



# Department of City Planning City of Los Angeles



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The Notice of Preparation (NOP) is used by the Lead Agency to get comments from any person, organization, or government agency that may be concerned with the potential environmental impacts of a proposed project for which an Environmental Impact Report (EIR) is being prepared. The NOP comment period is required by the California Environmental Quality Act to be 30-days. All comments received by the Lead Agency are reviewed and used to determine the scope of the EIR.

- **Hollywood Center Project**  
 ENV-2018-2116-EIR: September 4, 2018 Notice of Preparation (Revised and Recirculated **NOP**)  
 Initial Study  
 Hollywood Center Scoping Meeting Boards (9/12/18)

*Note: A Notice of Preparation (NOP) was sent out for the Project on August 28, 2018. This is a revised NOP for the Project that is the subject of this notice. Due to an error in the mailing of the original NOP, this revised NOP for the Project is being sent to the public with a revised public comment period. No changes to the Project have been made since the distribution of the NOP on August 28, 2018.*



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

September 4, 2018

- ENVIRONMENTAL CASE NO.:** ENV-2018-2116-EIR
- PROJECT NAME:** Hollywood Center Project
- PROJECT APPLICANT:** MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC
- PROJECT ADDRESS:** 1720-1724, 1740-1768, 1745-1753, and 1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue, 6236, 6270, and 6334 West Yucca Street, Los Angeles, CA 90028. APNs: 5546-030-034, -004-020, -030-028, 030-032, -030-031, -030-033, -004-021, -004-032, -004-029, -004-006
- COMMUNITY PLAN AREA:** Hollywood
- COUNCIL DISTRICT:** 13 – O'Farrell
- PUBLIC COMMENT PERIOD:** September 4, 2018 – October 4, 2018
- SCOPING MEETING:** September 12, 2018, 6:00 p.m. - 8:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Hollywood Center Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

## PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located within the Hollywood Community Plan Area of the City approximately five miles west of Downtown Los Angeles. The Project Site spans portions of two City blocks generally bounded by Yucca Street to the north, Argyle Street to the east, adjacent development and Hollywood Boulevard to the south, and Ivar Avenue to the west. The Project Site is comprised of the West Site and East Site which are bifurcated by Vine Street, which runs north/south between Yucca Street and Hollywood Boulevard.

The Project Site and vicinity are located within a part of the regional center of Hollywood, an area that is urbanized and generally built out. Land uses in the vicinity of the Project Site are comprised primarily of neighborhood-serving commercial, tourist and entertainment-related commercial uses, offices, hotels, and low-to high-density residential developments.

The Project Site is entirely developed and underutilized, except for the historic Capitol Records Complex. The northern part of the West Site contains an approximately 1,237 square-foot single-story building, that is currently leased by the American Musical and Dramatic Academy (AMDA) and used on a daily basis for sets and props. The remaining part of the West Site (approximately 78,512 square feet) contains a surface parking lot with a parking attendant kiosk. The East Site contains the Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses, as well as the two-story Gogerty Building, all of which total approximately 114,303 square feet of existing floor area.

The Project Site is not included on a list of hazardous materials sites compiled pursuant to California Code Section 65962.5.

(See attached Project Location Map).

### **PROJECT DESCRIPTION:**

The development would be comprised of a new mixed-use development (Project) on an approximately 4.46-acre site (Project Site) in the Hollywood Community Plan (Community Plan) Area of the City of Los Angeles (City). The existing Capitol Records Complex, composed of the Capitol Records Building and the Gogerty Building, would be preserved; although portions of its supporting parking area along with some existing parking not adjacent to the Capitol Records Complex, would be reconfigured and relocated to the new East Site five-floor subterranean and grade-level parking garage. The remaining surface parking uses on the Project Site would be removed in order to develop a mix of land uses, including residential uses (market-rate and senior affordable housing units), commercial uses, parking, and associated landscape and open space amenities. Four new buildings are proposed, including a 35-story "West Building," a 46-story "East Building," and two 11-story senior buildings set aside for extremely-low and very-low income households (one building on each site). The Project would develop approximately 1,287,150 square feet of developed floor area, including 1,005 residential dwelling units (872 market-rate units and 133 senior affordable housing units) totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area (retail and restaurant uses), approximately 160,707 square feet of open space and amenities, 1,521 vehicle parking spaces, and 551 bicycle parking spaces. The Project would have a floor-area ratio (FAR) of 6.975:1 (up to 7:1), which includes the existing 114,303 square foot Capitol Records Complex (consisting of the 92,664 square-foot Capitol Records Building and 21,639 square-foot Gogerty Building), for a total buildable area of 1,401,453 square feet.

