

Introduction



This is the **Third** in a series of surveys on the **8850 Sunset / Viper Room Project**.

This survey is on the Project's **Parking and Traffic**

Links to the previous surveys –

Survey #1, Height and Design – <https://www.surveymonkey.com/r/8850Sunset-Survey1>

Survey #2, Intensity and Use - <https://www.surveymonkey.com/r/8850SunsetViperRoomSurvey2>

A **full description** of the project is here – <http://www.8850sunsetblvd.com/>

The **full DEIR**, including the **complete parking layouts and traffic studies** can be downloaded here - <https://www.weho.org/city-government/download-documents/-folder-1416>

Please note: The **results of this survey**, including comments, **will be submitted to the City of West Hollywood** as a reflection of community feedback on this project for them to consider as part of the DEIR process. These **comments are due by November 5, 2021**. The **survey will close November 1, 2021**.

Real names and addresses are NOT required to participate in this survey, nor does one have to live or work in WeHo to participate.

However, only those responses which DO include **real names and addresses will become part of the official record**. Anonymous responses will not become part of the official record but hopefully the City will consider them, assuming they are reasonable and respectful.

Because of that, we hope you will **participate on the record** as those **comments will carry more weight**.

Thank you.

8850 Sunset / Viper Room Project - Survey # 3 Parking and Traffic



DRIVING HABITS

This section is to get an idea of **how you get around town** when you **go to restaurants and nightclubs around West Hollywood** and other nearby parts of **Los Angeles, including Beverly Hills, Santa Monica, Culver City and Hollywood**. We are not including other forms of entertainment or nightlife as they are not likely to be part of this project.

We are trying to get an idea of **what kind of transportation** people are using to get around these days since parking is more limited – and expensive - than it used to be, traffic is much worse, and ride-sharing options like Uber/Lyft and scooters are more prevalent.

1. Do you frequent **restaurants and/or nightclubs** in the following areas, and how often? Check all that apply

	Sunset Strip	Other WeHo Areas	Beverly Hills	Santa Monica	Culver City	Hollywood
More than once a month.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A few times a year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Less than once a year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Never go to these places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

8850 Sunset / Viper Room Project - Survey # 3 Parking and Traffic

2. What is your most common way of getting there? Check all that apply.

	Sunset Strip	Other WeHo areas	Beverly Hills	Santa Monica	Culver City	Hollywood
Drive my own car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Someone drops me off	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uber/Lyft/taxi or similar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scooter (i.e. Bird, Lime or similar)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle or walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

3. If you **drive your own car**, where do you leave it? Choose the place you use most often.

Valet parking

Municipal parking lot

None of the above

Private parking lot

Metered or street parking

Other (please specify)

4. SUNSET STRIP PARKING

This section is to get an idea of your **perception of availability and ease of parking on the Sunset Strip** compared to other areas of WeHo and the other cities mentioned in the first part of the survey.

For an **evening on the Strip** (i.e. dining, bar or club), do you **plan where you will park in advance**? If so, where?

If you do not drive to the Strip, please skip to the next section.

- Valet
- Municipal Lot
- Private lot
- Metered Street Parking

Other (please specify)

5. Which is your first choice?

Valet

Municipal Lot

Private lot

Metered Street Parking

Other (please specify)

6. Do you think the availability of **parking options on the Strip** is about the **same** as it is elsewhere in WeHo? I.e. in the **Santa Monica Blvd area**, or the **Melrose/Beverly/Robertson areas**?

	Better than the Strip	About the same	Worse than the Strip	Don't know	Never go there
Santa Monica Blvd area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Melrose/Beverly/Robertson areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

7. Do you think the availability of **parking options on the Strip** is about the **same as it is in these cities?**

	Better than the Strip	About the same	Worse than the Strip	Don't know	Never go there
Beverly Hills	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Santa Monica	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Culver City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hollywood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

SITE PARKING

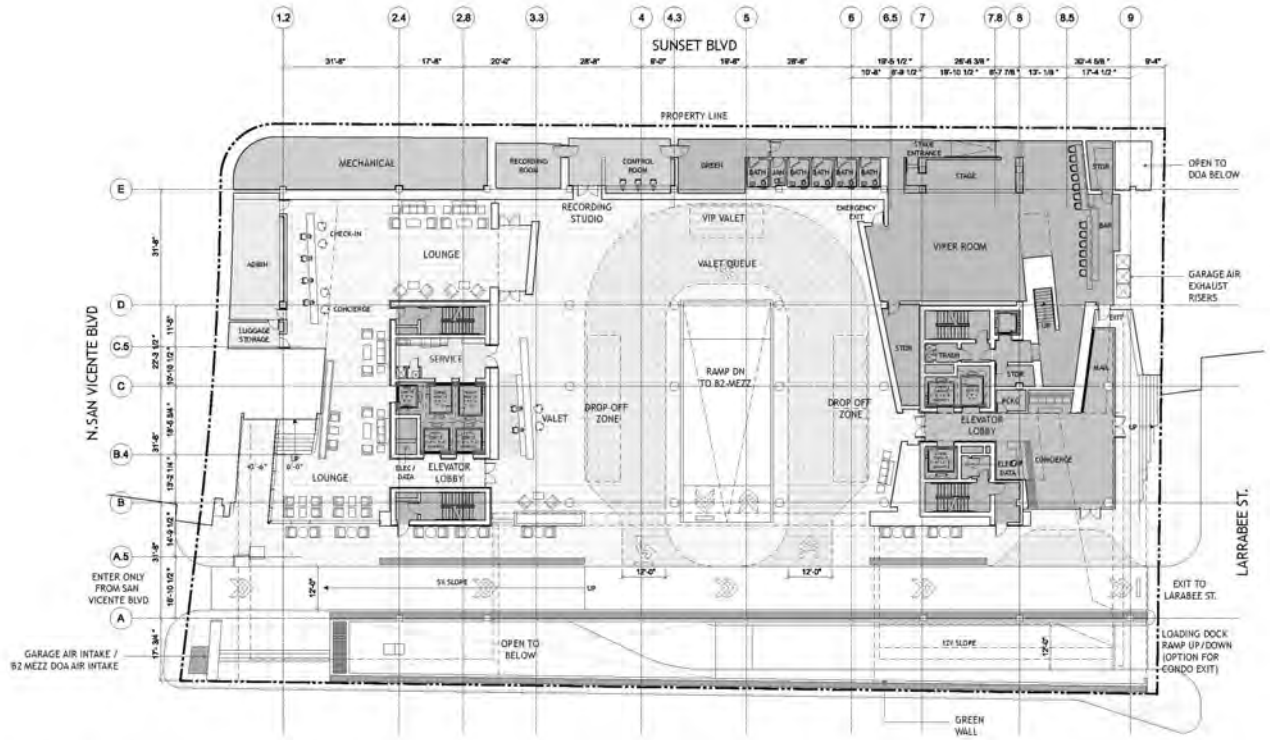
8. SITE PARKING AND TRAFFIC CIRCULATION

The 8850 Sunset proposes a new **nightclub**, let's assume for now it will be called the Viper Room, **three restaurants** – a **casual café** and a **nicer restaurant** at street level and a more **elegant restaurant and bar** on the **rooftop**.

If you were to come to the club or one of the restaurants here, **how** would you prefer or anticipate **you will get here?**

- Drive my own car
- Someone drops me off
- Uber/Lyft/Taxi or similar
- Scooter (i.e. Bird, Lime or similar)
- Bicycle or walk
- You couldn't drag me here with a 10' pole!

Other (please specify)



PARKING PLAN - B1

8850 Sunset Blvd, West Hollywood, CA 90069
 City of West Hollywood Development Permit 20200002

10 100 250 500

9. Again, a brief description of the project -

Mixed-use luxury hotel and residential building (separate towers)

15 stories each tower (approx 200', 187' above Sunset)

115 hotel rooms

31 market-rate condos

10 income-restricted housing units

Viper Room/nightclub space

3 restaurants (street-level, café, rooftop)

Ballroom/meeting room (large enough for 350+)

240 parking spaces (four underground levels)

There is a **single inbound-only driveway on San Vicente** to the project for the Hotel, Residences, Restaurants, Nightclub and any events in the conference rooms. There is a **single outbound-only driveway onto Larrabee**, a narrow residential street. This entryway runs **parallel to the driveway entrance to The London Hotel's** entrance on San Vicente and follows the same path to its exit on Larrabee.

Truck access to the hotel will be exclusive to Larrabee, the residential street.

All parking in the project will be **Valet Parking, including for the residents**. There is **no separate entrance for the residents**.

Above is an illustration of the Main Floor Entry Way and Drop Off Parking Plan.

Does this change how you would commute to this project?

Yes No

Comments

8850 Sunset / Viper Room Project - Survey # 3 Parking and Traffic

SITE PARKING

There are **currently 60 parking spots** on the surface parking lot behind the Viper Room and the two small lots behind the restaurants.

The Project Description says there **will be 240 parking spaces** on four underground levels. **4X as many spots for a project that is 13-stories higher.**

There are **41 residential units**. Here is the **breakdown by size**:

RESIDENTIAL UNIT TYPES	UNIT AREA	QUANTITY
4 BEDROOM UNITS - TYPE 1	4,490 S.F.	1
3 BEDROOM UNITS - TYPE 4	3,940 S.F.	3
3 BEDROOM UNITS - TYPE 3	3,650 S.F.	3
3 BEDROOM UNITS - TYPE 2	3,100 S.F.	6
3 BEDROOM UNITS - TYPE 1	2,700 S.F.	2
2 BEDROOM UNITS - TYPE 3	2,400 S.F.	5
2 BEDROOM UNITS - TYPE 2	2,090 S.F.	7
2 BEDROOM UNITS - TYPE 1	1,600 S.F.	2
1 BEDROOM UNITS - TYPE 1	1,200 S.F.	2
INCOME RESTRICTED APARTMENTS	650 S.F.	10

We can assume the **10 income-restricted units** are entitled to only **one parking space** each.

If the remaining **31 units have two dedicated parking spaces** each, that means there should be **72 dedicated parking spaces** for the residences, leaving **168 parking spaces** for the rest of the project. The project has the legally required amount of parking. No more.

It should be noted that CA State Law allows for **Reduced Parking Bonuses** for having Income-Restricted Units on site. State Law also allows for Reduced Parking Bonuses for being in a High-Quality Transit Corridor.

As a comparison, as shown in Survey #2, here are the number of parking spaces in some other recent Sunset Strip hotel and condo projects.

Name	8850 / Viper Room	Edition	The London	The One	AKA Residences	Arts Club	Pendry
Sunset Address	8850	9040	1020 San Vicente	8490	8500	8920	8430
Use	Hotel/Condo	Hotel/Condo	Hotel	Hotel	Rentals	Private Club/Retail	Hotel/Condo
Stories	15	14	11	10	9	9	7
Height (feet)	200	128	est 115	100	100	137	76
Floor area (sq ft)	420,000	268,805	N/A	235,000	292,240	132,000	93,929
Hotel Rooms	115	148	226	296	0	15	149
Condos	31	20	0	0	171	0	40
Affordable Units	10	0	0	0	19	0	0
Restaurants	3+	2	2	2	0	2	2
Bars	2+	1	1	1	0	0	multiple
Nighthclubs	1	0	0	1	0	0	0
Retail	1	0	0	2	1	1	0
Screening Room	1	1	1	0	1	1	1
Conference Rooms	350 capacity	mid-capacity	mid-capacity	large capacity	0	0	0
Pools	2	1	1	1	1	1	multiple
Spas or Gyms	2	1	1	1	1	1	2
Parking Spots	240	376	N/A	426	468	220	341
Residential Car entrance	No	Yes	N/A	N/A	Yes	N/A	N/A
Total # of uses	16	9	8	10	6	7	12

10. Given the **traffic and congestion everywhere**, and that we are moving towards **mass transit** and **alternative modes of transportation**, do you feel that the **parking for this project is sufficient**?

