

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity



This is the **Second** in a series of surveys on the **8850 Sunset / Viper Room Project** which will give the community an opportunity to weigh in on different aspects of the project.

This survey is about the **Proposed Uses** that will be part of the development of the **8850 Sunset / Viper Room project**.

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

Sunset Specific Plan (SSP)

As discussed in the Survey #1, in 1996, the City created a twenty-year plan for commercial development along every block of Sunset called the Sunset Specific Plan (SSP). It has not been revised or updated.

The original SSP shows the anticipated distribution of commercial land uses along the Sunset Strip as follows:

- 66% office**
- 18% retail**
- 9% hotel**
- 5% restaurant**
- 2% entertainment**

The **older high-rises** along Sunset in WeHo were **developed prior to** the City's incorporation in **1984**. They are more or less equally distributed between hotels and office buildings.

The exact figures are not extrapolated in the DEIR, but from what we can observe from development along the Strip since 2000, we will assume that the **hotel percentage has out-performed** all other categories of development.

Since 1984 however, we have seen virtually **no growth at all in office or entertainment development**, and restaurant and retail development has been limited to that which can be found within the many new hotels that have been built or are entitled along Sunset.

The block of Sunset Blvd between San Vicente and Larrabee is **currently developed with one and two-story buildings** as follows:

- Viper Room**
- Liquor stores x2**
- Barber shop**
- Professional office**
- Restaurants X2**
- Retail stores X2**
- Approx. 65 parking spaces in rear of lot**



Photo A



Photo B



The developer has proposed the following uses for the new 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 (underground level)**
- 3 restaurants (rooftop, street-level, café)**
- Gym (2 - Residential / hotel)**
- Pool (2 - Residential / hotel)**
- Ballroom/meeting room (large enough for 350+)**
- Hotel amenities (lounges, spas, retail, pool, etc.)**
- Movie screening room (for residents)**
- 240 parking spaces (four underground levels)**
- Digital and static billboards**



1. What do you think about the **proposed uses** for this site?

- These are all **great ideas!** The site is under-utilized, and all these activities will bring excitement back to the Strip!
- There are a lot of interesting things here and I like all the things they are suggesting but it seems like **too much** for this one property. This isn't Century City.
- A nightclub, three restaurants, a hotel, condos AND conference rooms! With ONE parking entrance and valet parking only for everything!!! I see major traffic jams in their future, especially next to The London and especially when they schedule events at the same time. This is **not a good idea** at all. They need to be realistic and scale this done to two or three uses.
- There is way too much going on here! **This is insane.** What were they smoking??? Fuggedaboutit.

Other comments

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

Clearly there has been **no shortage of hotel and residential development along the Strip during the past twenty years**. West Hollywood makes **more revenue from occupancy tax**, i.e. hotel tax revenue, than any other source of income. That is their incentive for encouraging the many hotels that are being built. Their justification is that these revenues allow them to have **more money for Social Services** - Seniors, Disabled and Homeless communities, and **Capital projects** such as the building the **library** and **renovating the West Hollywood Park**.

This site is immediately next to a legacy hotel, **The London**. Within one mile along Sunset are the other legacy hotels: **Chateau Marmont (LA)**, **Sunset Tower**, **Best Western**, **Andaz**, **Mondrian**, **Grafton**, and the **Sunset Marquis**.

The new hotels **since 2010** are the **Pendry**, **The One** and **The Edition**. There are at least **two more being proposed** along Sunset in addition to this one. **All** of them have had **condominium complexes with Affordable Housing** elements as part of the developments.

Comparing the recent completed **projects side-by-side** with **8850**.

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

2. Given that, do you support **another hotel** being built on Sunset

- Yes
- No
- Not sure

Comments

3. **The Pendry** and **The Edition**'s condos were presented as "**market-rate**" condos. By the time they were completed and available for sale, prices began at **\$3M and \$4M**, respectively. It is unlikely to be any different for 8850 Sunset.

As you know, we have a housing crisis in Los Angeles. All cities in Southern CA have a mandate to build additional housing. West Hollywood has already exceeded its requirement.

Do you feel the **ten (10) Affordable Housing (AH)** units this project would create **outweighs the combined intensity of all the other uses** incorporated into the project?

- Yes, we need **more Affordable Housing at all costs!**
- No, we **don't need more** billionaire **housing and luxury hotels** and all the problems this project will bring just for the sake of ten AH units.
- Not sure

Comments



Alternative Uses

That remains the decision about the main use(s) of the site.

There seems to be a general consensus that given **WeHo** and **Sunset Blvd's** reputation as one of the **great entertainment destinations** in the area, we assume everyone would like a **nightclub to remain** on the site and are also supportive of a **ground floor restaurant** and a **rooftop restaurant**. Let's take those as givens.

And bear in mind that any **hotel or condo project will have a pool, spa and gym**. A hotel will likely also have **conference and screening rooms, and retail store(s)** either exclusive for hotel guests or also for public use.

Hotel/Condos vs Creative Offices

Consider this difference between **Hotel/Condos vs Creative Offices**. The DEIR states that the **Hotel/Condo project will add 187 new employees**. But what kind of employees? What kind of employees would be generated by the different project uses?

Let's face it, **hotel workers are mostly service workers** and **cannot afford to live in WeHo** so will have to **commute**, presumably by **public transportation** as there is very **limited parking** in the project.

An office building with **creative office space** would attract from the **Entertainment and Tech industries** in the area. I.e. **Affluent jobs** that could afford to live in this **high-cost city**. Ideally, they could either **walk, bicycle, scooter or Uber/Lyft** to work, **reducing the need for autos**.

4. What would **your preferred main use** be for the project?

- Hotel / Condo / Affordable Housing** - I am fine with the project as is. Leave it alone
- Office – Creative office space.** Might have moderate-sized conference / screening rooms.
- Forget either of those, **I have a totally different idea** (see comments)

Comments

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity



5. Any other comments about the project uses and intensity:

6. Any other comments about the project in general:

This is the second of several surveys about 8850 Sunset / Viper Room project. The next surveys will be on these topics:

- List:
- Parking / Traffic Circulation
- Infrastructure - Water Usage, Utilities, Emergency Response
- Alternatives to the project (size, look, uses)

7. 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

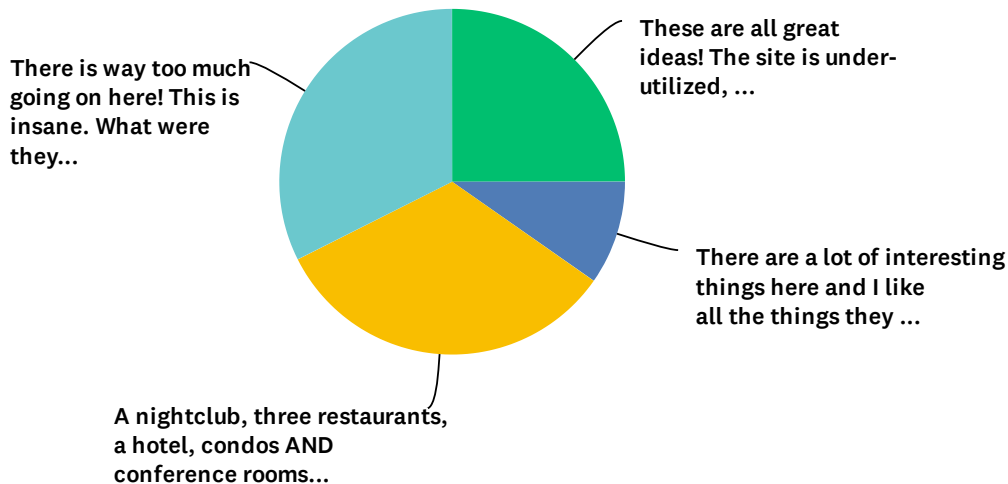
Thank You for participating in our survey. **Please** feel free to **forward** the survey to any of your neighbors or fellow employees who you think might want to participate.

If you haven't taken the **Survey #1, Viper Room Project Height and Design** , here is the link - <https://www.surveymonkey.com/r/8850Sunset-Survey1>

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

Q1 What do you think about the proposed uses for this site?

Answered: 216 Skipped: 5



ANSWER CHOICES	RESPONSES	
These are all great ideas! The site is under-utilized, and all these activities will bring excitement back to the Strip!	25.00%	54
There are a lot of interesting things here and I like all the things they are suggesting but it seems like too much for this one property. This isn't Century City.	9.72%	21
A nightclub, three restaurants, a hotel, condos AND conference rooms! With ONE parking entrance and valet parking only for everything!!! I see major traffic jams in their future, especially next to The London and especially when they schedule events at the same time. This is not a good idea at all. They need to be realistic and scale this done to two or three uses.	32.87%	71
There is way too much going on here! This is insane. What were they smoking??? Fuggedabout.	32.41%	70
TOTAL		216

#	OTHER COMMENTS	DATE
1	this is WAY to big for this area AND it will obstruct my view! Traffic will be horrendous and the last thing we need on the strip is another hotel!!!! Plus the design is a monstrosity. The architect must be trying to get attention, since it looks like a joke.....	11/1/2021 3:14 PM
2	This project will disrupt night life and demolish historic buildings on sunset. This project will also create an influx of traffic which Sunset Blvd. specifically in that area can not afford. It is already a parking lot during rush hour.	10/28/2021 8:24 AM
3	We don't need more of the same, specifically a hotel and high-end private residential properties. This development does not do enough to earn a variance. We should be focused on increasing affordable housing stock and enhancing the city. Put something here that a) works with the neighborhood environment; b) provides something distinctive that the city lacks, such as creative spaces and artists' live/work spaces.	10/27/2021 5:27 PM
4	All concerns stated above, plus I am really worried about digging down FOUR levels of underground parking in this location. This isn't some remote parcel of land we're talking about - it is a densely packed residential community closely hugging a narrow section of the Sunset Strip, which is a crucial traffic artery for two cities. I can't imagine the dense network of plumbing, electrical, sewage and other subterranean metro systems which will need to be shut down and thoroughly replanned for this entire part of town during this hotel project's demolition	10/25/2021 11:43 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

and construction phases. Even worse: as my building on Larrabee recently discovered when we replaced one of our elevators - this area of West Hollywood has *an underground river* flowing beneath it. Hearing that these developers plan on digging into these river layers and likely walling up a portion of the river in their section of the block makes me wonder how it will affect the base level structural integrity of all the buildings around here. The scope of this project seems far too aggressive for the area.

5	WEHO doesn't need another hotel. The building it too tall. And the traffic will be a nightmare.	10/18/2021 9:22 PM
6	This development seems to only enrich the developers. A complex like this is completely out of place for the Sunset Strip. It deprives the area of the neighborhood feeling and the amenities in the complex will only benefit the hotel guests and residents of the building. They are building a hotel in front of another hotel. How many hotels are needed in this area? The Edison, The One Hotel, The Pendry, and The AKA which are new hotels just added plenty of hotel rooms.	10/15/2021 6:14 AM
7	We don't need another Hotel so close to The London hotel.	10/14/2021 12:50 PM
8	I live in this neighborhood and this will make traffic 10000 times worse than it already does. it also does nothing to help with affordable housing	10/14/2021 10:54 AM
9	Doesn't anyone at City Hall ever come to look at traffic patterns on Sunset Blvd?? This project is ridiculous - no thought to the design of this famous street. It's immense and the fact that there is ONE parking entrance and only valet? How on earth is that a benefit to this community?	10/13/2021 10:46 PM
10	should be more affordable housing than only 10 units	10/13/2021 9:38 PM
11	I don't see how this improves the neighborhood. Retail? Luxury hotels? Market-rate units? If the developments just a few blocks up sunset are any indication, much of the retail units here will remain empty and bring us nothing we can't get just a couple miles away at The Grove, Century City, etc. Or else they will be purely luxury goods affordable to very few. And do we really need more luxury hotels? There is a huge one literally right behind this site and plenty more up the street. Right now, I use the businesses on this block ALL the time. I get household items from both general stores/liquor stores and eat at Take all the time. But while I will mourn the loss of the quaint and historic businesses on this block, I don't necessarily oppose building buildings here, I just rather see something that is filled with AFFORDABLE housing units to keep our highly-walkable and central neighborhood accessible to everyone and not just the global elite. Why do "income-restricted" units always make up a small minority of the units? It's completely ridiculous. And please, stop with these digital billboards. They are an eyesore, a distraction, and a nuisance for those of us who live within eyesight of them. Overall, this development seems to favor the rich and/or tourists over the people who actually live in this area. It's disgusting and sad.	10/12/2021 10:05 PM
12	For a variance to be warranted, the City should be considering what would be provided in return. It is insufficient for the development to tick the boxes of a development plan drawn up a quarter of a century ago. Despite the offer of multiple businesses, there's nothing new or different here, nothing that we need that would warrant a development of this mass. We will lose existing long term businesses that are used by residents and visitors, and, clearly, the developer has no incentive or necessity to allow them to continue. However, their loss could only be offset by a development that is innovative, one that would provide new assets, which this does not. There's also a practical consideration about the impact of shifting from the current scenario of a low-density of businesses, operating for discreet periods throughout the day, to a highly trafficked site (both vehicular and pedestrian) in use 24 hours per day. At its present level, this neighborhood is overwhelmed with traffic, and allowing a site of this density, with this unremitting intensity of use is going to further clog our streets, pollute our air, and elevate the sound pollution/stress that would result. Furthermore, this proposed development would bring something new and unwelcome to the site: outdoor usage that will generate even more noise pollution. For this reason, given the intensity of the surrounding housing, I object to the inclusion of balconies and outdoor spaces. Give us something we need here: affordable housing, creative spaces, and retail. Don't build yet another high-end hotel that we don't need. And don't permit another huge parking garage to be built - we need sustainable planning for transportation. Everything offered by this development is rooted in the past, when what we need is imaginative, practical planning for the future.	10/12/2021 7:58 PM
13	It is visually not pretty. Too large and will over power the beauty of Sunset Strip.	10/11/2021 3:02 PM
14	Or, just start over.	10/11/2021 2:43 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

