeles have an open view to the ocean? How do you value this? Their answer is you can't put a price tag on it. Need I point out the irony of the proposed development being called The View to them.

And I want to also point out in the presentation that the developer gave they showed the shadows that would be cast and if you look carefully you would see that shadow encroaches on to the school ground so obviously showing that their view will be blocked and they will have a shadow. The money the developers will make from seeking an exemption to the height limit and constructing an out-of-scale development can never be justification for taking away the views and open space character from residents, visitors, and school children in our community. Thank you very much.

>> CHAIR SMITH: Thank you.

>> AUDIENCE: [Applause].

>> CHAIR SMITH: Welcome.

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>> Good morning, Commissioners. My name is Tony McDonald-Taber, vice president of UHA2. I have been a resident of the Windsor Hills community for over 40 years. This body has heard testimony opposing this project from residents that are directly impacted for a variety of reasons. The Bedford Group has stated The View project would be an upgrade and asset to our community and that this project provides some relief to the Los Angeles housing shortage. Our response to both of these assertions are, one, the Windsor Hills View Park communities are currently and have always been affluent communities. The only asset our community is in need of is a revitalized commercial corridor

Two, regarding this project being the answer to the housing crisis in Los Angeles, what homeless demographic qualifies for condominiums in the price range of 400 to \$700,000.

The real issue is the developer making a return on his investment, period

The community member's issues, however, are those of concern related to the project's sustainability, height, density, impact on traffic hazards, and increased congestion, the proximity of the project to an active earthquake fault and the project's obstruction of views by long-time residents of the area. Apparently the developer finds these same views crucial to this project because its most unique selling point as described on the developer's Website video and brochure are the

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location's views and I quote, the view offers breathtaking views and spectacular views, closed quote.

The Windsor Hills View Park community has always been known as a view community. Our neighbors have always relied on the County to enforce our uniform 35-foot height restriction that has historically protected our community from this type of development that would obstruct those views and to enforce safety guidelines designed to protect our residents and their families from potential risks such as this project.

We know the Staff reports a finding of less than a significant impact regarding the seismic issue but as you have heard from our community members especially those neighbors adjacent to the proposed project who are already dealing with structural damage to their property from seismic activity. There is overwhelming fear and concern over potential construction and excavation so close to this moving fault line. The Staff position appears to be if we don't see an immediate threat than a threat does not exist. I would ask you now to reflect back on our neighbor Alisha Molzahn-Smith's testimony of her families and the other resident fears of the levy breaches in the subsequent Katrina tragedy and also the Baldwin Hills Dam. Any reasonable individual faced with the decision like each of you faces today after being reminded of these two tragic events and the possible negligence of the officials in New Orleans should base their decision on the side of caution.

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In addition, I remind you of the County General Plan Guiding Principles 4, the County's commitment to minimize risk and discourage development in areas that are prone to safety hazards such as earthquakes, floods, and wildfires.

The principles and goals were set forth in this document to guide your decision-making process. This project is not consistent with this principle, and if there were ever a time where that principle need to be applied, that time is now. We appeal to your sense of justice, your duty to our community, and to your responsibility as to your positions on this commission to carefully weigh the significant concerns communicated to you by our community members against the profits of this one developer and vote against disapproving this project. Thank you

>> CHAIR SMITH: Thank you.

>> The next four speakers are Deron Gooden, Charles Fabers, Charles Covington and Craig Quarrel.

>> CHAIR SMITH: Thank you. If you heard your name called and you still wish to speak, come forward and we can fill in these three front chairs.

Welcome. If you can state your name for the record, you can go ahead and begin.

>> Excuse me. Yes. Thank you for today. My name is Deron Gooden. I would ask all of the commissioners to take a look at all of the people in the room today. I guess another question would be asked:

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Take a look at who is not in the room today? Who is not represented?

We have talked about a generation, but my generation hasn't been spoken about. I represent the working middle class individuals that live in this community and that couldn't be here today. Why? Because we are starting our families. We are just taking care of our families. We are just starting our careers and some of us are recently out of college. So I represent that community. And although we are not here in numbers, we might be sprinkled throughout this room today. There is not entry-level housing in this community for ownership opportunity. Not 60 years of leasing opportunities, ownership opportunities. Homes in this neighborhood over a million dollars. You need \$400,000 cash to buy into this neighborhood. Lenders only lend up to \$636,000. So what about my generation that has been displaced and is being pushed out, out of this neighborhood that we grew up in.

We should have an opportunity to buy back into our community and this development offers that. Now, yes. I'm with the Applicant and I work with the Applicant but I'm also a member of this community. People have been texting me, people that left here today to go back to work and can't be here to vocalize their support for this development. We submitted over 300 petitions in support of this development. What we are doing is providing home ownership opportunities for our generation and what we can do with this development and condos that we purchase and leverage into one of those

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homes to buy a home later down the road because the ability to save money in this economy cannot outpace the appreciation of this neighborhood or in LA period.

And so we are -- we just don't have those opportunities and we should demand more housing opportunities like this in our community where we can buy something that has value, something that has luxury.

Most of the developers who try to build in different neighborhoods, they build boxes, 600, 500 square foot boxes.

These condos start at 1300-square feet for a one bedroom. That is larger than two bedrooms in luxury neighborhoods like Beverly Hills, Culver City, Playa Vista, Silicon Beach and we are going all the way up to 2500 square feet. We are having hybrids of a house in a condo that we are delivering to a market, to a demographic like myself of young professionals that want this and we are seeking these type of housing opportunities, but it is not here. We have to compete with people who are already at their peak. Most of the people who spoke today are already retired and already own their homes and they bought their homes years ago and you heard them. They are not leaving. They are not moving. They are going to die in their homes so where do we go?

>> There are other places.

>> See. The place -- they are pushing us out. So a housing opportunity like this allows us to stay in our community in which we were raised.

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>> CHAIR SMITH: Thank you very much. I would like to ask folks to please avoid interrupting our speakers. We want to make sure that everyone has an opportunity to tell us what they feel, think, and want to see. So if you could please avoid interrupting when other folks are speaking, that would be great and help us have a productive conversation. So thank you in advance for that.

Welcome.

>> Welcome. Thank you. My name is Craig Currow. I live on Sea Crest Drive and Windsor Hills, which is just down the street from the proposed development. Most of the things I was going to say has been very well said by my fellow neighbors, so just on that, that fact, what the gentleman had just said about people buying into the neighborhood. One thing that is not being addressed is these neighbors, it is going to take them a long time just to go from their work to the new develop as it does me.

I drop my -- I leave my home to drop my daughter off to school and come back to the house and take to start my commute.

I used to have to leave -- I used to leave at 7:30. Now that has gone back and just in the last year and a half I have to leave at 6:50 to make it up Slauson. If there is any traffic light out or it takes like an hour and a half to get up there. That is not every day, but it is quite often, so I just want to say that new people coming into the neighborhood

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will experience very difficult traffic and it will impact all of the residents who are living here.

Also, I would like to just take a moment to read this.

We and our families before us chose to settle and vest in Windsor Hills View Park because of the beautiful homes and the unique tranquility for our predominantly single-family homes.

The environment of the View Park, Windsor Hills, Baldwin Hills area, the Baldwin Hills area is a -- is as a whole truly unlike anywhere else in Los Angeles and the intersection in danger of development is a focal point of that uniqueness.

With the lack of park and open space in the surrounding areas, this is the one area -- this is the one area that provides not only a beautiful location for physical activity but also is a visual open space conducive with the park settings.

While walking or even sitting in one's vehicle at the light waiting to pass beyond in special place, it is the hills, the trees, and the openness that one focuses on and enables one to truly appreciate this unique location.

This is here for us. My family has lived within a marvelous location for over 70 years. It is my wish that 70 years from now my descendents will be able to enjoy the same open location as we do today.

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Yes. There are commercial buildings in this location but being only one -- being only single-story structures, they do not overpower the natural setting as mentioned above.

Should The View project go forward as proposed, tens of thousands of local residents will be denied the unique urban nature setting that is this intersection and its surrounding parks. As a replacement, the focal point would then be the commanding structure of the five-story condo complex. It will become their view and my view. Thank you.

>> CHAIR SMITH: Thank you. Welcome.

>> Hey, how are you doing? Good morning. My name is Charles Covington. I reside at 5157 La Brea Crest Drive. This house has been in my family's care since 1965.

I have come and gone from the community and been -- well, that last -- the speaker before last has got me a little frazzled here but I -- you know, the community has always been there. It has gone through traditional changes just like any other community in the Los Angeles area. I mean, it depends on the value. I think this project will devalue our community if anything not appreciate it.

It is -- if you can see here, the before and afters, we have vacant lots all throughout our community. Some of them have challenges and some of them don't. I personally have worked in the regulatory commission and building apartment for over ten years. Not in this community but in other communities.

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I have experience dealing with developers and contractors and the developer-type. Let's say they are primarily looking for their capital gain. Their capital gain is not going to be our neighborhood's loss. As you can see here, the building is very close to the residents. Yes. They pushed it as far north as they could, but that doesn't really alleviate the problem of it encroaching into our neighborhood just south of it as you can see here, the apartment -- it is estimated height of their building but you get the view of them looking down on our neighborhood. How can you tell me that, that is not going to diminish our quality of life? I don't know how you can say that.

This is our -- I walk up this hill every day with my dog. That is the view I'm going to have.

This is another -- this is Anna Crest going north. You are going to tell me that, that type of intrusion is not going to be detrimental? I have never seen that.

That is -- there is a reason why we have a 35-foot height limit. That is so things like this don't come up and intrude into your neighborhood. Like I said, I had over ten years of experience dealing with this. I have gone to school for design, so I know what I'm talking about. It is not that I feel this is going to be detriment. I know it is.

So I -- that is all I have to say.

>> CHAIR SMITH: Thank you very much.

>> Thanks.

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>> Last call for Charles Fabers. I will call the next four speakers as well. Johnny Sharp, Brian Herbert, Jesse McClennon and Herald Washington.

>> CHAIR SMITH: Welcome. First three folks who make their way to the front can have a seat.

You can sit right up here in the front, ma'am, yeah. Welcome. So either one of you can go first but please state your name for the record and you can begin. Welcome.

>> Johnny Sharp. Good morning, Commissioners. I'm here today. I have a real estate background, so I have sympathy for everybody on both sides of the fence, so let's just start there.

We know progress is going to happen regardless to whether we stop it or we move forward with it. It is going to happen. So that is the first part of my statement.

It was mentioned earlier about five stories being a high rise. That is incorrect. Five stories is actually a low rise that is my first point.

The second point I would like to make that in the area we mentioned that the houses are at a million dollars and above so if we are looking to build affordable housing to allow others into the community, we do have to open the door for a little bit lower priced housing of a quality nature.

I am an advocate for veterans. I love veterans.