- Absolutely! The fewer available spots, the more likely people will give up their cars. Think about climate change, guys!
- I think so. We need to encourage people to use other ways to get around.
- Not sure. Both sides make good points.
- While we are planning for the future, we need to deal with the reality of where we are now. This project needs to have enough parking for its current uses.
- No way everyone is going to give up driving their own cars anytime soon. There isn't enough parking for all the people who want to come to this project. And the backup lines for people driving around looking for parking on the nearby streets will be a nightmare! We need enough parking in this project now!

Other (please specify)

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11. Any comments on Parking, Traffic or this project....

12. We would like to do more Parking surveys. Would you like to suggest any questions that you think should be asked? Thank you.

We will try to have one or two more surveys on Infrastructure and the Project's Alternatives before the DEIR comment period ends. If that isn't possible - and time is running out, we will do it before the project comes before the City Council for approval, date to be determined.

13. Contact info (recommended for the official record to be submitted to WeHo, but not required)

Name

Address

City/Town

State/Province

ZIP/Postal Code

Email Address

Thank You for participating in our survey. Please **feel free to forward** the survey to any of your neighbors or fellow employees who you think might want to participate.

Here are the **previous surveys** on the 8850 Sunset / Viper Room Project. Feel free to forward.

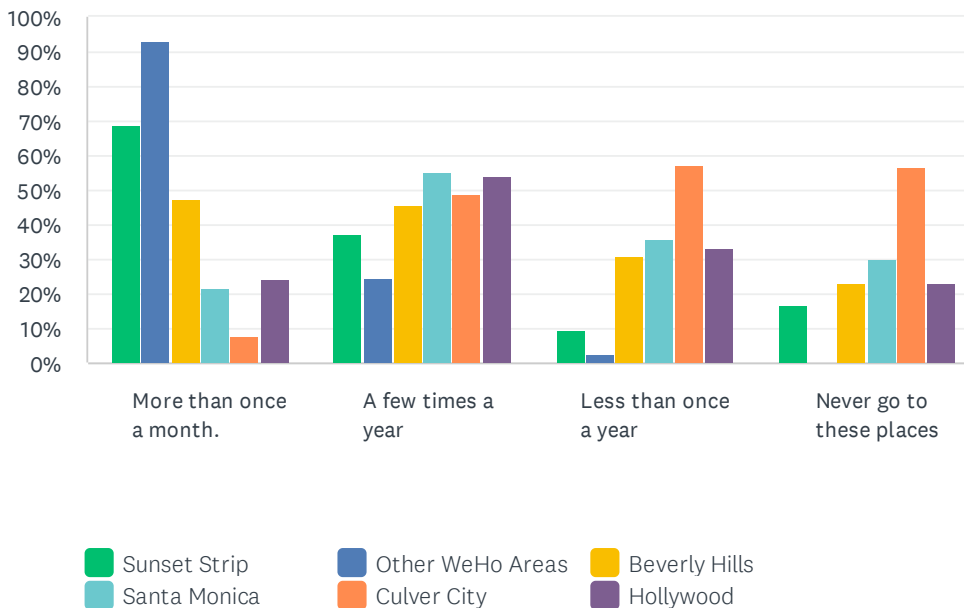
Survey #1, Viper Room Project Height and Design - <https://www.surveymonkey.com/r/8850Sunset-Survey1>

Survey #2, Viper Room Project Uses and Intensity - <https://www.surveymonkey.com/r/8850SunsetViperRoomSurvey2>

If you would like to be on the **WeHo Heights mailing list**, please wehoheights@gmail.com.

Q1 Do you frequent restaurants and/or nightclubs in the following areas, and how often? Check all that apply

Answered: 128 Skipped: 0



	SUNSET STRIP	OTHER WEHO AREAS	BEVERLY HILLS	SANTA MONICA	CULVER CITY	HOLLYWOOD	TOTAL RESPONDENTS
More than once a month.	68.97% 80	93.10% 108	47.41% 55	21.55% 25	7.76% 9	24.14% 28	116
A few times a year	37.50% 36	25.00% 24	45.83% 44	55.21% 53	48.96% 47	54.17% 52	96
Less than once a year	9.52% 4	2.38% 1	30.95% 13	35.71% 15	57.14% 24	33.33% 14	42
Never go to these places	16.67% 5	0.00% 0	23.33% 7	30.00% 9	56.67% 17	23.33% 7	30

#	COMMENTS	DATE
1	There's nothing appealing on Sunset for me, except walking my dog.	10/25/2021 6:24 PM
2	I strictly use for the restaurants and enjoy the excitement that the nightclubs bring. All part of the experience of enjoyment of West Hollywood and all areas surrounding. The "Never go to these places" choice is debatable. The vibe and energy of each City is unique. The surrounding area of West Hollywood compliments our City and vice-versa. So many choices and options in restaurants and nightclubs.	10/19/2021 6:58 PM
3	Sunset has the Comedy Store I usually wall there as I do to the Movies AMC 5 at sunset. I cant drive at night since I can't see properly at night. I take food out from Chin chin and A Mexican place. My friends live on Larabee so with Holloway or through San Vincente I make it easy I get haircut at Charos by the Whiskey on Sunset hard to park But I spend the most time going to physical therapy at DOHENY and Sunset easy to park ' I go to book soup three times a month easy to park	10/14/2021 1:03 PM
4	Sunset has large gaps of run down buildings...not as walkable as Santa Monica Blvd.	10/14/2021 11:31 AM
5	While I might not regularly frequent businesses on Sunset Blvd, I live down the block... so I	10/14/2021 10:04 AM

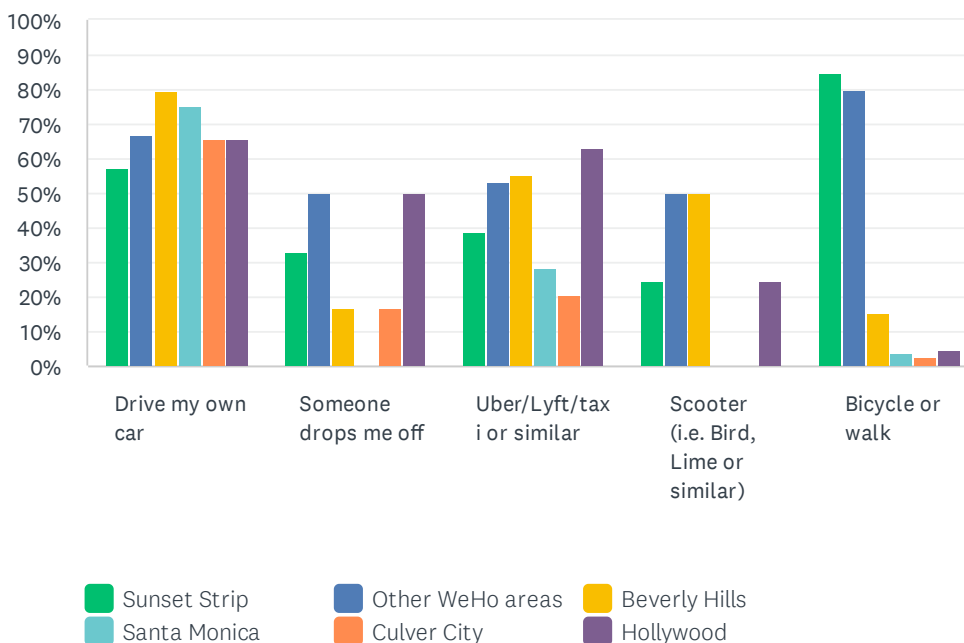
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drive through and interact with traffic/pedestrians on a daily basis. And it's getting much more crowded -- with more dangerous walking taking place at the corner of Larrabee and Sunset (joggers who don't look where they're going)

6	Rarely go to nightclubs. Do use the restaurants on Sunset Blvd and Santa Monica Blvd.	10/13/2021 10:59 PM
7	because of the COVID-19 epidemic, my normal socializing and going out has significantly declined	10/13/2021 10:25 PM
8	Since I live on Clark Street just above Sunset, I frequent the restaurants on Dunset and in the surrounding area quite frequently	10/13/2021 9:41 PM
9	I reside in West Hollywood.	10/13/2021 9:25 PM
10	We have not been restaurant diners for some years. In the past we have gone all over the area to find great food, but as we were both in the food business it no longer held the appeal that it did in prior years. One of was a cook and the other a former caterer - this impacts our dining out as well.	10/13/2021 9:16 PM

Q2 What is your most common way of getting there? Check all that apply.

Answered: 127 Skipped: 1



	SUNSET STRIP	OTHER WEHO AREAS	BEVERLY HILLS	SANTA MONICA	CULVER CITY	HOLLYWOOD	TOTAL RESPONDENTS
Drive my own car	57.26% 67	66.67% 78	79.49% 93	75.21% 88	65.81% 77	65.81% 77	117
Someone drops me off	33.33% 2	50.00% 3	16.67% 1	0.00% 0	16.67% 1	50.00% 3	6
Uber/Lyft/taxi or similar	38.78% 19	53.06% 26	55.10% 27	28.57% 14	20.41% 10	63.27% 31	49
Scooter (i.e. Bird, Lime or similar)	25.00% 1	50.00% 2	50.00% 2	0.00% 0	0.00% 0	25.00% 1	4
Bicycle or walk	84.52% 71	79.76% 67	15.48% 13	3.57% 3	2.38% 2	4.76% 4	84

#	COMMENTS	DATE
1	I use the Metro frequently for both Culver City and Santa Monica	11/3/2021 10:22 AM
2	Transport infrastructure is too underdeveloped in West Hollywood to allow for local access or to adjacent cities, making walking, if feasible, or driving oneself the only feasible options.	10/26/2021 2:57 PM
3	I also often use my motorcycle	10/20/2021 8:50 AM
4	It's a mess and a major reason not to bother. If I can't walk there I usually don't fight it.	10/19/2021 10:20 PM
5	Walking is my preferred mode of transportation except when I chose to go to the out-lying City's. The choice of transportation is up to each individual. Thankfully, each City offer's their own unique options when you visit. Their are so many modes of transportation and more to come. With the forth coming Subway to West Hollywood, the public has an expansive options from which transportation to use. All the city's and other area's can experience dinning and nightlife beyond the city they reside. How great to patronize further out area's like Long Beach,	10/19/2021 7:26 PM

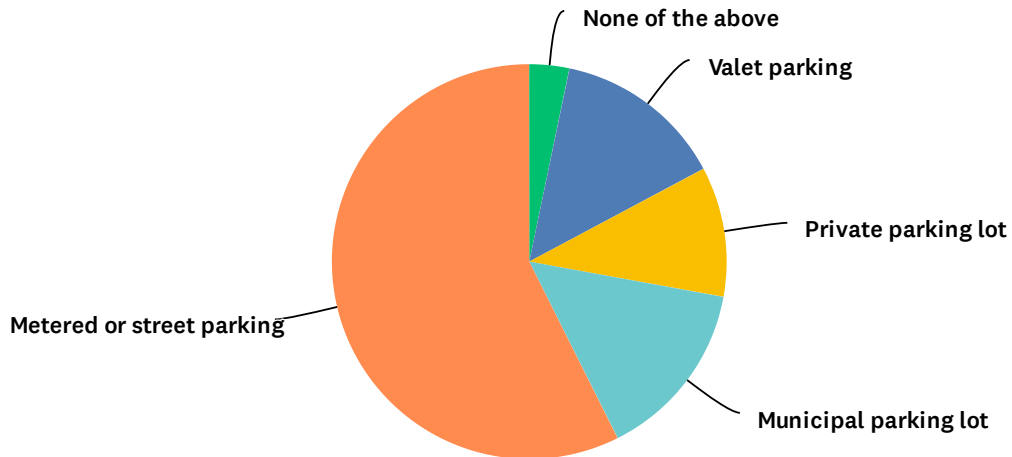
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Pasadena, Glendale, hot spots in the Valley and so on... The increase to West Hollywood's economy and commerce adds to aura of West Hollywood.