15	Much taller than surrounding buildings. With earthquakes prevalent, why not keep it to 8 floors?	10/11/2021 2:39 PM
16	I can't believe I'm even having to consider these issues. The proposed uses are so far beyond what the area can accommodate. It is not feasible that all these different things are going to be in operation without having a negative impact on the area and the nearby residents. It will be total chaos with all the additional cars coming and going and the additional traffic. Do we really need all these things? They are redundant with what is already in place along Sunset.	10/10/2021 4:59 PM
17	With regard to proposed uses for this site, It seems like the developers have thrown in everything but the kitchen sink to see if anything will pass muster, in hopes that some or most of what they want will be approved. The area simply cannot handle such a huge increase in uses. Imposing 240 new parking spaces (along with 240 new cars) in this congested and highly dense area is beyond comprehension. Despite what the draft EIR says, the impact of so many new establishments on residents in the vicinity are clearly not being taken into account.	10/10/2021 4:25 PM
18	Waaay too many stories for this location. Also, it is fugly as hell.	10/9/2021 6:00 PM
19	However, do this without increasing the traffic density. Make it a car free zone.	10/9/2021 5:38 PM
20	Against: Pollution from customers/hotel guests, traffic jams increased, parking entrance/exits causing harm to neighbors when dangerous drivers leave retail shops or restaurants. Noise caused by nightclub parties and possibly rooftop parties with amplified sound systems. Do we really need more office space, given the last 18 months of business failures? There must be a glut of unused office space as more people work remotely. Pro: attract entertainment venues that offer music and/or comedy/theater (which we do not have at the western edge of the Strip). If the housing stock is increased and the hotel eliminated, I would feel more favorable.	10/9/2021 4:29 PM
21	I'd like to see some space set aside for a street level plaza for sitting or people watching	10/9/2021 2:40 PM
22	The bullet-point option 2 and 3 and 4 have been and continue to be, the same NIMBY responses to every development of mixed use. Just substitute the name of past mixed use projects and even multi-unit housing developments and voilà! You could just copy and paste from numerous developments over the year what is of so familiar, "This is not a good idea at all" OR "This is Insane. What were they smoking???" Fuggedaboutit (correct spelling)." And, as for 15 stories that makes this development a Mid-Rise. So, in that vein, The Sunset Strip is not Century City (another frequent NIMBY comparison. This project is amazing in its forward futuristic design. Completely the right fit for 'The Strip' and the unique architecture and use is on track for revitalization of what the 'Strips' attraction has been. The project is outstanding and seamlessly follows the organic trajectory of the need and use of The Sunset Strip.	10/8/2021 6:10 PM
23	Exhausting thinking of jamming all of this into that particular block. This is greedy insanity! Quite a lot of this grandiose vision involves amenities for hotel guests and condo residents. So that's not for public use, especially for our community. The ballroom conference center is especially insane In terms of parking, traffic And how often it will actually be used in a post Covid world	10/7/2021 10:23 AM
24	I support a little less hotel, a little more housing and for sure support the ballroom.	10/7/2021 6:27 AM
25	No no no no no. That thing is hideous!!!	10/6/2021 2:32 PM
26	great shape, but I agree there is a lot going on and the main feature of the building might get lost	10/6/2021 10:36 AM
27	Absolutely should build. *Please* do not give too much stock to NIMBYs who are most likely boomers that only want to get to their next destination 30 seconds to 1 minute faster. More mixed uses is how we achieve walkability and land-use efficiency in the LA metro area. Dense communities are what we should be striving for in the second largest city in the US. The only criticism I have is that there is not enough housing (that is for sale) in a city that is experiencing a housing supply shortage. If it is possible considering zoning rules and bad faith actors, scale up to allow for more housing. Do NOT increase more parking, and should reduce if possible. This is a dense enough community to promote walking and public transportation use.	10/6/2021 10:14 AM
28	This project is too tall, and ugly and doesn't fit in with the neighborhood. While Sunset Blvd is primarily commercial, the surrounding residential area will be impacted by this monstrous project.	10/6/2021 9:28 AM
29	We do need more entertainment on the Sunset Strip, not necessarily clubs but perhaps live theatre, concerts, or live comedy on this end. There are too many hotels and not enough	10/5/2021 10:59 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

attractions to fill the hotel rooms.

30	Hotel noise and club noise might affect neighbors and new condo part of complex. Should be separate parking for condo owners.	10/5/2021 5:20 PM
31	PARKING: This needs to have enough parking. Just because there are some "income restricted housing units" (e.g. low-income/affordable housing) in it, it should still have enough parking since there is NO RAIL LINE in the area. Oftentimes, the city allows fewer parking units due to low-income units which is not fair to those who are low-income. They need parking as well since you need to drive to get around LA.	10/5/2021 2:33 PM
32	Too big, too ugly. Traffic is already miserable in this neighborhood which is one block from where I live. Do we really need another hotel?	10/5/2021 2:17 PM
33	we don't need more super luxe housing in WeHo. 31 market and 10 restricted income in 15 floors? so five per floor on the two lowest floors and 2-3 per floor for the rest, more probably 3 lower, two higher, and one or two for the penthouse! Enough with the excess already	10/5/2021 1:14 PM
34	it's a hot new look. weho has already lost its original feel. so let's sell out completely amd atleast this design looks amazing	10/5/2021 10:36 AM
35	Seriously, there are enough vacancies at the other luxury hotels all around us. So all of this to bring 10 affordable units to this area? This is a horrible idea for a friendly, connected neighborhood.	10/5/2021 7:05 AM
36	Nix the hotel. We already have way too many hotel rooms and not enough demand.	10/5/2021 5:32 AM
37	Scale of project not appropriate for this neighborhood.	10/5/2021 1:16 AM
38	Imagine if I decided to invite a dozen people to live with me in my one bedroom apartment. They all bring a car, flush the toilet and shower the same amount of times as I every day ... now multiply that times TEN in my building. What would that do to the amount of traffic? the roads, water lines, electric, and other infrastructure? That's what is happening whenever one more of these monstrosities is built.	10/4/2021 11:30 PM
39	If I could click the previous answer as well,I would.	10/4/2021 10:03 PM
40	This is the worst development I've ever seen. We don't need or want this atrocity in our neighborhood.	10/4/2021 10:01 PM
41	Traffic! Traffic! Traffic! Are extra lanes being added to Sunset and side streets? Is a subway line being built under Sunset? Is green space being added to adjacent streets? And only 240 parking spaces and one entry? Perhaps if everyone working/visited the property was required to arrive by public transport I'd be willing to consider it.	10/4/2021 8:17 PM
42	Wow love the side shot-looks like a great white shark engulfing a salad As I said by band played the CENTRAL not Viper 1978-1982 Voted one of LAs top 5 bands and top single from the era. I see know problem As AAHS became a restaurant? DON'T KNOW WHAT IT IS BUT THOUGHT AAHS WAS HORRID GIL TURNERS LIQUORS WHAT MEMORIES But I think sobriety suits me having kids I didn't want to drink The viper room was the trashiest place to me when I played back up for others. Not sure of other vendors but I go to Barbers that's near Whisky—plenty of open chairs like 12? CHADOS is Great Food joints there? Don't know I eat in other places closer to Beverly to Santa Monica Night club cool—hate the name but I guess it's even in William Gibsons Virtual Reality book Nothing jumps out looks nice versus the old building on the block I like the structures even more as I compare to other favorite buildings around the world.	10/4/2021 6:38 PM
43	I think it's an exciting concept and I fully support it. I hate comments like "this isn't Century City". What's wrong with Century City? Meaning this part of Sunset is old and moldy. It needs to be the gateway.	10/4/2021 4:25 PM
44	Some of the use objectives can be achieved in a more thoughtful manner without an outlandish design and without exacerbating traffic issues. The residential neighborhoods above and below Sunset Blvd appear to have been given little consideration.	10/4/2021 2:27 PM
45	And exactly who will be able to afford or even take advantage of this project. All this stuffed into one block of Sunset cheek by jowl with residential buildings, small business and - what???? The. list of 'amenities' defies logic. But moreover - who is the target market for all this? And how much revenue will it add to WH's coffers. If it fails it is an eyesore. If it succeeds	10/4/2021 1:27 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

it is an atrocity that could and should be a better design. And I do not care how many award the architect has won. Call Frank Gehry.

46	15 stories each tower - not even negotiable. 10 max. 31 market-rate condos - too few. And define market rate? For which buyers? Millionaires, billionaires, or oligarchs? 10 income-restricted housing units - too few. Viper Room - is a busted brand. Any nightclub should only have entrance and exit within the hotel - the Edition uses an entrance on Doheny which causes noise disruption. 3 restaurants - no rooftop. The only way to ensure no noise disturbance to residents is to have it roofed and 100% enclosed. Hotel amenities (lounges, spas, retail, pool, etc.) What kind of retail? Retail has failed in recent developments on Sunset. Movie screening room (for residents) - not needed. The London already has an under-utilized one. Digital and static billboards - absolutely no to digital. Residential properties surround this site and the only way to guarantee no light pollution inside people's homes is to prohibit the digital billboards. Also, these billboards generate so much revenue they act as a disincentive to generate revenue from retail etc.	10/4/2021 1:01 PM
47	the proposed building is hideous plain and simple. The city is overdeveloped with no respect for history. With all the empty storefronts, work on improving existing structures and infrastructure and stop building embarrassing eyesores.	10/4/2021 12:35 PM
48	massive traffic congestion, pollution & noise disruption!! NO!	10/4/2021 12:04 PM
49	Developers are destroying our history and culture and the village atmosphere of West Hollywood	10/4/2021 11:05 AM
50	More public uses. More entertainment, destination experiences.	10/4/2021 10:33 AM
51	Too much in the space. Proposed building is 5 floors above current code...too much. Many of the amenities mentioned will be for residents only and the general West Hollywood population will be excluded from use.	10/4/2021 10:28 AM
52	Once again, a developer buys an expensive piece of real estate KNOWING the limits in the SSP and the first thing they do is propose a project that is 50% higher (10 stories to 15 stories) than allowed. They simply assume they will get the variance or development agreement. The project isn't for 99% of the current residents of WeHo. Everything - from condos to gym to restaurants to hotel rooms will be far out of the price range of ordinary people. They have the right to do that and I'm willing to bet that somehow another private club magically appears if this goes forward. How about we just say NO to any specific development agreement or variance. Say NO to a billboard masquerading as a building. Let's see what the architect can do when following the parameters of the existing zoning.	10/4/2021 8:37 AM
53	I like the mixed use and more living space	10/4/2021 7:54 AM
54	The amount of traffic will be unmanageable. The London has a difficult time managing their entry off San Vicente. It will be impossible off Sunset Blvd.	10/4/2021 7:10 AM
55	without functional public transportation solutions (or something more creative) you can't urbanize this already completely overloaded traffic zones.	10/4/2021 12:39 AM
56	It's a terrible idea. It makes me want to move from West Hollywood, my home for 30+ years.	10/3/2021 11:50 PM
57	Just because you can do it doesn't mean you should. Btw Elections have consequences The people have spoken and voted in a council to stop this over development!! ! Stop this developer. Specially with all this going on it's disheartening to see that this is still ongoing. Sunset strip is already too congested! This is just obscene!	10/3/2021 10:22 PM
58	While I agree that the block looks a little dated, I think this is way too over the top! Just a couple blocks east is Sunset Plaza and they are beautiful buildings and none of them are 15 stories high! It is not necessary to build such a huge monstrosity!	10/3/2021 9:55 PM
59	The comment about parking is a good one. Quite apart from the NUMBER of spots is how drivers enter and leave. Use this intense is a problem. But then add one entrance and valet - we all see what happens when a single delivery van double parks - and people who don't know the venue/haven't driven in the neighborhood... Unless there are a half-dozen off-street vehicle reservoirs, traffic on San Vicente and Sunset will be a real mess.	10/3/2021 9:30 PM
60	Covid has changed the need for office space.	10/3/2021 9:03 PM
61	Have traffic studies been done? Sunset us already gridlock during rush hours. This project will	10/3/2021 8:56 PM

