

In the Matter of:

City of LA Environmental Meeting Venice Pumping Plant

TRANSCRIPT OF PROCEEDINGS

November 17, 2016

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CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

VENICE AUXILIARY PUMPING PLANT (VAPP) PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
PUBLIC COMMENT HEARING

THURSDAY, NOVEMBER 17, 2016
VENICE, CALIFORNIA
6:06 P.M.

REPORTED BY:
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CSR No. 8383, RPR, CLR, CCRR

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REPRESENTATIVES:

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PROJECT DESIGN TEAM

ABID CHOWDHRY
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PROJECT DESIGN TEAM

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PUBLIC SPEAKERS:

ELIANIE GANS
MIKE HOFFS
STEVE BRADBURY

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1 THURSDAY, NOVEMBER 17, 2016

VENICE, CA

2 * * *

3 DR. REBSTOCK: Good evening. I guess we'll go
4 ahead and get started. Welcome to the draft EIR public
5 comment meeting for the proposed Venice Auxiliary Pumping
6 Plant Project. My name is Jan Green Rebstock. I'm with the
7 Bureau of Engineering with the Department of Public Works at
8 the City of Los Angeles. And I'm here with my colleagues
9 this evening. From L.A. Sanitation, Fernando Gonzalez.
10 Would you please stand. And Abid Chowdhry, also with BOE,
11 the project manager for the design of the project. And
12 tonight we're going to review with you the purpose of the
13 proposed project, the overview of the CEQA process, the
14 project objectives, the proposed project description. We're
15 going to share findings of the draft EIR, which was released
16 on October 27th. Comment period closes December 15th. And
17 we also have technical staff available here to answer any
18 questions you might have.

19 So with that, again, we're really here just to
20 review with you the major findings that we found through the
21 preparation of the draft environmental impact report. We
22 are going to have an open public comment period this evening
23 where you can provide verbal comments on the -- on the
24 analysis in the draft EIR. We do have Spanish translation
25 available if anyone needs that.

1 Okay. Very quickly, where we are in the CEQA
2 process, the California Environmental Quality Act process,
3 we sent a notice of preparation letting people know the
4 intent of the City to pursue the proposed Venice Auxiliary
5 Pumping Plant Project back in the fall of 2015 where we
6 identified the proposed scope of the analysis in the draft
7 EIR and we held a scoping meeting here and also at the
8 Venice library. Then we went back and performed our
9 technical studies, and we are back here sharing those with
10 you now in the form of the draft environmental impact
11 report.

12 And we're having this meeting tonight here to
13 collect your comments and also verbal comments as well. You
14 can send them by email. The comment period closes, again,
15 on December 15th. And then we will take all of that input
16 and prepare a final draft of the environmental impact report
17 and then present it for approval to city council for
18 adoption. So hopefully, if all goes well and the council
19 decides to take on the recommendation of the Board of Public
20 Works, the EIR would be certified in the spring of 2017.

21 So with that, I'm going to turn the presentation
22 over to Fernando, and he's going to tell you why we need the
23 project.

24 MR. GONZALEZ: Good evening, everyone. Okay. So
25 the coastal interceptor sewer is a trunk line that pretty

1 much runs along Pacific Coast Highway pretty much from our
2 northern border here with the county unincorporated area and
3 provides conveyance for waste water to most of the coastal
4 cities, including City of Santa Monica and Marina Del Rey.

5 The gravity flow of this trunk line gets
6 interrupted by the marina entrance. So in the late '90s,
7 the Venice pumping plant was built to pretty much convey all
8 waste water coming upstream and then just, via a force main,
9 send the waste water over the other side of the marina
10 entrance where it becomes gravity again and flows into the
11 Hyperion water reclamation plant.

12 A couple of things that we need to be aware of in
13 the importance of this pumping plant is that every drop of
14 waste water that is collected upstream of that point has got
15 nowhere to go but through the Venice pumping plant. During
16 the summertime when it's dry, about 15 million gallons per
17 day goes through that pumping plant, and sometimes even up
18 to 89 or 90 million gallons will go through the pumping
19 plant during a severe rainstorm.

20 So one of the challenges that we have is that this
21 system, the coastal interceptor sewer, is totally depending
22 on the rest of the waste water collection system in the
23 city. There is no way that we could transfer or bypass
24 these flows and send it somewhere else. So every single
25 drop will have to go through the Venice pumping plant.