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Now, I understand and I would like to applaud The Bedford Group for allowing a 5% moderate housing. I believe that was increased to 10%.

Now, with that in mind, if that is the case, that means the increase in liability for veterans to actually live in these types of houses, so I applaud this with all open arms. Thank you gentleman and women. Thank you.

>> CHAIR SMITH: Thank you. Commissioner Louie.

>> VICE-CHAIR LOUIE: Just for clarification.

>> CHAIR SMITH: Sir, excuse me, sir. I think we actually have a question from Commissioner Louie if you don't mind.

>> I'm back.

>> CHAIR SMITH: Welcome back.

>> VICE-CHAIR LOUIE: Welcome back.

>> Yes.

>> VICE-CHAIR LOUIE: You mentioned the 5% vs. 10%. I just wanted clarification. Is one of the conditions that has been agreed to a 10% commitment to the 140%.

>> MR. JONES: It is.

>> VICE-CHAIR LOUIE: Income.

>> MR. JONES: It is. So we are requesting 10% for middle income, 140% of the area median income.

>> VICE-CHAIR LOUIE: So that has been agreed to by.

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>> MR. JONES: It has not been agreed to. That is what staff has requested the applicant offer 5% of the middle income, which is 140% AMI.

>> VICE-CHAIR LOUIE: And for my clarification, 140%, would you translate that into what that means as far as an income level?

>> MR. JONES: Income levels, I could not at this point. I could see -- I could look at our Website and let you know. I don't know what the exact number is.

>> VICE-CHAIR LOUIE: Okay. Thank you.

>> CHAIR SMITH: I actually have and I will hope to revisit this a little bit later have some similar questions along those lines so if between now and when we get back to our conversation if we could try to have that information about what those income levels are. You know, I -- and I don't -- we don't necessarily need an answer now but I don't -- 140% AMI is I think what we are talking about or what has been sort of proposed. You know, I -- I would love to hear do we even do that in the county? I know that at the state level HCD we cap it 120%, which is what we call a moderate income, and so I am going to, I think, hopefully we can have a conversation about exactly what is on the table in terms of the affordability when we get there I also do want to make sure that we hear from other folks as well. I think Commissioner Louie poses a really important question to get clarity about what we are even talking about from an affordability standpoint so thank you.

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>> Good point. 5% is obviously acceptable, but 10% would be even better.

>> CHAIR SMITH: Thank you.

>> Thank you.

>> CHAIR SMITH: Welcome.

>> Good morning. My name is Jesse Luiz McClennon and I live in the house that my parents bought 54 years ago this month.

So I'm a long-time resident of View Park and almost ever since I can remember, the issue of safety, pedestrian safety on Overhill has been a certain in the community.

It has grown over the years as traffic on Overhill has increased and as more pedestrians have appeared to take advantage of mostly the walking, the other projects of the County. We were all very, very happy to see the County commit to a revitalization project of Overhill. There is supposedly a pedestrian and bike plan in the works on the slate to be implemented. So it is kind of surprising to me to then read that what we are proposing here is something that is going to create a massive traffic problem on Overhill when we thought we were moving in the other direction.

I read this environmental impact and Section 17 on transportation is filled with misrepresentations.

Specifically, points D and E when they talk about whether it is going to substantially increase hazards. Well, there is no way that it

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cannot. You cannot have I will do a minimum of 88 cars pouring out of an apartment complex onto Overhill, which is already part of a known grid problem from the Slauson, the westbound Slauson problem. We can't -- it is not really understandable to me how these people are going to get anywhere without disrupting the residential roads, primarily Northridge. Roads that were not engineered to be transit routes. They are just residential streets and there is also a lot of conflicting information because in this thing it says that there will be no significant changes are previewed and then it said well, we are really going to make it possible because we are going to put another lane in the middle, a left-turn lane in the middle of Overhill. My point is I don't believe this. I don't think there was really an adequate traffic study done. I think this is something that we are going to look back on. This is another one of those things where you ask: Well, did anybody actually look at the traffic before they allowed these people to build this? Because by the time it is built, it is too late. So at the very least, I would object. I think this ought to be shelved and to get an actual traffic study by the Department of Public Works. They are planning to put in a pedestrian and bikeway and then we are going to talk about -- I heard the developers say, well, they are going to widen it for more vehicles and that is not what I understood. And I think that my time is up.

>> CHAIR SMITH: Thank you very much.

>> You're welcome.

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>> AUDIENCE: [Applause].

>> Hello. My name is Herald Washington and I personally had business dealings with Mr. Quarles through my father Herald Washington. Mr. Quarles, I still have difficulty in dealing with him as a developer. He still has yet to follow a court order, which is one thing but the tracking -- the fracking that is going on in our neighborhood would also -- they talk about the Inglewood fault but yet there is a San Andreas Fault and a Rapawinty Fault that has yet to go off yet and the ingress and egress. Each one of you all took out your pen. The ingress and egress is only going south and all of the traffic now is bottleneck. We live on Valley RIJ and if you turn left on Northridge from Valley RIJ we have tremendous traffic, especially when the children come back to school. We -- we ask that -- I ask that highway patrol to be here too. I would like for you guys to get impact study from the highway patrol but we constantly having accidents in and around Northridge, Valley Ridge, Northridge to the south. I mean, the Northridge to the west also because if they turn out Northridge to the west, we have La Brea. If they want to go out of La Brea going out south they will be unable to because of the traffic flow. That is a big thing.

I don't believe he put in here misnomer. I don't believe that Quarles owns Bedford Park anymore. It went bankrupt and in saying that the lady asked about a certificate of occupancy before it is completed, that is definitely what we need.

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And he also talked about the blighted area. It is blighted because he hasn't cleaned up the trash that is already on the property.

So I disagree. I wholeheartedly am against this project because of the children and at Windsor Hills community we have been in that area over 50 years my mother has a business there. Our children and grandchildren all went there and this would be a travesty if this man is allowed to build this project.

>> CHAIR SMITH: Thank you.

>> AUDIENCE: [Applause].

>> Hey, how are you doing? My name is Brian Herbert. I am a resident in Windsor Hills. I just recently purchased a home right off of Northridge on a street called in Adele so I'm not as affected as directly by the people across the street, but I welcome the development.

I think -- you know, I have been living in this area in the Baldwin Vista side and my whole family is in LA done and View Park I bought my first home in View Park and we sold it and moved up the hill just like kind of like that was our dream, you know? My wife attended Windsor Hills elementary magnet and I went to Baldwin Hills Magnet and I just at this age and stage in my life where I feel like our neighborhood is overlooked in the development process and I believe like interests in developing our area is -- it is exciting for me. You know, I see it going on in every area around -- surrounding my neighborhood but, you know, I just really -- I think The Bedford Group, I have taken notice and I have

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seen them build projects like Santa Rosalia on Stocker and you know when people mention traffic, I drive past these properties often on multiple times in a day and they have even more units that -- then this proposed property. There is not cars like coming in and out of there like where I can't drive past or children are at-risk of being hit and stuff like that. I mean, there is normal every-day traffic from these properties. I don't even see cars coming in and out. I look over at them because recently I have just seen it but it is normal traffic that I have seen any other place in Los Angeles or surrounding areas it is really I think it is a little -- I will admit. I come home. Right? I use Slauson and I use Overhill and La Brea. And, I mean, I understand everybody's concern too, you know what I mean? I'm not saying that their concerns are not valid. I just believe that what we do in our area is adapt to what is going on and I believe this is another project that we will be able to adapt to and appreciate in the future. Thanks.

>> CHAIR SMITH: Thank you very much.

>> VICE-CHAIR LOUIE: I have a question.

>> CHAIR SMITH: Sir, sorry. We have a question from Commissioner Louie, if you don't mind. Thanks.

>> No, sir.

>> VICE-CHAIR LOUIE: And actually it is sort of a followup.

You had mentioned the traffic congestion caused by the current developments that Mr. Quarles has done.

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>> Yes.

>> VICE-CHAIR LOUIE: Mr. Jones?

>> MR. JONES: Yes. I apologize.

>> VICE-CHAIR LOUIE: How are you?

>> MR. JONES: I'm well.

>> VICE-CHAIR LOUIE: Okay. Question for you. The property is zoned a commercial zoning.

>> MR. JONES: It is C-1, commercial business.

>> VICE-CHAIR LOUIE: And if a retail development was done on the property.

>> MR. JONES: Yes.

>> VICE-CHAIR LOUIE: Approximately how many square feet could be developed.

>> MR. JONES: The square footage would depend but because of the height regulation and the setback that would determine so you could do up to 90% of the property developed. 10% would need to be landscape so it really varies.

>> VICE-CHAIR LOUIE: So the dirt area is 130,000 square feet approximately?

>> MR. JONES: Approximately, yes. So if you took the acre.

>> VICE-CHAIR LOUIE: And so just roughly how many square feet of retail could you develop on the site?

>> MR. JONES: Let's see. I could tell you right now.

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>> VICE-CHAIR LOUIE: I was hoping so.

>> CHAIR SMITH: Doing some imagine on the fly.

>> MR. JONES: A little over 72,000 square feet.

>> VICE-CHAIR LOUIE: And the County requires 5 per thousand for parking.

>> MR. JONES: 5 for 250 -- so for every 250-square feet, one space. So yes, 5 for 1,000.

>> VICE-CHAIR LOUIE: 5 for 1,000, uh-huh. So how many parking stalls would that be, 4×7 ?

>> MR. JONES: About 288.

>> VICE-CHAIR LOUIE: 288.

>> MR. JONES: Just about.

>> VICE-CHAIR LOUIE: Parking stalls?

>> MR. JONES: Uh-huh. So that 72,000 square feet would encompass all that.

>> VICE-CHAIR LOUIE: Right. So 288.

>> MR. JONES: Yes.

>> VICE-CHAIR LOUIE: Parking stalls?

>> MR. JONES: Correct.

>> VICE-CHAIR LOUIE: In your experience, 288 commercially parked cars on that side, would that generate more than 88 residential units? Would that generate more traffic?

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>> MR. JONES: Parking for 88 is less than 190 so yes. 288 cars vs. 190.

>> VICE-CHAIR LOUIE: Okay. Thank you. So my point is that if the property by right was developed out for commercial purposes, the impact would be greater with a commercial property on there for retail.

>> MR. JONES: Yeah.

>> VICE-CHAIR LOUIE: Thank you.

>> CHAIR SMITH: Thank you. Before we call the next round of speakers, I think we are past due for our hourly break, so we are going to take a five-minute recess and then we will come back and hear from more folks. So thank you.

>> [There Was a Five Minute Break].

>> CHAIR SMITH: All right. Thank you, everyone. If we can -- if we can start to take our seats, please, we can reconvene.

Thank you all for being here and for sticking it out with us.

We are going to continue with a public comment. I do just want to give a quick note. We are running up on almost noon already and we have a large number of cards, comment cards still remaining to get through. We certainly want to make sure we hear everyone that wants to speak before the commission.