6	Sometimes I walk but I usually drive	10/19/2021 1:54 PM
7	In Sunset Strip area, sometimes drive, sometimes walk	10/19/2021 1:19 PM
8	Walk. Uber/Lyft now too expensive.	10/18/2021 7:35 PM
9	I take the BUS! Why isn't BUS ON YOUR LUST OF OPTIONS?	10/15/2021 4:19 PM
10	Day time I drive Nighttime I walk or get a ride I go to the early shows 7-8 pm	10/14/2021 1:13 PM
11	Hello buses exist! Not all of us want to own a global warming causing vehicle! Why is BUS not a choice?	10/14/2021 11:29 AM
12	why don't you include bus transportation? even us white folks — those who card about the environmnet— ride buses	10/14/2021 6:09 AM
13	I drive or one of my friends drives	10/14/2021 12:04 AM
14	I walk if its a 2-mile radius, drive if its not.	10/13/2021 9:49 PM
15	Traffic is already quite heavy on Sunset and coming up San Vicente to get to Sunset. When the weather is permissible, I try to walk to close by restaurants along Sunset, However, since I am disabled I prefer to drive whenever possible	10/13/2021 9:43 PM
16	I mostly go to places in walking distance, including Sunset Strip. I live on Larrabee.	10/13/2021 9:27 PM
17	If you don't go with friends, we use our own car.	10/13/2021 9:18 PM

Q3 If you drive your own car, where do you leave it? Choose the place you use most often.

Answered: 122 Skipped: 6



ANSWER CHOICES	RESPONSES	
None of the above	3.28%	4
Valet parking	13.93%	17
Private parking lot	10.66%	13
Municipal parking lot	14.75%	18
Metered or street parking	57.38%	70
TOTAL		122

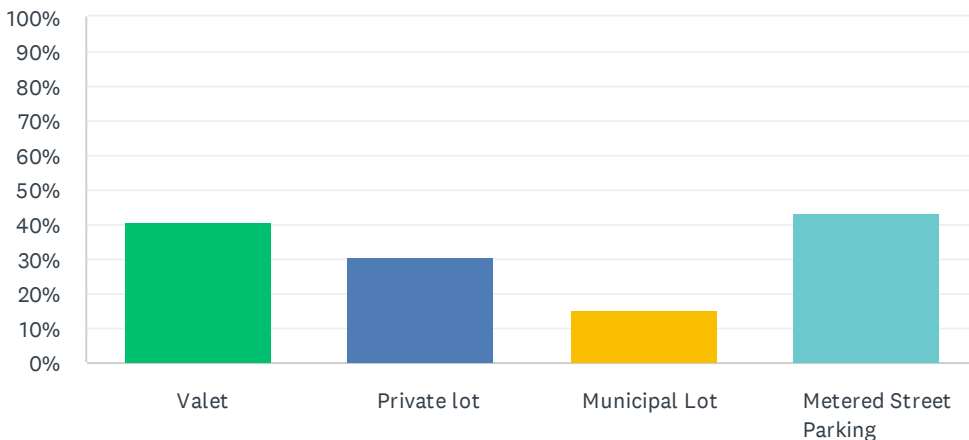
#	OTHER (PLEASE SPECIFY)	DATE
1	WeHo should have the high quality and highly public parking of Santa Monica and Beverly Hills. It always amazes me that WeHo never got their act together to come up with a series of municipal parking lots along its major streets. Instead they built a laughing stock automatic parking lot which I would NEVER EVER use or suggest anyone use it. Sunset Blvd is a prime candidate for a series of municipal parking garages with a nice chunk of free time to encourage people to visit.	10/25/2021 6:29 PM
2	Parking in all these areas is disgusting. It has become a big business, unmerciful, with ridiculous prices. One reason I don't eat on Sunset.	10/24/2021 1:32 PM
3	I use all of the above except Private parking lots	10/20/2021 8:50 AM
4	There is ample supply and access for parking. If your a street parker and the immediate area around your destination is congested; then parking further away and walking only adds to the experience.	10/19/2021 7:26 PM
5	Hate when the only option is valet - this can really add \$\$\$ and residents should have the choice.	10/18/2021 3:57 PM
6	and metered parking.	10/14/2021 7:51 PM

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7	<p>All of them depending if restaurants, movies has parking, chinchin has parking, walk to pink tacos (waiting for MARIX to reopen) —walk to others at night Book soup parking 9100 sunset park up on street in Beverly Hills Charos metered parking FedEx at Alta Lola parking underground. Friend on DOHENY that used to live next to gas station at Sunset but now the London and that was horrible gas smells they all moved up into the hills Sunset Marquis meetings once a month use valet Comedy store walk use to drive to The Pikey our favorite drinking place as well as Bar Lubitsch use city parking or places to charge car. I walk to things on Santa Monica from DOHENY to La Brea since I worked in NYC for a longtime and walked a lot farther. I don't use Uber or lift but taxis I do I never use the unlicensed motor vehicles like electric bikes and scooters—I find them dangerous and irresponsible</p>	10/14/2021 1:13 PM
8	I would use all 4 of these options depending on the location.	10/14/2021 1:11 PM
9	have a handicapped pass	10/14/2021 10:05 AM
10	I live on sunset plaza dr...	10/13/2021 11:59 PM
11	Please note: I do not drive to places in West Hollywood if I can help it. I make a point of walking, as I live here.	10/13/2021 9:27 PM
12	Valet and private parking has grown very \$\$\$; we generally find street or meter parking in the areas we frequent.	10/13/2021 9:18 PM

Q4 SUNSET STRIP PARKING This section is to get an idea of your perception of availability and ease of parking on the Sunset Strip compared to other areas of WeHo and the other cities mentioned in the first part of the survey. For an evening on the Strip (i.e. dining, bar or club), do you plan where you will park in advance? If so, where? If you do not drive to the Strip, please skip to the next section.

Answered: 72 Skipped: 56



ANSWER CHOICES	RESPONSES
Valet	40.28% 29
Private lot	30.56% 22
Municipal Lot	15.28% 11
Metered Street Parking	43.06% 31
Total Respondents: 72	

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm not thrilled about using a valet, but, if I can't walk, the general lack of parking on the Strip often means there's no other option. I wouldn't park on the Strip as it's a race track and I don't consider it safe parking for that reason.	10/27/2021 5:45 PM
2	Choice of parking is entirely dependent on availability at the destination.	10/26/2021 3:00 PM
3	I'm a walker and most people I know are too. West Hollywood is a very walkable City. However, driving and expecting to park on the Strip is not a realistic option. But one can park at area municipal parking lots and use other options mentioned above.	10/19/2021 8:00 PM
4	Does not apply	10/19/2021 1:56 PM
5	not applicable	10/19/2021 1:21 PM
6	Permit parking	10/19/2021 1:18 PM
7	Parking is getting worse since parking spaces used for restaurants or are blocked off by city. Hard to find spaces. Valet parking and ubers are expensive. Horrible to park in all of West	10/16/2021 5:04 PM

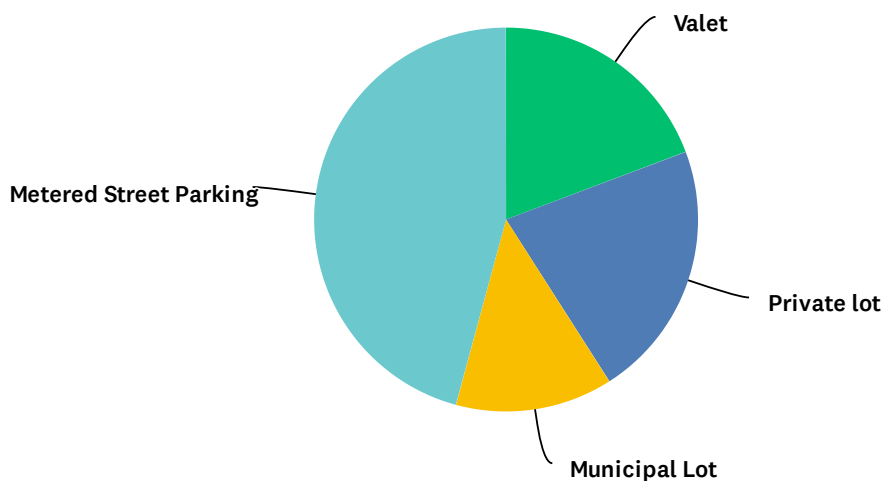
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Hollywood . Worse than ever. And on the strip the city took out parking spaces in the parking lot on sunset set for that horrible video monstrous it tacky you tower !

8	I walk because the parking is terrible!	10/14/2021 7:54 PM
9	I don't drive to the Strip as I live on Larrabee Street, steps from the Sunset Strip.	10/14/2021 4:38 PM
10	I always plan my route and parking spots for night I use all three at different places	10/14/2021 1:30 PM
11	only way to do it	10/14/2021 10:06 AM
12	I'd never drive to the Strip in particular in the evening.	10/14/2021 8:18 AM
13	I'll take what I can get. If there is a lineup at the valet then I look to the meters or a private lot. I don't find the public lots very conveniently located .	10/14/2021 6:19 AM
14	Sunset Plaza has excellent free parking. If we go to Sunset, it's almost always to a restaurant in Sunset Plaza.	10/14/2021 5:06 AM
15	With the increase in crazy homeless people and criminals in the area, I would never park in a lot alone or on the street (if you could even find a spot).	10/13/2021 9:46 PM
16	I do not need to park along the Strip as I reside here. However, parking is extremely limited even for those with 5R passes. If I plan to have friends over in the evening, they must take into account lack of guest-permitted parking DESPITE available lots and meters which often reach capacity quickly. There is barely enough parking for residents, let alone visitors.	10/13/2021 9:31 PM
17	The Strip has become less of a destination - familiar restaurants have closed and a rise in prices changes most of our dining experiences. Valet parking is a crapshoot.	10/13/2021 9:22 PM

Q5 Which is your first choice?