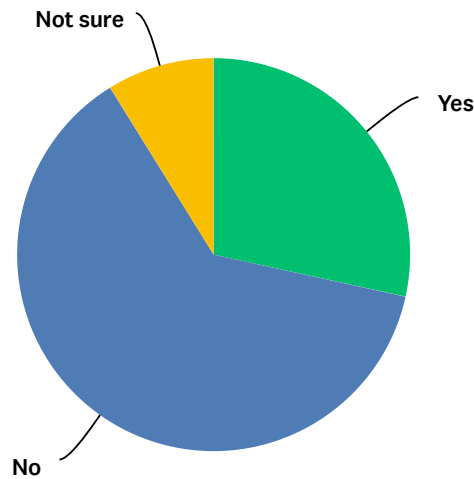
8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

adversely affect the quality of life for those of us living here. We did not choose to live in Manhattan West.

62	can't get down either Larrabee or San Vicente now. What'll happen after this monstrosity is built??	10/3/2021 8:49 PM
63	This project needs to be thoughtfully considered. There is no thought or consideration for the residents in the neighborhood and in the hills. The developer needs to go back to the drawing board.	10/3/2021 8:39 PM
64	Much more affordable housing. Fewer gated amenities. 5 stories max. Less density of occupation and activity. Please don't second guess responses with these patronizing alternatives.	10/3/2021 8:27 PM
65	Well said. Way too much for this intersection.	10/3/2021 8:22 PM
66	TRAFFIC NIGHTMARE!!	10/3/2021 8:16 PM
67	What an improvement. That area is a dump, dirty and needs cleaning!	10/3/2021 8:16 PM

Q2 Given that, do you support another hotel being built on Sunset

Answered: 204 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	28.43%	58
No	62.75%	128
Not sure	8.82%	18
TOTAL		204

#	COMMENTS	DATE
1	It feels like someone is getting money under the table from the developer for this absurd project.....	11/1/2021 3:18 PM
2	There's plenty of lodging options for tourists. They don't need another one. Being a lifelong resident of West Hollywood it has been sad to see so many buildings get torn down for hotels. We do not need more.	10/28/2021 8:30 AM
3	I was going to say 'No.' But to be honest, if it were a smaller hotel with less uses in mind? - then I'd consider it. But this current 8850 Sunset design... just by reading the numbers in that side-by-side chart above, it is bluntly obvious that this project is far too large and ambitious for the Sunset Strip, let alone this smaller part of the Strip.	10/26/2021 12:06 AM
4	ENOUGH! STOP WITH THE HOTELS.	10/18/2021 9:23 PM
5	West Hollywood is already a thriving area and is collecting enough on hotel occupancy.	10/15/2021 6:20 AM
6	We do not need another hotel.	10/14/2021 12:52 PM
7	It needs more parking!	10/14/2021 6:09 AM
8	Absolutely not.	10/13/2021 10:48 PM
9	We don't need more of the same, particularly when the extant hotels are complaining that they can't fill their rooms. Where's the demand? We need affordable housing, affordable space for innovative creative and tech businesses, and retail.	10/12/2021 8:02 PM
10	This would be just another hotel scrambling for business and it's not going to get any better.	10/10/2021 5:07 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

11	I absolutely do not support another hotel being built on Sunset.	10/10/2021 4:34 PM
12	It's inappropriate for the neighborhood and will ruin the residential/neighborhood vibe. Also, it's fugly as hell.	10/9/2021 6:02 PM
13	This project is far larger than any other hotel/mixed use, with far fewer parking spots available. The retail, bar/restaurant AND hotel guests will require additional on-site parking to avoid cruising around for street parking. It will also impact existing hotels, especially the newly opened Pendry and Edition, making it difficult or even impossible for average tourists to stay anywhere near West Hollywood.	10/9/2021 4:39 PM
14	West Hollywood needs to diversify it's economy - relying on hotels and bars is not good for the city or its residents.	10/9/2021 2:42 PM
15	In addition to the hotel, the new office building portion is in high demand. In fact, every use of this project is in high demand. The existing hotels were built out of needs of an ever changing market. All past hotel projects were developed out of a specific need as is the does this development.	10/8/2021 6:55 PM
16	I am well aware that West Hollywood depends on this tax base. But this particular hotel will destroy the London which is an internationally known five star hotel. So it's a trade-off of the best that West Hollywood has to offer vs This developers dream of being all things to all visitors	10/7/2021 10:27 AM
17	Leaning more to "No" based on how reliant their success is on tourism. The ballroom will help attract convention-like meetings, but other than that, we have enough high end hotels.	10/7/2021 6:33 AM
18	Too many hotels. A driving force for tax revenue should be commercial space. That's what saved West Hollywood during the 1991 recession.	10/6/2021 2:33 PM
19	Given the overwhelming amount of hotels on Sunset, I think it is much more important that condos be built for a metro area experiencing a severe housing supply crunch. However, I understand why WeHo would put prospective revenues as a central focus.	10/6/2021 10:23 AM
20	The only project of this size I would gladly support would be affordable housing, something which is desperately needed in West Hollywood!	10/6/2021 9:30 AM
21	Too many hotels on the strip. West Hollywood needs to bring other forms of entertainment to Sunset.	10/5/2021 11:03 PM
22	More hotels mean more competition means lower prices	10/5/2021 6:33 PM
23	No more hotels. It's that simple.	10/5/2021 2:20 PM
24	Not particularly. Monocultures, as we know, as a narrow-minded idea. This building is too tall and too ambitious for the neighborhood. Do not think it will bring the level up.	10/5/2021 11:56 AM
25	Hospitality is in West Hollywood's genes and a mixed hotel residential restaurant club project will reinforce WeHo's core business and feed our other restaurant and retail businesses.	10/5/2021 11:45 AM
26	This is not only hotel, but also residential (including affordable housing), office and commercial. It is a much better combination of uses than other developments that are being proposed.	10/5/2021 10:23 AM
27	For any new hotel to be successful and to compete with the existing hotels, the new project requires ample meeting space. No hotel has large enough event space to fill its own hotel. Meaning a new hotel needs enough meeting space to have a meeting AND enough space to feed the guests in a separate space at the same time. Currently NO hotel can accommodate 1 group large enough to sell out their hotel due to lack of large space. There is no longer enough demand for transient only guests to fill the hotels to sustain a profitable occupancy.	10/5/2021 6:22 AM
28	Isnt the edition in foreclosure? Weho should be a community for its residents, not a series of hotels.	10/5/2021 5:37 AM
29	Too many hotels not enough housing. NO MORE HOTELS, GOOD RIDDANCE!!	10/5/2021 1:18 AM
30	Not at all needed.	10/4/2021 10:07 PM
31	10 units of affordable housing is nothing given the size of the proposed complex.	10/4/2021 9:49 PM
32	Something has to happen to Sunset - it's dead. If only the city could get more restaurants,	10/4/2021 2:37 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

shops and nightclubs - these hotels will help fill them and give them something to do on Ghosttown Boulevard (Sunset Boulevard).

33	The convenient argument put forth by the city claims the financial advantages positively influence social services and other benevolent sounding strategies. It is always the fall back convenient argument but never considers the wellness of the community in general. The benefits first and foremost go to the tourists..... they are not community residents. This should not be considered a free pass for the developer, they are not driven by benevolence directly or indirectly. It is profit above and beyond all else.	10/4/2021 2:35 PM
34	What is a more compelling question is 'what if it doesn't succeed'? Suppose for its many amenities - some of which are pro forma for a hotel- suppose it doesn't draw. especially as its design is not very welcoming nor is its location. The residential/low cost sops appear to be something required and not desired. There is no residential parking entrance - does this mean residents have no parking at all. I would like to know how the other hotels in the area stack up in terms of occupancy and revenues to see how this one would impact those in existence.	10/4/2021 1:36 PM
35	Not needed at this point. Its perceived benefit re tax revenue generation is so slim that we can ignore it. Workers at the hotel will not be able to afford to live in West Hollywood. Guests will not be from West Hollywood. The revenue flow is from outsiders (tourists) to outsiders (investors).	10/4/2021 1:04 PM
36	enough is enough. tearing down historic venues to build more hotels? Whats to see when you visit?	10/4/2021 12:37 PM
37	Traffic is bad enough on Sunset Blvd. and we certainly do not need yet another hotel, especially one that is more than 10 stories high.	10/4/2021 11:47 AM
38	There is nothing here for WeHo residents. They are catering to the rich of the world. We like our neighborhoods the way they are	10/4/2021 11:08 AM
39	Hotels aren't necessarily bad, but the use must include community access and go beyond hotel rooms. The Sunset Strip can be a ghost town to a pedestrian at certain times.	10/4/2021 10:47 AM
40	There are sufficient hotels on sunset, additional ones are not necessary.	10/4/2021 10:33 AM
41	we have plenty of hotels already. people live in Weho not just visit. what is the city doing to help actual residents?	10/4/2021 9:57 AM
42	I don't support another hotel. That said, I'm not sure we can turn them down if the zoning permits it. Isn't there some other creative use of the land that wouldn't include hotel or office space (that isn't really just a gigantic billboard)? PricewaterhouseCoopers - a very large CPA firm - just told its 240,000 employees worldwide (55,000 in the U.S.) that the 40,000 client service employees can work virtually from now on. They expect 35% to take them up on it. Google and some of the other big tech firms are also allowing employees to work remotely permanently (except for the required staff/client meetings). What I'm pointing out is that there may not be the need for such expensive office space in the future. I also saw NOTHING in the proposal with respect to electric vehicle charging capacity. Every parking space should have a charging option.	10/4/2021 8:49 AM
43	We have plenty of hotel rooms on sunset. You might want to update that ugly Ramada on SMB as it looks really bad. Then again most of SMB looks like a 30 year old ghetto once you go east past Kings	10/4/2021 6:30 AM
44	No traffic solutions means no more development that triggers more car trips. Those of us who live and work in the area can't get through anymore even without this latest monster development.	10/4/2021 12:42 AM
45	We're overbuilding and destroying any vestige of the past. It's going to feel like a mix of Reno and Disneyland, plus traffic.	10/3/2021 11:57 PM
46	NO NO AND NO!!!	10/3/2021 10:24 PM
47	There are enough hotels now. From what I have heard, mini have empty rooms.	10/3/2021 9:57 PM
48	It's not the use that sticks out. The issue is intensity of use and the project being woefully underparked. The summary above is really helpful. Somehow, the Pendry manages 149 rooms and 40 condos in 93K SF. It then offers the 189 rooms/condos 341 parking spots. While much larger than the Pendry, the Edition has a similar number of rooms and condos (148 and 20,	10/3/2021 9:42 PM

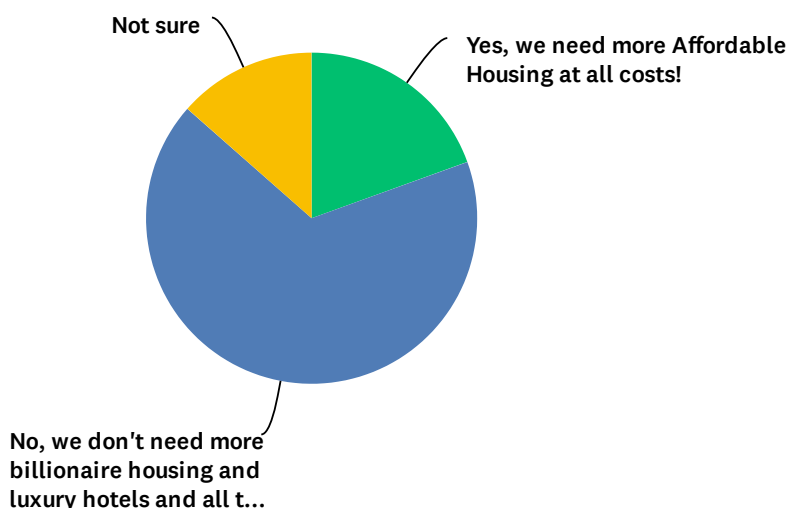
8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

respectively) with even more parking - 376 spaces. How will this project operate with only 240 spaces for 115 rooms and 40 condos/apartments? And THEN add in restaurants, employees, etc. There WILL be more cars. On paper, mitigations may make sense, but ask anyone driving - the cars just keep coming anyway.