At the same time at some point we are at risk of commissioners needing to leave and we risk losing a quorum, so I just want to let you know that there is that risk and so we do want to get

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through all of the cards and everyone that filled out a comment card, we want to make sure you have an opportunity to speak, but given that sort of constraint we have, if you feel like someone has already said what you wanted to say and in an articulate and concise way, you can -- you don't have to use your full three minutes. You are welcome to, of course, but you don't have to use your full three minutes. You can pass even if you feel like your comment has already been made. It is not required and we are not asking you to do that but just offering up that option given sort of the constraints we are facing with time but we definitely want to make sure we hear everybody and have this important conversation so thanks for your understanding and your patience with that and I think we can call up the next few names.

>> Next four speakers are Bethany Witly, Henry Woods, Nolan Rollens and Philip Heart.

>> CHAIR SMITH: All right. If you heard your name called, feel free to come and take these seats. You can state your name for the record and then begin. Welcome.

>> Hi, my name is Bethany Witly.

>> And I'm Crystal Witly.

>> CHAIR SMITH: Welcome.

>> I happen to be apart of that generation who technically needs to be at work so I appreciate you guys moving me up on the list. I was actually the last person that was supposed to speak so thank you for that.

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First, I would just like to start off by saying that it is super admirable that a community like this could show up for itself and that is part of what makes View Park this affluent African American community.

Second though is the fact that while it is that, as a young black woman, you know, finding ways to integrate myself into that to start my life I'm navigating my career and my life here in Los Angeles and it is -- I mean, my friends -- it is so hard to start whether you are going to buy something or whether you are leasing. It is so hard to do that let alone to move into a community where that is not offered so I think I'm super in favor of it. I do believe that all regulations should be considered and the traffic in LA is the traffic in LA. You know, it is like we make due with what it is. It is annoying but we figure it out and this is just going to be one of those situations that will have to be figured out. Yes. It should be safe and I'm all for safety but it is one of those things that is inevitable here.

So that being said, I think that it would offer so much for the in-between middle class, especially the entry level, you know, couples that are just starting their lives to have an opportunity to move into this neighborhood and to continue what they have started. Because what will happen is 20 years you know from now these people might not be here and then how do we -- how do we move into that, you know, area, you know? If we are not already starting it how do we continue this legacy if

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it is not given to the new millennial to have the opportunity to continue it forward? And I think that this development will allow for that.

>> Right.

>> CHAIR SMITH: Thank you.

>> You're welcome. Do you have anything to say?

>> No. We have something do we have time?

>> Also, we also are proud members of -- we live in Bedford Santa Rosalita and we moved here. You know we graduated college and grad school and moved here and, you know, found --

>> This was the perfect opportunity.

>> And found an opportunity to be able to live in this area, yes, and buy. I'm sorry.

>> CHAIR SMITH: Okay.

>> So a lot of our friends who missed that boat are all struggling in West Hollywood and Beverly Hills and you know only wishing that they could have you know gotten to a situation where they are not like literally losing their minds to pay thousands of dollars in rent so again this would afford that opportunity. Thank you for your time.

>> CHAIR SMITH: Thank you.

>> Uh-huh.

>> CHAIR SMITH: Welcome.

>> Welcome. My name is Dr. Philip Heart. I am here to speak in support of the project. I have known Chuck Quarles of The Bedford Group

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for many years, and I consider him to be a responsible real estate developer and also one who resides in the community where this project is proposed.

Chuck and The Bedford Group --I was a project manager for the West Angeles Cathedral which was dedicated in April of 2001. Chuck and The Bedford Group worked closely with me and Turner Construction and Langdon Wilson Architects and Bishop Blake to build the West Angeles Cathedral, which we all know is an institution along the Crenshaw Corridor. I also want to applaud all those that showed up today whether you are in support or not in support of this project because it is a good lesson in civic participation and this community is very active in that regard.

I am also a transit advocate and I worked at communities throughout Los Angeles and throughout the nation and developments like this always the issue of traffic congestion and density arise.

I was appointed by supervisor Evan Brathweight-Burke to the urban design committee of the [Indiscernible] in 2006 and I'm proud to see that is the most popular line in metro right now. I'm a member of the urban land institute and worked on ensured the panel that looked at the Crenshaw line and building the Crenshaw line to the airport which hopefully people who live in View Park and Windsor Hills will be able to take advantage of that line soon as well.

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The urban line institute also worked with your outgoing CEO Richard Bruckner in Pasadena.

Starlet Quarles worked with me on a ULI panel to look at housing policy and business development in Pasadena and earlier one of the speakers who opposed the project made reference to Katrina in New Orleans. In 2005 as a member of urban land institute we were asked to come in to help rebuild New Orleans after Hurricane Katrina and due to our work the Levies were rebuilt so that the catastrophe like that cannot happen before. In terms of open space, I'm also a founder of the friends of Hollywood, Central Park and we found a creative way in Hollywood to build a freeway over the 101 a park over the 101 freeway that would encourage View Park residents to examine. The bottom line is I think this project is a benefit to View Park Windsor Hills and I support the commission you know approving the project and moving forward with The Bedford Group whom I regard are responsible to both their business acumen and in terms of the community that they represent. Thank you.

>> CHAIR SMITH: Thank you.

>> Good morning. I'm Nolan Rollins and I'm the president CEO of Los Angeles Urban League and we're here to support The Bedford Group. We do definitely understand and listen to and hear the concerns which we believe are being mitigated at each turn and I think there are negotiations there to be had.

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At the same time we actually think this is an opportunity, an economic development opportunity that we can ensure that the real job opportunities are here in Los Angeles and in the region for people of color and for people who actually need job opportunities and there is a real opportunity for people to actually live in Los Angeles. There was a conversation about New Orleans a minute ago. I will tell you as the former CEO of the urban league in New Orleans post Katrina that New Orleans in a large respect is being rebuilt without New Orleanians being considered.

The concern for me is that if we are not really smart about how we are developing our communities right now and providing a space for people who are in that mid-level income area they will never be able to live there and never be able to have an opportunity so we will have large things built like the train in the area. We will have things like Kaiser being built in the area but we will not have the people who actually should be in there. That is people who are living here and from here and who can afford to be in there so we do enthusiastically support this but we support it for a reason that we have to be smart about economic development and actually be able to have developers who we can say that what is important in your development is not just what you build but it is how you build it. It is who builds it. It is who is going to live in it and most importantly how we can talk about the impact that this will have positively on the economy on ensuring there is an opportunity to put food on the table, opportunity

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to put our children through school and at the same time creating a safe housing environment for them. So we do believe that there are challenges that are being worked through now but at the same time we do think there is a very smart way to look at what this opportunity actually provides for. People who are here and people who need housing so that we don't have an outward migration of those who are in the middle class and an outward migration of those who are in those people of color any more than we already had to this point. We need an inward migration of people in the middle class and people of color and stop the bleeding that is actually happening right now. We think this is a part of the solution. This is not the whole solution but I think smart development is a part of the solution and we believe that is what we are seeing here. Thank you.

>> CHAIR SMITH: Thank you. Welcome.

>> Hello. My name is Henry Woods.

>> VICE-CHAIR LOUIE: You have one minute.

>> AUDIENCE: [Laughing].

>> Thank you, Commissioner, for allowing me to speak here. First of all, I would like to say I used to live in the community on Don Lorenzo. I bought a condo there years ago. Since that time I came here when I was 22. I am now 63.

>> CHAIR SMITH: I'm sorry, sir, yeah.

>> I came here when I was 22. I'm now 63 years old. I now live across the street at 800 West First Street. I have been there over 15

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years in a condo over at Buckingham Tower condominiums I would love to move back to the community. I find myself there at least three times a week because I have friends in View Park, Baldwin Hills, et cetera. I would like to just focus on a couple points.

First of all, I have at least 20 of my friends who would love to buy in that community. I must admit the show of hands here are up for individuals who can't really be here. There is a number of people of the working class who just can't be here that also show their support, at least over 300 to sign a petition.

I would also like to state about the traffic. One thing about the traffic in the neighborhood. That is inevitable it will happen. You have Slauson on one side and Playa Vista down on the other side and the Crenshaw Corridor that they are constantly working on.

And nowadays, I used to remember the days I would just look for my shortcuts. Now what I do is grab my GPS. Everybody is grabbing their GPS and going through the communities. That is just inevitable and a way of living in Los Angeles.

I remember at the time we talked about change is going to come. Sam Cooke back in the day, okay? I remember R.E. Ella when first day at the rot iron building which I worked with him on that building they said downtown wouldn't be what it is. Look at downtown LA now. Change is inevitable. We have to embrace it. I'm not saying that everything is right about what is going on here but we really need to take a close look

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at everything about the environmental part of it as long as it meets the standard that it should be, by all rights and things of that, I think the project should go on. I think it is needed and well-deserved. I haven't always been a proponent for Chuck Quarles on some of his projects, I will be honest about it. I must admit that the community should applaud himself because by them keep beating on him and beating on him they are really chiseling to me what looks like a great project. I mean to me it looks like Beverly Hills of Brentwood. It is the type of project that could be there. I commend the community for that but right now I think it is about time for us to really take a look at something that will change the community and help uplift the community. I have done economic development throughout this city and throughout this country, and I think it is a good opportunity for the community if we look at it the right way. That is all I have to say. Thank you very much.

>> CHAIR SMITH: Thank you.

>> The next four speakers are Sandra Nadu, Tonya Asher, Flow Ward, and Michelle Wallace.

>> CHAIR SMITH: Welcome. If you heard your name called, you can come forward. You will have three minutes if you want to use it and if you can state your name for the record you can go ahead and begin. Welcome.

>> My name is Michelle Wallace, and I'm here to show my full support for the project. Greetings to the commissioners, first of all. I

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took off from work today to show my support for the project. I was raised in Leimert Park. I recently moved from Leimert Park because I purchased a home in Baldwin Vista. I had a home in Leimert Park that I sold and purchased in Baldwin Vista. My 86-year old mother currently lives in the family home in Leimert Park and after hearing about the project, my mother and I became very excited about the project because this will be an opportunity for her to downsize and move from her home in Leimert Park and move into a luxury-type condominium that would make it a lot easier for her as opposed to the two-story home that she currently resides in. It is my desire to purchase a unit with my mother for her to reside in. This project will allow her to stay in the community that she very much loves. Right now, I don't think that there is anything of the caliber of what I'm hearing this project will be that will really -- some place where she can feel at home and feel in the.

MALE STUDENT: Type environment that she currently resides in.

So I'm excited that the developer that also lives in the community and he cares about the community. I think that he is -- it is important to him from what I'm hearing because I've gone to several presentations that it is important to him to give us the type of environment that we will feel suits the neighborhood.