Answered: 83 Skipped: 45



ANSWER CHOICES	RESPONSES	
Valet	19.28%	16
Private lot	21.69%	18
Municipal Lot	13.25%	11
Metered Street Parking	45.78%	38
TOTAL		83

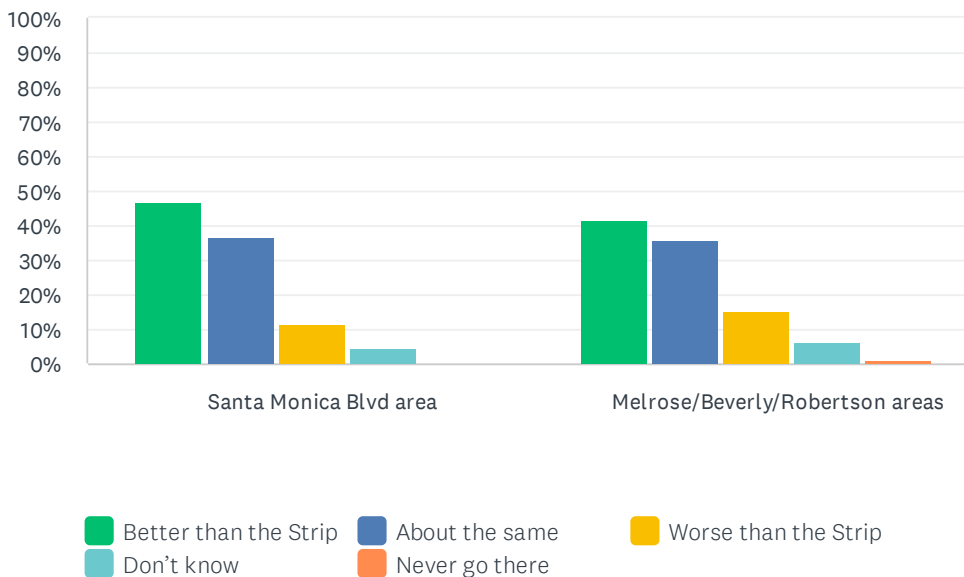
#	OTHER (PLEASE SPECIFY)	DATE
1	Since crime and traffic congestion have both surged in this area, I prefer private lots to protect my car from break-in and collision.	11/2/2021 5:43 PM
2	Who can afford to pay \$18 every time I eat dinner or do an errand????	10/24/2021 1:34 PM
3	I leave my options open without a specific choice but if driving I would pick any of the options except valet.	10/19/2021 8:00 PM
4	Does not apply	10/19/2021 1:56 PM
5	Not applicable	10/19/2021 1:21 PM
6	Permit parking when I can get it. Otherwise metered parking or municipal lot. Private lots are very expensive and unreliable. Dislike valet which takes a long time, is inconvenient and very expensive.	10/19/2021 1:18 PM
7	Walking then municipal lot I lived in malibus for 20 years with family two kids in sports and working deep in San Fernando valley gave me 600 to 700 miles a week So walking to places is why I moved here—even in rain I have been jumped once but the jumper supered damage not me. And nobody called police I walked from Largo after show to Viinies? Pizza for a slice and to first condo on Sweetzer. Everyone in the building walked as much as possible. One night I saw topped a suspect from and IHOP robbery—4 of them running split up and one came running toward me I moved away but he manage to trip over my large boots and ran away Lea bing a bag of money so I gave it to the ihop manager Is their crime south of Santa Monica Way more than in 2013, 2014 when I moved here	10/14/2021 1:30 PM

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8	NONE	10/14/2021 8:18 AM
9	Sunset Plaza.	10/14/2021 5:06 AM
10	This does not apply to me. I prefer municipal lots when I go elsewhere.	10/13/2021 9:31 PM
11	More control of the price and choices of locations.	10/13/2021 9:22 PM

Q6 Do you think the availability of parking options on the Strip is about the same as it is elsewhere in WeHo? I.e. in the Santa Monica Blvd area, or the Melrose/Beverly/Robertson areas?

Answered: 113 Skipped: 15



	BETTER THAN THE STRIP	ABOUT THE SAME	WORSE THAN THE STRIP	DON'T KNOW	NEVER GO THERE	TOTAL	WEIGHTED AVERAGE
Santa Monica Blvd area	46.85% 52	36.94% 41	11.71% 13	4.50% 5	0.00% 0	111	1.74
Melrose/Beverly/Robertson areas	41.44% 46	36.04% 40	15.32% 17	6.31% 7	0.90% 1	111	1.89

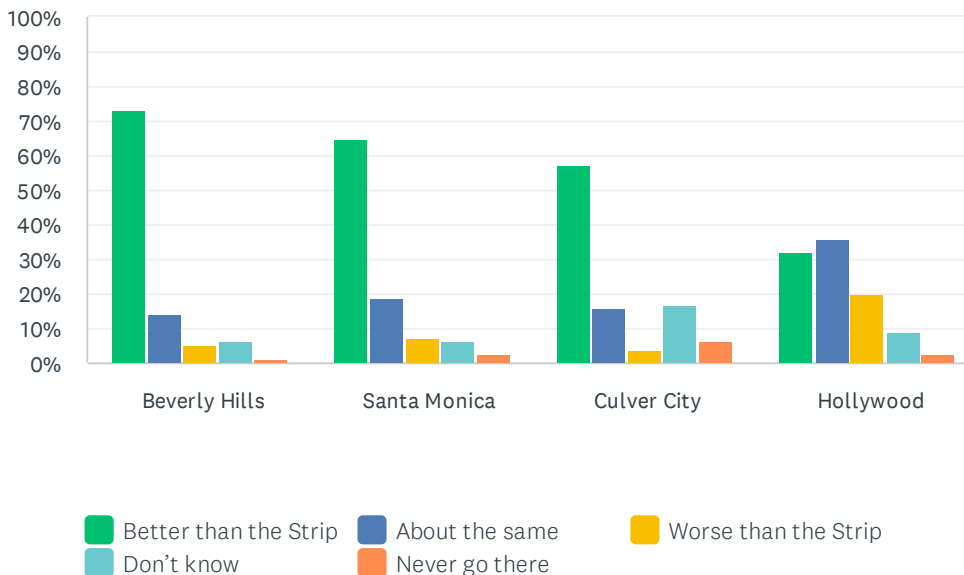
#	OTHER (PLEASE SPECIFY)	DATE
1	Considering the City's and other area's listed, all are very vibrant and thriving. As city's grow and developments are expected, so should parking for new developments and new municipal parking structure/lots be added. Creative ideas for moving people up down The Strip for pick up and drop off to their destination and return to their municipal or private option.	10/19/2021 8:00 PM
2	The Strip is impossible. So are the side streets. I walk since I live nearby.	10/16/2021 6:59 AM
3	On the strip so many lots to park at and no problem ever. But the other two areas are problem places for parking always unless they have a lot Petco has a lot Eddie's Pharmacy have to fine metered parking at Beverly and Orlando not easy lots of circling I walk to Mauros, but they have parking I walk to The Improv and Crossroads I walk to sunset 5 Parking is problem always on Santa Monica Always a problem with old meters I got three tickets for not being able to see how much time I had and was always minutes late. Then the new mini me parking meters too short for me so I will never use I can see red or green so blinking lights are a big joke on me I look for lots mostly and find the parking ticket people unacceptable when the metered marred and i think I pit enough quarters in Twice I got tickets wrongly and they said go through the process well the tools meters and instruments mess up more than i	10/14/2021 1:30 PM
4	Parking is always a problem, except Sunset Plaza.	10/14/2021 1:03 PM
5	Do not own a car.	10/14/2021 11:30 AM
6	terrible and pricy options on the Strip	10/14/2021 10:06 AM

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7	With street parking made into restaurant space, far fewer spaces available on SMB.	10/14/2021 5:06 AM
8	YThe Strip is a nightmare. Especially at night and moreso on weekends.	10/13/2021 9:22 PM

Q7 Do you think the availability of parking options on the Strip is about the same as it is in these cities?

Answered: 112 Skipped: 16



	BETTER THAN THE STRIP	ABOUT THE SAME	WORSE THAN THE STRIP	DON'T KNOW	NEVER GO THERE	TOTAL	WEIGHTED AVERAGE
Beverly Hills	72.97% 81	14.41% 16	5.41% 6	6.31% 7	0.90% 1	111	1.48
Santa Monica	64.55% 71	19.09% 21	7.27% 8	6.36% 7	2.73% 3	110	1.64
Culver City	57.41% 62	15.74% 17	3.70% 4	16.67% 18	6.48% 7	108	1.99
Hollywood	32.11% 35	35.78% 39	20.18% 22	9.17% 10	2.75% 3	109	2.15

#	OTHER (PLEASE SPECIFY)	DATE
1	I cannot think of one municipal parking structure or even a municipal parking lot anywhere along the Sunset Strip. It's metered street parking or private parking only.	11/2/2021 5:43 PM
2	West Hollywood is surrounded by City's that are dense in their areas of restaurants and night life. Expansion of Mass-transit is our future. Meanwhile, increasing parking structures', lots and even private parking that is close to the public can be negotiated to open their parking when they close at night. The Pick-up in our own city should be expanded to accommodate patron's, residents who park at further away off-street parking facility and run on a reliable schedule.	10/19/2021 8:00 PM
3	Each area is generally larger than The Strip, and of course, BH is fairly dead at night w/businesses closed. With handicapped parking, I have more latitude than most.	10/17/2021 5:34 PM
4	Parking lots but I like walking	10/14/2021 1:30 PM
5	Both Santa Monica and BH have excellent municipal parking close to night life/restaurants. Hollywood is bigger, so it might be easier to find a space.	10/14/2021 5:06 AM
6	Beverly Hills has a large number of city parking lots close to most stores and restaurants. I am familiar with only two in We Ho - the one next to the library and the one where Aaron Brothers	10/13/2021 11:03 PM

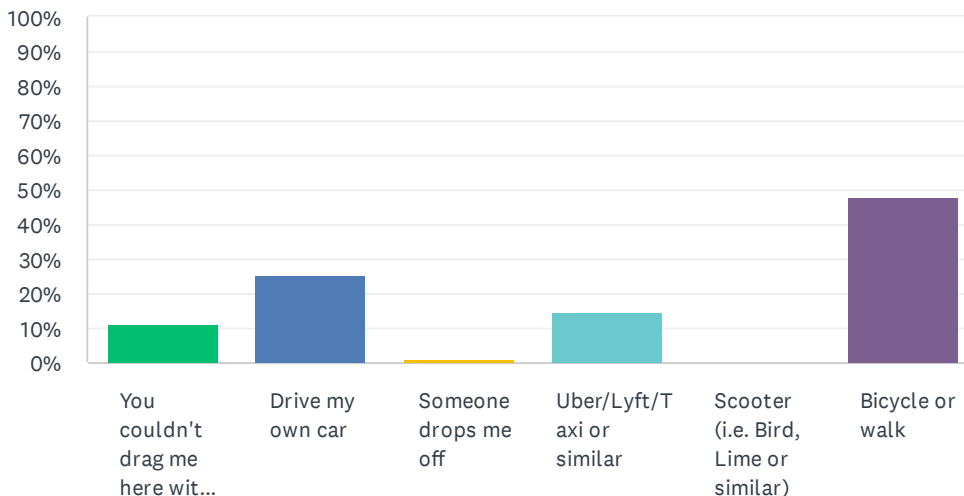
8850 Sunset / Viper Room Project - Survey # 3 Parking and Traffic

used to be. Are there any others? I don't think so.