1 The dual force main project that -- and the
2 completed manifold replacement project are going to provide
3 the resiliency and the conveyance. So pretty much it's
4 going to have the room for avoid a severe catastrophe in
5 case of a -- something catastrophic that could fail or the
6 increased demand for waste water, especially when it rains.

7 The next item that we need to cover to ensure
8 resiliency and total redundancy for this very important
9 system is to provide more pumping capacity. We've had two
10 close calls already. One during summertime. One during
11 wintertime. In 1998, last time El Nino really came during
12 one of those severe storms, the -- all five pumps in the
13 Venice pumping plant were running, yet the waste water was
14 still -- the level of waste water was still rising inside
15 the pipe in the coastal interceptor sewer. So we were very
16 close, that we were only one pump failure away from a severe
17 spill.

18 And then during summertime, out of the five pumps
19 that we had, one was sent out for service for refurbishing.
20 They were working servicing another one. And then out of
21 the other three in service, one had a catastrophic failure.
22 So all of a sudden, out of the five pumps, we had only two
23 operational. So this happened right before the manifold
24 replacement project got started, so we had to invest \$2 and
25 a half million and delay the manifold replacement project,

1 installing a temporary bypass system outside on Hurricane
2 Street while all the repairs were being completed inside the
3 pumping plant.

4 So like I said, the dual force main give us the
5 conveyance. Now, these three additional pipes are going to
6 provide the redundancy and the pumping capacity that we're
7 going to need to face all the challenges of the future, any
8 other severe weather conditions. So in order to materialize
9 these objectives, we partnered with the Bureau of
10 Engineering. They have completed a design that is the
11 subject of the discussion tonight.

12 So with that, I'd like to invite Abid, who is going
13 to give more information about the technical aspects of this
14 much needed project.

15 MR. CHOWDHRY: Good afternoon, everyone. My name
16 is Abid Chowdhry. Thank you, Fernando.

17 As I've said, I'd like to put things in
18 perspective, along with the slide. As Fernando said, the
19 coastal interceptor sewer is 66 inches in diameter. They'll
20 bring the sewage by gravity to the Venice pump station,
21 which is located under 1 -- 140 Hurricane Street, from there
22 via Marina, via Lagoon. And the discharge point is about
23 two miles away, 60 feet higher than the pump station under
24 Vista Del Mar. So the sewage has nowhere to go. As
25 Fernando said, it needs to be pumped through a force main.

1 Existing, we had a 48-inch force main. And he explained
2 that how it was under capacity. So we had a new project,
3 which is going to be awarded hopefully within next 30 days,
4 that will build another 54-inch force main that will work in
5 tandem, and it will be ready to accommodate all the flow,
6 even in the worst El Nino or any storm that we may face in
7 the next few -- next 50 years or so. So we will have enough
8 conveyance capacity.

9 Existing Venice pump station is located under
10 140 Hurricane, which is essentially right here. That one
11 has -- initially, in 1950 when it was built, it had the four
12 pump stations. These four pumps' day-to-day operations, we
13 normally need about two pumps on a regular basis. And
14 occasionally when we have a heavy flow -- I mean, rain and
15 stuff, we can use up to three and four. And during the two
16 incidents, one Fernando mentioned, we needed all five pumps.

17 You can imagine these pumps are running constantly
18 24/7. These are mechanical things. They break down. They
19 need a service. And there is no guarantee we will have all
20 five pumps available when we need them and in an emergency
21 case. So he said that, we wanted to build a redundancy --
22 100 percent redundancy just in case so we have enough
23 pumping capacity. We already established the conveyance
24 capacity. We want to do a pumping capacity because we don't
25 want any sewage coming to the Venice pump station under

1 gravity, go nowhere else but Lagoon or any other place,
2 because the discharge point is 60 feet higher where there is
3 no bypass.

4 So this project, which is Venice Auxiliary Pumping
5 Plant, will build a new pumping facility which will cross
6 across the street of Hurricane alongside the Grand Canal.
7 And that will be purely underground. That will build three
8 500-horsepower pumps, which will make up, all together,
9 800 -- eight pumps. And they work in tandem together. And
10 they will be discharging to a common header. All these five
11 pumps, existing five pumps and new five pumps [sic], will be
12 discharging to the newly built maintenance -- manifold which
13 will be feeding the two force mains.