So in closing, I'm in full support of this project. Like I said, my mother is not able to be here today but she is very excited and she asks me almost every other month: Do you know when they are going to

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start? Do you know when it is going to -- so I asked Deron today actually on the bus when will it start and how long will it take so that I can give that information to my mother so thank you.

>> CHAIR SMITH: Thank you. Thank you for your comments.

Welcome.

>> Hi. Good morning. My name is Tanya Asher, and I'm a resident of View Heights. So my neighborhood will be affected by this project as well. I'm in opposition to it. If you look at the map, the five-point intersection there with the traffic going south on Overhill only, it crosses over Slauson, the exit. So if people are exiting a building they will go down Overhill to Slauson and make a right usually to get where they need to be. However, Overhill extends further, about a mile from the project site, down to a stop sign. That is the end of Overhill and then it makes a right to La Brea on Fairview, which is now -- that is considered Inglewood, North Inglewood. There are developments proposed down on Stocker near Don Philippe that are in the works. There is a development on Centinela and La Cienega right next to pans in that area. It is some new luxury buildings that are geared towards Playa Vista, the tech companies and the people working for those industries.

There are a number of impacts that are coming our way to that five-point intersection. So I'm below Slauson on 5 Eighth Street. My exit route to work just to get down to Culver City, it is a horrible commute to go three miles. I go three miles to get to work and if I don't leave by

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6:30 it is almost a 45-minute commute. My concern is too with The Bedford Group, I -- the video is great. I knowing that Playa Vista is just down the street. As residents people who are moving into the neighborhood they don't necessarily look like us I will be honest the newest residents. I am looking at this like how will you guarantee people of color in your videos that, that is what the majority of your income or your makeup of your building is going to be owners. 5% of 88 building is four units for moderate income. 10% is eight units for moderate income. You can count on a bidding war happening for those units. Those units will have views. They won't go for 400,000. We already had bidding wars in our community for a house where people are overbidding each other \$50,000 to get in our neighborhoods. You can count on that not happening for those units. I doubt it will be predominantly for people of color in my opinion. Not to say that is okay, but I'm just saying that I don't think that will be the case.

Also, the -- sorry. Yeah. And if it is 5% and you are asking for 10% is the County going to give something in return? Most developers -- if the County wants an increase in affordable units usually the developers want something in turn they want a height increase or more units so that is a question of mine too.

>> CHAIR SMITH: Thank you very much. Excuse me.

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>> COMMISSIONER MOON: Before you call the next speaker, I notice the deputy for the supervisor is here and before he leaves, I would like to hear where the supervisor stands on this.

>> Generally, we don't have the supervisor's office speak on these matters because this could be appealed up to the supervisor.

>> COMMISSIONER MOON: Okay. All right.

>> So.

>> COMMISSIONER MOON: All right.

>> I would like to have a last call for Sandra Nadu and then Flow Ward and the next speakers are Bernice Evans, belata Mercier, Gina Loveton, and Janis Watson.

>> [Silence].

>> CHAIR SMITH: Welcome.

>> Thank you.

>> CHAIR SMITH: Thanks for being here. You can state your name for the record and then go ahead and begin.

>> All right. Thank you so much. Good morning and good afternoon. My name is Gina Loveton, and I reside in Ladera Heights, which is the community just adjacent to View Park. I'm not as impacted by the project as others in this community as you have heard from them earlier today but over the course of many decades, I have witnessed the development of strip malls, liquor stores, and churches throughout my neighborhood in all major inner cities throughout the U.S.

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Many of the housing deliver during this timeframe has either been affordable housing that is 100% affordable housing subsidized by taxpayers dollars.

As a result, my community has practically been starved to death from receiving investment capital which has been prevalent in other communities of which result in a lack of commerce, employment, and a tax base.

The Bedford Group has designed an aesthetically appealing building and adhere to all of the planning commissions guidelines. I do want to make a note that the gentleman earlier today mentioned this Santa Rosalia project in bankruptcy. I'm very familiar with that project. In my opinion, it was the community's fault for that devastation as they didn't allow the developer to build what was originally planned for the property, which was 120 apartments and 64 sale condominium units. They didn't want the apartments, which would have been the first market-rate non-subsidized apartment built in the LA area in my generation. Their actions increased the cost and the elongated schedule which I pray we are not repeating that today.

We should applaud The Bedford Group for continuing to invest in our community.

While Beverly Hills and other areas of Los Angeles may have their developers like Caruso, we have Charles Quarles who knows what we need. He is born and he is raised in this community. For us not to

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support our neighbor and employer and the project sponsor is absolutely embarrassing in my opinion. Let me spend a moment to talk about the traffic study.

I also want to talk about all of the people who have said that there is going to be additional traffic that is added as a result of this project. What people are failing to realize including the traffic studies that I have seen is the advent of technology.

There are more self-driving vehicles that have been introduced as a matter of fact. The automotive industry is selling less cars today than they have in prior years. With the new Crenshaw line that is coming in will be another way in which people can get out of that area and just go down Stocker and get on the new Crenshaw line that is coming within the next year.

>> CHAIR SMITH: Excuse me. Sorry, ma'am. I apologize to interrupt. I want to make sure can we please keep our voices down while other people are speaking. It is important. We want to make sure everyone has a equal opportunity to talk and to address the commission and to share concerns so I ask that you please don't interrupt folks when they are up at the podium speaking to us. Thank you. Sorry.

>> Thank you so much.

So in conclusion what traffic studies fail to actually take into account is what is happening in the future. It only looks at today and the past. What traffic studies need to do is look into the future and the

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technology changes that are happening across the country if not the world. Therefore, I do request the commission to approve the project to make our community great again. Thank you.

>> CHAIR SMITH: Thank you.

>> AUDIENCE: [Booing].

>> I'm Sandra Neighpew. I live at 4829 South Ridge. Most of the comments of oppose and approve of the public has already stated my view. I am opposed to this project mainly because of the traffic but also because right now there is a gradual, so gradual but a gradual increase nevertheless in crime in our neighborhood, burglaries and robberies since the park corridors have been opened we have experienced that in our neighborhoods right now. I don't hear if there was any study as a result of crime increase because of the 88-unit building going up.

Also, I'm concerned that if the units are not sold and if they are sold, they will be subleased. I feel that in rental properties this is where you will start getting this increase of burglaries and robberies, so I am opposed to this project.

One thing, I've been in View Park for over 30 years I have lived there and owned my property there for over 30 years.

The last thing that we need is an increase in housing and people.

We need an increase in commercial development on Slauson. We need traffic control on -- what do you call, between Fairfax going on

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Stocker. So there is a lot of other problems that we have right now. I just think that having an 88-unit complex is going to exasperate the problem and I'm sorry I'm against it. I don't need it. I don't care who the developer is. I think he has picked the wrong property to build such a project.

>> AUDIENCE: [Applause].

>> CHAIR SMITH: Thank you.

>> Thank you.

>> Good afternoon.

>> CHAIR SMITH: Welcome.

>> My name is Volita Mercier. I am a -- I grew up and moved in 5216 Southridge Avenue in 1962. I live on West Boulevard and Angeles Vista. I have watched the community turn full circle since 1962.

I have two points. One is the intersection there on Stocker, Overhill, and La Brea that all come together and always have been very dangerous and I think adding more traffic to that intersection will be asking for me trouble.

On the other point I want to make, I attended Windsor Elementary School, which is -- would be if the project is approved right above it. It was always a joy for me when I could hit that ball over the fence and run around there and pick it up. What I'm saying is we have to kind of think about those children that go to Windsor Hill Elementary School, going to that gate and also looking down at the pool as kids will

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do or looking down at that particular property if it is approved to be built. That is something to take into consideration are the children at Windsor Elementary School and the last point I want to make I think it would be great if The Bedford Group would look into for our neighborhood which is changing at some market or some sort of other commercial things that is much needed in that neighborhood.

We don't have a nice Nordstrom Rack. We don't have a market other than small neighborhood markets so there are other things that is much needed no matter if the community changes to millennials or people my age who, you know, have become the "seniors" of the area. It doesn't matter.

Commercial stores, markets, other than 99 Cent Stores and Dollar Trees, which we get. That is needed for our community so thank you.

>> CHAIR SMITH: Thank you.

>> This is the last call for Janis Watson. Then the next four speakers are Walter Jones, Derrick Richardson, Gerard Smith, and Anita Barnett.

>> CHAIR SMITH: So if you -- if you heard your name called, feel free to come forward. Welcome.

>> Hello.

>> CHAIR SMITH: You can go ahead and begin.

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>> My name is Derrick Richardson. I live at 6102 South Citrus Avenue. Commissioners, thank you. First, I would just like to apologize to all of my elder neighbors for taking care of that community. I'm from the projects of Brooklyn, New York. When I came here, that is where I wanted to live because of the way that they kept it.

They are not -- we don't care. We want change. We understand change is going to happen. This project is like putting a square into a round hole. It doesn't fit. It doesn't fit.

You are talking about a historical neighborhood. House across the street from me is where Laurell Harding's filmed. You can research going up and down Citrus Avenue is where James Dean's movies were filmed. It doesn't fit. I think we can do something with it and work with The Bedford Group. I have challenges when he reached out to the neighbors on Anna Crest and say how can we make this work? I have challenges when I saw his video all I saw was me, my, and I.

I didn't see we and us. This community is not like that. I'm from the projects. Okay? When I came in that community I was used to jumping on the couches. You don't jump on the couches in View Park and Windsor Hills and I had to learn to understand that. So they will accept us. We want our young millennials to come in. We do. But you guys are highly intelligent. You know these are not going to go for 400,000 and 700,000. You know that. There is going to be a bidding war.

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You can't say he will just give to minorities because guess what? That is discrimination. Come on. The only thing I'm asking you is you can smell when something just is not right. Something is just not right. Our elder. Our elders here deserve a lot more because the reason why he is not building on 120 and Visenchu, no disrespect to 120 Visenchu. I will be there tomorrow. It is because of these individuals. They took care of that community. They want to work with him. We are not trying to be unfair. We are not unfair people but you just can't come and build that. That is not right. That is not right. Look at that? You go -- you have been down there that will be like the big white house on Slauson. It will become a landmark. I think our community is better than that. That is all I have to say. Thank you.

>> CHAIR SMITH: Thank you.

>> Good afternoon. My name is Gerard Smith. I too am from the east coast. I'm originally from New Jersey. I have been in View Park now for 14 years.

I understand that California is increasing by the month. I have watched the development of Silicon Beach take place and I have seen other developments. If you look downtown there is cranes everywhere. Everything is being developed which brings me to this point where change is inevitable. I do understand that we want to keep the integrity of View Park. That is why I moved there. I think it is a beautiful place for African Americans to reside. If you look throughout Los Angeles,

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there is not much territory where I can see a man who looks like me or a child who looks like my children. So for that, I applaud the project. I do understand that everybody has an opinion and they feel that their opinion is valid.