7	Answers are self explanatory	10/13/2021 9:22 PM
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Q8 SITE PARKING AND TRAFFIC CIRCULATION The 8850 Sunset proposes a new nightclub, let's assume for now it will be called the Viper Room, three restaurants – a casual café and a nicer restaurant at street level and a more elegant restaurant and bar on the rooftop. If you were to come to the club or one of the restaurants here, how would you prefer or anticipate you will get here?

Answered: 115 Skipped: 13



ANSWER CHOICES	RESPONSES
You couldn't drag me here with a 10' pole!	11.30% 13
Drive my own car	25.22% 29
Someone drops me off	0.87% 1
Uber/Lyft/Taxi or similar	14.78% 17
Scooter (i.e. Bird, Lime or similar)	0.00% 0
Bicycle or walk	47.83% 55
TOTAL	115

#	OTHER (PLEASE SPECIFY)	DATE
1	Can't wait for the Northern extension of the Crenshaw line!	11/3/2021 10:24 AM
2	I live within walking distance	11/1/2021 3:55 PM
3	I go to the Viper and Amarone. There's nothing for me in the new development. When this block is demolished, the Viper will die with it. Whatever is being proposed is strictly for the tourists.	10/27/2021 6:01 PM
4	It is an ugly design and will be a accident site for sure with all the looky loos	10/27/2021 2:39 PM
5	This is a hypothetical due to proximity. If the development proceeds as is, without the necessary mitigations to protect the neighborhood, I won't be giving it my business, even	10/26/2021 3:33 PM

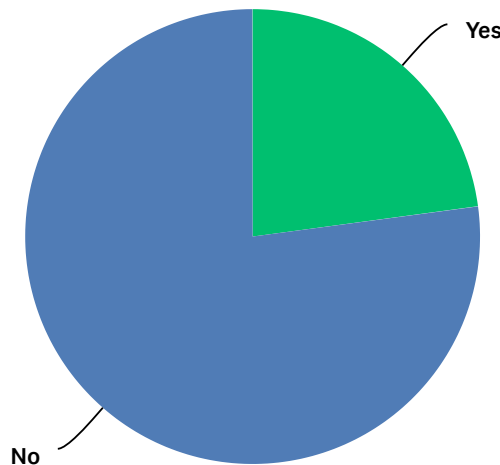
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though I would often go to The Viper and other businesses in the block.

6	I live in West Hollywood and I walk. All the listed option's are viable. The option "You couldn't drag me here with a 10' pole!" is not contributing to the question of coming to The Viper Room and other new nightlife options. Why was this listed as a choice???	10/19/2021 8:25 PM
7	This intersection for this project is too small and tight to handle traffic it will create! But the city never gives a damn , like those stupid orange plastic pole dividers that are always crashed and bent up by cars ? So what does that tell you ! Now your adding more traffic ,! What a joke , you don't care about the residents of the city . City council just cares about money not quality of life here !	10/16/2021 5:10 PM
8	only because I have the luxury to live within walking distance. Otherwise, I wouldn't bother because the parking situation is horrible up on Sunset.	10/14/2021 7:59 PM
9	Walk	10/14/2021 4:39 PM
10	I live around the corner why is WALK not an option?	10/14/2021 11:32 AM
11	These new places are likely to be for tourists. so I probably wouldn't go.	10/14/2021 11:13 AM
12	I live down the block and am already having severe anxiety/claustrophobia attacks about going anywhere near that proposed building.	10/14/2021 10:08 AM
13	I would probably drive my own car unless we intend to drink in which event we would take Uber/Lyft. We walk elsewhere in West Hollywood for dinners and/or drinks but it is an uphill climb to the Sunset Strip so we walk much less often.	10/14/2021 8:17 AM
14	Uber or walk is likely	10/14/2021 6:22 AM
15	I doubt I could afford anything there. It's going to be very expensive.	10/14/2021 5:13 AM
16	You keep asking questions about going to clubs and restaurants, but what about those of us who are trying to drive home...those of us who live either on San Vicente (or Clark) or another close-by street like Larrabee, which is both North and South of Sunset??	10/13/2021 9:55 PM
17	I live just down the street.	10/13/2021 9:49 PM
18	Walk up the street-- but hopefully not to this monstrosity.	10/13/2021 9:31 PM
19	Sounds like an attempt to be the entire Island of Manhattan. I prefer Manhayan and would not be intersted in what I would imagine would be a clusterf..k.	10/13/2021 9:29 PM

Q9 Again, a brief description of the project -Mixed-use luxury hotel and residential building (separate towers)15 stories each tower (approx 200', 187' above Sunset)115 hotel rooms31 market-rate condos10 income-restricted housing unitsViper Room/nightclub space3 restaurants (street-level, café, rooftop)Ballroom/meeting room (large enough for 350+)240 parking spaces (four underground levels)There is a single inbound-only driveway on San Vicente to the project for the Hotel, Residences, Restaurants, Nightclub and any events in the conference rooms. There is a single outbound-only driveway onto Larrabee, a narrow residential street. This entryway runs parallel to the driveway entrance to The London Hotel's entrance on San Vicente and follows is same path to its exit on Larrabee.Truck access to the hotel will be exclusive to Larrabee, the residential street. All parking in the project will be Valet Parking, including for the residents. There is no separate entrance for the residents.Above is an illustration of the Main Floor Entry Way and Drop Off Parking Plan.Does this change how you would commute to this project?

Answered: 118 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	22.88%	27
No	77.12%	91
TOTAL		118

#	COMMENTS	DATE
1	Is there a reason why inbound driveway is on a main boulevard and not side streets? Bad for	11/3/2021 10:24 AM

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walkability and pedestrian safety.

2	This current plan would not only double or triple the amount of hotel vehicles exiting onto narrow Larrabee Street (and even closer to the intersection, where cars approaching from Sunset would be regularly backed up) but the truck loading zone also would clog the street, perhaps even both lanes. There is no way this truck loading zone should be planned for Larrabee Street instead of for the San Vicente Blvd. side - a much wider thoroughfare with passing lanes to assist traffic backups. Larrabee Street was not built for such major traffic utility.	11/2/2021 5:55 PM
3	This just underscores why the development is too supersized for the site. The area lacks the ability to support the proposed traffic flow and the additional volume of vehicles. Mirroring the already congested pattern of The London may be the only option but the increased traffic volume will seize up our already full streets. If you include this much parking, which, I understand, is tied to the size of the building, it will be used. Solution: build smaller. And the idea of using Larrabee for truck access is completely impractical. The street would need to be blocked near the top to through traffic, to protect the neighborhood, likely causing even more congestion on San Vicente and other north-south streets.	10/27/2021 6:01 PM
4	It's unfeasible to introduce this additional volume of vehicles to this location. Nothing in the proposal is realistic in its consideration of the added traffic burden. As proposed, the development will only worsen current congestion, particularly during afternoon rush hour into the evening/late night hours. There are extant issues with regular congestion caused by The London's traffic. And this developer's plan is to simply add to that? And the number of regularly visiting, large commercial vehicles throughout the day is insupportable per the plan. The idea that Larrabee, a narrow residential street, could be the points of ingress and egress of trucks is asinine, even without the addition of other vehicles exiting the property. It's a steep, narrow street used as a cut-through that has required traffic calming over the past year to slow down traffic. Also, does anyone actually believe that vehicles leaving the 8850 development and traveling south won't turn right on South Larrabee and head into residential streets in order to avoid congestion on Sunset? Where, in this proposal, is the realistic anticipation of the increased traffic, with its pollution and heightened hazards, that will inevitably result. There should be no serious consideration of granting this development a variance without adequate assessment of and planning for its impact on traffic in the neighborhood.	10/26/2021 3:33 PM
5	I live on Larrabee above Sunset.	10/24/2021 6:55 PM
6	I wouldn't frequent this area unless I knew street parking was realistic. I think Doheny is still an option.	10/24/2021 1:36 PM
7	I walk. The option plan is not solely about parking but public safety. I think the full open facts should be stated. The part of Larrabee you refer to is already commercial and before the residential zone. The Viper Room is there now. The personal added comments regarding height and giving the impression it is out of character for The Strip. The Strip is not only structure's that rise only 13 feet. There are many building that rise beyond 3 stories. Even this projects neighbor is 14 stories. Mid-rises on The Strip do already meet the markets demand for this type of entertainment, nightlife, living, and playing on The Strip. It's happening organically. Take a deep breath and let it be.	10/19/2021 8:25 PM
8	I live in walking distance. I would add that the DEIR also notes that the project will generate more than 3000 additional net new daily vehicle trips, which is hard to fathom given the limited space on Larrabee Street. Go out and count how many vehicle trips you see coming and going from the immediate area of the project and then add 3,128.	10/19/2021 1:28 PM
9	No. The issue isn't how much parking this (or any) project may have. The issue is how I get around which is by car. I believe this is true for most people. If this were not the case, projects wouldn't be underparked. Instead those projects developed with insufficient parking (whether spot size or number of spots or access) become total messes and negatively impact the surrounding areas.	10/19/2021 1:23 PM
10	Pedestrian accidents are likely; emotional reactions by angry drivers waiting to enter/exit	10/18/2021 1:20 PM
11	I would not go to a restaurant without self parking. I don't valet. I would choose to find another restaurant.	10/17/2021 10:48 PM
12	I try to walk everywhere. If I drive, I drive myself.	10/17/2021 5:36 PM
13	It sounds like parking there will be a nightmare on both sides.	10/16/2021 5:26 PM