14 The element of the force main, basically, I just
15 explained to you, the pump station -- the three pumps will
16 be built underground, but there will be an electrical
17 control room. And the control room and electrical building
18 will be next door, which will be northwest of the existing
19 pump station. It will be by the canal cord. That two-story
20 building will be about 35, 32-feet high. And that will
21 house a control room and equipment to run the pumps, and
22 also the personnel on the second floor.

23 That new pump station will be fed from the existing
24 flow. The flow will be split. There will be no additional
25 flow. It will be coming to the same thing that could be

1 feeding the two pumps -- pump stations. There is no new
2 vent out of the new pump station, so we will be using
3 existing vent. So there will be no new odor source part of
4 this project.

5 This pump station will -- will have a new power
6 supply from DWP, and it will be relying on two existing
7 backup, which is on Venice pump station, which is being
8 upgraded to new Tier 4 exhaust friendly environmental,
9 friendly generators that we'll be using in case of power
10 failure.

11 In order to divert the flow, we will be building
12 divergent structure under the existing COS, which is running
13 underneath the Grand Canal. So we will be building a coffer
14 dam in order to build that structure. That once that
15 structure is built, there will be no interruption in flow,
16 the top of that extra structure will be below the bottom of
17 the Grand Canal.

18 Part of this project, there will be possibly an
19 impact of loss of three parking spaces, perceived loss of
20 spaces on north end of the Hurricane Street. And part of
21 this project, we are trying -- acquiring -- we are -- the
22 City is in the process of acquiring 128 Hurricane lot, which
23 will give eight additional parking spaces. That once it's
24 -- (unintelligible) -- approved, that's what we planned for.
25 That will be available for people to use. That will also

1 provide a view of the lagoon, which you guys may not have
2 seen before. That will be part of this project. It will be
3 available to you.

4 128 Hurricane also will have some landscaped area
5 and then will be a place for mural arts. On east side of
6 the pump station, there will be 15 feet, I believe -- 10 to
7 15 feet of the green space, which is permissible required by
8 the code, and also that will provide a native green, you
9 know, shrubberies. So that will be something that people
10 who walk on the sidewalk, they can enjoy that.

11 Initially, when this project was built, the design
12 perceived, we wanted to put both pump stations in one campus
13 for security reasons. But in the best interest of the
14 community, as it was voiced, we avoided the vacation of
15 Hurricane Street, that portion. It will be two separate
16 campuses. You will not see blockade once the construction
17 is done. The Hurricane Street, the segment between the two
18 pump stations, will be open for people, local resident.

19 For the lay down area, once we did the manifold
20 project, we used the existing lots for the lay down area.
21 And also, we have leased 128 Hurricane at that time. What
22 we are going to build, the greater portion of the land we
23 used before, we don't have that much space left, so we are
24 using 128 Hurricane. And possibly we'll be using a city
25 owned lot right here. We may use this one for any other

1 purposes if the contractor choose to do that. But primarily
2 we will -- our construction activities will be based right
3 here on the lot, the two vacant lots, and this parcel where
4 the city is trying to acquire from the own private owner.
5 And this blue dot rectangle depicts the area not exactly in
6 the same dimensions, but exactly where the coffer dam will
7 be. And the junction -- the -- (unintelligible) --
8 structure will be built right here.

9 The next slide gives you illustration that the
10 building, when it's built, what will the different
11 elevation, how it's going to look. It's too small to read.
12 I'm sorry. I can't. These are east, west, and north, south
13 directions. And, you know, from vertically plan view, you
14 can see this, exactly where the building is going to be
15 relative to dimension of the lot. It will be toward the
16 west end of the property.

17 This is -- this is the rendering which is what the
18 building should look like when it's done. Details of the
19 colors and the design. But only the fence, it is just
20 there. It may be a little different, but the building is
21 going to look exactly what the way it is, and you'll see
22 that open street Hurricane. Once it's done, this will be
23 available. But there may not be parking. We lost three
24 parking, which will be substituted on 128 Hurricane in terms
25 of eight.

1 The project is designed, the permits and approval
2 will take place, and we will have a project ready to be
3 advertised in late 2017 and possibly awarded in winter 2018,
4 and construction may begin before March to July 2018. That
5 will be about a two-year project.