I too feel my opinion is valid just as The Bedford Group feels that their development is valid for this community.

I do understand that there has to be adjustments and change.

You know, things are changing around us.

We can either be apart of that change or we can sit back and watch it change before us.

So with that being said, without being rude to anyone, again, I appreciate your comments. I just say use ocular analysis and see what is going on around Los Angeles. This may give an opportunity for somebody that looks like us and I'm not being racist or anything but it is -- it is a good feel inside to know that I can look at this man who is a developer and wants to develop in a community that has affluent black people. Thank you.

>> CHAIR SMITH: Thank you.

>> This is the last call for Walter Jones and Anita Barnett. The next four speakers are Joyce Taylor, Joann Williams, Nina Turner, and Richard Price.

>> [Silence].

>> Good afternoon.

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>> CHAIR SMITH: Welcome. Thanks for sticking it out with us into the afternoon. You want to give your name for the record you can go ahead and begin.

>> Okay. My name is Anita Barnett. I currently live in the Bedford Promenade, which is a condominium, 102 units that was build by Mr. Quarles and I love it; however, I am in favor of the new project as it is a dream come true for me.

I understand how the people feel that say that they are going to lose their view but for me I'm going to get a view. That is -- that is -- I'm not saying that to be funny. I'm saying that to say that everyone has different dreams. Because my dream is a view, that doesn't make it any less sad for you to lose your dream house.

I notice that when most of the people came up they had lived in their homes 30 and 40 years, 50 years. That is a wonderful thing.

That was my experience when I moved to California from Brooklyn, New York. We purchased a house On 18th Street in West Boulevard and we lived there for 35 years. We were very happy there; however, the house was built in 1917 so my husband during the days that he was well, he was able to fix everything and keep the house going.

As a -- as in life, sh** happens. That is what happened to us.

My neighbor who had seven bedrooms opened her home to sober living and we didn't know at the time that sober living doesn't mean

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sober. However, my husband was very upset about the noise and what was going on next door, so after 35 years, we had to move.

We moved to leisure world. They call it Laguna Woods now. We lived there for ten years. After the death of my husband, I came back to California because I have four children and nine grandchildren in Los Angeles. I said it was no sense of them coming 50 miles to see me when I can get up and move.

I heard recently that if you don't move within five years you are a hoarder.

I have met the bill because I've been moving quite often, but I am so in favor of this project because I don't think that cars and traffic is a reason that we will not have progress. Before we moved to Laguna Woods, we went to Long Beach to try to purchase a place there. We were looking for a condominium. We had a lot of trouble in Long Beach. I will tell anybody, be happy that those units are going to be there because if you go to Long Beach and Beverly Hills they are not going to let you in.

That was our experience. It might not be your experience, but it was our experience.

And at any rate, the thing that I believe is that when you are in a home and you are raising children, that is what you need. When you retire and you have an empty nest, you might be looking for something else. Thank God for The Bedford Group that as we move on in life there is somewhere to go.

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I'm looking forward to a unit way up on the fifth floor so I can see the ocean.

I hope that you will wish me well. Thank you.

>> CHAIR SMITH: Thank you very much. Welcome.

>> Hello. My name is Joyce Taylor and I've been a resident of Windsor Hills for 49 years and I'm not a hoarder.

>> AUDIENCE: [Laughing].

>> I am here today to request the board of supervisors to negotiate the purchase of the parcel located at the intersection of Stocker, La Brea, and Overhill and preserve that parcel as permanent green space for the Windsor Hills View Park community.

As you know, three of the four corners are developed green park space already and developing the fourth corner as such would support the communities open space and walking paths that the county planners had earlier designed.

As residents, we know we can't afford -- can't control all of the redevelopment and growth that is forthcoming. We accept that; however, we strongly believe that the 961 residential units now planned for the Baldwin Hills/Crenshaw Plaza project will result in increased traffic congestion and air pollution and that the Board should take active steps to prevent further pollution.

Furthermore, the intersection located at Overhill, Stocker and La Brea is a far cry from being the safest to begin with.

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Residents like myself can always spot newcomers to this area as we watch them make illegal turns at the intersection and run red lights.

I believe the Board should step in and assist with striking the balance between the efforts to revitalize this community vs. Overwhelming it.

We support the Baldwin Hills Crenshaw Plaza project that can accommodate the additional housing units. We respectfully ask that you review this project as the vast majority of households in 90043 are overwhelmingly opposed to this project due to its negative impact on our community, traffic, and air quality. Thank you.

>> CHAIR SMITH: Thank you.

>> Thank you very much. Good morning -- good afternoon. Thank you so much for hosting so many of us. I was No. 70 or whatever and I said I will never get to speak but I am so thank you for taking so many of us and our comments.

I'm a long-time resident of View Park. I have lived there over 40 years. I like to say I started when I was a little one, but it -- the neighborhood has changed over the years. I do concur with many of the comments that have been made earlier about not supporting the project.

One gentleman said it was like trying to put a square in a round hole. I do agree with that. It is just out of place.

It may be a good project but not for that location.

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And I just think it just makes me -- my blood boil when I think about that project being -- being there so close to so many of our homes.

I don't think it would work.

I think I want to ask the commission to keep in mind the comments made by our president. He made some very important points and many of the other people who are in opposition of the project. I'm not saying it is not a good project. I just don't think it is a good project for that area, for that location. Thank you very much.

>> CHAIR SMITH: Thank you.

>> This is the last call for Nina Turner and Richard Price.

The next four speakers are Adrian Mayberry, Glenn Sato, Kenneth Williams, and Camille Ellison.

>> Good afternoon.

>> CHAIR SMITH: Welcome.

>> Honorable chairman, commissioners, and staff, I'm Nina Turner and I'm in full support of the project today. I am a current resident of one of the Bedford properties. I can honestly say that I am blessed to have been able to purchase a property when I purchased it about six to seven years ago.

I currently have former friends and associates that attended UCLA with me right now who are in a way jealous of the fact that I was able to acquire mine at that time because right now us professionals who are working every day, most of us in the legislative arena, you know, they

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are having to have roommates. They can't afford to live in the area or they are living in areas on the outskirts and are having to make the long commutes everyone day so it is kind unfair to this generation who is paying into the tax base to not have the opportunity for us to live in the level of luxury and comfort and security that this area provides.

So I would like to just implore the people who are here, enjoy the neighborhoods and we appreciate it. I understand the concerns about the parks. There is plenty of parks. There is Kenneth Hahn Park, that giant thing that is right across from the property. I understand the park port is I understand the traffic. The level of service for the traffic in the area, if it is not a drastic change from what we are currently having and if the studies prove that all of these proposed changes to the area are not going to be as impactful, I say let's do it. Let's allow the people to move into this area. Yes. There is a lot of improvements and changes that are happening in downtown Los Angeles. They are making provisions for it if the Board sees that this project does not change what is happening in that area why not? We have to make room for what the county is moving forward to promote which is housing for the people who have lived and ground here. My family home is in south Los Angeles. I personally don't want to live in the area that I grew up in. I prefer to live in the area that I have gone to school in and made my friends in and with. I am a single person so I'm not to the point where I want to acquire a home where I would need to have you know a yard, et cetera, so having a condominium

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in this area for someone like me I pay my property tax it's is not a big deal we get it done they take care of the grounds everything is beautiful. It is scenic and it is just a wonderful place to be and we are all comfortable there. We have seniors in our buildings we have young people in our buildings we have budding families coming through those buildings so I don't necessarily see it as a bad thing. They are saying that the type of renters that may potentially come into the area may cause crime. I don't agree with that. Crime is everywhere. There is homelessness that has not been addressed so therefore the crime is coming from the people who are looking to take from those who are not making room for them to be in that neighborhood or providing jobs in the area to address those economic issues so thank you for your time.

>> CHAIR SMITH: Thank you very much. Welcome.

>> Hi. Good afternoon. I'm Adrian Mayberry. I just have a few comments. Again, the traffic issue that we have all talked about. We haven't talked as much about the safety. There is a blind spot on Overhill I don't know if you are aware of that. There is -- I don't believe there will be adequate parking for all of the cars that will be there particularly when we are talking about focusing on a large degree to young people who tend to own cars and have guests and have parties. There is a parking lot at the little -- the Stocker/Overhill crossing or that was discussed before where all of the fruit trees are.

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I can envision people parking there and staggering across or back across trying to get after they have been at the party and you can't see them anyway. There is not lighting. There is no sidewalk on Overhill.

So I don't want to hit them. I may not know I have until they are down. Just saying.

>> AUDIENCE: [Laughing].

>> There is -- this has never been a first time home buyer community. That is not what the intention was.

I have three millennials. Two of them own homes. They don't own where we are. They don't start -- you don't start out where your parents end up. I think everybody -- that is pretty well known. I know when I was first looking for a house and my husband and I we were looking in Windsor Hills and View Park because that is where I grew up and he told me well you know is that your parents first home? No. We lived on Curson and then Genesee and then we moved to Anna Crest. He was like, well, why do you think you are supposed to start out where your parents ended up? I think that is a very valid point. I know there is an entitlement mentality in some of the younger people and sometimes we just have to recognize that you -- yes. They are working hard and they are working a lot of them harder than they ever anticipated because our economy is a lot more difficult but you can't expect people to just give you something because you want it. I don't know of any of us who have had that happen so that is all I have to say for now.

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>> CHAIR SMITH: Thank you. Welcome.

>> Hi. My name is Glenn Sato. I was born and raised in Santa Monica to a working class family of eight. It was back when dad could work and mom could stay home. That is what happened. I was real lucky that way. The neighborhood I grew up in is exactly like the neighborhood I live in right now. I love it because we look out for each other and we talk to each other and I really enjoy this community. They welcomed me. It was great.

So I worked really hard to buy this first home. I mean, it is my dream home. Basically, I got the super lucky.

So the challenge to buy your first home is always existed for every generation. So I don't like the lady said before me, it is impossible to buy where you dream of. You have to start small and work your way up.

My concerns are basically the following. I'm afraid that if you allow the height limit to be basically demolished everyone after will then build over height and you will have no recourse. I don't know how this works, but I don't want to open that door.

The next is digging next to the earthquake fault, if you drive on Overhill, there is a large crack. If you drive it goes all the way across the street and goes through Alisha's home and through the schoolyard. Four years ago it was repaired and now it is back to probably an eight-inch drop. It is smoothed out it is kind of smooth but you can catch

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air on it if you go fast enough. Invite you to drive that road and check it out. In four years it has shifted again. The next thing is about ingress and egress from the project by only allowing them to go this way there is going to be a tremendous amount of traffic on every side street that leads to Slauson and to La Brea and to Angeles Vista in ways this has helped but if you look on Thomas Guide. You can figure it out on a map which way you can get through, but my street Anna Crest has seen an increase in traffic and this -- the tenants of this place are going through and using our streets to shortcut through a home and make their way out.