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14	Stinks .	10/16/2021 5:10 PM
15	I would never drive there!	10/16/2021 7:00 AM
16	This building only makes sense with a subway stop.	10/15/2021 10:51 PM
17	this is AWFUL. RESTRICTIVE. SHOWS A GREAT LACK OF CONCERN for patrons and residents nearby	10/15/2021 9:31 AM
18	Depending on traffic I would choose not to go there at all. Sounds like it would be easier to go almost anywhere else.	10/15/2021 7:36 AM
19	Sunset is already difficult to make a right off San Vicente where the proposed project is going to be. There will be traffic lined up from Cynthia to make right. This is very bad idea to have a one way entrance off San Vicente!!! The London already has a difficult time valeting their vehicles without impeding traffic. Have 2 hotels stacked before Sunset is BAD city planning.	10/14/2021 7:59 PM
20	I have no reason to go to local hotels Only SUNSET MARQUIS ONCE A MONTH	10/14/2021 1:33 PM
21	Wouldn't go or would walk. But there should be no exit onto Larrabee - there will be too much noise. Make San Vicente entrance and exit. Put lights there if needed.	10/14/2021 11:13 AM
22	I live on Larrabee and if that traffic has to leave on my street the traffic will be unbearable	10/14/2021 10:46 AM
23	it's a nightmarish horror show.	10/14/2021 10:08 AM
24	I would never drive or have a friend drive us	10/14/2021 9:43 AM
25	this is asking for increased traffic jams, more noise and general pollution.	10/14/2021 9:31 AM
26	I would likely walk to this project given my proximity, but I think the drop-off/valet zone within the project is excellent. I also think the entrances off of Larrabee and San Vicente make more sense than having to take a left into the site from Sunset without a light. I am currently on Hilldale, but have previously lived on Larrabee, I wouldn't be concerned by an increase in traffic on Larrabee, it is actually a relatively wide residential street in my opinion.	10/14/2021 9:30 AM
27	Sucks that residents don't have their own parking entrance. Very low rent!	10/14/2021 8:52 AM
28	Larrabee is too narrow and primarily a residential street with only a short stretch on the north which is commercial. I don't think it can easily handle the proposed volume of traffic forced to exclusively exit the project onto Larrabee. San Vicente is much wider and more able to accommodate vehicles so it would seem that focusing in and out driveways on San Vicente makes more sense. Larrabee should only serve more temporary limited use.	10/14/2021 8:17 AM
29	That sounds like a nightmare	10/14/2021 6:22 AM
30	I am able to walk. However this question is important and now has opened my eye on a concern of this project. I worked at the London hotel for several years managing all of the large events. I am happy to share first hand issues with the traffic issues created by these events.	10/14/2021 6:17 AM
31	Not going near it. But valet only? How much is that moment? \$20? \$30? It's automatically going to limit parking to people with tons of money to burn. I know that's inevitable, but it makes no difference to me. I can't afford it. Entrance on San Vicente will be a cluster F&%k and Larrabee is far too narrow for all this to work.	10/14/2021 5:13 AM
32	It'll be more difficult to find parking in the area	10/14/2021 4:11 AM
33	The parking is woefully insufficient. and, being Valet Parking, will be ungodly expensive. Which means i'm not coming to these restaurants.	10/14/2021 1:03 AM
34	I live in the neighborhood so would not use the parking facilities. I do, however, foresee a traffic nightmare here. See comments below.	10/13/2021 11:06 PM
35	I sounds and looks like it will be a traffic nightmare with more traffic onto Larrabee and San Vicente to get in and out of this monster.	10/13/2021 11:00 PM
36	I would drive my car under these circumstances	10/13/2021 10:30 PM
37	Traffic coming up San Vicente to Sunset will be a nightmare! When there is an event at the London, it already is a mess! and if that preschool which the planning commission and the city council okayed to be built directly below the London ever gets built...Oh my God it's going to	10/13/2021 9:55 PM

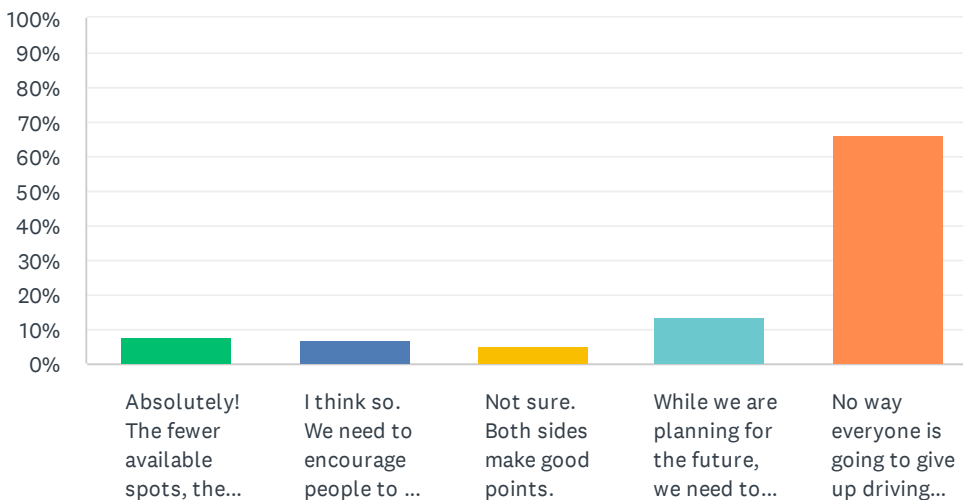
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be a nightmare for everybody coming up San Vicente, and either going above Sunset or turning right on Sunset!! It is a horrible idea to make the entrance that close to the right hand turn lane to Sunset!! This was obviously conceived by someone who does not live or drive in the area to get home after shopping, dining, clubbing, appointments, or visiting other people!

38	This is terrible for Larrabee. We get enough idiots racing down the street, this will make it much worse. Speed bumps or a no entry set up like Alta Loma will be needed.	10/13/2021 9:49 PM
39	would avoid	10/13/2021 9:32 PM
40	It would be icing on a cake of reluctance. to ever go there. I have lived on Larabee. The thought o f a single bound exit onto a steep, narrow residential street is ridiculous. Whatever medication the designer was on must have rendered him brain dead. Not a single word of this parking ingress and egress makes any sense iin any sense. The streets are not just streets; they are homes and a neighborhood. Sis the designers never visit the area???	10/13/2021 9:29 PM
41	Dumping all that traffic onto Larrabee is creating a death trap. Besides the noise and traffic it will be an utter disaster for pedestrians. How many casualties are acceptable to make some extra money off this property by plopping this oversized monstrosity onto it?	10/13/2021 9:08 PM

Q10 Given the traffic and congestion everywhere, and that we are moving towards mass transit and alternative modes of transportation, do you feel that the parking for this project is sufficient?

Answered: 115 Skipped: 13



ANSWER CHOICES	RESPONSES
Absolutely! The fewer available spots, the more likely people will give up their cars. Think about climate change, guys!	7.83% 9
I think so. We need to encourage people to use other ways to get around.	6.96% 8
Not sure. Both sides make good points.	5.22% 6
While we are planning for the future, we need to deal with the reality of where we are now. This project needs to have enough parking for its current uses.	13.91% 16
No way everyone is going to give up driving their own cars anytime soon. There isn't enough parking for all the people who want to come to this project. And the backup lines for people driving around looking for parking on the nearby streets will be a nightmare! We need enough parking in this project now!	66.09% 76
TOTAL	115

#	OTHER (PLEASE SPECIFY)	DATE
1	Do not give in to calls for more parking spaces, we *must* nurture walkability and alternative transit in West Hollywood. More parking spaces will just mean even more cars in the long run, impacting everyone INCLUDING people who called for more parking in the first place! Please think long term.	11/3/2021 10:27 AM
2	With all due respect, it is naive and irresponsible to believe that major U.S. cities somehow will be cutting private auto use to the extent that parking will no longer be a serious concern within even the next decade or two. This is especially so for the car culture mecca that is Los Angeles. This city loves its private cars, the independence it represents plus the luxury it shows off. L.A. will be the last major city to give up cars - and it will be crucial to continue planning satisfactory parking for all L.A. buildings and venues, old and new.	11/2/2021 6:07 PM
3	well said	11/1/2021 4:00 PM
4	The parking issue is moot as far as I'm concerned; although I'm sure the large volume of	10/26/2021 3:49 PM

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parking spaces would be a welcome revenue stream for the owners, who will be looking to exploit the lack of parking on this stretch of the Strip. The underlying issue is that this proposed development is too large for the location. A more compact development with fewer parking spaces would limit the impact on our already congested streets.

5	Dare I say, there is a need for Automation in parking. Here goes, like more Robo parking structures?	10/19/2021 8:33 PM
6	If all of the exit for the project is on Larrabee, and assuming at least half of these cars will be going north to Sunset, traffic at Sunset will be tied up more unless some type of change to the traffic signal, like an arrow, at Larrabee and Sunset is made. Cars coming down Larrabee and cars going up Larrabee will not have adequate time to make their turns. As it is now, Larrabee does not have adequate timing for getting on to Sunset, especially during peak hours. The same problem exists for cars entering from San Vicente--where is the line of cars going to go as they try to enter if they are traveling south on San Vicente and into the project. Will additional traffic turning lanes be required or will these cars just block southbound traffic on San Vicente?	10/19/2021 2:06 PM
7	240 is the minimum required parking spaces for the project, given square feet, etc. If they go over 240, they have to conduct a complete VMT (Vehicle Miles Traveled) traffic analysis--another rationale the developers have for keeping the parking inappropriately low. A VMT analysis is clearly needed for this project.	10/19/2021 1:33 PM
8	This project is woefully underparked all the way around - employees, guests and residents	10/19/2021 1:26 PM
9	Due to numerous incidents of road rage and inebriated visitors exiting bars/nightclubs/restaurants/parties, the project will dump extreme numbers of cars onto a residential street that is already bearing the brunt of damage (Larrabee).	10/18/2021 1:23 PM
10	The scam is "compact car" spaces, that large SUV's park in and consume two spots. Require all full size spots.	10/17/2021 10:52 PM
11	Trucks will be using Larrabee Street which will be a constant source of noise and irritation to all the residents along Larrabee. This development is too dense and -- especially at nighttime when it is designed to be popular -- will be a horrible hardship to the residents of the area, especially along Larrabee. That is a reason why I oppose this project.	10/17/2021 5:44 PM
12	I think we should encourage other options of getting around. I also think we must deal with the reality of TODAY.	10/17/2021 5:40 PM
13	This area is a HUGE draw from neighboring towns and DTLA & the Valley. People will drive here.	10/16/2021 5:49 PM
14	A lot of the indoor parking will be taken by staff if it's mixed use.	10/15/2021 8:42 PM
15	This is going to have a significantly negative impact the quality of life for the residents of Larrabee Street!!	10/14/2021 4:41 PM
16	People going to events at Four Seasons, Beverly Hilton, Beverly HILLS Hotel, are the same valet Parking across from standard a good lot Lots as good as all the other old and new places Example-valet at Jar blocks the drivers Driving down Harper to Paul Smith a night mare Driving around a nightmare everywhere right now Let's see car wash by CURSON gone one lane Garbage trucks and tree trimming and remodeling and building new condos on Orlando, Sweetzer, Harper, Willoughby, FOUNTAIN, Vista Garner etc, is ridiculous Thursdays I can leave my driveway to go to market until after 12 but not tree trimmers, garbage, street cleaners, FedEx, ups and gardeners just make life miserable I swear cutting trees or trimming trees is year round,new pavements year round--night mare compared to sunset and San VICENTE. I WALK TO TROUBADOUR-NEVER ANY PARKING AT ALL MELROSE FORGET ABOUT IT, SUNSET IS A KNOWN TRFFIC PATTERN BUT WHERE WE LIVE ON NARROW STREETS--THATS THE PROBLEM PS ANYONE BUILDING ON SUNSET SANTA MONICA ETC-SHOULD HYDRO JET THERE SIDEWALKS THEY DID THIS DOWNTOWN WHEN I HAD A LOFT THE ENTIRE BLOCK GRAND/11Th/HOPE/12th	10/14/2021 1:44 PM
17	At a previous City meeting I attended, the architect vaguely insisted that people would uber or take public transportation. You must be kidding. When 350+ people are going to a black tie event in a ballroom/convention center, NONE OF THEM are taking public transportation. And oh, along with the private cars, where will they put the limos? in front of the buildings on Larrabee Street? None of the pricy condo owners will be using public transportation. Few of the	10/14/2021 10:12 AM

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guests in the proposed 5star hotel, nor in the restaurants. As dreamt up, this nightmarish project needs 500 spaces. And what about guest parking for the "market rate" hovels?