Under a proposed Hotel Option associated with the East Site, in lieu of the East Building Residential development described above, the Hotel Option would replace 104 of the market-rate units with a 220-room hotel such that the proposed Project would contain 220 hotel rooms and 319 market-rate residential housing units (there would be no change to the building height and massing for East Building). Under the Hotel Option, the senior housing building on the East Site would be reduced from 11 stories to 9 stories and would contain 48 affordable housing units. There would be no change to the West Site described above under the Hotel Option. Thus, under the Hotel Option, the Project would develop approximately 1,272,741 square feet of developed floor area, including 884 residential dwelling units (768 market-rate units and 116 senior affordable housing units) totaling approximately 1,112,287 square feet of residential floor area, a 220-room hotel totaling approximately 130,278 square feet of floor area, 30,176 square feet of other commercial floor area, 147,366 square feet of open space and amenities, 1,521 vehicle parking spaces, and 554 bicycle parking spaces. The Hotel Option would have a FAR of 6.903:1 (up to 7:1), which includes the existing Capitol Records Complex for a total buildable area of 1,387,044 square feet.

Assuming the two sites are built one after another, construction of the Project would be completed over an approximately six-year period. Activities would be phased, beginning on the West Site as early as 2021 and

on the East Site in approximately 2024. Construction timing could vary for both sites and could potentially overlap on the West and East Sites, and the EIR will analyze the most conservative construction schedule.

**Existing Uses to be Removed**

Existing Uses	Sizes
AMDA-Leased Commercial Building	1,237 sf

**Proposed Uses under Residential Option**

Proposed Uses	Maximum Sizes
<b>Residential Land Uses</b>	
One-Bedroom	482 units
Two-Bedroom	391 units
Three-Bedroom	132 units
<b>Total Residential</b>	<b>1,005 units / 1,188,105 sf</b>
Residential Amenities and Lobbies	68,869 sf
<b>Commercial Land Uses</b>	
Restaurant/Retail	30,176 sf
<b>Open Space</b>	
<b>Total Open Space</b>	<b>160,707 sf</b>
<b>Total Developed Floor Area</b>	<b>1,287,150 sf</b>
<b>Existing Floor Area to Remain</b>	<b>114,303 sf</b>
<b>Total Floor Area on Project Site</b>	<b>1,401,453 sf</b>

**Proposed Uses under Hotel Option**

Proposed Uses	Maximum Sizes
<b>Residential Land Uses</b>	
One-Bedroom	411 units
Two-Bedroom	347 units
Three-Bedroom	126 units
<b>Total Residential</b>	<b>884 units / 1,053,554 sf</b>
Residential Amenities and Lobbies	58,733 sf
<b>Commercial Land Uses</b>	
Restaurant/Retail	30,176 sf
Hotel	220 rooms / 130,278 sf
<b>Total Commercial</b>	<b>160,454 sf</b>
<b>Open Space</b>	
<b>Total Open Space</b>	<b>147,366 sf</b>
<b>Total Developed Floor Area</b>	<b>1,272,741 sf</b>
<b>Existing Floor Area to Remain</b>	<b>114,303 sf</b>
<b>Total Floor Area on Project Site</b>	<b>1,387,044 sf</b>

**REQUESTED ACTIONS:**

1. Pursuant to the Los Angeles Municipal Code (the "LAMC") Section 12.32-F, a Zone Change to C2-2-SN;
2. Pursuant to LAMC Section 12.32-F, a Height District Change for the Property to remove the D Limitation, which limits FAR;
3. Pursuant to LAMC Section 11.5.11(e) and subsequently California Government Code Section 65915(k) or the Applicable Housing Incentive Program, three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs as follows:
  - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR for a project eligible for up to 8.1:1 FAR;
  - A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
  - A development modification to allow a greater number of smaller affordable units with less bedrooms and a different unit mix and unit type to accommodate Senior Affordable Housing Units in lieu of providing the requisite number of Restricted Affordable Units;
4. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
5. Pursuant to LAMC Section 12.24-W.19, a Conditional Use Permit for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips;
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to merge (i) an alley to add 1,267 square feet to the Property and (ii) portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,114 square feet to the Property; associated haul route, and removal of 19 street trees; and
8. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR:

Aesthetics (Informational), Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks, Libraries), Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Wastewater, Water Supply, Solid Waste).