6 Once again, before I pass on to Jan Green for to
7 discuss the environmental issues, she has identified and
8 addressed that, I just wanted to share that we -- part of
9 this project, once it's done, we are not anticipating any
10 other project in that neighborhood. Nothing is planned.
11 This completes the resilience and pumping capacity,
12 conveying capacity, and the residents who live there, they
13 can rest assured in any worst case of flooding, it will --
14 they will be able to live in that house. There will be no
15 sewage; we are not anticipate will be going out to the
16 property or Lagoon or Grand Canal. So said that, I would
17 like to invite Jan to mention that -- her studies and
18 findings and resolution. Thank you.

19 DR. REBSTOCK: Thank you, Abid.

20 Again, if anyone would like to speak during the
21 public comment period, please be sure to fill out a speaker
22 card at the back of the room, because we'll be opening the
23 floor up shortly after the presentation.

24 Okay. So, in general, these are the range of
25 environmental issues that were analyzed in the draft EIR,

1 which is available on the BOE web site for download. We
2 have brought one here tonight for you to thumb through. And
3 I believe we also have some CDs if you'd like to bring one
4 home if you don't have one already. But we looked at a
5 range of issues from aesthetics related to the site design
6 and building design. And there is a site map over here on
7 one of the boards if you'd like to look at it in more detail
8 after the meeting. I will highlight the noise and vibration
9 issues and go into them in a little more detail in a moment.
10 And land use and planning. The lot is currently not zoned
11 for the public facility use that we're proposing, so we will
12 be going through an entitlement process with city planning,
13 and so that's discussed through the document as well.

14 But, in general, the -- we do -- we did find
15 significant and unavoidable environmental impacts related to
16 noise and vibration, land use and planning, and that was
17 also related to noise and vibration, and water quality. And
18 the finding was significant -- significant and unavoidable
19 because, regardless of the amount of mitigation measures
20 that we're requiring, we did not find that it would reduce
21 the impact to below CEQA thresholds. So that's -- that's
22 why the finding is there, and that means that the city
23 council will have to adopt overriding considerations to move
24 forward with the project to acknowledge the fact that these
25 environmental impacts will result during the construction

1 period, but that the project is still worth moving forward
2 because of the -- the need that it addresses.

3 Okay. There is a slew of mitigation measures
4 related to noise and vibration that I will review in a
5 moment. So you can see that the City is making a good best
6 effort to address those issues.

7 Related to water quality, we did find that the
8 operation of the facility could contribute to inundation
9 related to water that would be created from tsunami
10 conditions or related to sea level rise in the future, and
11 that there really wasn't any mitigation measures available
12 to address that. So you can see the discussion in there.
13 That is kind of an evolving issue, though, related to city
14 planning and related to the operator L.A. sanitation, and
15 Fernando might want to speak to you more after the meeting
16 if you have any questions. But there is a system wide
17 planning effort on behalf of L.A. sanitation to kind of look
18 at how sea level rise conditions in the future would impact
19 their infrastructure throughout the city.

20 Okay. These are the less than significant impacts
21 that were identified with Mitigation, Incorporated. So when
22 mitigation measures were applied, it didn't reduce impacts
23 below the CEQA thresholds.

24 So some of the mitigation measures for noise and
25 vibration that I'd like to highlight for you is that we do

1 have a restriction on construction hours. The construction
2 hours -- the operation of construction equipment. So I want
3 to be very clear. Operation of construction equipment would
4 occur only between 8:00 a.m. and 6:00 p.m. Monday through
5 Saturday. But we are allowing for there to be some arrival
6 of the construction workers maybe 15 to 20 minutes before
7 that 8:00 p.m. [sic] start time so they can get full use of
8 the workday.

9 Okay. We've identified pile driving, equipment
10 graders, and jackhammers to be the most noisy construction
11 equipment, and we are limiting the hours of that use from
12 9:00 a.m. to 3:30 p.m. Okay. And then haul trucks, which
13 also, you know, create traffic impacts of their own, so this
14 is soil hauling trucks when you're excavating the site for
15 the building foundations and for the diversion structure,
16 the use of those soil haul trucks will -- and their access
17 to local streets is going to be restricted from the hours of
18 9:00 a.m. to 4:00 p.m.

19 Okay. Also, we've identified the need for a
20 construction mitigation coordinator. So we're going to have
21 one person with -- their contact information is going to be
22 available on signage that's posted on the construction site.
23 And as part of that process, there will be a notification to
24 adjacent neighbors when we know there is going to be noisy
25 work activities occurring. And they will be there to

1 respond to calls with concerns about how -- how the
2 construction is going or any issues related to noise or dust
3 or traffic. And a log will be kept, and we'll be tracking
4 how responsive we're being to those concerns.