18	I'm not too concerned about the residential parking ratio, it seems more than sufficient. I've noticed that in our area, especially at nicer restaurant venues, there seems to be a very healthy use of rideshare and other car services, opposed to people driving themselves.	10/14/2021 9:35 AM
19	Most of the other hotels on the Sunset Strip are over parked with much of their parking unused most of the time. Hotel guests rarely rent cars these days. Uber/Lyft are greatly reducing the need for parking spaces. As such, unless there are a few immensely popular hospitality venues in this project, I suspect there will be sufficient parking.	10/14/2021 8:21 AM
20	Let's be real. This will take 10 years to build. In that time, the internal combustion engine will be out (believe it or not, we are already at an inflection point). Ride hailing and Robotaxis will be the real deal. The people who can afford a residence (let's face it, it's a pied a terre for ultra-wealthy people) will have their own drivers. I still haven't heard anything about EV charging. The majority of cars parking in this thing will be EVs or plug-in hybrids. There needs to be drop-off and pickup in front, on Sunset. And entrance to the lot - even if by valet. Shoveling it all onto San Vicente or Larrabee is a mistake.	10/14/2021 5:23 AM
21	Traffic congestion and utterly insufficient parking will be a daily nightmare for residents and visitors. Public transportation is: (a) unreliable, (b) very unreliable late in the evening when clubs are operational, (c) not quite safe -- too many homeless people and people intoxicated with something riding the buses. I've tried to take a bus to Sunset strip once, and i'm not gonna do it again ever. Was harassed and scared...	10/14/2021 1:07 AM
22	This will be a traffic DISASTER.	10/13/2021 11:09 PM
23	We should be adding more spaces, not trading them away as a bargaining chip	10/13/2021 10:33 PM
24	I'm not interested in parking in the complex. I am interested in trying to get past the complex in order to go home! It's going to be hard... No I take that back...it's going to be a nightmare!	10/13/2021 9:58 PM
25	To amend the last sentence - we do not need this project and certainly not at the height and design that it is.	10/13/2021 9:53 PM
26	Mass transit? Hilarious.	10/13/2021 9:50 PM
27	My biggest concern is traffic congestion.	10/13/2021 9:41 PM
28	we need less parking, less cars, more public transportation	10/13/2021 9:33 PM
29	LA is not expanding mass transit in our area. The scope of this project is therefore out of scale given the traffic it will add. The size of such a project would be better located near a freeway or mass-transit light rail line. Since Purple line expansion is well south of here, I expect many more cars on our local roads. Construction alone will make living here a nightmare. I'd feel better about this project were it much smaller and for something our community actually needs (v another hotel).	10/13/2021 9:33 PM
30	Tha audacity of the question alone, considering the numerous other factors is insulting.	10/13/2021 9:32 PM
31	Pretending the project as proposed will not create a traffic and parking nightmare is an outright lie.	10/13/2021 9:09 PM
32	This is a horrible plan that will not only create congestion but will negatively impact the quality of life of everyone living in the vicinity.	10/13/2021 9:07 PM

Q11 Any comments on Parking, Traffic or this project....

Answered: 57 Skipped: 71

#	RESPONSES	DATE
1	This is a pedestrian heavy area, more parking should be discouraged as much as possible. Please plan for the eventual arrival of the K Line extension as well. And WIDEN SIDEWALKS PLEASE!	11/3/2021 10:36 AM
2	Looking at that chart of recent Sunset Strip hotel/condo buildings, the raw numbers underscore how crazy it would be to construct the largest project on the Strip with also the fewest number of parking spots. Add onto that, that 8850 Sunset's only vehicle exit plus its truck loading zone are both planned to be so close to the Sunset Blvd. intersection, and to boot on Larrabee Street - a two lane residential street - and it's clear how much trouble this current blueprint would be for this area.	11/2/2021 6:30 PM
3	It will just add more congestion on Sunset which is already a nightmare between 4-7pm every weekday. Just try it sometime yourselves!	11/1/2021 4:02 PM
4	The proposal is unrealistic for this location, and the Draft EIR fails to adequately consider the detriment it would do to this neighborhood.	10/26/2021 3:56 PM
5	The entire area is getting too dense. The building is out of control and the ugliness of some of these are shameful. I dread what's coming to Sunset. It used to be a pleasure to walk, but no more.	10/24/2021 1:40 PM
6	Look at the statistics, ridership on mass transit in LA continues to go down, even adjusting for COVID...	10/21/2021 10:26 AM
7	congestion is already a terrible problem in this area. This project is over burdensome for the neighborhood and city	10/20/2021 8:54 AM
8	Until we are NYC with subway and bus lines running frequently this will be another nightmare to residents in the neighborhood. Transportation needs to be in place first. How's the subway coming?	10/19/2021 10:32 PM
9	The project is perfectly suitable for The Strip. Traffic is not exclusive to West Hollywood but should be approached on what methods will help move traffic expeditiously.	10/19/2021 8:46 PM
10	Congestion will be a nightmare, especially during construction and resultant lane blockages required by construction activities. Most of us have no choice other than to drive our cars since alternatives to driving have fallen short. People living on Larrabee are going to be hit particularly hard as they wait on Sunset to turn south, or as they try to navigate the obstacle course driving up Larrabee toward Sunset. Hopefully there won't be any problems for firetrucks or ambulances while all this is going on and when the proposed project is in full swing.	10/19/2021 2:12 PM
11	The project is being marketed as a significant regional draw, in terms of amenities and architectural uniqueness (e.g., "An urban destination and meeting place for community members, local businesses and visitors" and a "mixed-use urban destination"; see project's website at http://8850sunsetblvd.com/). The City considers projects proposed within 0.5 miles of an existing major transit stop or an existing stop along a high-quality transit corridor to have a less than significant impact on VMT (Vehicle Miles Traveled) and considers them exempt from a VMT analysis with certain exceptions, including projects with the potential for significant regional draw. The DEIR finds that the project screens out of conducting a VMT analysis because it does not fall within the exception that it has potential for significant regional draw based only on new workforce drawn to the City. However, since the project is being marketed as revitalizing the area and creating an urban destination and meeting place, meaning it is designed to have substantial regional draw in general, i.e., drawing the general public to the project site, a VMT analysis clearly seems warranted given the overall intention of making this project a "destination point." In simpler terms, lots more people will be in the area because of this project—how can the project's goals be met without drawing in significant masses of persons? In addition, a Level of Service (LOS) analysis also seems warranted. I did not see a formal LOS in Appendix L, even though the DEIR said there would be. Such an	10/19/2021 1:46 PM

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analysis would assess the impact of traffic congestion and the amount of time spent stopped or slowed in traffic to measure environmental impacts. An LOS analysis is not required but SB 743 does not prevent the City from analyzing LOS as part of its consistency analysis with general plans. Given the massive nature of this "landmark" project and its marketing as a destination point and its generation of more than 3000 additional net new daily vehicle trips, I believe the fullest possible investigation of its impact on the surrounding area is needed, especially with regard to traffic and transportation.

12	It think it's great to renew and redevelop but each development has to respect the space upon which it's built, the community around it and the workers whilst providing purpose and convenience to the patrons it seeks to serve. This needs more careful thinking about how people will use the facility; including how they will get there and where they can comfortably park.	10/18/2021 4:01 PM
13	You're lying if you think this is enough parking.	10/16/2021 5:51 PM
14	As designed, I think this project is too big. To make matters worse, it doesn't have enough parking.	10/16/2021 5:30 PM
15	the exits and entrances to this project are bad as it will cause gridlock and back up cars and traffic on both San Vicente and Larrabee	10/16/2021 11:48 AM
16	The project is way too big for this site.	10/16/2021 7:08 AM
17	Another hotel? Guys come on.	10/15/2021 8:42 PM
18	Why can "master plans" easily be altered to allow fewer parking spaces and more floors and density, but they cannot be altered to GET RID of buildings altogether and replace them with parks? This project should NOT be approved!	10/15/2021 4:25 PM
19	this high traffic building will ONLY INCREASE parking and traffic problems. ABORT ENTIRELY	10/15/2021 9:34 AM
20	The 3rd survey really help to solidify some very serious considerations about development of this project. There is too much traffic and congestion between Sunset and San Vicente, especially from 4-8 PM. There doesn't seem to be enough parking for this project, especially when the Viper Room has a special venue. Look adjacent to Whisky a-go-go. That corner only has 1 usage and there is only enough parking for that commercial space. If you include all the other mix usage, this will make it unmanageable. It will be poor city planning.	10/14/2021 8:15 PM
21	Realistically, transit on Sunset Blvd does not exist. It's better on Santa Monica, but that's a big hill and it's not reasonable to expect people to walk. Build the parking and charge for it - that will be enough of a deterrent.	10/14/2021 6:28 PM
22	This project, if approved, is going to cause significant hardship on the residents of Larrabee Street. I'm especially concerned about all traffic, including trucks exiting onto Larrabee Street.	10/14/2021 4:43 PM
23	I'm fine with project and parking the issue is old places with no underground parking or parking lot I never like or trust meters in WEHO—THEYARE TOO SHORT THE NEW ONES. When I lived on Sweetzer to many people took up parking spaces for their jobs on Santa Monica Nightmare when one has only one spot for two cars	10/14/2021 1:52 PM
24	The traffic now is horrible. Sometimes it takes 3 or 4 light changes to go northbound on San Vicente with traffic. This will make it even harder.	10/14/2021 1:23 PM
25	The traffic in and out of The Edition and The Pendry has caused danger and congestion. Any development here should include things like traffic calming and perhaps a median to stop dangerous turns across traffic and u-turns from rideshares.	10/14/2021 11:19 AM
26	Cancel this project, the area is super congested already	10/14/2021 11:17 AM
27	the garage should not exit onto a small residential street. that is insane and will make bad traffic even worse	10/14/2021 10:49 AM
28	There will be even more congestion for a project this size	10/14/2021 10:34 AM
29	While the developer is legally allowed to some get-arounds due to being near a "traffic hub", who are they kidding? nobody involved with this building -- except for the cleaning staff -- will be using public transportation. That corner of Larrabee Street is already an accident horror scene. Add gawkers/tourists who are racing out of their cars to snap selfies in front of this building, wealthy folk arriving for events, and how this will back traffic all the way down	10/14/2021 10:19 AM

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Larrabee Street, it's a real horror show. The greedy and lazy developers and architect must know this. Their refusal to admit it showcases what they really feel about this "community" -- less than zero. NIGHTMARE. PLEASE STOP IT FROM HAPPENING