49	The Standard is closed. The Chateau is looking to close down part of their services. What logical reason do you have for forcing more hotels on us?	10/3/2021 9:03 PM
50	Hotels pay for city	10/3/2021 8:47 PM
51	We have plenty of hotels already.	10/3/2021 8:24 PM
52	How did the Pendry get away with ZERO affordable housing????	10/3/2021 8:23 PM
53	The London is old and dated. Time for a new hotel so they will finally remodel.	10/3/2021 8:17 PM

Q3 The Pendry and The Edition’s condos were presented as “market-rate” condos. By the time they were completed and available for sale, prices began at \$3M and \$4M, respectively. It is unlikely to be any different for 8850 Sunset. As you know, we have a housing crisis in Los Angeles. All cities in Southern CA have a mandate to build additional housing. West Hollywood has already exceeded its requirement. Do you feel the ten (10) Affordable Housing (AH) units this project would create outweighs the combined intensity of all the other uses incorporated into the project?

Answered: 200 Skipped: 21



ANSWER CHOICES	RESPONSES
Yes, we need more Affordable Housing at all costs!	19.50% 39
No, we don't need more billionaire housing and luxury hotels and all the problems this project will bring just for the sake of ten AH units.	67.00% 134
Not sure	13.50% 27
TOTAL	200

#	COMMENTS	DATE
1	Affordable housing units won't benefit anyone in this situation. No number of affordable housing units justifies this project.	10/28/2021 8:30 AM
2	Ten affordable units is a pittance compared to what is needed for more affordable housing.	10/28/2021 3:02 AM
3	The sales data from the condos at The Pendry and The Edition plus the current tone and design of this 8850 Sunset plan all leads me to believe that this new hotel will serve and house only two groups of people: wealthy tourists; and the richest citizens of West Hollywood and surrounding communities. This is not at all a project for most of us. This is not a project that fits the needs - or even the aesthetics - of our local community. This 8850 Sunset project is for elite 2% highest global income bracket. This is why so many residents here continue to use terms like "Dubai" and "Las Vegas" in criticizing this project.	10/26/2021 12:06 AM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

4	This is a joke - only 10 AH units in such a large development! 8850 is a prime location for affordable housing - public transport on the doorstep and near many hotels/ restaurants etc employing the workers AH is meant to serve.	10/18/2021 3:41 PM
5	The amount of residential units does not justify the number of hotel rooms. Will any of the units be \$1M?	10/15/2021 6:20 AM
6	We don't need another hotel. We don't need more outrageously high priced condos!	10/14/2021 12:52 PM
7	10 Market rate condos? Out of all the hotel spaces, office spaces, etc. Sounds like a token concession to me. Another ridiculous aspect of this project. What about helping out the community with affordable housing? In this city? Not likely.	10/13/2021 10:48 PM
8	ten units are not enough	10/13/2021 9:40 PM
9	No, we don't need more billionaire housing and luxury hotels and all the problems this project will bring just for the sake of ten AH units.	10/13/2021 1:33 PM
10	This is a confusingly phrased question. The requirement should be far more than 10 affordable units - it's ridiculous. They should all be affordable. There are plenty of other places for the rich to place their money. It's horrible 115 units will be hotels, 31 "market-rate" (whatever that means), and only 10 affordable, while simultaneously razing some of the last affordable businesses in the area and likely replacing them with luxury retail, restaurants, and bars. What an embarrassment to the city.	10/12/2021 10:11 PM
11	This development does nothing even sufficient to address the housing needs of the City.	10/12/2021 8:02 PM
12	There is no way that they will have real occupancy in the affordable housing rentals. It's not practical. The salary cap alone would prevent it. Condos can't go for \$3M and you can't expect someone who makes \$50K/year to pay \$2k/mth and consider that affordable housing. There's affordable housing in Santa Monica that stands empty because people can't meet the rental criteria for the lease.	10/11/2021 3:08 PM
13	It seems like a scam to say affordable housing in some way justifies building this project and its many uses. Affordable housing seems to be a joke with these projects because it never actually pans out.	10/10/2021 5:07 PM
14	Everybody knows that "affordable housing" in West Hollywood is unrealistic. Despite calling it "affordable" it is not affordable by any stretch of the imagination. More often than not, the "affordable housing" components of these projects seem to magically disappear once construction is finished and ways are usually found to get around having to include them. "Affordable housing" sounds good from a PR standpoint but it hardly justifies approval of this monstrous project, which is not at all tailored to anybody in need of an affordable home.	10/10/2021 4:34 PM
15	This does not allow for my answer. I don't want it to have the affordable units they don't need them there. Makes no sense the people who would live in affordable units won't live there. it will just go to some sneaky person fraudulently getting it. Yes build it no affordable unit though.	10/9/2021 8:03 PM
16	Just build affordable housing without the fugly hotel, for heaven's sake :(There's enough congestion in this neighborhood as it is.	10/9/2021 6:02 PM
17	The requirement should be to build affordable housing elsewhere	10/9/2021 5:39 PM
18	"Yes" was the best choice for the possible responses provided. I'd be fine with all "Market Rate" residences and hotel space. We have other affordable housing units in the area. If you cant afford to live on the Sunset Strip, you cant. I grew up just over the hill in the San Fernando valley. I knew in high school that this was a desirable place to live and more expensive than the surrounding area. I knew that if I wanted to live here I would need to work harder and save money. I don't believe a cheap condo in a luxury building on the sunset strip is a right.	10/9/2021 3:10 PM
19	Again, from year 1, just copy, paste oppositions comments and insert. I just sadly have to repeat its more of the same objections from our NIMBY neighbors. Always, the greater good and needs of the market are meet. NIMBY fears, distortions and exaggerated impacts are just that. Really, just ten (10) Affordable Housing (AH) units and we (NIMBY'S) are expected to accept "all other uses incorporated into the project?" It's Affordable Housing that comes with all the uses of this project. West Hollywood is disproportionately dense for its tiny 1.9 square miles and any additional affordable housing is needed. The augment that West Hollywood has	10/8/2021 6:55 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

already exceeded its requirement is like saying to anyone that would like to live or even stay in West Hollywood, were full, do not disturb!

20	The trade-off is not worth it. Especially in this case since the plan is to segregate the affordable housing On the most undesirable floor. We need to focus on affordable housing that isn't being built in a Faustian bargain	10/7/2021 10:27 AM
21	We need 10+ affordable housing units and we can get them and scale down the site slightly.	10/7/2021 6:33 AM
22	enough with the multi-million dollar pricing	10/6/2021 10:37 AM
23	YES! If we stopped 100 of these buildings being built (that have 10 affordable unit requirements) then we would've "lost" 1000 affordable units. 10 more affordable units is 10 more families/people that *can* afford to move to a high resource area. Do we care more about being a city that considers the width of the income spectrum, or do we care more about people who only want to get from one place to another half a minute quicker? WeHo should allow the developers to scale up so they can include more affordable units, as well as market rate units. It is also imperative for WeHo to make construction burdens as little as possible for the developer, so that they are able to pencil out with increased affordable housing requirements. I am looking squarely at absurd parking requirements which should be relaxed, especially in an area with frequent public transit.	10/6/2021 10:23 AM
24	This ENTIRE BUILDING needs to be affordable housing, not just 10 units!	10/6/2021 9:30 AM
25	Should provide more than ten AH	10/5/2021 6:33 PM
26	I'm conflicted about "Affordable Housing". It all depends on how it's defined. It is often sold as helping first responders (e.g. Fire and Police workers), teachers, and government workers. Yet, they often don't want to live in WeHo because their jobs aren't here. And even if they did live here, the cost of living (outside of rent) is still very high with groceries being expensive, restaurants being expensive, parking being expensive, etc.. So it's like putting a poor person in Beverly Hills, yet then they can't afford to buy food in their own neighborhood due to the high costs. So they have to travel out of the city to do any shopping (which defeats the purpose of creating "Affordable Housing". If the WeHo Council Members were truly in favor of creating living opportunities for those in the "affordable housing" range, then they should also: - Reduce taxes - Create opportunities for small independent shops to thrive in the city with cheaper rent - Offer incentives for cheaper groceries - Free/Cheap parking or free public buses (bring back WeHo Pickup bus and also offer it along Sunset). Trying to solve the housing issue by throwing in more "affordable housing" units, is like dropping someone in the desert without water; sure they now have cheap land to live on, but then can't eat/drink there.	10/5/2021 2:44 PM
27	There is no need for additional housing of any kind in West Hollywood. I know that sounds strange but the density here is ridiculous. Our little 1.9 mi. ² city is maxed out.	10/5/2021 2:20 PM
28	Yes we need more Affordable Housing, but adding "At all costs" is just an ignorant way to phrase the question and shows the bias in this survey.	10/5/2021 2:18 PM
29	More affordable housing is required.	10/5/2021 11:56 AM
30	The more residential units we build, the more competition there will be; which hopefully will ultimately reduce the demand pressure for housing units.	10/5/2021 10:23 AM
31	I would like to see what gifts or relationships the developers have with the city officials who even let it get this far	10/5/2021 7:07 AM
32	STOP complaining about new development in the luxury area of our city and Bitc# because there is not enough affordable housing in the development. AH is important and needs to occur but reality is, this area is not an AH location. PERIOD. The focus needs to shift from new developers. Why does the city own a large piece of undeveloped land on SMB? This piece of land could accommodate a large development for AH and this area has great public transit Perhaps this is time to go after our city leaders/government officials to create tax savings for seniors. Perhaps freeze their property tax rate once they hit a certain age so they can afford to stay in their own home. Perhaps stop taxing them on their social security....measures can be created to really help the community without punishing development.	10/5/2021 6:22 AM
33	10 units seems very low	10/5/2021 5:37 AM
34	Absolutely not. 10 "affordable" units — and the loopholes which exist to classify them do not justify a project of this scale. It will be another building filled with empty luxury write offs	10/5/2021 1:18 AM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

purchased by people laundering their money through LA real estate.