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** September 12, 2018  
**Time:** 6:00 p.m. – 8:00 p.m.  
**Location:** First Presbyterian Church of Hollywood  
Henrietta Mears Center  
1760 N. Gower Street, Los Angeles, CA 90028

**Free Parking is Available across La Baig Avenue to the east of the Church**

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., October 4, 2018.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

**E-mail:** [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Elva Nuño-O'Donnell  
Major Projects Section  
Department of City Planning  
(818) 374-5066

**Attachments:**  
Project Location Map  
Conceptual Site Plan  
Conceptual Plot Plan, West Site  
Conceptual Plot Plan, East Site  
Building Sections, West Site  
Building Sections, East Site

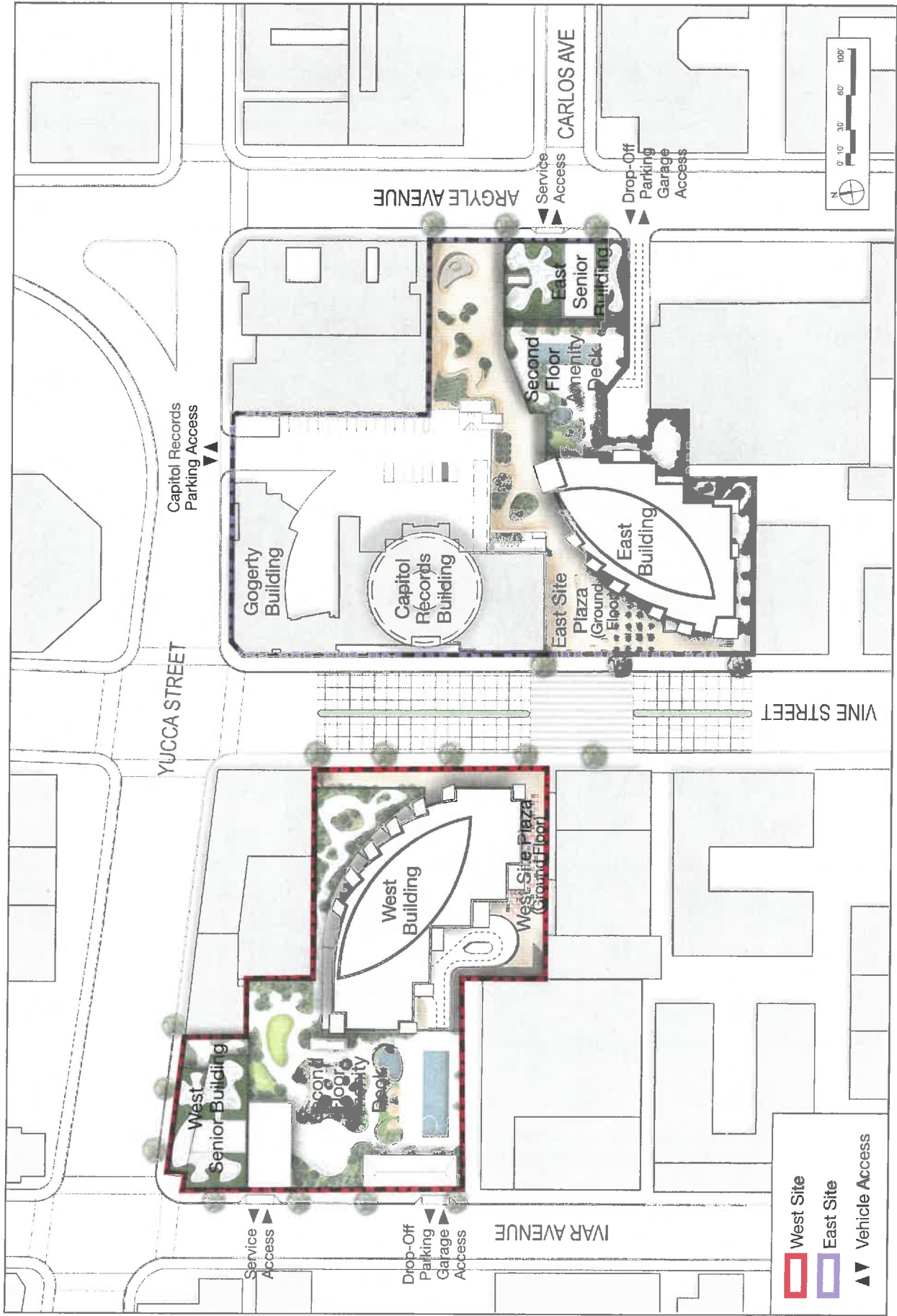
***Puede obtener información en Español acerca de esta junta llamando al (818) 374-5066.***