5 Also, to the extent possible, we're requiring that
6 temporary noise barriers be erected. And those should be a
7 minimum of 20 feet surrounding the project site given the
8 proximity of the neighbors.

9 Okay. So those are some of the things I'm going to
10 highlight. Also, as best management practices, and we've
11 done this for some projects in the past, the Department of
12 Public Works Public Affairs office will also be
13 administering the release of vouchers to the immediately
14 adjacent neighbors as appropriate for window washing and car
15 washing. And this is -- you know, obviously we're going to
16 assume all permit -- we're going to comply with all permit
17 conditions related to fugitive dust control. But if we're
18 doing all that we should be doing and we're still having
19 dust issues, this will, you know, be a gesture of goodwill
20 there.

21 We are also exploring the possibility of providing
22 off-site work space for adjacent neighbors that work at home
23 during construction hours. So officially, the measure reads
24 the City will work with the construction contractor to
25 identify potential off-site shared office space with

1 Internet service and meeting room space for adjacent
2 residents that work from home during workday construction
3 hours. So that's something that we're committing to doing.

4 Okay. So at this point in time I'm going to open
5 up the floor to any public comments that we might have
6 tonight. And, of course, if you don't want to speak
7 tonight, you can always fill out a comment card. You can
8 send us an email. You can write us a letter. We're respect
9 -- receiving comments until December 15th. And if you do
10 decide to send us an email or letter, just please be sure to
11 identify that your comment is related to the VAPP project in
12 the subject line.

13 Okay. And at this point I'm going to open up the
14 floor. And I'm going to call up Elaine Gans. And if you
15 could, please speak very slowly for our court reporter.
16 There is going to be a copy of this transcript posted -- and
17 the meeting posted on our web site after the meeting.

18 MS. GANS: That's Elianie.

19 DR. REBSTOCK: Thank you.

20 MS. GANS: Can I --

21 DR. REBSTOCK: Please. Please. And -- and you
22 have three minutes.

23 MS. GANS: Okay. Well, I have a lot to talk about,
24 so we'll go fast. And maybe you can answer all of it later.

25 First question is, Was there an RFP for design?

1 And was there any kind of competition on the design? And
2 who has the authority to approve the design?

3 DR. REBSTOCK: Okay. So just to remind you of the
4 format, we'll go ahead and let you make your statement and
5 then --

6 MS. GANS: Oh, okay. Okay.

7 DR. REBSTOCK: -- specific questions we'll have
8 staff address.

9 MS. GANS: Okay. So the reason is because, as you
10 know, it is the Grand Canal, and all of this affects our
11 property values a lot. So I'm curious about the design.
12 What we saw there looks like Moscow.

13 Secondly, landscape. Is that the jurisdiction of
14 the city? And will it be the, quote, indigenous plants that
15 are mostly sort of dead and dying looking, or will it be a
16 landscape architect designer that will actually create
17 something beautiful for us?

18 The next thing is something about viewing. You
19 said something about viewing. Does that mean there is some
20 kind of public platform that people will be able to come and
21 walk and view the canal and so on like we had at the other
22 end, question?

23 Noise and vibration. As you said, it's all
24 residential around there and it's Grand Canal and it's
25 gorgeous. And so noise and vibration, is that 24/7? And

1 what does that entail? I'd like that answered really
2 clearly.

3 And then there was a discussion or you made a
4 statement about the city council approving the reallocation
5 of the lot or the lease that is proposed, the other lot, the
6 lease that's been proposed. Does that belong to the City?
7 Who does that belong to? And how is it renegotiated and who
8 approves that? And do any of us residents actually have a
9 say in any of this at this point?

10 DR. REBSTOCK: Okay.

11 MS. GANS: Thank you.

12 DR. REBSTOCK: Thank you.

13 Okay. I'm going to call up the next speaker. Mike
14 Hoffs.

15 MR. HOFFS: Good evening. I'm Michael Hoffs. I
16 live at 110 Hurricane Street. And I've been living there
17 for -- for over ten years. And I was there, you know,
18 during the -- our last situation. And, you know, I
19 basically work in corporate America, you know, during --
20 with regular banking hours. And, you know, we as residents
21 of the area, you know, like to, you know -- you know, come
22 home and hopefully have a -- you know, a -- a sound-free
23 weekend, if you will. And so I was a little disturbed to
24 find out that it's going to be a six day a week, and I
25 really think that's -- you know -- you know, an invasion of

1 our privacy really more than anything else because, you
2 know, while there are a lot of people that work a six day a
3 week, we're not thinking that there is going to be
4 construction lasting a six-day week.