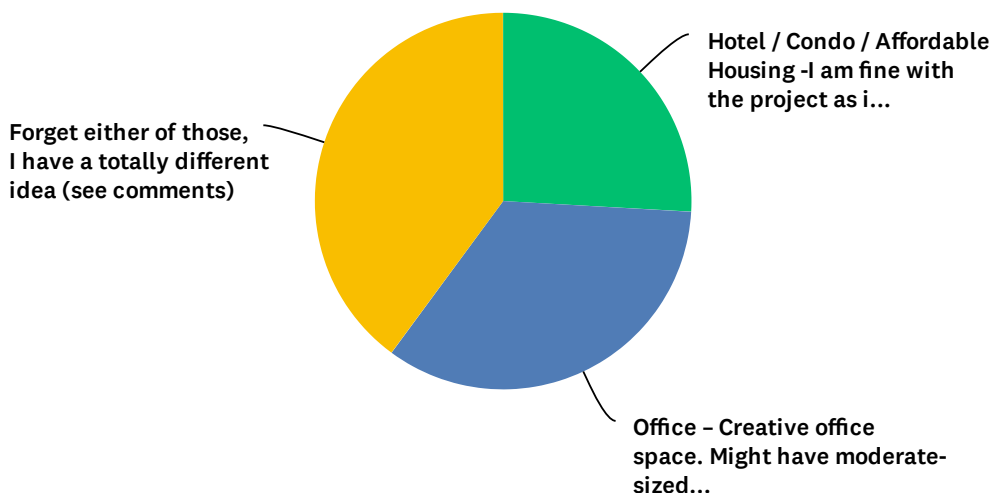
35	We don't have a "housing problem" in West Hollywood -- we have a GREED problem. Some new buildings are renting one bedroom apts for FIVE THOUSAND a month.	10/4/2021 11:32 PM
36	Fuck weho govt and this survey. Marxist scum	10/4/2021 10:21 PM
37	Really.	10/4/2021 10:07 PM
38	The actual question is why this is going forward with only 10. You don't have that here. We need more affordable housing but 10 is nothing.	10/4/2021 9:49 PM
39	Convert all the hotel rooms to apartments for seniors with no cars.	10/4/2021 8:20 PM
40	We need better looking buildings with solid elements and materials This is better than Paltrows exclusive club coming And she will be exclusive I think prices on condos will rise but the housing and rentals around my area showing up empty and too expensive The duplex I live in his a horrid remodel with broken sewer pipe that the landlord won't fix, rat infested storage (old garages should have been torn down) I pay \$5,000 a month for a new looking place with the worst landlord and fishy person. All the new appliances he promised are used And he never provided the washer and dryer. After living downtown in a new loft building 2009-2016 I would say this looks so much better than the current block and by block of deteriorating houses and utilities	10/4/2021 6:45 PM
41	There should be far more affordable housing units in a project this size. However, this alone shouldn't be the reason to stop the project. Ten is far more than exist there currently.	10/4/2021 5:14 PM
42	Billionaire housing and luxury hotels when there is nothing to see here in West Hollywood is foolish. We are not an aspiring Disneyland or Las Vegas despite the Digital Billboard Corridor.	10/4/2021 2:35 PM
43	I am a huge advocate of housing, but loading the question with "at all costs" is a biased way of asking a question. For example, "at all costs" might mean housing that was not built up to code had a "poor person's" door. Obviously, I don't support that.	10/4/2021 2:13 PM
44	PLEASE. As I mentioned before the 'ten' AH untis have to be a joke and a rude one at that. What is affordable- my first question and who would choose to live in this monstrosity as a daily residence? I am not acquainted with the parameters or requirements to be considered AH nor do I know who is considered an applicant, but I have no doubt that it is bureaucratic maze to survive. I find th every idea of '10 AH' units insulting and demeaning.	10/4/2021 1:36 PM
45	Affordable housing is a joke. The city allowed a condo complex to be built in front of my building and the "affordable housing" condo is occupied by a relative of the developer. What a joke!	10/4/2021 11:49 AM
46	10 freaking affordable units, oh thank you can we each have 10 roommates	10/4/2021 11:08 AM
47	Definitely more affordable units. Would be nice to see a few condos sold as affordable at BMR with covenants or use and resale. Also, there's no reason why a section of this development - lower level horizontally - be designed as micro units for affordable housing. Small sqft (300) that is a self-sustaining apt. These micro units can be their own "building" on the property. Could prob fit 3 or 4x the affordable units like this. The city needs to start thinking different about affordable units: lots of people need housing, and to only build 10 units that are large sqft (700 sqft) is nonsensical. I'd rather have 20 350 sqft units, and think residents wouldn't mind this either.	10/4/2021 10:47 AM
48	Agree that affordable housing is needed. These developments that dedicate such small numbers are disgraceful. If you want to do some good, make it 100% affordable housing!	10/4/2021 10:33 AM
49	I make pretty good money and I will bet that whatever those "market rate" units go for will be out of my reach even, not to talk about people who make less.	10/4/2021 9:57 AM
50	Make the developer pay a large, realistic fee for affordable housing and then let the City's housing authority build an affordable housing project like the ones along SMB and LaBrea. I'd say that affordable housing unit fee should be \$1 million, for a total of \$10 million.	10/4/2021 8:49 AM
51	There needs to be smaller sized units - 500-800 sq ft. for young professionals priced below \$3000/month.	10/4/2021 8:05 AM
52	It's a housing hustle.	10/3/2021 11:57 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

53	This is a joke don't kid yourself nothing about this project is going to be low income it's disgusting stop it in its tracks! You can do this! We need this like a hole in the head	10/3/2021 10:24 PM
54	The question is phrased really well: are 10 affordable units worth all this? The answer is no.	10/3/2021 9:42 PM
55	We've exceeded its requirement, so AH is less concern. This answer wasn't a choice.	10/3/2021 9:05 PM
56	Let's be honest...it's not "affordable housing " it's low income housing. You insist on putting in elements I work my butt off to not have to live around in what was a safe & friendly area. I no longer feel safe walking my dog at night. The recent shooting near the Pendry proves you are destroying the very thing that makes this neighborhood desirable.	10/3/2021 9:03 PM
57	It doesn't make sense to mix affordable and high end. They should pay for affordable offsite.	10/3/2021 8:47 PM
58	This project needs to be thoughtfully designed. Market rate condos should be presented. The Harland is an example of a project that could not sell and is now for lease. This project should help to keep the condo and home values appreciating and if that means a higher price then that is what it should be. Market value is just that.	10/3/2021 8:44 PM
59	I do not support this strategy in any configuration other than entire buildings devoted to such a resource and, based on limited-term rentals with a strict rolling qualification requirement and conditions that ensure the neighborhood will not be adversely impacted. I lived across from a public housing building and the residents tended to be terrible neighbors, to put it mildly. As a way to justify otherwise problematic land use, I think it's never a good idea. Increased crime, noise, etc. Worse than AirBnB.	10/3/2021 8:38 PM
60	No more luxury hotels. Profits will not go to alleviating the homeless crisis.	10/3/2021 8:29 PM
61	We need more Affordable Housing units. HOW MANY unhoused people can live in an over \$3million condo? This does nothing to help the income disparity, lack of affordable housing because these types of gluttonous projects continue to fill available real estate and homelessness issues that need to be resolved.	10/3/2021 8:23 PM
62	we need these massive developments to bring hundreds and thousands of affordable units, not a handful.	10/3/2021 8:22 PM

Q4 What would your preferred main use be for the project?

Answered: 193 Skipped: 28



ANSWER CHOICES	RESPONSES	
Hotel / Condo / Affordable Housing - I am fine with the project as is. Leave it alone	25.91%	50
Office – Creative office space. Might have moderate-sized conference / screening rooms.	34.20%	66
Forget either of those, I have a totally different idea (see comments)	39.90%	77
TOTAL		193

#	COMMENTS	DATE
1	Its just way to big for the area - do we want to look like The Wilshire Corridor? It needs to be cut down by at least 5 stories and include a night club, restaurants, gym, some condos, affordable housing and creative office space - including a screening room.	11/1/2021 3:26 PM
2	Office space is a better use for the space rather than a hotel. An office space is more fitting for the area rather than the architectural vomit that is being proposed.	10/28/2021 8:33 AM
3	No project at all. Leave the space as is.	10/28/2021 3:05 AM
4	It would also benefit from artists live/work spaces and more affordable units.	10/27/2021 5:29 PM
5	What's driving most of my fear for this proposed 8850 Sunset project is two-fold: 1) The crazy size and design of this structure; and 2) Local traffic. I can't help but feel that an office building / creative space wouldn't need to reach as high into the sky as this current 8850 Sunset plan does, and likely its architecture wouldn't be as garish, either. So aesthetically, yes, I truly believe an office/creative building would be a better fit for the neighborhood (or even a more conservative hotel design, like The Edition's, would fit better). And the more I see and hear about the multi-use intentions for the current 8850 Sunset project - and especially its problematic ingress/egress designs relative to its three border streets - I am legit terrified for how this proposed building would suffocate my way of life as a Larrabee Street home owner. Traffic patterns in this area will be thickening dramatically in coming years regardless of what stands on that 8850 Sunset venue. But if you then build a busy, multi-use, 15 story hotel/residential/restaurant/entertainment complex on that spot? Let alone a busy complex dominating not one, but TWO intersections in this small neighborhood? Then the prediction for thickening traffic here shifts from merely challenging to downright unlivable. How are motorists supposed to make the turn from San Vicente onto eastbound Sunset Blvd. if there is a	10/26/2021 12:37 AM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

constant line of vehicles stacked waiting to enter this 8850 Sunset hotel project? How are motorists supposed to turn from westbound Sunset Blvd. onto the one and only lane of southbound Larrabee Street if the 8850 Sunset project is right there at that intersection, constantly dumping exiting cars into that lane, while also using it for its truck entrance/exit? It will be impossible to maneuver through this part of West Hollywood.

6	Creative an inviting space for All the community not just the entitled wealthy there is plenty of that..this is boring and over developed as many office spaces are no longer wanted	10/22/2021 12:16 AM
7	Restaurants, Retail, Office space, affordable apartments, true market rate condos, not extreme luxury condos.	10/14/2021 12:55 PM
8	How about hybrid projects of affordable housing, commercial properties (I'm not sure the few high-end boutiques really help the tourist population - why not more of a variety of shopping, affordable, eclectic mix), office space (shared office use)...dog parks, gardens, green space. Create something that will serve the whole community, not just the top 1% who can afford million-dollar condos, office space, hotel rooms.	10/13/2021 10:53 PM
9	I'm okay with housing and maybe office as well, but absolutely no more hotels!	10/13/2021 10:03 PM
10	and affordable housing	10/13/2021 9:41 PM
11	All affordable housing so the workers who support our city's existing hotels, restaurants, and other businesses can afford to actually live here.	10/12/2021 10:13 PM
12	Live-work spaces for artists are a signature of many great world cities. In addition to an alternative development of office/creative space, the establishment of an artists' quarter would provide a unique draw to our City for both creators and visitors.	10/12/2021 8:08 PM
13	Build more affordable housing instead of hotels and high priced condos.	10/11/2021 4:29 PM
14	Forget either of these. This building does not belong in WeHo or on this block. Start over.	10/11/2021 2:47 PM
15	Just tone down the design	10/11/2021 2:41 PM
16	leave the street as it is or build a normal 3 story apartment building.	10/10/2021 11:45 AM
17	How bout turn the affordable units into the offices and split rest with offices in different parts of that weird structure.,	10/9/2021 8:06 PM
18	Make a park, the area needs more open spaces that we as resident and tax payers can enjoy	10/9/2021 7:00 PM
19	Just don't build it. It's too big for the neighborhood and is fugly as hell.	10/9/2021 6:03 PM
20	Consider the public welfare: Divide the lot into halves, one side for development into an entertainment complex, with a proper theater for legitimate productions, restaurants and bars, parking lot with several floors that could accommodate overflow traffic bringing patrons of the arts to the venues. Upper floors reserved for affordable housing only. No hotels or condos. The other side would be a public park with green space for residents as well as visitors, trees to help the environment, and a natural place to walk. It is difficult for many residents to walk to West Hollywood Park from Sunset Strip area, and we have little to no greenery to enjoy.	10/9/2021 4:47 PM
21	There is currently an excess of vacant office space available in the city. There are vacant storefronts throughout the city that would lend themselves to creative office spaces. We probably don't need more. Attracting tourism to the area and having restaurants and hotels will help keep the Sunset Strip viable.	10/9/2021 3:19 PM
22	I'd rather see affordable housing, creative office space, restaurant, nightclub, gym.	10/9/2021 2:45 PM
23	Neither!	10/9/2021 1:35 PM
24	What do you mean by "What kind of employee's will a hotel attract???" They can't afford to live in a affluent city. Thus, your augment that West Hollywood has already exceed it requirements for affordable housing. Well, the West Hollywood I live in is creative and supportive to expanding possibilities for all that want to be part of a City that finds solutions and goes the extra mile to meet the needs of all. The suggestion to forget Hotel/Condo/Affordable Housing. Forget office-creative office space. You keep the liquor store and the current Viper Room. Don't change anything that. That kind of employee or person of low income and monstrosities' of a project, not in my backyard. I whole heartedly support this development and all that is brings to our great city. Full Stop.	10/8/2021 7:28 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