SOURCE: Google Earth, 2016.

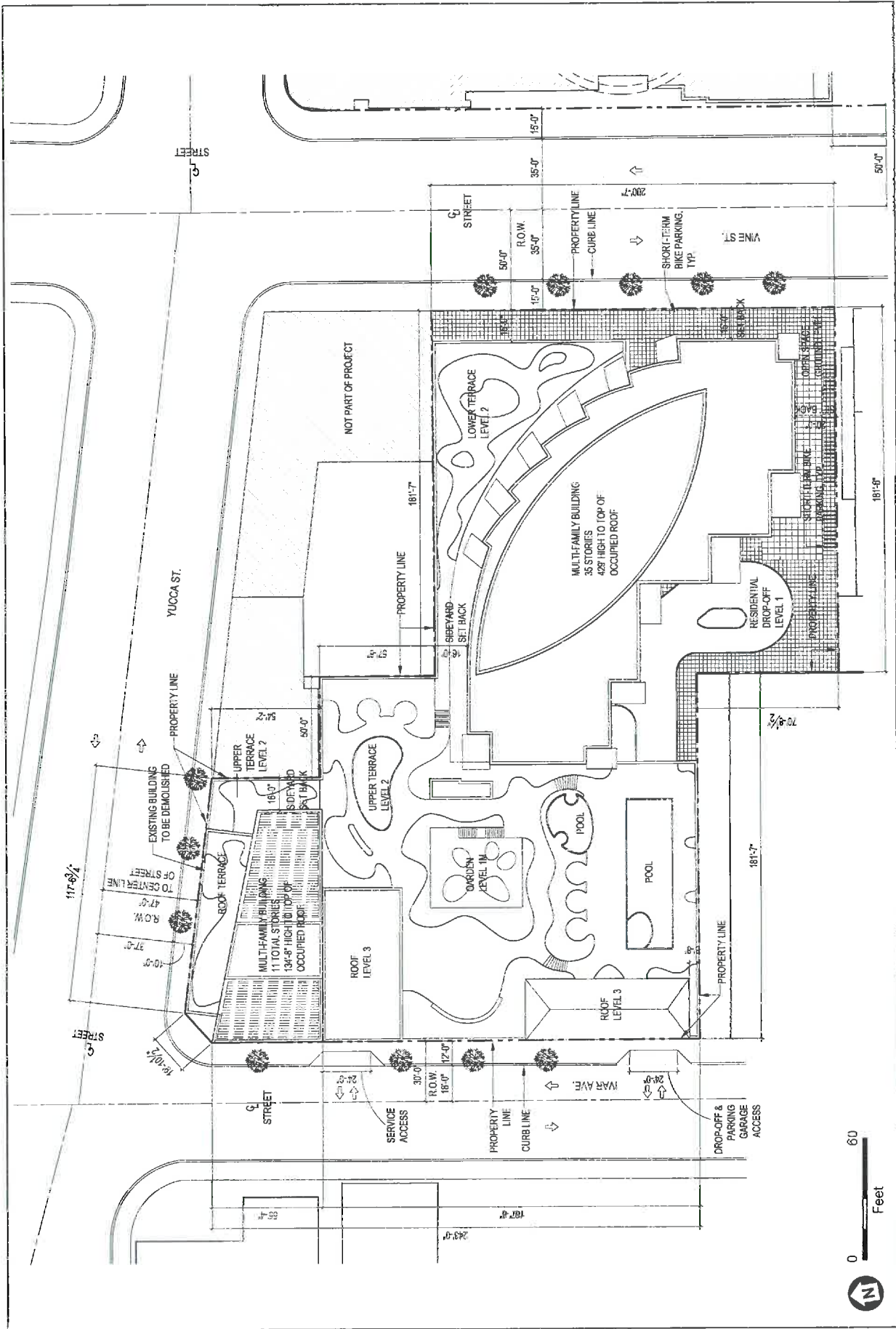
Hollywood Center Project  
**Attachment 1**  
**Project Location Map**