Traffic is inevitable but I think that if we can build smart and have some great planning and build it without underground parking under the height limit, that would be very much appreciated.

>> CHAIR SMITH: Thank you.

>> Thank you.

>> This is the last call for Kenneth Williams and Camille Elision.

The next four speakers are Ryan Clinton, Irma Williams Bradley Naglia, and Otis Riley.

>> CHAIR SMITH: All right. If you heard your name called, you can come forward. You will have three minutes, but, again, recognizing our time constraints if you feel like what you want to say has been said you don't have to use your full three but of course you are welcome to. Welcome. You can have a seat up here in the front.

Thank you. Welcome.

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>> I am really grateful to get to this point in the day because I felt like you weren't going to call me at all.

I -- my name is Irma Williams Bradley I happen to have been in a community and I bought my house when my grandmother said why are you paying so much and I paid 142,000 for it. Here we are and at that time I was in my 30s. I'm not there any longer but I do live where I am totally going to be impacted by your -- your new project. I'm in banking and I'm always happy to help new home buyers get a new home. However, unless a project is if the CRA tracking for -- makes it CRA eligible it won't just be the low down payment of 3% or 5% because this project is sitting on a perfect spot to have a very great view.

Now, the project that is down on Santa Rosalia is fabulous because it is in a commercial area where it can handle that massive amount of ingress and egress. Five points cannot. My home is 4501 Val Dena Place. It is a cul-de-sac, but it borders Overhill. We currently now have -- my husband works at UCLA to leave at 6 o'clock in the morning to get to work in 20 minutes as opposed to leaving at 7:30 when he normally would and it takes him an hour and a half to get to work if he leaves at 7:30 just to get nine miles up the road.

To get from out of Overhill and Slauson, if you haven't driven there lately, just about everyone has because if you are coming off the 405 freeway or coming from the airport, you are going to cross five points because you don't want to stay on the 405. You want to cut through. I

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have seen every president come through there to make their way across Stocker to get their way to downtown LA. Every -- it is wonderful we have our traffic and new rails and what have you but people are still using their cars.

LA County as far as lighting, we are getting just down Slauson is a nightmare. Our community down the road in Ladera Heights is totally impacted by us just trying to get off the hill.

Trying to come home at 5 o'clock in the afternoon coming up La Cienega you cannot turn left on Stocker and La Cienega. The car left turn area is not even long enough to handle 50 cars that need to turn left.

We can't get in and you cannot get out. Here we are talking about an 88-unit. They are great and there is several nice condominiums right there in our area. Teranova is about 12 -- 22 -- maybe 18 units.

It is not 88 looking for a view.

I have helped a lot of folks get into that I helped a lot of people get into The Bedford Group area. It is CRA track and has a designation of low demod. This project to give us five or maybe ten units that will be designated won't get any provision of financing. They will just be designated with an exclusion. Okay? When you get ready to turn around and resell you have to sell it to someone who has like for like. There is a whole different thing.

My friends up here at Anna Crest that will be right behind this unit at 88, five story. Take it down to 22 units. It is a really aesthetically

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nice project. Their appraisal will be impacted by the value. As you all are homeowners I'm sure in this committee you know what \$25,000 can do to your value. Okay?

They will lose 25 to 50,000 just because they will abut a unit.

>> CHAIR SMITH: Sorry, ma'am.

>> Okay.

>> CHAIR SMITH: I hate to cut you off. We are passed your time.

>> Okay.

>> CHAIR SMITH: So if you just want to conclude real quick.

>> That's it.

>> CHAIR SMITH: That's it?

>> That's it.

>> CHAIR SMITH: All right. Thank you very much.

>> Thanks.

>> Last call for Ryan Clinton, Naglia, and Otis Riley.

And this is the final five speakers. Michael Alatori, Challot Thompson, Thomas Johnson, Oliver Boye, and Waracolt.

>> CHAIR SMITH: Okay. If you just heard your name called, feel free to make your way up to the front.

Welcome. Thanks for sticking around with us into the afternoon. If you want to state your name for the record you can go ahead and begin. Thank you.

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>> My name is Charlotte Thompson and there has been a lot of talk about the community and the price of the homes and people want to move in and they can't afford it.

I lived in View Park for three years. I didn't start out in View Park. I started out in an area I could afford.

I moved up to View Park.

That is just like anywhere else.

It is a special neighborhood. We take pride in our neighborhood.

And there are other communities. I might want to move in Bel-Air. If I can't afford it, I can't move there.

>> AUDIENCE: [Laughing].

>> The community does not change just because of your wants and needs.

It is not fair. It is also it is a community. We are not saying they are not to be any development but to not talk to the community that the development is going to reside in and come to some compromise is unreasonable. It is not fair. We all pay taxes and we take pride in our communities and we are not asking them to not put anything there but listen to the community and respect the community that it will reside in.

That is all I want to say. Thank you.

>> CHAIR SMITH: Thank you. Welcome.

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>> Mr. Chair and members of the commission my name is Naglia a longtime black south of LA activist who has lived in the Leimert Park area for the last 20 years, which is not too far from the proposed development. I'm in full support of the Bedford Project. I think it is very important that we realize there is a crisis in housing in our part of the city.

At the end of the day, that development that is proposed is something that my family is able to afford.

So for me, I think it is very important that black professionals have an opportunity to buy in our own communities. And I also want to speak for once for my last two minutes you know to black folks. My neighbors, my family, my community.

>> AUDIENCE: [Booing].

>> CHAIR SMITH: Excuse me. Excuse me. No. Please. We --

>> All right. If I can finish. I was respectful when everyone else spoke. I am just saying I'm speaking to my community.

>> CHAIR SMITH: Excuse me. Excuse me. Sorry. Sir, sir.

>> My wife is a veteran of armed forces.

>> Sir, just one moment I just wanted to please again we made it this far we are almost at 1 o'clock. Everyone who wanted to had an opportunity to speak. That is what this day is about is about bringing in and hearing voices so.

>> The comments should be to the commission not an exchange back and forth between the public.

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>> CHAIR SMITH: Absolutely so what I'm going to ask is two parts one, let's let everyone have a moment, an opportunity to speak like everyone else did so we can hear all sides of this, every perspective. Okay? I appreciate that. We can make sure we are hearing everybody's voices and concerns. At the same time I do have to address that you ask comments to the commission because that is what they --

>> Thank you Chair person. As I was saying is my wife is a 22-year veteran of U.S. armed forces who has risked her life all over the world you know fighting for our country from Iraq to Afghanistan. She had a VA loan a few months ago where she wanted to buy a house in Corona for like 550, four bedroom 2,500 square feet. We went and looked and almost bought it and at the last minute I had a change of heart and said no. I want to live in you know the Crenshaw, Leimert Park, Baldwin Hills area so we changed our mind not because we couldn't buy the house but because I love black people. I love Kwanzaa and the King Day Festival, and I wanted to make sure that we stayed in our community and didn't move away because in my opinion traffic is not the biggest danger in that part of the community. It is gentrification. To me, that is my opinion. I'm not racist but at the end of the day I want my daughter to continue to be in an African-American school where she can learn our culture and our values and have a chance to play with kids that look just like her so for me that is why I said I wanted to support this project because Mr. Quarles, we are not buddy buddies. I just met this man this

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morning. At the end of the day I know his work is respected in the community. He is an icon. Not only that is a successful business person and he is a philanthropist and a humanitarian. That is what I know him by.

I took off work today to come support this project because I know he does good work in the community. For me, I support this project 1,000%. Just as an African-American we can agree to disagree respectfully issues because at the end of the day I love black people. I love my people. That is why I stayed in Leimert Park area. In my closing I would ask this Commission to please vote yes on the Bedford Project. Thank you.

>> CHAIR SMITH: Thank you.

>> There is one person whose name I forgot to call which is Starlet Quarles.

>> CHAIR SMITH: Can you repeat the name. I'm not sure. Yeah. Thank you.

>> Starlet Quarles.

>> CHAIR SMITH: Welcome.

>> Thank you. Good morning commissioners. Good afternoon at this point.

Again, my name is Starlet Quarles and I'm marketing director for The Bedford Group and more importantly I have been a resident of the second Supervisorial District for over 35 years.

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I grew up in Ladera and attended parent elementary school and have been in the View Park community for over 20 years in the home my father built on Kenway Avenue. As you can see there is a generational divide when it comes to this development and to the development of this project.

As Deron mentioned earlier we have over 370 signed petitions of support with the majority of those being from individuals who could not make it today because they had to be at work. In fact, some of the supporters you have called that weren't able to speak had to go back to their 9 to 5. They are not retirees like many of those here in opposition.

One of the most disheartening things I've heard from some of the opposers from the united homeowners association is I don't deserve to live in this community and it is not my generations time to live in this community. Someone encouraged me to look outside of my neighborhood and told me to consider Culver City or Leimert Park until I could afford to move back into the View Park Windsor Hills community. Why when some of my peers are already here?

Well, with the developments that my father has already built in the Baldwin Hills area my generation has been able to afford to move back into the communities to which we were raised. Our primary buyers have been single minority professional women like myself with some of our home buyers already earning over \$200,000 in equity from their property.

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For over the past 15 years we have been providing first-time home buyer opportunities for young professionals as well as for couples and empty nesters who wanted to downsize and remain in the area because the care of their home was just too much.

This is true for this development, The View. I support the project not only because I believe in it but because I plan to purchase one for myself because I do deserve to move back to purchase in the community in which I was raised despite the opposition.

While this is a single-family community, I do have to note there are condominiums in other upscale communities like Baldwin Hills -- I mean Beverly Hills and Century City. I support open space.

There are already two adjacent parks adjacent. There are already two parks adjacent to the site. I am also a board member of the Baldwin Hills conservancy where I have been for the past five years. In fact, the Quinby funds from our Teranova project contributed greatly to the redevelopment of the Norman O. Houston Park. In terms of outreach, we have hosted several meetings over the past year and have changed several aspects of the project. We even knocked on the doors to have a gun drawn on us by a homeowner on Anna Crest and we attempted to talk to him about the project. We also attempted to meet with the six homeowners along Anna Crest but were only invited by the elderly gentleman whose letter was read earlier today.

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The others would not speak to us. Lastly in terms of traffic, the majority of the current increase comes from the development of the Metro line along Crenshaw as well as the traffic of the mall and the development of the mall. As our traffic consultant will share our project will have minimal impact on the existing traffic flow. Thank you for your time and attention.

>> CHAIR SMITH: Thank you very much.

>> That concludes our speakers.

>> CHAIR SMITH: Thank you. Thank you all for staying with us and for sharing your thoughts and perspectives and passions. Its -- it was a long day. I appreciate everyone sticking it out. At this point we want invite the applicant back up. We have a ten minute period if you want to use it to respond or to address any of the concerns that you heard this morning.

>> [Silence].