25	Shops and neighborhood services	10/7/2021 11:20 PM
26	It would be great if they added a community garden. And kept the building to a more manageable scale that would really make it more accessible and flow better to making Sunset better to navigate by foot. And provide a reason for why people would want to spend daytime hours on sunset	10/7/2021 10:30 AM
27	Condo/Affordable Housing/Office/Creative Space & Conference center wi/ some hotel.	10/7/2021 6:36 AM
28	Keep it a nightclub. That's what it was. You can't erase the past. A little grit will keep the housing costs low.	10/6/2021 2:34 PM
29	Offices with retail and restaurants on the ground level, with a lot of landscaping, engaging the public right of way.	10/6/2021 11:28 AM
30	remove the screening rooms	10/6/2021 10:38 AM
31	Swap the hotel for office or creative office space. Absolutely ESSENTIAL for housing to be preserved, either market rate or affordable. Do NOT scale down housing, stay as is or in my opinion, scale UP!	10/6/2021 10:24 AM
32	West Hollywood was founded to ensure housing remained affordable, yet in the 37 years since becoming a city, we have strayed from that vision. West Hollywood was also known for its willingness to propose and enact bold, progressive policies and laws; again, something we've stepped away from. I would love to see West Hollywood re-embrace it's roots and be bold by becoming the first municipality in the nation to implement a new housing strategy which would ensure a supply of affordable housing for young people just starting out and working-class people; Capped Appreciation Housing. Here's the basic concept; the city builds housing units to be sold below market rate. Units would be sold at cost. Individuals buying these below market rate units would have qualify to purchase units based upon their income. Owners would then have to agree to occupy their units and not rent them out. Like rent control, the city would determine how much the units could be sold for each year; capping the appreciation to prevent people from buying a flipping the units. A bold concept, but one which a city like West Hollywood could pioneer to show other cities how to build affordable housing.	10/6/2021 9:48 AM
33	Whatever the market dictates. The developer would have a better sense of type of space the market demands in any given area. Creative seems to be more in Hollywood; a luxury holiday destination like West Hollywood presumably does require luxury accommodation.	10/6/2021 6:44 AM
34	It is just to much for that site. The two buildings don't fit here. The building with the horn shape would not look right in this area.	10/6/2021 2:00 AM
35	Condo + Affordable housing (preferably more than 10 units). With a nightclub and 2 restaurants as mentioned above.	10/6/2021 12:00 AM
36	As most office work can be WFH we need less office space. Instead it should be more affordable housing	10/5/2021 6:37 PM
37	Uses ok if noise and traffic patterns can be properly addressed. Current design and height not ok. With more work from home would offices really be in high demand? City could use extra TOT money coming in.	10/5/2021 5:36 PM
38	Stop it	10/5/2021 3:38 PM
39	Sunset Strip is known for visitors to want to eat well and party. Yet there aren't enough places to stay. So a hotel makes sense. There seem to be enough office spaces already. Plus, with Covid, we've seen that people can work from home and the demand for office space has diminished. By having a club and restaurants already in the structure, then it's easy access to those in the hotel. Thereby guaranteeing there will be clientele for the club/restaurant. Office workers are less likely to visit the club/restaurant since those jobs are mostly day jobs. They'll probably go home and thereby the club/restaurant would lose the opportunity to have people visit their establishments - which means they'd get less revenue and a higher percentage of closing. The combination of a hotel with club/restaurants is the best fit.	10/5/2021 2:49 PM
40	I'd combine hotel/condo with creative office space; one tower for each.	10/5/2021 2:40 PM
41	Leave it as is.	10/5/2021 2:22 PM
42	Affordable housing. Period.	10/5/2021 2:20 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

43	As long as it has beautiful outdoor and indoor spaces available to the public, (like the Pendry/One), I'm all for it.	10/5/2021 2:20 PM
44	Housing with commercial on first floor similar to Trader Joe's	10/5/2021 2:05 PM
45	office is usually day use -- less traffic coming and going at night.	10/5/2021 1:18 PM
46	A MIX OF AFFORDABLE HOUSING 9% (STARTING AT \$250k!) AND MAYBE 35 % HOTEL AND 31% CREATIVE OFFICE AND 25% RETAIL, CLUBS, ROOFTOP BAR - dont' forget the convenience of small cafes and a liquor store.	10/5/2021 11:53 AM
47	Demand for office and/or even creative office uses is questionable in today's economy. Let the market dictate the uses.	10/5/2021 11:48 AM
48	Open space. A 24 hour public restroom is what is most needed. Will the hotel restroom be open to the public or is this another place for snobs?	10/5/2021 11:03 AM
49	This project also proposes a conference center, which is sorely needed in West Hollywood.	10/5/2021 10:25 AM
50	HEIGHT IS NOT THE MEANS TO SOLVE THE USE/DESIGN MIX	10/5/2021 10:13 AM
51	I would prefer restaurants, entertainment space with maybe some office space added in.	10/5/2021 9:56 AM
52	We don't need this at all! If you make it totally accessible by the people that lived here, maybe any of this would be okay. Right now your creating another off limits, private or overpriced list of things that will divide the neighborhood for "tourists". We have plenty of luxury hotels (with huge vacancies) to choose from already. This is just a money grab, that doesn't care about the homeowners	10/5/2021 7:14 AM
53	BUILD THE PROJECT - Modify the height by lowering to 11 stories such as the LONDON. FACT - when the Belage Hotel (AKA LONDON HOTEL) was built around 1978? The city did not allow their 9th floor to be finished due to heigh regulations / violation. So the hotel opened and the 9th floor was an empty floor/shell and was never allowed to be used until 2014(?) when the present owner had to petition the city. Developers here is the secret, ignore the city, do what you want if you have \$\$\$\$. study the AKA project on Sunset Blvd/La cienega to see how this played out into the developers favor.	10/5/2021 6:29 AM
54	I'd be open to a creative offices/condo combination. Just no more hotels.	10/5/2021 5:40 AM
55	Redevelop as ground floor retail preserving the Viper Room with an additional 5 stories of housing. Proposed building is too large for an area with no decent public transit or freeways nearby. Density should be around trains and freeways. This will only add to traffic and decreased quality of life.	10/5/2021 1:20 AM
56	Scale this project down as my neighborhood is becoming a parking lot as all of these projects get approval to give politician's more money while there are no new roads being built to accommodate all of these big plans. To live here is to feel like we are becoming a poor example of New York City.	10/5/2021 12:18 AM
57	Keep it all retail establishments on the first level, then office space above. NO MORE HOTELS. I am not fooled by the "affordable housing" bullshit. Affordable to whom?	10/4/2021 11:36 PM
58	Leave it as is	10/4/2021 10:03 PM
59	Housing for seniors	10/4/2021 8:22 PM
60	TOO crazy, too BIG	10/4/2021 8:13 PM
61	Culturally adaptable uses. Not this eyesore.	10/4/2021 7:41 PM
62	Hotel will create a ton of jobs—they were uniforms? Right? My company I created is a manufacturer of uniforms for medical. Hotels, schools etc. We employ three hundred people in Chatsworth in Hotels-the most complicitaed of all the items we make but to me the most interesting—we did MGM including Macau and Vegas - So hotel contracts last three years as we support new employees. That's fiber to cloth to sewing and label maker and embroidery n Damn this will keep people working everywhere in USA and elsewhere Creative office spaces eludes me But I need a place for recording music but rehearsal rooms as well	10/4/2021 6:56 PM
63	None of this. Green space, entertainment and medium low income housing. We have enough to million(s) housing unitS	10/4/2021 6:37 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

64	This is private property - the owners of the property will propose a use. We must simply make sure that there's sufficient public benefit if the developer asks for something outside the existing code.	10/4/2021 5:15 PM
65	How about affordable apartment units?	10/4/2021 3:08 PM
66	A park with mature trees and a water element for a piece of respite along Sunset. Trees sprouting from rooftops, window boxes and hanging garden decorative plantery is not sufficient and is an inept and poor showing of consciousness.	10/4/2021 2:40 PM
67	Combination of the two ideas. Sunset needs foot traffic and things to do.	10/4/2021 2:39 PM
68	The lack of street parking in the area is a huge consideration. So there would need to be space allotted for cars. The site is on a major bus route, but as an larger area, we are not a city of public transportation users. Sad, but true. I would expect there to be facilities for cars, bicycles etc for employees and clientele. And I would expect them to user friendly. In terms of public parking (rates and charges) it opunds tempting, ut if the site attracted very high end businesses, I don't see that clientele desirous of paid parking. Some revenues streams can be counterproductive. As far as creative office space;Ilike the ideaof screening rooms - as it appeal to one of our main industries and owuld. be an attraction in terms of short term use and perhaps leases that would cover longer terms of use.	10/4/2021 1:43 PM
69	Put a Whole Foods there.	10/4/2021 1:05 PM
70	DO NOT THINK AFFORDEABLE HOUSING WOULD BE GOOD IN THAT AREA. THERE ARE MANY MORE AREAS IN WHICH TO DO THAT	10/4/2021 1:00 PM
71	revitalize existing structures	10/4/2021 12:38 PM
72	The discussion of the options would lead one to support "office space". I'm not sure it was a balanced outline. Either one would lead to further congestion.	10/4/2021 12:20 PM
73	what about keeping the bones of the Iconic Viper room and just updating/ expanding it out slightly?	10/4/2021 12:11 PM
74	There could be improvements, for sure, the existing buildings are old and run down, but this is overkill. The Strip evolved over time, and became a place for entertainment and dining. i would like to see the atmosphere of the area remain, with improvements to the clubs restaurants and shops, and perhaps some height, with office buildings, above. we do not need more hotels in WeHo, it is not the Vegas Strip! It is becoming the playground for the world's rich. We want our neighborhood and community to stay intact. I have no reason to go to some big souless modern hotel on the ruins of what used to be my stomping grounds. So sad.	10/4/2021 11:13 AM
75	A low to mid structure that would include retail and restaurants and helps connect the London Hotel to Sunset. Even include some green space to help offset the claustrophobic corridor feeling you're creating on Sunset the strip. This is LA not NYC.	10/4/2021 11:10 AM
76	I don't see why it can be a combination of many things. I do not think office workers will mitigate the car and parking situation - they'll still be driving to work. If this SSP hasn't been updated since 1996, it probably should. I see the Sunset Strip as a destination experience centered around its roots of classic music venues, entertainment, and gathering spaces. A master plan should be created with the help of people like Rick Caruso (The Grove and Palisades Village) and Disney (Downtown Disney and Disney Springs). We don't have to look too far at things like 3rd Street Promenade or Larchmont Village to see a vision for the Strip. I think it's a gem that's lost it's luster, and is underutilized, and undervisioned. Development should be collaborative towards this goal.	10/4/2021 10:56 AM
77	Only affordable housing!	10/4/2021 10:34 AM
78	None of the above. The viper room is an iconic landmark and should be reserved.	10/4/2021 10:17 AM
79	affordable housing!!! or anything that can help current residents	10/4/2021 10:03 AM
80	"market-rate" housing is a joke. FAR too expensive housing is NOT what we need. We NEED more affordable housing. And PARKING and TRAFFIC CONGESTION is going to be a NIGHTMARE	10/4/2021 9:28 AM
81	The ground level should be restaurants - at different price points with plenty of outdoor (maybe covered) seating. Real rock clubs. It's not like the Whiskey & Roxy are enough. There are enough bands in LA and around the country that a good booker could fill seats year round. The	10/4/2021 8:59 AM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

Greek Theater and Hollywood Bowl don't seem to have a problem finding acts. Above that, I'd want to see studio/production/recording facilities - We have them at The Lot. YouTube has them too. With Netflix, Amazon Studios and the other big boys sucking up every studio/creative space in town, how about some more of that here for the "smaller" content creators? By the time this thing gets built (5-10 years), EV adoption will be in full swing. Many people will opt for "transportation as a service" - robotaxis, etc. Parking may not be as important, but needs to be there, and frankly having lots of public EV charging will help people living in apartments feel they can adopt EVs if charging is easy and convenient (no charge for parking, just pay for the electricity used). There could be pop up spaces available for retailers who just want a Sunset Blvd. presence for a month or so.