30	It will make living, driving, and parking in this neighborhood dreadful.	10/14/2021 9:46 AM
31	this is a nightmare in the making- please do NOT allow this project to happen	10/14/2021 9:37 AM
32	Short sighted, not surprising with this project, everything is crap.	10/14/2021 8:55 AM
33	I like the concept of the project and its uses; however the scale of the project is way too large for the location and should be scaled down, which would reduce parking, traffic and circulation concerns.	10/14/2021 8:22 AM
34	None	10/14/2021 8:21 AM
35	S.V. Blvd - happy to share feedback on traffic patterns created by the London's peak periods.	10/14/2021 6:25 AM
36	Traffic is already an F on Sunset, right? This will only make it worse. But what choice is there? Oh yeah - Make it smaller!	10/14/2021 5:25 AM
37	I think it's too much congestion and there's so many empty rooms and commercial properties not really going to give us more just more possibilities. I think I've got a move away from this area.	10/14/2021 4:16 AM
38	this project will create an unending nightmare of traffic congestion, and long lines of cars waiting for parking. Ambulance trying to get to any residence above Sunset strip won't be able to do so, putting life of residents in danger. This project is not well thought-out, and the way it'd impact life in the neighborhood is disgusting. Hope, it'll never get built.	10/14/2021 1:09 AM
39	Parking needs to be readily available. People who are likely to go to restaurants and clubs in Sunset Strip Area are likely to go by car or by services like Lyft or Uber. Residents in an upscale area are likely to have one car per adult. A high percentage of hotel guests will arrive with their own car or rental car. Bottom line, in Los Angeles, everyone needs a car ... when I moved here to go to UCLA, someone told me after my first LA buss ride, even poor people in LA have a car.	10/14/2021 12:14 AM
40	Please Don't	10/14/2021 12:07 AM
41	I am tired of developers who don't live in the community creating conditions that will adversely impact the community. Living off Sunset we already have to deal with terrible traffic conditions. Adding this project with its paltry number of parking spaces will create a nightmare as 1) people have to wait for valet service (ALWAYS an issue at night on Sunset Blvd.) and 2) people drive around the neighborhoods looking for parking. Not only will Sunset suffer from increased traffic jams, but the surrounding streets will suffer the same fate. Many neighborhood streets can barely accommodate 2 lanes of traffic which will create more jams. This is such a horrible idea - I can't even believe that it has gotten this far. Come live in the neighborhood. See how it feels to see development after development go up, blocking out the sun, NOT bringing any more life to the street as there are only cold facades to walk by. Is this project going to allow for more interesting commercial spaces at street level or only walls and windows so the haves can look out on the haves-less. STOP destroying Sunset Blvd!	10/13/2021 11:22 PM
42	A nightmare especially on Larabee	10/13/2021 10:45 PM
43	take this monstrosity -- add it to the other massive project on Sunset and Cres Heights -- traffic will be a big CLOG	10/13/2021 10:36 PM
44	Since my residence is on Horn a block above Sunset, and driving in and out (and up and/or down the Strip in either direction), my concern is worsened traffic when at times it seems like it couldn't possibly get any worse, but it clearly can. So, the entire project is extremely worrisome. Not to mention, illegal parking, people cruising for parking, illegal and dangerous u-turns, of which there are many at my intersection, since it's 3-way with Holloway. Oy.	10/13/2021 10:18 PM
45	The number of parking spots is wholly unrealistic for all of the planned uses. Will the nightclub patrons be allowed to park here at all?	10/13/2021 10:14 PM
46	I think you should take a very long hard look at how congested San Vicente gets as it approaches Sunset, especially during peak driving hours!! Of course if you're only interested in making money, then disregard everything I have said because you're hopeless!	10/13/2021 10:01 PM

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47	No... love this project. Please start it now!!	10/13/2021 9:54 PM
48	This is a payola deal from the developers to our idiotic city council people. We need another hotel and the added congestion like we need a hole in our head.	10/13/2021 9:53 PM
49	too little parking, too much traffic, TOO BIG for the area	10/13/2021 9:49 PM
50	Light rail is needed. That is safe and clean and not filled with homeless people. Public transport that is desirable.	10/13/2021 9:48 PM
51	Scale of project too large for area. No adjacent freeways or light rail. Will dramatically increase traffic in an already congested corridor. Just imagine the lines on my block (Larrabee) competing for 240 spots, backing up traffic on Sunset. NO NO NO.	10/13/2021 9:36 PM
52	disaster as it is to drive down suset blvd., this project would just make it worse. go find another place to build this ridiculous project.	10/13/2021 9:35 PM
53	Ill considered. Lacks consideration for established residences and the occupants. Poorly conceived and is a disater waiting to happen.	10/13/2021 9:35 PM
54	It's going to be a nightmare on San Vicente and Larrabee with traffic lines forming	10/13/2021 9:12 PM
55	This is like a circular firing squad. We know the intersections are all rated F. We know that any Traffic Study will be in favor of the project. So lets just stop all the nonsense.	10/13/2021 9:11 PM
56	Don't do it. What happened to consulting your constituents on what they want in their neighborhoods? FIRE THE CITY MANAGER NOW.	10/13/2021 9:11 PM
57	It sounds like a nightmare and I'm not looking forward to it	10/13/2021 9:09 PM

Q12 We would like to do more Parking surveys. Would you like to suggest any questions that you think should be asked? Thank you.

Answered: 31 Skipped: 97

#	RESPONSES	DATE
1	How can this project improve mobility outside of motor vehicles?	11/3/2021 10:36 AM
2	I think we need to discuss the number of street parking spots on San Vicente Blvd. and Larrabee Street within two blocks of 8850 Sunset, and how this project would affect parking in both metered and resident restricted areas of these streets. As much as the developers for 8850 Sunset would like to ignore the concerns of current residents and business owners in this area, everyone who lives and runs businesses here needs these streets' spots to remain a viable option for parking.	11/2/2021 6:30 PM
3	What is the adequacy of current parking for residents and visitors? Without clearly establishing the present provision, how can we plan for the future and assess the impacts of this or other proposed developments?	10/26/2021 3:56 PM
4	Stop building these ugly monster buildings.	10/24/2021 1:40 PM
5	We need a layman's explanation of how the consultants perform their traffic assessment in the EIR.	10/21/2021 10:26 AM
6	I leave that up to the NIMBY'S thus there will be more survey's even after the project is complete. The City's engineer's, planners, and land use experts will resolve potential glitches. Please, no assumptions on parking and affordable housing.	10/19/2021 8:46 PM
7	Questions might be helpful about increased traffic congestion, blocking of residential streets (Larrabee in particular) by the loading dock and the singular exit onto Larrabee, a domino effect whereby traffic on Sunset Blvd. becomes blocked because of blocked traffic on Larrabee, traffic effects of the prolonged construction period lengthened because of the additional 5 stories in height proposed, and emergency response (fire, ambulance) concerns on Larrabee if traffic is blocked. In addition, questions about why a full VMT analysis is not being conducted might be helpful, particularly as it relates to the "lack of significant regional draw" claim, which is dubious, a claim that exempts the project from such an analysis.	10/19/2021 1:46 PM
8	I live in the Norma Triangle on Norma Place. People drive like maniacs on those little side streets. And there isn't enough parking. Why not survey about having parking on BOTH sides of the street? That would kill two birds with one stone: create more parking AND force people to drive more slowly.	10/16/2021 5:30 PM
9	what about larger set backs on the property	10/16/2021 11:48 AM
10	"Should visitors not driving or parking at the project get a coupon for one (or two) free drinks at one of the project's bars or restaurants?"	10/16/2021 7:08 AM
11	I think we need think about traffic questions. Like how are we going to remediate traffic from San Vicente onto Sunset during rush hour? How is the flow of traffic going to be like Thursday, Friday and Saturday? Is there plans to do valet parking? Will be third party? What is the projected # of people visiting these commercial and residential spaces Monday through Sunday?	10/14/2021 8:15 PM
12	Ok buy I have way too many When building new buildings adequate resident and guests parking should be provided Garners need to work on days when the supposed street cleaner comes by—garbage pick up never same day as street cleaning ' the tree at my fron needs to be removed too big the roots destroying sewer lines and tree damage cars parked by it. I need a parking survey with plenty of open room so I'll planned construction and gardeners and garbage trucks and why are narrow streets allowed double sided parking—I lost three rear view mirrors	10/14/2021 1:52 PM
13	Having a better parking system would be useful. BH, SM, and Culver City have city lots that make visting these cities affordable/ free.	10/14/2021 11:19 AM

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14	pricing of parking, availability of EV chargers, etc	10/14/2021 11:17 AM
15	Where are the cars parking/stopping so that tourists can run out and take selfies with this building? There are already countless cars/trucks doing illegal u-turns on Sunset and Larrabee. Thoughts? Where will the waiting limos and tour buses wait for their passengers? If there is scooter use, who will clean up the empty scooters from blocking the street/sidewalk so people don't trip on them? Do you think that all of the illegal parking on Larrabee will block up the street -- especially since Palm/Holloway already blocks up during rush hour? Will there be guest parking available to market-rate apartments? At what cost? How many traffic enforcement cops will Weho have to pay for due to the chaos this place will create?	10/14/2021 10:19 AM
16	uncertain	10/14/2021 9:46 AM
17	None	10/14/2021 8:21 AM
18	How will the buildings loading dock hours, trash removal, affect the single access?	10/14/2021 6:25 AM
19	Yes, another parking survey after they redesign the project.	10/14/2021 5:25 AM
20	As people how many adults live in their household and how many cars they have.	10/14/2021 12:14 AM
21	What mitigating factors will be implemented to allow for the incredible traffic jams created by having ONE entrance and only valet parking? How will the backup on Sunset and Larabee be handled? Why is money not being used to create a more vibrant walking street on Sunset rather than bringing in new sources of traffic and congestion? Why are these projects always targeting Sunset Blvd? Why not Santa Monica Blvd? What is being done to handle all the Uber drivers stopping in the middle of the street to let off passengers? Every time I come home at night on Sunset, I have to swerve around these cars that stop right in the middle of the street. There is NEVER a cop there moving them on nor do the restaurants or clubs control this traffic. I live in a part of WeHo north of Sunset with no exit: Horn Ave. We can exit on Horn to Sunset or Sherbourne to Sunset. Will you add a traffic light at Sherbourne so we will be able to exit our neighborhood when the traffic backs up and keeps us from exiting through a back way like the other streets north of Sunset?	10/13/2021 11:22 PM
22	What will the dollar FEE for parking in the new structure be? 15, 20, 25 dollars?	10/13/2021 10:36 PM
23	What, if anything, can be done in the Big Picture to alleviate the problems caused by bad drivers? E.g., Much better signage? More policing/ticketing/automatic cameras with clear warnings to deter scofflaws? Bear in mind that many of the drivers are very young and inexperienced, distracted by not knowing the area, and/or being substance-addled.	10/13/2021 10:18 PM
24	Ask more questions about the resident and how it will affect them	10/13/2021 10:01 PM
25	No more surveys, start construction now.	10/13/2021 9:54 PM
26	Where do think the cars and traffic are going to go?	10/13/2021 9:53 PM
27	You should ask how they plan to construct the entrance to the parking garage to avoid adding to traffic. Bc there is no question traffic will back up and make accessing Larrabee difficult for residents like me.	10/13/2021 9:36 PM
28	how are you going to create enough parking if anyone who visits these places drive their own cars?	10/13/2021 9:35 PM
29	For this project? I have no idea what more I could add.	10/13/2021 9:35 PM
30	No more surveys and stop calling it the Viper Room Project if it's not even going to be part of the project. It's misleading!	10/13/2021 9:11 PM
31	Do the residents affected approve of the proposed changes?	10/13/2021 9:11 PM