5 The other thing is about the parking lot. My
6 feelings are that -- well, my question is, is that regarding
7 the parking lot, will it be a staging and parking area only
8 for the workers of, you know, the area? And my feeling is
9 -- is that when it's paved and it's given back to the
10 residents of Hurricane, you know, and everybody, after the
11 project is actually finished with, I don't think that it
12 should be a lot that -- you know, that it should be a public
13 lot. And the reason is that -- is that we've had great
14 concerns recently and for the last several years, you know,
15 regarding vagrants parking on the -- you know, on the
16 street, which is completely legal actually, but in -- you
17 know, in motor homes and, you know, and whatnot. It's going
18 to become an area that's virtually shielded from the street,
19 you know, where, quote, unquote, you're not going to see
20 crime. And it's going to be a major, major problem. And
21 it's -- you know, people are going to be able to park there
22 for undetermined periods, you know, at a time. And -- and
23 we are going to have problems on the street, without a
24 doubt. It is going -- it is going to cause crime. And it
25 will cause your decrease in your -- in your property values.

1 So my last issue is that I do not feel that any of
2 the workers should be able to get there before 8:00 a.m. We
3 did have a lot of problems with -- you know, with people
4 that had motorcycles, people that, you know, would come to
5 -- come to the job site -- and it's an echo out there,
6 people. It's an echo. You can hear everything. It's like
7 you don't have walls. It's an echo. I can hear everything
8 that you're saying. And I'm going to get in your face and
9 everybody else will if you're making a lot of noise on the
10 street before the time you're supposed to there, even if you
11 are supposed to be there. It's rude if your voice is much
12 louder than it should be. That's all I have to say.

13 DR. REBSTOCK: Okay. Thank you.

14 Is there anyone else that would like to speak?

15 Yes, sir. And if you could state your name for the
16 court reporter.

17 MR. BRADBURY: Sure. So I'm Steve Bradbury. I'm
18 at 109 Hurricane, right across the street. And I'll echo a
19 couple things that Mike said. The first thing, though, is
20 if we're dealing with a situation of rising sea levels in
21 the first place, why are we doubling down building in an
22 environment that's so close to the ocean? Why are we even
23 putting a second plant so close to the ocean when we're
24 dealing with rising sea levels or potential rising sea
25 levels in the first place? It doesn't make sense. I would

1 rather see the whole project be moved inland a half a mile
2 so that if something catastrophic happens, we're not dealing
3 with a catastrophe. Someone, strikes me, just wasn't
4 thinking on that. But to the project itself, there is two
5 issues.

6 One -- and this came out of conversations we had in
7 the street conversation -- in the open meeting that we had
8 in the street. I appreciate the fact that there is a
9 reference now to finding local office space for people like
10 myself who work out of the home. It didn't strike me like,
11 "Yes, it's going to happen." It struck me like, "We're
12 going to make the effort to talk to the contractor to see if
13 we could find something that might work." That's kind of
14 the language that I read. It didn't say, "This will happen
15 starting on this date and here is the process if you are a
16 resident and you're working in the area, if you're working
17 at home, that you'll be able to get it." So I would rather
18 see something definitive that says, "This is what will
19 happen if you qualify and you work at home."

20 The other issue, which was just brought up, was
21 that parking area. I completely agree. That should not be
22 a public parking area. The last thing that we want to have
23 happen, especially in the summertime when visitors from all
24 over are looking for places to park and they're cruising
25 around, is to know that there is a parking lot at the end of

1 the street. And people can just start queuing up on the
2 street. Literally queuing up in the street, waiting for a
3 parking space. That means now there is a traffic flow of
4 people all day coming up and down the street. And I live at
5 the end -- at one side of it closer to Pacific. So people
6 will be walking by my house all day and doing whatever
7 they're going to do. And it's bad enough as it is with we
8 have vagrant issues and people congregating, the last thing
9 you want to do is create a space that offers that.