82	It should be used for mix usage of retail/commercial stores at the street level, and office or residential units adhering to the code.	10/4/2021 7:13 AM
83	But we will never see occupancy for office return to pre covid percentages. Many have learned it is less expensive and more efficient to have virtual home offices	10/4/2021 6:31 AM
84	Only if for local use as part of a comprehensive URBAN traffic strategy. This area is now URBAN with SUBURBAN traffic solutions.	10/4/2021 12:44 AM
85	Let's tap the brakes! Remember that the pandemic has claimed 700,000 lives, and estimated to reach 1 million by April 2022. What's the rush to build the Covid Hotel? Freeze the development and the approval process. Is that such a radical idea? Maintain the existing status quo.	10/4/2021 12:04 AM
86	Sunset strip is known for its music history and it's mom-pops it is NOT Las Vegas feel this is just a small strip! Enough's enough	10/3/2021 10:26 PM
87	This is not a fair question. I don't know what would be successful and what wouldn't. But I do know that what is planned now, does not seem to promote a neighborhood feeling at all!	10/3/2021 10:03 PM
88	One of the comments above really struck me: "Let's face it, hotel workers are mostly service workers and cannot afford to live in WeHo so will have to commute, presumably by public transportation as there is very limited parking in the project." I don't think this is correct. The public transportation is huge and complex (duh!), but it absolutely does not translate into "service employees don't drive;" they do. Their cars may be uninsured and/or old and/or in bad shape - or maybe not - but they DO drive. As Metro's own studies have shown, more people are driving now than ever. Your comment also suggests that people will take public transit BECAUSE they can't park. Seriously not true. Not all service workers are at the bottom of the scale. In terms of housing, WeHo actually has a big complement naturally occurring affordable housing as many of its older, rent-controlled apartment buildings are not competitive in the market and are priced more modestly.	10/3/2021 9:54 PM
89	The last thing we need in his neighborhood are more hotels and empty condos for the Uber rich to park their money. We need creative spaces, music venues, and affordable housing. Affordable housing with no strings attached, just a bunch of apartments normal people can actually afford to live in. This is how you revive the Sunset Strip, not by pandering to billionaires who never visit anyway.	10/3/2021 9:40 PM
90	All apartments and no hotel	10/3/2021 9:14 PM
91	We need businesses/entertainment. Office space is less needed with Covid and we have plenty of hotels. Now give people something to do/visit.	10/3/2021 9:07 PM
92	Leave it as it is. Why must you try to fix what isn't broken? Why are you trying to destroy an area that us unique in LA?	10/3/2021 9:05 PM
93	this is way too much no matter what's in it.	10/3/2021 8:50 PM
94	Public attraction(s) e.g. subsidized art, performance, museum, production, rehearsal, international virtual community space (could be in a coffeeshop setting with co-development of the spaces in other locations).	10/3/2021 8:48 PM
95	Condo and creative office space along with retail, restaurant and entertainment venue.	10/3/2021 8:45 PM
96	Affordable housing.	10/3/2021 8:31 PM
97	Neither. I don't like this project at all.	10/3/2021 8:27 PM
98	This is so elitist. I can't even go here.	10/3/2021 8:25 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

99	Don't build it.	10/3/2021 8:24 PM
100	leave viper room alone	10/3/2021 8:23 PM
101	Leave as is	10/3/2021 8:22 PM
102	Affordable housing with limited first floor commercial	10/3/2021 8:20 PM
103	What an amazing project. Thank you!	10/3/2021 8:17 PM

Q5 Any other comments about the project uses and intensity:

Answered: 95 Skipped: 126

#	RESPONSES	DATE
1	I highly oppose this project and ask whoever reads this to look deeper into the absolute waste of efforts and resources needed to create another unneeded hotel in a city with enough lodging for tourists.	10/28/2021 8:37 AM
2	Too many people, too much building in too small a space. The neighborhood will be overshadowed and dominated by this development. It's a huge swing from the block's current intensity of usage to a dense, 24/7 functionality. Residents would suffer from being overlooked, losing light and privacy whilst being burdened with excessive noise, air pollution, and traffic congestion.	10/27/2021 5:40 PM
3	I am still stunned at the sheer height of this proposed structure. If you live on Larrabee Street as I do (or any nearby street) it would be impossible to walk out your front door without this massive hotel hovering above in your peripheral vision. The current size and scope of 8850 Sunset will literally block sunsets for anyone who lives within half a mile of this part of Sunset Blvd. One can see even in the project's own artistic renditions - it will dwarf anything else around here.	10/26/2021 12:53 AM
4	Area is already maxed with condos, hotels, businesses. I do not support this project.	10/19/2021 5:04 AM
5	TOO BIG TOO MUCH	10/18/2021 9:25 PM
6	It will only add considerable traffic to an already congested area and the limited parking will do nothing but alienate people for the get go - why would anyone make the effort to make use of a facility when you [1] have to spend hours in traffic to get to it then [2] can't find a place to park.	10/18/2021 3:53 PM
7	I find it interesting that the excuse for all these big developments along Sunset Blvd. always comes down to creating funds for our social programs in We.Ho. Why not create a vibrant eclectic use of our space so that EVERYONE can benefit from it, not just the elite. These massive buildings DO NOT add to the pedestrian nature of Sunset. They just create traffic nightmares. I hate this project because it is totally out of touch with this community. I am tired of all these projects being developed on Sunset Blvd., a 4-lane street that is gradually losing its historic vibe. These buildings are cold and block out the sun. The bldgs. on La Cienega are not welcoming to the public. They are cold monoliths that offer very little to the local community except a restaurant and a small park. ENOUGH WITH THE OVERDEVELOPMENT.	10/13/2021 10:57 PM
8	this will add too much traffic and congestion	10/13/2021 9:42 PM
9	The City of West Hollywood issued a study (PRE-Pandemic) that showed a major negative impact on the financial viability of the city's hospitality industry with construction of additional unapproved hotels in such a small town. POST-Pandemic, West Hollywood City Council should revisit that study while putting a moratorium on any hotel development that has not already been permitted.	10/13/2021 1:39 PM
10	Please no digital billboards.	10/12/2021 10:13 PM
11	More of the same, nothing refreshing or innovative.	10/12/2021 8:18 PM
12	The project is a waste of resources.	10/11/2021 4:30 PM
13	No high rise buildings - we live in a city with earthquakes!	10/11/2021 3:10 PM
14	work on homeless problem	10/11/2021 2:42 PM
15	Quit trying to squeeze out the heart and soul of LA/West Hollywood for classist profiteers and billuonares	10/11/2021 6:49 AM
16	It's not realistic to think that the developers want to help out the city by creating revenue for social service needs, etc. They want to make money for themselves or else we wouldn't even	10/10/2021 5:14 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

	be discussing this.	
17	TOO MUCH. Too many uses, too many people, too many cars, too much traffic being imposed on an already congested area.	10/10/2021 4:43 PM
18	No this survey is rather lame. I hope the build will be better.	10/9/2021 8:07 PM
19	Please no more buildings in the area	10/9/2021 7:01 PM
20	Way to ruin the London Hotel's views, also. Have some respect.	10/9/2021 6:05 PM
21	Improve the traffic	10/9/2021 5:41 PM
22	Just having finished over 4 years of construction from Edition Hotel, it would be a great hardship for residents for a large development on this site.	10/9/2021 4:50 PM
23	You can't build a hotel on top of a existing hotel. No.	10/9/2021 4:22 PM
24	It's an awful design	10/9/2021 1:37 PM
25	This question is leading and inaccurate. So, I find the project inspirational and creative. Perfect fit for Sunset Strip. The uses are filling a niche that brings to mind wonder and excitement. The height scale blend with other mid-rises of the Strip. I see it as artwork. I support this project as presented. It fall under the umbrella our City is known for, Creative. It right for the time. How wonderful to see a new and futuristic project as we continue to evolve.	10/9/2021 12:22 AM
26	There is nothing about this building that truly benefits the community. That is, tax base aside. Most of its amenities are not open to the community. The 10 housing units are being treated in a segregated manner. There is not enough Parking. It will become a nightmarish tourist destination in A traffic choked block. Everything about it screams that it is the wrong fit for this particular setting. I wish they would take this building and move it to an open area where I could really breathe. Perhaps as a destination between Los Angeles and Las Vegas. And I'm quite serious about that	10/7/2021 10:34 AM
27	During tge COVID crisis, many companies using office space have reduced their office space size while employees work from home or work in a hybrid space program. Companies have realized the cost savings involved in this approach, so I think this trend will continue. More housing is needed, while demand for office space is likely to continue to decline.	10/7/2021 10:16 AM
28	We need affordable housing. We need entertainment venue. We need conference/meeting space.	10/7/2021 6:38 AM
29	Way too much all in one space!!	10/6/2021 11:57 AM
30	Scale up housing. If we do not build for high income people, they will bid some poor family elsewhere. Many people would love to own a home in WeHo and this project should allow for that. Parking should be discouraged as much as possible, prospective residents will not consider condos that do not have enough parking for them (on top of chronically unavailable street parking), thus attracting residents who don't mind or don't have a car. We need a virtuous cycle of increased walkability and public transit use.	10/6/2021 10:32 AM
31	The design is horrible. I say start over and think things through. We don't need more hotels. We do need more affordable housing. We don't need more expensive condos or apartments.	10/6/2021 9:57 AM
32	The design is just too overpowering!	10/6/2021 9:52 AM
33	Really beautiful and creative addition to an otherwise aging and obsolete street	10/6/2021 9:41 AM
34	Nome	10/6/2021 6:46 AM
35	To many uses and way to intense.	10/6/2021 2:03 AM
36	As proposed, this project has way too much going on. Please, scale it down. It'll create an insane traffic, congestion at all times, and will strongly exacerbate parking issues (there is no parking on Sunset Strip as is now, and the little parking available is insanely expensive. Which totally kills the desire to come and spend some money in the venues there).	10/6/2021 12:03 AM
37	Sunset Blvd in this area is already over congested during rush hour in the morning and evening and we are concerned about gridlock, first responders, emergency vehicle access and the overflow of traffic onto residential streets.	10/5/2021 9:23 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

38	Luxury hotels with ground floor food, bar/ club retail best use of Sunset to me. If condo part remains maybe encourages operators to be more noise conscious in both build out and operation of hotel etc. Hotel capitalizes on reputation, views, location. City gets TOT, local business gets extra customers. Key is managing traffic, parking, noise, and design and scale of project. Inelegant design and inappropriate scale as currently proposed. Poor parking provisions and arrangements currently.	10/5/2021 5:49 PM
39	Over the top!! Needs to be way scaled down	10/5/2021 5:02 PM
40	Stop it	10/5/2021 3:38 PM
41	PARKING: Make sure there is sufficient parking, especially for the Residential Tower. Otherwise, they should not allow residents parking permits in the Norma Triangle area. The parking spots in Norma Triangle neighborhood are already hard to get.	10/5/2021 2:51 PM
42	Enough already.	10/5/2021 2:24 PM
43	Trash the concept this is not Vegas	10/5/2021 2:08 PM
44	Why is entertainment underground? Sounds awful.	10/5/2021 11:58 AM
45	I like the boldness of the design and the proposed mix of uses, but would prefer the scale be reduced by maybe 1/3, given its busy location.	10/5/2021 11:51 AM
46	Less density. Fewer people living, working, and commuting in our city. We already have a huge tax base. Let's spend that money in social services.	10/5/2021 11:07 AM
47	i love the dramatic design	10/5/2021 10:37 AM
48	See previous comment about inclusion of a conference center.	10/5/2021 10:28 AM
49	If you're looking for a building to bring back excitement to Sunset Blvd., this is not it. This building is not going to bring back foot traffic, which is what made Sunset fun many years ago. (It's dead now..)	10/5/2021 8:13 AM
50	Traffic is horrible enough around here, this would make it even worse, especially after construction	10/5/2021 7:17 AM
51	Reality is the community of WeHo has grown from a town to a city. All of us who live here get to enjoy the benefits of the new development from amazing restaurants etc.....	10/5/2021 6:31 AM
52	Sunset has faded as a nightlife/entertainment/restaurant walkable destination. Let's bring it back for its residents, not for tourists.	10/5/2021 5:44 AM
53	I live on Larrabee, the scale of this project would be a significant quality of life reduction between traffic and loss of neighborhood character. This is not DTLA. This developer needs to think much smaller. We are not near freeways or major transit and cannot nor should we allow such density on the strip. No project of such a scale should proceed, especially not something as useless to our community as yet another hotel. NO AT ALL COSTS.	10/5/2021 1:22 AM
54	Traffic is a huge concern. Also, I want my neighborhood to feel like a neighborhood and not a new version of downtown LA.	10/5/2021 12:20 AM
55	West Hollywood has lost its charm. It is being irretrievably transformed into HEILMANTOWN. More steel and concrete cages coming up...	10/4/2021 11:38 PM
56	Egad!	10/4/2021 10:12 PM
57	Nix the hotel use and build more office space.	10/4/2021 8:49 PM
58	Another project to be developed for the wow factor which will be an eyesore for years to come.	10/4/2021 7:42 PM
59	None after working and doing charitable work in 105 countries I like the new concept buildings versus what's on the block	10/4/2021 7:00 PM
60	No	10/4/2021 6:49 PM
61	Is grossly over built and disgusting	10/4/2021 6:39 PM
62	This survey is ridiculous, and the Planning Commission and City Council should ignore its findings, as it's not impartial and is written to create a specific response with inflammatory language. I doubt my responses will even be included, to be honest.	10/4/2021 5:18 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