>> CHAIR SMITH: Thank you. Welcome. If you could be sure to state your names again for the record that would be great.

>> My name is Michael Luna. I'm the architect for the project of Michael Luna and associates architects. I'm here with Miss Claire Yager of Lynne Scott Law and Greenspan. She is the traffic consultant for this project. First of all, thank you very much. I can't tell what you an honor it is for me to do work in this community. I'm originally from Los Angeles, born and raised. I know the various communities well.

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I would like to also add that I'm here with Richard Price the landscape architect for the project and also here with Caleb Rios of Toll Engineering. He can speak to sewer impacts water availability and things like that and site drainage as well.

With regard to the geological aspects of this project and specifically there has been comments to night about fracking. Unfortunately, our geologist couldn't be here today. With my limited knowledge, I would like to indeed respond to some of those concerns.

With regard to fracking and the adjacent fault and perhaps they are somewhat interrelated I would stress that in order to construct a project in the County of Los Angeles or anywhere in the state of California once receiving approvals we have to go through a very rigorous plan shake process geo technically engineering wise and foundation and so forth. Much of that has already been completed in our preliminary view of this process.

Indeed we are not constructing right on top of a fault. It is more than 50 away, 50 feet away from the closest edge of our building.

So any and all of this will be safeguarded through construction means and methods that will meet the California building code.

With regard to our design of our project and if I may real quick.

>> [Silence].

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>> I'm not sure if you all had the opportunity to see the current aesthetics of the exterior of the projects so I just want to make sure you have that in front of you but also with regard to the project design. We worked very hard to push this project well back north as far away as we could from the residential aspect of our neighbor.

Indeed with regard to our neighbors my gosh realistically if we built a one or two-story building or even if a commercial building was constructed their views to the north would be blocked however we were very careful on this project to make sure we maintained sideways views towards the west and towards the east. Those Vista corridors will still just be there in terms of those directions but any other development on this property will block views, any available views tot north.

With regard to the question that was raised about traffic generation. I just do want to add with regard to traffic indeed if this was a commercial use, the traffic trip generations that a commercial use would pose on the neighborhood far exceeds residential densities and residential uses.

Quite honestly, it is in terms of traffic impacts it is one of the least impactful uses that can be proposed for this property.

Transitional uses, there needs to be between typically in any model planning code uses such as multifamily development between commercial development and single-family residents. That is a standard practice. I think multi-development is indeed very appropriate. We were

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very careful when we did this project you can see we turned the building at different axes and face them away if I may just point real quick.

>> CHAIR SMITH: Yeah. If we could ask you to use a pointer because we are creating a transcript. As much as you can speak into the microphone, the better. Thanks.

>> There is one. Yeah. So on -- on this side here, we turn this view sideways and on this side we turned it sideways facing the view and not towards the residential neighborhood.

This definitely helped to provide more privacy. We have a very significant row of landscaping between the residential use in this project.

With regard to height, there is a question as to how to measure height. Of course when you look at a set of plans they are flat and two dimensional. You think oh, my gosh this looks very high on the La Brea side. Indeed we worked hard to conform to the hillside development standards and staff has confirmed we met the objectives of those standards and so we did that by achieving very serious stair-stepping of that exterior elevation along the -- excuse me. The La Brea elevation.

So although on plan and just two-dimensionally, you can measure vertically and see a larger number but the real reality is that because the building steps backs so much as kind of like a wedding cake,

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it steps back the perceived height of the building will not really be able to be fully perceived from La Brea.

So what you will see are just the lower levels of the building along the La Brea side. Quite honestly there are really no other Vista views that look towards that La Brea elevation.

With that I think I will turn over the remainder of my time and of course our team is available to answer any questions but Claire Yager can I think address some of the traffic issues that were discussed.

>> CHAIR SMITH: Excellent. Thank you.

>> Good afternoon. As Mr. Luna mentioned I'm Claire Yager. I'm a registered civil engineer with the State of California. Sorry. Registered traffic engineer. It is a branch of civil engineering. I have been in practice for about 30 years in the greater Los Angeles area and I'm a principal with LLG Engineers. Our firm prepared a very detailed traffic impact study prior to formal clearance from Department of Public Works traffic and lighting division. We complied with all city requirements in the traffic analysis looking at seven offset intersections as well as taking a very, very detailed look at site access and circulation.

This afternoon you heard many comments and many concerns about safety.

We as transportation planning professionals of course share those same concerns.

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I have given to staff a copy of a graphic that shows proposed restriping and proposed roadway widening on Overhill Drive.

We carefully reviewed speeds by conducting detailed radar speeds surveys of current traffic conditions along Overhill Drive.

We looked at intersection site distance and those requirements, which very quickly is to ensure that a motorist exiting the site has an adequate clear line of site to safely make their turning maneuver on to what Overhill is classified as a major class II highway per county standards. We also looked at stopping site distance ensures that a motorist will have sufficient distance if they need to decelerate. The graphic you have before you shows what has been referred to as a two-way left turn lane. Think of it as a safe refuge area. If you are very familiar with Overhill, it is two lanes northbound, two lanes southbound and even though it is posted 35 miles per hour, the 85th percentile speeds are higher than that, roughly 40 to 42.

What this does for northbound left turns into the project site is it affords that refuge area for a motorist to pull out of the No. 1 through lane and have a long enough distance to decelerate and not cause congestion and queuing. At the same token this refuge area in the middle of Overhill also affords anyone making a left turn out of the project site to not have to wait for a gap in both directions. They can make the left turn into the refuge area and wait for a clearance in northbound.

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Last but not least, our analysis does show very congested conditions. It is similar to a grade in school. You are probably very familiar with levels of service. A is free flow, no congestion and then it degrades to B, C, D, and F. There is no doubt there is some locations that are currently and forecast operate levels of service E and F in the future.

There is very specific criteria when we as a traffic engineer have to report a significant impact.

Based on County's threshold, this project did not exceed those thresholds. There is roadway widening. There will also be roadway restriping along the frontage.

The civil plans also are showing construction of a six-foot sidewalk along the project frontage. I know pedestrian circulation was also a comment raised by the public in addition to a ten foot parkway the applicant has committed ensure those improvements are construction so as to result in a safe and efficient circulation system.

>> And I -- just on the remainder of our time, I just want to add that indeed I think we all know and are aware there is indeed a shortage of housing in the greater Los Angeles area. This project is trying to help address that need.

>> CHAIR SMITH: Thank you. I wanted to follow up really quickly on the two-way left turn. It is something we heard a fair amount about today and concerns.

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Specifically the two-way left turn but in response to broader concerns about traffic and ingress and egress.

I just want to confirm that there was -- that the stripe -- the two-way left turn on Overhill and the striping, that is currently proposed to be a condition. If this project is approved that would be a condition that the developer would have to comply with is that correct?

>> That's correct.

>> CHAIR SMITH: Okay. So there was some confusion about whether that made it into the conditions. Now, there was also some questions and concerns about timing and enforcement of the compliance with that condition which I think are always really important questions. It is one thing to put a condition on paper and another thing to actually see it come to fruition. So do we know if this project was approved and that condition was part of the conditions and approval, what would the timing be to do that striping for the two-way left turn and what is the County's mechanism to make sure that, that actually happens.

>> MR. JONES: Sure. That condition is in the Department of Public Works road section. You would be better served to hear from Andy.

>> All these improvements would be required to be constructed before the applicant receives their certificate of occupancy. The applicant would also be required to post a security performance bonds to guarantee those improvements.

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>> CHAIR SMITH: The striping just to confirm the striping the two-way left turn striping would have to occur before the first certificate of occupancy in the building.

>> Correct.

>> CHAIR SMITH: Okay. Thank you for that clarification. Do we have any questions? We will move to questions generally now. Commissioner Louie?

>> VICE-CHAIR LOUIE: Thank you. Thank you. The seismic requirements, those will be complied with, I'm sure.

As to the subsidence, potential subsidence due to fracking, you will come before the County again at the time to review specifics as far as if there is subsidence and how it will be designed and dealt with.

>> CHAIR SMITH: Commissioner Louie, I hate to interrupt. We are having a hard time catching your voice on the mic so.

>> VICE-CHAIR LOUIE: I beg your pardon.

>> CHAIR SMITH: Thank you.

>> VICE-CHAIR LOUIE: So my question is: You are aware that you are going to come before the County again when the issue of specifically possible subsidence due to fracking or whatever reason there is subsidence that you will come before and will be required to seek approval.

>> Absolutely, yes.

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>> VICE-CHAIR LOUIE: Okay. And from an engineering standpoint, how -- how does one deal with subsidence? Are there design engineering step that's you can take? Are you guys at this point tied into the bedrock? What -- how are you going to comply?

>> Indeed, the foundations for the projects will be rested upon what is called competent soil. It is not always bedrock but it is called competent soil. The building like this indeed meet and rest on not sand indeed some very solid foundations and soils to support those loads.

I would point out additionally just in the preliminary research I have done on fracking is that not only is subsidence a potential issue but it has been shown to cause some tremors. There have been examples of that in Oklahoma but the tremors that are generated from fracking has been shown to be far less than a potential California, Southern California earthquake, which I know I have experienced here in the past in Southern California.

So today's codes that we have to adhere to strictly and the County will be sure that we do

It has us design for a much greater load, a potential serious California earthquake which is much more significant than a small tremor associated with fracking

>> VICE-CHAIR LOUIE: So over the last seven or eight decades there has been an evolution of the seismic codes. Would it be safe to say

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being in this building assuming it is built would be the safest place to be in the advent of an earthquake, in the event of an earthquake.

>> Well, we have to design for this site like any other project. We have to take each site individually and we have to look very closely at the results of the testing that has already been done out there and the recommendations by the geologist who specifically recommend the types of foundations that will be used and all of which, again, a California building code is the best model code in the world as far as I'm concerned. The requirements will ensure a very, very high level of safety.

>> VICE-CHAIR LOUIE: How far down is the bedrock.

>> I'm sorry. Well, I take that back. Actually, I think I know it not to be very deep at all. Again, not being the geologist of this project I'm going from memory. It is not very deep at all. Unfortunately, when we do dig down our two to three levels of subterranean, we are -- what I do know about the geology report is that once we are digging down to achieve our parking levels, we will have removed any bad soil and we will then be in competent soil at the base of the building at that point.

>> VICE-CHAIR LOUIE: As -- as the project butts up against the six hopes the renderings that we saw really looks at a massing that is simply a wall. Will there be stepbacks there and landscaping to soften that.

>> I'm sorry. I didn't hear the first part of your statement.

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>> VICE-CHAIR LOUIE: In looking at the renderings that were represented to us where the six homes butt up against the project, what was presented was simply basically a massing showing a wall.

>> Yes.

>> VICE-CHAIR LOUIE: Will there be buffering? Will there be setbacks on that side as well.