10 If that parking lot has to exist, it should be for
11 residents only. It should be permit parking resident only
12 if it even exists. And the other thing is if you need -- if
13 you're trying to solve the case of losing three spots on the
14 street, why create a lot with eight spots? Why not create a
15 lot with three spots to replace those three and not have an
16 opportunity for more cars to go park there? If you put a
17 lot with eight spots, you're inviting more challenge. If
18 you want to replace three, replace it with three. And don't
19 put a park -- no park and sitting area and all that. We're
20 not -- this is the spot we live. We're not looking to
21 invite people to come down on Hurricane Street. It's a
22 street like Galleon and all the other streets there that
23 doesn't -- it's not an invitation for people to just come
24 and hang out on the street. It goes to property value. It
25 goes to quality of life. It goes to all of that.

1 MR. HOFFS: Can I add something to what Steve said
2 -- (inaudible) -- the parking issue. I feel it's extremely
3 important also that --

4 DR. REBSTOCK: Could you speak in the mic for the
5 court reporter.

6 MR. HOFFS: Sure. Sure. Absolutely. Absolutely.

7 So for -- for workers that are participating in --
8 in the construction every day for the -- for the two-year
9 period, I think it's extremely important, you know, for them
10 to know that there will be very hash penalties if they -- if
11 they park on Hurricane. Steep fines and maybe even
12 termination from the -- you know, from the project.
13 Otherwise, it is -- it is a city street, and anybody can
14 park there. However, you know, it's the people -- it's the
15 people of Hurricane and Marina Del Rey, as residents, you
16 know, that are -- you know, that are really, you know,
17 suffering the brunt of all of this. So anybody that can't
18 park in that lot in those eight spots should be -- you know,
19 should be bussed in from -- you know, from another site.

20 DR. REBSTOCK: Okay. Go ahead.

21 MS. GANS: Do we, as residents, or the residents in
22 the entire neighborhood of the marina peninsula, because it
23 affects everybody and all our properties values and noise
24 levels and parking and everything else we've discussed, do
25 we have any say now as to whether this will be built, won't

1 be built, moved, design, and all those things I mentioned
2 before? Do we have any say at all right now, or are we just
3 sort of talking here?

4 DR. REBSTOCK: Sure. Okay. So at this point I
5 would like to address two points, and then I'm going to go
6 ahead and close -- formally close the public hearing so we
7 can give the court reporter a rest. And then we'll break,
8 and then staff will be here to answer any other questions
9 directly so we can continue the conversation if you want to.

10 So two items. One, do you have any say? Yes,
11 absolutely. That's why we're here tonight to take your
12 public comments. And I think you're hearing that some of
13 the feedback that we've already received is -- like no
14 vacating of the street on Hurricane or, yes, making an
15 effort to look for alternate office space, there are --
16 there are things that can impact the project design, the
17 mitigation measures, those types of things. So yes, please
18 send your comments written, email. You know, thank you for
19 speaking tonight.

20 The meeting before the Board of Public Works when
21 we consider the final EIR will be publically noticed. There
22 is room for public comment at that point. The meeting
23 before city council when they consider approving the project
24 and certifying the environmental document, those are also
25 public meetings where you have a chance to share your

1 comments as well. So please, yes, stay engaged in the
2 process and use our opportunities for you to share your
3 thoughts.

4 On the construction worker parking, I did not
5 highlight this, but there is a mitigation measure requiring
6 that construction workers park off site and then have a --
7 take a shuttle that is provided by the construction
8 contractor to the work site. So there will not be
9 construction worker parker -- parking on Hurricane Street.
10 So that -- that is a mitigation measure already in the draft
11 EIR.

12 Okay. So thank you, everyone, for coming tonight.
13 And like I said, we'll go ahead and end the meeting now, but
14 staff will continue to stay and answer any other questions
15 that you may have. Thank you.

16 (The proceedings concluded at 6:46 p.m.)

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1 REPORTER'S CERTIFICATE

2
3 The undersigned Certified Shorthand Reporter does
4 hereby declare under penalty of perjury:

5
6 THAT the foregoing was taken before me at the time
7 and place therein set forth and was recorded
8 stenographically by me and was thereafter transcribed, said
9 transcript being a true copy of my shorthand notes thereof.

10 IN WITNESS WHEREOF, I have hereunto subscribed my
11 hand this 2nd day of December, 2016.

12
13 _____
14 DAWN M. DAVILA
15 Certified Shorthand Reporter
16 Certificate No. 8383
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