63	Great design	10/4/2021 3:15 PM
64	No	10/4/2021 3:09 PM
65	To even consider office space as a use is absurd given how COVID has demonstrated to many companies that remote working reduces traffic and pollution and seems to be the way of the future.	10/4/2021 2:19 PM
66	The building is hideous. It doesn't seem to fit the environment at all. It blocks light from the adjacent areas - daylight in particular. The traffic - as a hotel - would impact the local residents above and below Sunset. In all I consider it a poorly conceived, designed and inappropriate use of the property. And it could be an epic fail. Then what?	10/4/2021 1:48 PM
67	ugly	10/4/2021 12:39 PM
68	I understand that this space is only zoned for 10 stories and yet they are looking do to 15 stories.	10/4/2021 11:49 AM
69	Not sure why anyone thinks this structure is visually appealing, but of course, most of what's been built on the strip lately isn't going to win any architectural awards. Look at the prison-like AKA building at La Cienega and even The 1 -- both uninspired and dated already.	10/4/2021 11:26 AM
70	What was the architect on when he came up with this abomination?	10/4/2021 11:15 AM
71	See previous comment.	10/4/2021 10:57 AM
72	Typical of West Hollywood city council, only caring about the bribes they can get and bringing millionaires into the city.	10/4/2021 10:36 AM
73	This will create major traffic jams. I am opposed to this project entirely.	10/4/2021 10:18 AM
74	I dont approve	10/4/2021 10:05 AM
75	Try sticking to the existing SSP parameters.	10/4/2021 9:02 AM
76	No	10/4/2021 8:06 AM
77	Once the City gives dispensation to this project, they will have to give dispensation to all project going forward. What makes is project so great that the regulations need to be adjusted for?	10/4/2021 7:18 AM
78	Seems like it has less parking than all the other developments which is a problem.	10/4/2021 6:17 AM
79	The design is admirable but the utter lack of traffic solutions spells further increasing traffic disaster for all of us. The hotel guests and operators won't mind but we sure do.	10/4/2021 12:47 AM
80	No	10/4/2021 12:42 AM
81	No one seriously believes there will be a 7.9 earthquake in California. Look at the local earthquake fault. Check out what a 7.9 quake looked like in Alaska. Recall the so-called Northridge quake was no temblor either. It destroyed a lot of Santa Monica. They will be a lot of jobs cleaning up rubble with this crazy high rise.	10/4/2021 12:22 AM
82	Yes, STOP. The residents don't want this.	10/3/2021 9:08 PM
83	I support the project as a resident in a condo up the street on Horn. Need to see Sunset more modernized and we need more public transit along Sunset.	10/3/2021 9:03 PM
84	Commercial use should attract both tourists and local residents.	10/3/2021 9:02 PM
85	Leave the design as is. Design by committee is a recipe for disaster.	10/3/2021 8:59 PM
86	It's oversized and ugly.	10/3/2021 8:53 PM
87	An opportunity to do something that is genuinely creative.	10/3/2021 8:51 PM
88	It's iconic	10/3/2021 8:46 PM
89	This project will only be problematic. I am STRONGLY against it.	10/3/2021 8:28 PM
90	Insanely out of proportion to the neighborhood. Sunset and ESPECIALLY LARRABEE cannot begin to handle the traffic flow. The idea of dumping traffic on to RESIDENTIAL LARRABEE is	10/3/2021 8:27 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

beyond moronic. How many pedestrian fatalities does the developer think is acceptable???

91	Restore the current buildings and forget this monstrosity.	10/3/2021 8:27 PM
92	The city council folks must be getting big kickbacks to allow this to be built. Taller than allowed, and it is an eyesore. I don't know who is scratching who's back.. Follow the money.	10/3/2021 8:26 PM
93	all too much	10/3/2021 8:24 PM
94	It's terribly ugly and totally inappropriate for the space.	10/3/2021 8:23 PM
95	No... Please build it now :)	10/3/2021 8:18 PM

Q6 Any other comments about the project in general:

Answered: 84 Skipped: 137

#	RESPONSES	DATE
1	If this project does come to fruition the developers should redraft the entire building. It is quite ugly.	10/28/2021 8:37 AM
2	I just hope our city planners and City Council remember that Larrabee Street is a much different street than San Vicente is. For a hotel complex of the size of 8850 Sunset, it might be a fit (albeit a tight and overbearing one) for San Vicente Blvd. But for little Larrabee Street? Putting something that big right and tall on the corner of Larrabee and Sunset will effectively choke it. All too frequently, there will be no way to navigate past it - and for forever onward, it will be tough to see anything BUT it.	10/26/2021 12:53 AM
3	Bring back Interesting Sunset Blvd, it is looking like one Big hotel! Create space for those that love living in WeHo and not just tourists	10/22/2021 12:18 AM
4	This will add to the traffic nightmare that already exists.	10/19/2021 5:04 AM
5	WAY TOO TALL	10/18/2021 9:25 PM
6	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 3:53 PM
7	With all the new buildings which they seem to be allowing higher than previously, will this become like the Wilshire Corridor? Just a lot of tall buildings that do not benefit the community as a whole. What about preserving space for Sunset Blvd. which is an iconic area and integral to the history of Hollywood.	10/15/2021 6:27 AM
8	See above	10/13/2021 10:57 PM
9	TOO BIG	10/13/2021 9:42 PM
10	The Sunset Strip needs an adequate concert space for its music cred. Build back an attraction like the House of Blues.	10/13/2021 1:39 PM
11	Approval will only further push the city towards being a mini Vegas, a playground for consumption, where nothing is created. There's an opportunity to change this trajectory by focusing on what the city actually needs now and moving into the future.	10/12/2021 8:18 PM
12	The design also would not fit in the area.	10/11/2021 4:30 PM
13	The worst part is losing the essence of the Viper Room and turning it into some nonsense nightclub.	10/11/2021 2:49 PM
14	too tall	10/11/2021 2:42 PM
15	Go back to the drawing board. This won't work. The developers have thrown everything they could think of into the project to get people excited. I am not excited.	10/10/2021 5:14 PM
16	TOO MUCH, TOO BIG, TOO OVER-THE-TOP, what are they thinking??	10/10/2021 4:43 PM
17	No	10/9/2021 8:07 PM
18	Erase this idea, doesn't make sense	10/9/2021 7:01 PM
19	Rather than foist these ridiculous projects on those who live and work here, how about putting them to a vote by the citizenry? We have to live work/ here.	10/9/2021 6:05 PM
20	No video billboards	10/9/2021 5:41 PM
21	no	10/9/2021 4:50 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

22	No	10/9/2021 4:22 PM
23	Greed!	10/9/2021 1:37 PM
24	All around, a five star project.	10/9/2021 12:22 AM
25	Hideous and will create traffic nightmare for locals	10/7/2021 11:21 PM
26	Needs to be scaled back and would prefer more office space over yet another hotel there	10/6/2021 11:57 AM
27	BURY THE POWER LINES! It is unsightly and dangerous and frankly embarrassing that a self described world class city cannot have better power infrastructure.	10/6/2021 10:32 AM
28	see above.	10/6/2021 9:57 AM
29	This project MUST BE STOPPED! I support redeveloping this location, but this project is entirely too large for this neighborhood. It is going to destroy the quality of life of the individuals living on the surrounding streets.	10/6/2021 9:52 AM
30	I do think traffic studies and road improvements around that block need to be addressed.	10/6/2021 6:46 AM
31	What are these developers doing to this city. 10 years from now WeHo will just be a city with no soul. Just a bunch of underused buildings that will be out dated.	10/6/2021 2:03 AM
32	I support modernizing Sunset Strip and building something new for the 21st century, I just wish it was not another hotel and instead some other kind of venue or entertainment that we do not have here.	10/5/2021 11:08 PM
33	It is too big and we do not need another overpriced hotel, overpriced condos, overpriced apartments, overpriced office space, over priced retail space and overpriced restaurants, etc.	10/5/2021 9:23 PM
34	See above	10/5/2021 5:49 PM
35	No	10/5/2021 3:38 PM
36	The project is over-scale. If scaled down in size it would be fine and fit better into the surrounding area.	10/5/2021 2:43 PM
37	No.	10/5/2021 2:24 PM
38	It's another John Heileman remnant overdevelopment trash	10/5/2021 2:08 PM
39	A vanity project that will benefit an elite few.	10/5/2021 11:07 AM
40	Sadly, West Hollywood is no longer, and will never again be, a small town. It cannot ever again be a small scale residential enclave within larger Los Angeles.	10/5/2021 10:28 AM
41	We live in a city. Los Angeles for many years had the ability to grow out. The only way now for LA to grow is up. I have no issues with the height sunset is a commercial corridor.	10/5/2021 9:21 AM
42	Disgusting	10/5/2021 7:17 AM
43	It is too tall.	10/5/2021 6:31 AM
44	Scale it down. This proposal is too large. No under any use circumstances.	10/5/2021 1:22 AM
45	This seems to be another sample of developers proposing an obscenity, revising it in the face of public outcry for us to settle with a slightly scaled back version of the first obscenity.	10/4/2021 10:12 PM
46	Everyone has reactions to the design, while I find it to be a big why, my objections are not to the design but the programming and size of the monstrosity.	10/4/2021 8:49 PM
47	It's gross	10/4/2021 7:42 PM
48	Not really at this time but I am not concerned about any building on that block	10/4/2021 7:00 PM
49	Welcome to Saudi Arabia	10/4/2021 6:49 PM
50	Get rid of it.	10/4/2021 6:39 PM
51	With sufficient public concessions, this project should be approved.	10/4/2021 5:18 PM
52	I love the dedign	10/4/2021 3:15 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

53	No	10/4/2021 3:09 PM
54	It's cool. Love the aesthetic and uses. I am glad they are bringing back the Viper, which is due a redo.	10/4/2021 2:19 PM
55	Absolutely wrong.	10/4/2021 1:48 PM
56	WATCH HOW THE TRAFFIC FLOW WOULD BE. IT IS VERY BAD AT THIS TIME	10/4/2021 1:02 PM
57	stupid	10/4/2021 12:39 PM
58	As an immediate resident of the neighborhood, I am concerned with the mess it will make on traffic and walking during construction as well as the impact on traffic going forward. What studies have been done?	10/4/2021 12:25 PM
59	The design is an eye sore that doesn't match the aesthetic of the surrounding buildings at all.	10/4/2021 12:13 PM
60	I hate it and I live around the corner.	10/4/2021 11:20 AM
61	Hate it	10/4/2021 11:15 AM
62	Previous comment.	10/4/2021 10:57 AM
63	Make it only affordable housing!	10/4/2021 10:36 AM
64	I think we have our priorities wrong	10/4/2021 10:05 AM
65	I've heard nothing about making these buildings carbon neutral. Vertical wind turbine? Solar panels? There are many new ways to generate electricity. PLUS the battery storage for when the sun goes down or wind isn't blowing as much.	10/4/2021 9:02 AM
66	No	10/4/2021 8:06 AM
67	Will this really help the community thrive? Or is this just another way to drive revenue into the city at the cost of community?	10/4/2021 7:18 AM
68	Over the top and unnecessary	10/4/2021 6:32 AM
69	see above	10/4/2021 12:47 AM
70	No	10/4/2021 12:42 AM
71	Tap the brakes. We're a small, cool city. We're not an amusement park. I wonder out loud how our elected city leaders are going to spin this one.	10/4/2021 12:22 AM
72	Since all the cafés and restaurants that were reasonably priced in the neighborhood have been closed due to greedy landlords jacking up the rent, I think that a few affordable cafés and restaurants would be nice for the area!	10/3/2021 10:06 PM
73	WAY TOO BIG.	10/3/2021 9:08 PM
74	It's ugly as sin and unwanted.	10/3/2021 9:08 PM
75	We need change and moving forward.	10/3/2021 9:03 PM
76	Thought should be given to street engagement during the day as well as night.	10/3/2021 9:02 PM
77	Get behind it and make it amazing rather than tearing it apart and ending up with mediocrity	10/3/2021 8:59 PM
78	Traffic concerns must be adequately met or area residents will be adversely affected.	10/3/2021 8:51 PM
79	Social usefulness not more benefits for the privileged.	10/3/2021 8:33 PM
80	Utterly awful design and awful plan. Its hideousness, however, is nothing compared to how this project will destroy life (and undoubtedly some individual lives) on and around the strip. Nightmarish would be too kind.	10/3/2021 8:27 PM
81	I do not support the high variance. This project is too large and out of place for this neighborhood. Please remember the school that is across the street on Hammond and San Vicente.	10/3/2021 8:27 PM
82	alllll tooooo muchh	10/3/2021 8:24 PM
83	Who benefits from the construction of this monstrosity? Certainly not the residents of West	10/3/2021 8:24 PM

8850 Sunset / Viper Room Project - Survey # 2 Uses & Intensity

Hollywood. What is happening here?

84	Love it! :)	10/3/2021 8:18 PM
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