>> Yes. We have some setbacks and also have a compatible one story cabana pool structure on that side to help soften the transition between our building and that building but indeed we have the upper level step back significantly on the upper level on that side. And in the middle courtyard, we took our -- in the very middle of the project, we took the facade way inward and created a court in the middle part of the project which is very, very significantly set back.

>> VICE-CHAIR LOUIE: And to repeat if the property was to develop with a commercial development by right and respecting the 35-foot limit, the six homes that are blocked would still be blocked with a 35-foot structure?

>> Without question. If there is a one story house built next to a one-story home along that north side of the property, that new one story home would block the one story home. If it were a two story home, it would certainly block.

>> VICE-CHAIR LOUIE: Okay. There was a discussion about 5% vs. 10% or I believe either 120 or 140% income level.

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Is that something that has been agreed to? Is that satisfactory and is that acceptable to you?

>> I haven't gotten to refer to my client to see where he is at with that proposal.

>> VICE-CHAIR LOUIE: Okay. Mr. Quarles.

>> Yes.

>> VICE-CHAIR LOUIE: Welcome.

>> Thank you. Initially there was no requirement for affordable housing at all and we voluntarily decided we would propose 5%. The County indicated they would like to see 10%. We haven't agreed to that just yet.

>> VICE-CHAIR LOUIE: Okay. In terms of community benefit, there -- there is local hire that is acceptable to you.

>> Yes. We volunteered to do 20% local hire.

>> VICE-CHAIR LOUIE: Okay and 5% maybe affordable or moderate income might be a better description.

>> I'm sorry. I didn't hear it.

>> VICE-CHAIR LOUIE: You referred to it as affordable housing. It might be better classified as moderate income levels.

>> Yeah. I would say yes. We are forced housing primarily, yes.

>> Tina with the general plan development housing section to clarify under both hut and HCD calculation moderate. It is considered 120% AMI.

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>> VICE-CHAIR LOUIE: Okay.

>> Not 140% AMI.

>> VICE-CHAIR LOUIE: Okay.

>> So anything above 120%, the County does not monitor.

>> VICE-CHAIR LOUIE: Okay. Thank you very much. Mr. Quarles, do you own the property? Does your company own the property?

>> We have an investor.

>> VICE-CHAIR LOUIE: Okay.

>> We have owned the property for ten years.

>> VICE-CHAIR LOUIE: Okay. And the development strategy, do you typically hold the property or sell the property once it has been -- well, I guess with the condominiums there is no sale but you will maintain the management of the property.

>> Typically homeowners association is brought in.

>> Yes.

>> Yes.

>> VICE-CHAIR LOUIE: Okay. Thank you.

>> Sure.

>> COMMISSIONER MOON: There was a question raised about the sewage being 88 years. Can you address that, the sewer lines.

>> Well, the sewer is -- we are taking the sewer from the commercial partial and tying it into the County sewer going down La Brea. We shouldn't be impacting sewer lines that are coming from the

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neighborhood. We are tying into the commercial sewer from the commercial parcel that is just north of us and tying into that line and going directly down La Brea.

>> COMMISSIONER MOON: Okay.

>> CHAIR SMITH: I would like to just confirm one thing on the affordable housing angle. That is just to confirm the mechanics so if I understand correctly staff is recommending a 10% set aside. There has been some confusion about you know is it moderate income is it workforce? I think we are calling workforce 140% of varian median income, but I'm hearing that and this is my understanding as well that when we actually the mechanics of this would sort of be like a covenant and typically we are referring to state law and housing community to HCD affordability levels, which are -- go up to 120% AMI. So if it -- just to confirm if the affordability is a piece of this and a 10% piece of affordable housing we would have covenants on those units that would cap the sale price at prices that are affordable to households making 120% of varian median income.

>> Since we don't monitor County doesn't monitor up beyond moderate it is middle income. We would just ask for a site plan to delineate which lots or excuse me which units.

>> CHAIR SMITH: Right.

>> MR. JONES: Would be deemed for middle income. I believe Jill has something to add.

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>> Yeah. I think what you are talking about and what I think the housing authority I heard would be recommending if it will be affordable housing it has to be 120%.

>> CHAIR SMITH: 120%.

>> And then you are actually part of a monitoring program. There needs to be conditions which I don't believe are.

>> CHAIR SMITH: Up yet.

>> Are in there right now.

>> CHAIR SMITH: And along those lines something if we are talking about units that are set aside at a particular price point but we are talking about condos or for sale units so there becomes the question when the initial occupant then wants to sell we have different programs where we can do equity re-share where the county captures some of that to go back into affordable housing but the initial occupant is also able to capture some of the equity they build is that would you imagine that is how this would play out.

>> That is correct.

>> CHAIR SMITH: Okay.

>> That is under the state density bonus law and mechanism is through the housing permit.

>> CHAIR SMITH: Right.

>> CDC will have to agree with the language in the covenant agreement and CDC is in charge of monitoring the units.

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>> CHAIR SMITH: Right.

>> And just for the initial buyer and the equity sharing you pointed out is also correct.

>> CHAIR SMITH: Okay. Thank you for that. Commissioner Shell do we have any questions? Not at this point. I don't have any other questions for the applicant. I don't know if seeing no further questions of commissioners. So thank you very much.

>> You're welcome.

>> Thank you very much.

>> CHAIR SMITH: I would like to open it up for commission discussion at this point which we sort of have begun but we can continue.

>> [Silence].

>> VICE-CHAIR LOUIE: I have been involved in real estate and development in the downtown area for the last 30 years. I have watched the evolution of the slide side and the demand side.

30 years ago there was nothing. Frankly, there were properties that we could not give away. There were vacancies that we could not fill.

Many of you may remember the Unical Station at Olympic and Figueroa right up alongside the building that had a big 76 wall.

That property was available for \$60 a square foot. We couldn't find a buyer for it.

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Today, the property across the street sold for \$800 a square foot. There is an evolution and a cycle to real estate.

Changes occur.

And when I look back at my roots, they -- they go back to Crenshaw and Colosseum. My family moved there in 1950. We were there to take some of the wood that they used to build the Crenshaw shopping center and holiday bowling alley and o-Connor Lincoln America curie. We remember when there was a Ralphs market, a Vons market, and a Luckys market. We have a little bit of history there. We remember when the National Guard came in and I remember throwing rocks into the Baldwin Reservoir about a month before it broke.

The families that we grew up with, the Becks, the Bowers, the Houstons.

They are all older now. I suspect that for many of you, I may have dated your grandmother or something. So we go back To 39th Street School, Dublin Avenue School, and Tom Bradley all the same place. O'Bon and Dorothy High School. And growing up in the Crenshaw Colosseum area, we always looked at View Park, Windsor Hills, Ladera Heights as being where the rich folks lived. Sometimes it didn't smell good up there but it was a place we aspired to. When I got married and I wanted to move to that location and the spouse-to-be suggested that we moved to where her family was we compromised and moved where her family was.

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>> AUDIENCE: [Laughing].

>> VICE-CHAIR LOUIE: So I have -- I have very fond memories of the community and I respect and recognize that there is an evolution that occurs and changes do occur. I appreciate very much the participation of this community to come forward and express your thoughts. There was some elected official that had a vision for empowerment.

I think this is maybe the best demonstration of that to come forward and share with us your thoughts and your vision.

Based on my position at the Regional Planning Commission, looking at the request for a Conditional Use Permit for waiver of the height limit, the setbacks, recognizing that the seismic issues, the fracking, I believe are being addressed and that they will be taken care of that there is an adequate and appropriate study of the traffic and looking at the need for housing at a moderate income level, you know, I am supportive of the project as proposed.

I think we need to resolve the issue of 5% vs. 10%. If there is no resolution, Mr. Jones, if there is not an ability to reconcile that, I'm comfortable with the community benefit at 5%, so if there are no other comments.

>> CHAIR SMITH: Just to clarify, so are you proposing the 5% or are we talking -- are we opening up a conversation for 5 vs. 10.

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>> VICE-CHAIR LOUIE: I would ask Mr. Jones has there been any further discussion 5% vs. 10%? Have you -- would you still approve the project at 5%? Would your staff report still propose?

>> Current staff report has posted 5% [Indiscernible] that is up to him [Indiscernible].

>> CHAIR SMITH: Yeah. I wasn't clear what the Staff recommendation was because I saw conditions and findings, one of which said 5% and one of which said 10% so.

>> MR. JONES: With this morning's information we did clarify we are recommending 10% at the applicant's level of middle at 140 but to monitor we have to bring it down to 120%. It is up to the Commission, obviously. We would work with 5% at 120 to have the housing permit and monitor.

>> VICE-CHAIR LOUIE: So at 120, 5%, the Staff report would still be moving to approve.

>> Right. We would have to clarify that condition assuming that is what you proposed. We would also need CDC and the housing authorities feedback ensure we have the proper language in there for monitoring.

>> VICE-CHAIR LOUIE: So beyond modifying the Staff report to reflect that is there anything we have to do timewise? Can we move forward with this motion today.

>> Yes. As long as we have sufficient clarity that it would be 5% of 120AMI with directions to enter into an affordable housing program

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with the housing authority because that does have certain monitoring fees.

>> VICE-CHAIR LOUIE: All right. With all that being said I move that the Regional Planning Commission close the public hearing and adopt the mitigated negative declaration and adopt -- whoa! The mitigation monitoring and reporting program for the project pursuant to state and local CEQA guidelines.

>> Second.

>> CHAIR SMITH: We have a motion.

>> Second.

>> CHAIR SMITH: And a second. All in favor.

>> I.

>> CHAIR SMITH: I. All opposed.

>> Opposed.

>> CHAIR SMITH: One opposed.

>> VICE-CHAIR LOUIE: Further, I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 073082 and Conditional Use Permit No. 201500052 subject to the attached findings and conditions with clarification that we are looking at 120%, 5%, and with the acceptance and approval of.

>> [Indiscernible].

>> VICE-CHAIR LOUIE: And affordable housing program.

>> Second.

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>> CHAIR SMITH: We have a motion and a second. All in favor.

>> I.

>> CHAIR SMITH: I. All opposed.

>> Neigh.

>> CHAIR SMITH: The motion has three votes in favor, one opposed and the motion carries so thank you all.

>> Yes. This action may be appealed to the board of supervisors and the last date to file such an appeal is August 14th.

>> CHAIR SMITH: Thank you all again for your time and your patience and for being here with us and expressing all of your visions and concerns. We have a couple more items to get through so if folks can make their way out as quietly as possible. We need to get through a couple more items on our agenda so thank you all for your understanding and patience.

Thank you all. All right. We have just a couple more items to get through here, folks. We will move on to Item No. 7 on our agenda it is public comment. Do we have any public comment cards. No speakers. Call for review I'm seeing none. Any additional reports I'm also seeing none. With that, we are adjourned to 9 a.m. Wednesday, August 9, 2017. Thank you all.

[Meeting adjourns at 1:28 p.m.]