

Attachment 2

Public Comment Letters

Andre Sahakian

From: Ryan Gohlich
Sent: Monday, August 11, 2014 3:47 PM
To: Andre Sahakian
Subject: FW: Administrative Modification for 9876 Wilshire Boulevard

From: Nazila Yadegar [mailto:nyadegar@gmail.com]
Sent: Monday, August 11, 2014 3:41 PM
To: Ryan Gohlich
Subject: Administrative Modification for 9876 Wilshire Boulevard

Dear Mr. Gohlich,

This letter is regarding the Modification request for 9876 Wilshire Blvd (Beverly Hilton/Waldorf Astoria Project).

Thank you, Mr. Gohlich for taking the time to speak to me on Aug 8th, answer my questions and address my concerns in depth. The following is to reiterate our conversation, addressing the questions and concerns that I discussed at length with you.

As you know, the entire community did not welcome this project warmly, and it does not surprise me that requests for changes are being made at this time. In fact, this project was vehemently objected to by half the community if not more for several reasons including but not limited to height issues and variances in codes and zoning, over crowding of buildings and structures on the property, buildings overlooking into neighboring residences and El Rodeo School, and traffic increase and congestion due to influx of cars into and out of the property buildings. One of my main objections with the initial project was that matters were handled surreptitiously. I believe that the community would have been more welcoming had owners/developers not been so manipulative. Personally, I want matters to be conducted fairly.

You have indicated that the proposed changes made by the developers is considered Tier Two changes, and therefore, will likely be determined by head of Community Development. I believe a matter that literally divided the city should not be decided by one individual.

Firstly, I have several concerns regarding the request for an additional 2408 sq. ft. of outdoor dining space. We did discuss where the dining space would be, and that previously/originally this was to be green space. You are suggesting the view from the street will not differ, however, not having seen the plans and the exact changes requested, I am not confident in this answer. The project was promoted and sold to residents as having plenty of green space and being a beautiful gateway into Beverly Hills. So, basically now there is less green space on this property. How will this affect the view from the street? It seems that in order to win the public's opinion, the developers proposed more green space than that which they actually intend to build.

This extra dining space will also add to the traffic and congestion in an already highly busy intersection. While I am not inherently opposed to the idea of outdoor seating, I am if it means that it will increase the number of people and therefore the traffic to and from these buildings. I doubt only residents or hotel guests will be allowed to dine in this area. This means that outsiders will frequent this area, morning day and night, as well. When asked, you answered that the developers have added additional parking underground. So are they going to build an additional level underground? How many extra spaces? Please confirm.

Traffic and congestion affects not only those who reside or do business near this frenetic intersection, but those who commute through it. I believe only those who are in a 100 ft radius of this project have been notified of these changes with the letter I received. Thousands of people besides those notified will be affected by the increased traffic and congestion. Reaching out within a 100 ft radius is insufficient. Others, especially those who attend El Rodeo, should be alerted and have ample time to reply. You have indicated that the developers have already done a recent traffic study to account for the additional dining space and that their report concludes there will be no effect on traffic. I find this incredible. All these buildings and no traffic changes? What about the safety of children? As you know, there have already been several deadly accidents in this area.

Also, in order to prevent restaurant/hotel guests from parking on the residential side streets, you have made those immediate streets NO PARKING AT ANYTIME. As a homeowner in this area, I understood this condition when I purchased the home back in 1993. However, I am both outraged and insulted that the developers can continue to add however much square footage and height to over look into my property, and then I have to obtain special permits and permission whenever I want to have even a few guests. That's unfair. In fact, one of the last times I requested a permit, because I requested a high number according to the city's standards city denied my request. Apparently, 30 parking spots is too many. Now I am to accept that The Hilton or Waldorf Astoria can simply *add* parking spots? My guests have to park on the side streets if it's a last minute meeting or event at my house and I do not have enough time to obtain a permit, but the property owners here can just easily add parking spaces and dining space? How convenient for them.

Regarding the additional height the developers are requesting: I oppose to this as well. The developers have already secured a zone change, allowing them to build from 45 ft to 136 ft. Now they want to build to 140 ft? And this does not account for the electrical and mechanical structures which reach a height of 162 ft. So from the street, one can see a height of 162 ft. What kind of privacy am I guaranteed as a homeowner? No matter how many hedges or trees I plant, there is no privacy. When I purchased my home, that property was zoned for 45 ft. That is what I bought into. That was what it was zoned for. I expect privacy.

I feel that the changes proposed will benefit the developers, but be detrimental to me as a homeowner and resident of this city. My property value may decrease due to lack of privacy with buildings towering over my street, and increased traffic and congestion.

Thank you for taking the time to read my letter. I know that if others were aware that such changes are proposed, they too would be voicing their concerns. Unfortunately, many are not aware even though this is a gateway into our treasured city, and many commute through this intersection daily.

Please contact me should you have any questions.

Sincerely,

Nazila Yadegar

Naz Yadegar

310.365.1640

nyadegar@gmail.com

Andre Sahakian

From: Ryan Gohlich
Sent: Monday, August 11, 2014 4:31 PM
To: Andre Sahakian
Subject: FW: Changes to Hilton.Waldorf Austeria project

From: mona@american-impex.com [<mailto:mona@american-impex.com>]
Sent: Monday, August 11, 2014 3:59 PM
To: Ryan Gohlich
Cc: mona@american-impex.com
Subject: Changes to Hilton.Waldorf Austeria project

Dear Ryan

I was just advised of a letter sent to few of residents within 100 feet of this project suggesting some minor changes.

As you are well aware this project was vehemently opposed by residents and in fact Beverly Hills residents with no financial support but rather as grass root group challenged the owner/developer . Although we lost the votes with few votes short of what they had accumulated , our message was clear that residents did not approve of such huge project and over size buildings in this area.

As we are all aware this is a major and very busy intersection and we have already witnessed to many accidents at the corner of Whittier and Wilshire . While we can not control the flow of all vehicles driving through this intersection , we as residents and you as our representatives should not facilitate more commute and add to the traffic . The problems will be that all cars will start taking side streets and will cause traffic in the flats of the city.

As residents we are totally against any deviation from what the developers originally were granted.

When would they stop asking for changes , they still have other phases coming up .

We hope the city considers the residents wishes .

Please call me if you need to talk to me , as I am trying now to get this to you showing my Opposition to any changes in the Hilton project. .

Mona Pouratian
310-490-7555

Andre Sahakian

From: Ryan Gohlich
Sent: Friday, August 08, 2014 2:31 PM
To: Andre Sahakian
Subject: FW: Comments on proposed Administrative Modifications to Beverly Hilton project (9876 Wilshire Boulevard (Waldorf Astoria))
Attachments: Beverly Hilton modifications 8214.doc

-----Original Message-----

From: Daniel Fink [<mailto:djfink01@aol.com>]
Sent: Saturday, August 02, 2014 9:06 AM
To: Ryan Gohlich
Cc: 11-Lili Bosse; Lili Bosse; Victoria Talbot
Subject: Comments on proposed Administrative Modifications to Beverly Hilton project (9876 Wilshire Boulevard (Waldorf Astoria))

Mr. Gohlich:

Enclosed is a letter commenting on the proposed Administrative Modifications to the Beverly Hilton project.

I am also sending a copy to you in the mail.

Daniel Fink
607 Walden Drive
Beverly Hills CA 90210

Daniel J. Fink, M.D.
607 Walden Drive
Beverly Hills, CA 90210
cell 310.266.6991 djfink01@aol.com

August 2, 2014

Ryan Gohlich, Senior Planner
City of Beverly Hills
455 North Rexford
Beverly Hills CA 90210

Re: Proposed Administrative Modification to previously approved Beverly Hilton Specific Plan, 9876 Wilshire Boulevard (Waldorf Astoria)

Dear Mr. Gohlich:

I am writing to express my opposition to several of the proposed changes to the Waldorf Astoria hotel phase, as described in your Notice of July 31, 2014. As I already have expressed in public comments at a recent Architectural Commission meeting, this proposed project is already too big, too high, and too dense for the heavily congested intersection of Wilshire Boulevard and Santa Monica Boulevard. This key intersection is already at gridlocked condition at most hours of the day and night, requiring drivers to sit through multiple light changes to drive past the Beverly Hilton. The nearby intersection of Wilshire Boulevard and Whittier Drive, just west of the Beverly Hilton property, is also equally severely impacted.

I oppose addition of a 2,408 square foot outdoor dining area unless there is a corresponding reduction in floor area elsewhere. Another bullet point further down the list says that there will be no net increase in floor area from that approved in the Specific Plan. I don't see how it is possible to add space without removing space elsewhere to maintain the same floor area which was been approved. I may be missing something, so please explain how the addition of 2,408 square feet will not lead to an increase in floor area? It doesn't make any difference if the floor area is inside or outside the building, does it?

There should be no increase in height of this already too-tall building. The current height of the building should be maintained. The developer can excavate four feet down if a need to raise ceiling heights is perceived, to maintain the existing height limit.

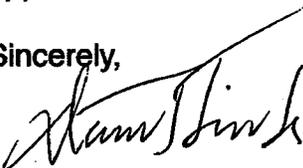
The public needs to see details of the proposed off-site right-of-way improvements along Wilshire Boulevard and Santa Monica Boulevard. Will these proposed improvements impede traffic flow including emergency vehicle access, like the "City gateway" improvements on Wilshire Boulevard? Will these benefit the citizens of

Beverly Hills, or merely Beny Alagem, his investment partners, and the platinum-level patrons of the proposed Waldorf Astoria hotel?

As I stated in my public comments at the Architectural Commission meeting, I moved back to Beverly Hills in 2009 so I was not living in the City when this project was being discussed and am not familiar with the details of this project and how it obtained its marginally slim voter approval. Were traffic studies done to measure the impact of this project on Wilshire Boulevard and Santa Monica Boulevard? Were traffic studies done to measure the cumulative impact of this project along with the other virtually simultaneous projects mentioned below? If these studies were done, where would I find them? I would like the opportunity to review them. If they were not done, obviously they need to be done.

Finally, it is not possible to consider this project nor any modifications to it without also considering the proposed two residential towers and the additional off-site right-of-way improvements, as well as the other development projects mentioned below. The piecemeal approach to land development is widely and appropriately criticized (and indeed, specifically prohibited by the California Environmental Quality Act) for allowing developers to take just a little bit more here, a little bit more there, over a long period of time until a too-big, too-dense, environmentally inappropriate project has somehow passed the approval process and been built, with grievous long-term impacts on the ordinary citizens who fail to benefit from such overdevelopment. The Waldorf Astoria project must be considered by the City, including the Planning Commission and the City Council, in its entirety, in conjunction with the adjacent development project at the Robinsons-May Company site (9900 Wilshire Boulevard) and nearby projects in the City of Los Angeles (10000 Santa Monica Boulevard and the JMB Building) before any single portion of it including these proposed Administrative Modifications can get final approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel J. Fink". The signature is fluid and cursive, with a long, sweeping line extending from the top of the first letter.

Daniel J. Fink, M.D.

cc: Mayor Lili Bosse
Beverly Hills Courier