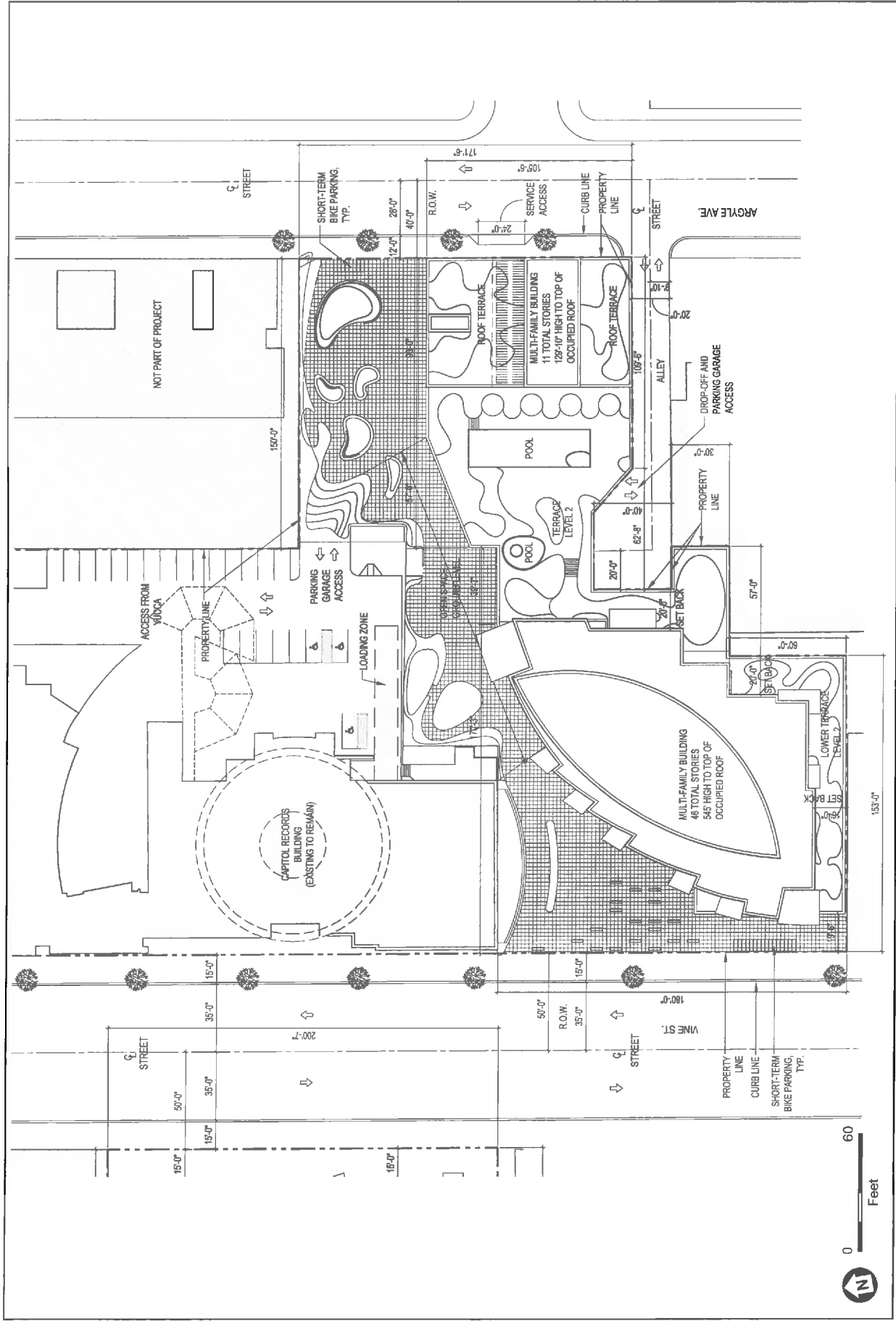




SOURCE: Handel Architects, 2018



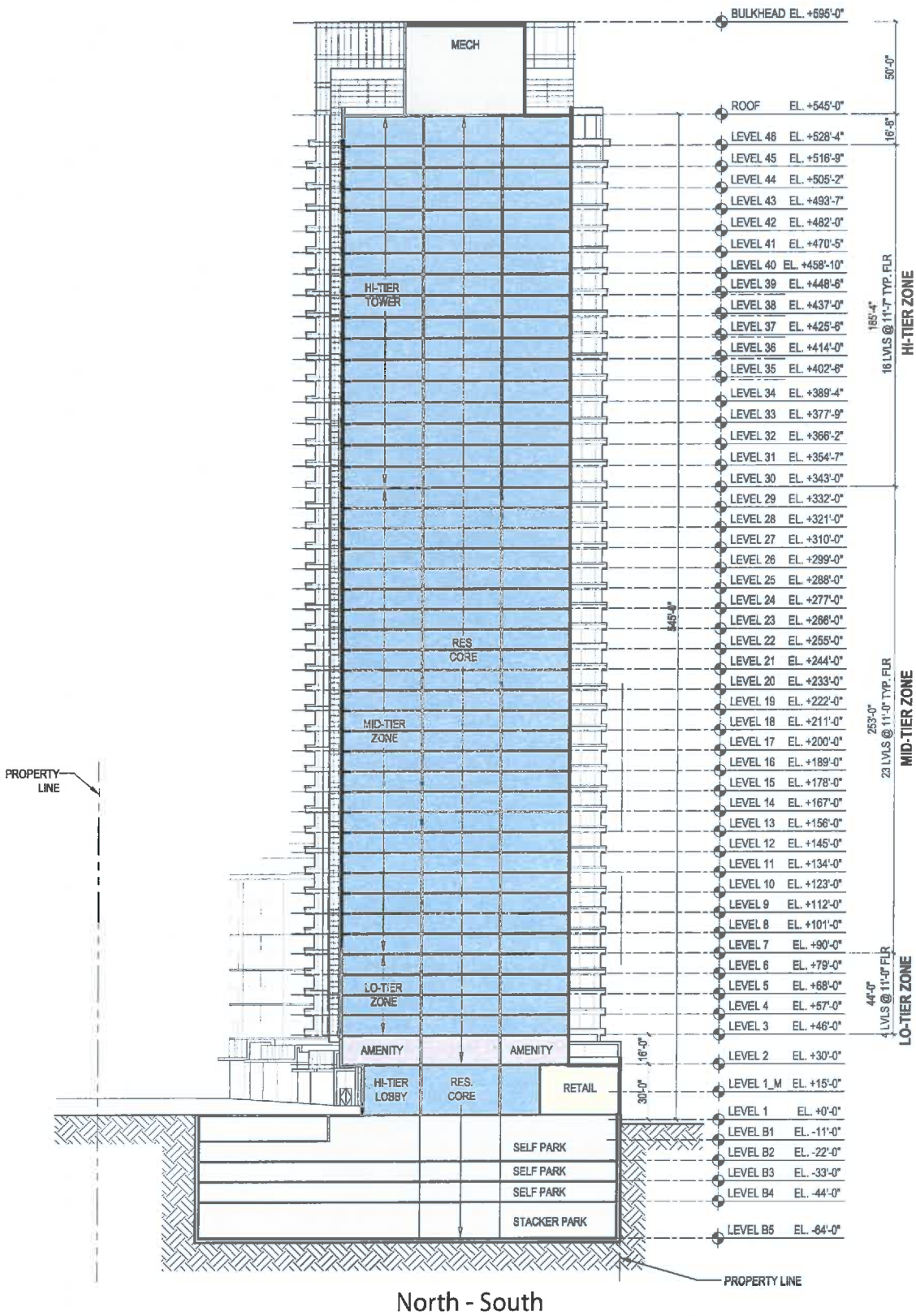


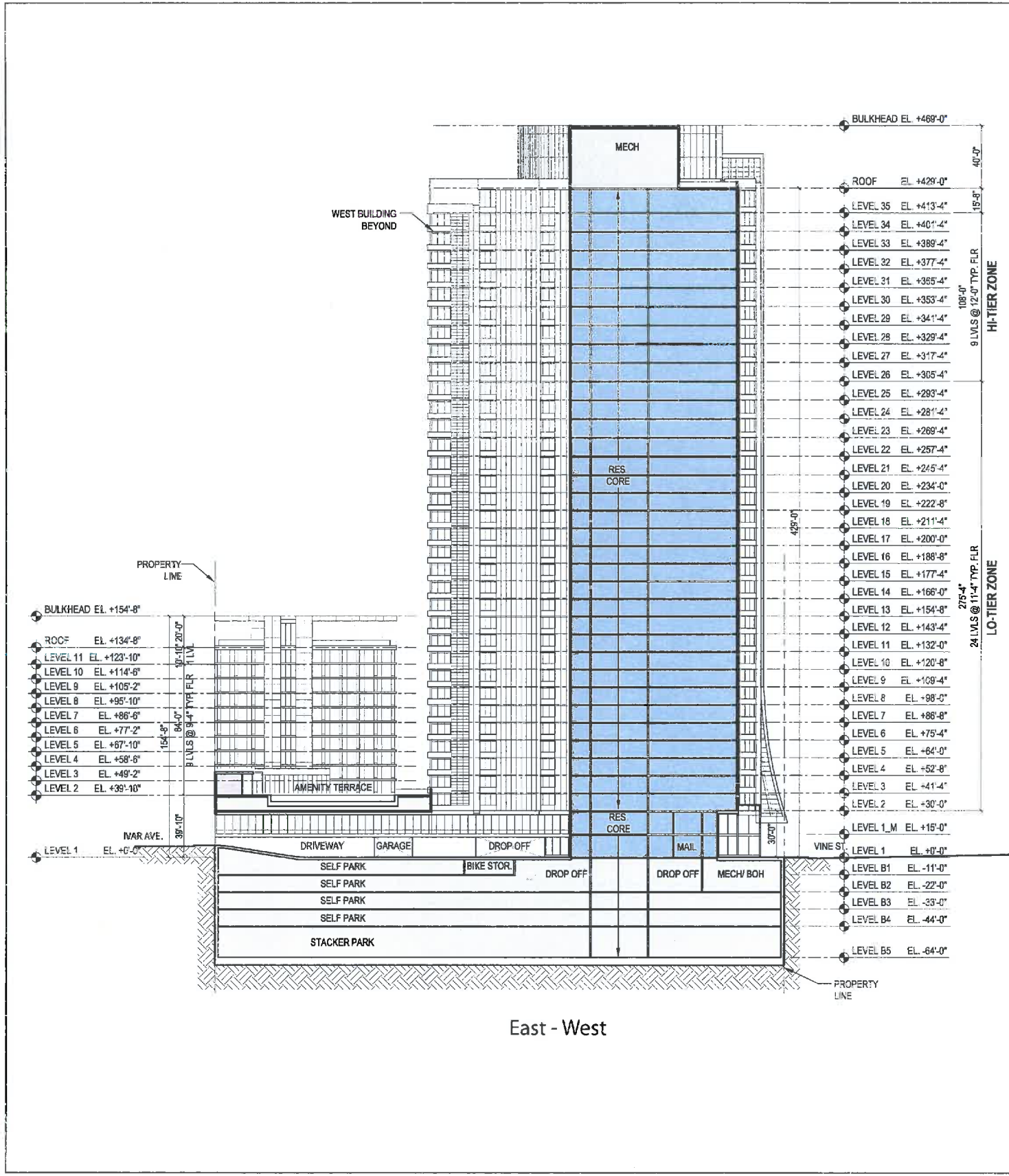


Hollywood Center Project  
 Attachment 4  
 Conceptual Plot Plan, East Site

SOURCE: Handel Architects, 2018







BULKHEAD EL. +154'-8"

ROC	EL. +134'-8"
LEVEL 11	EL. +123'-10"
LEVEL 10	EL. +114'-6"
LEVEL 9	EL. +105'-2"
LEVEL 8	EL. +95'-10"
LEVEL 7	EL. +86'-6"
LEVEL 6	EL. +77'-2"
LEVEL 5	EL. +67'-10"
LEVEL 4	EL. +58'-6"
LEVEL 3	EL. +49'-2"
LEVEL 2	EL. +39'-10"

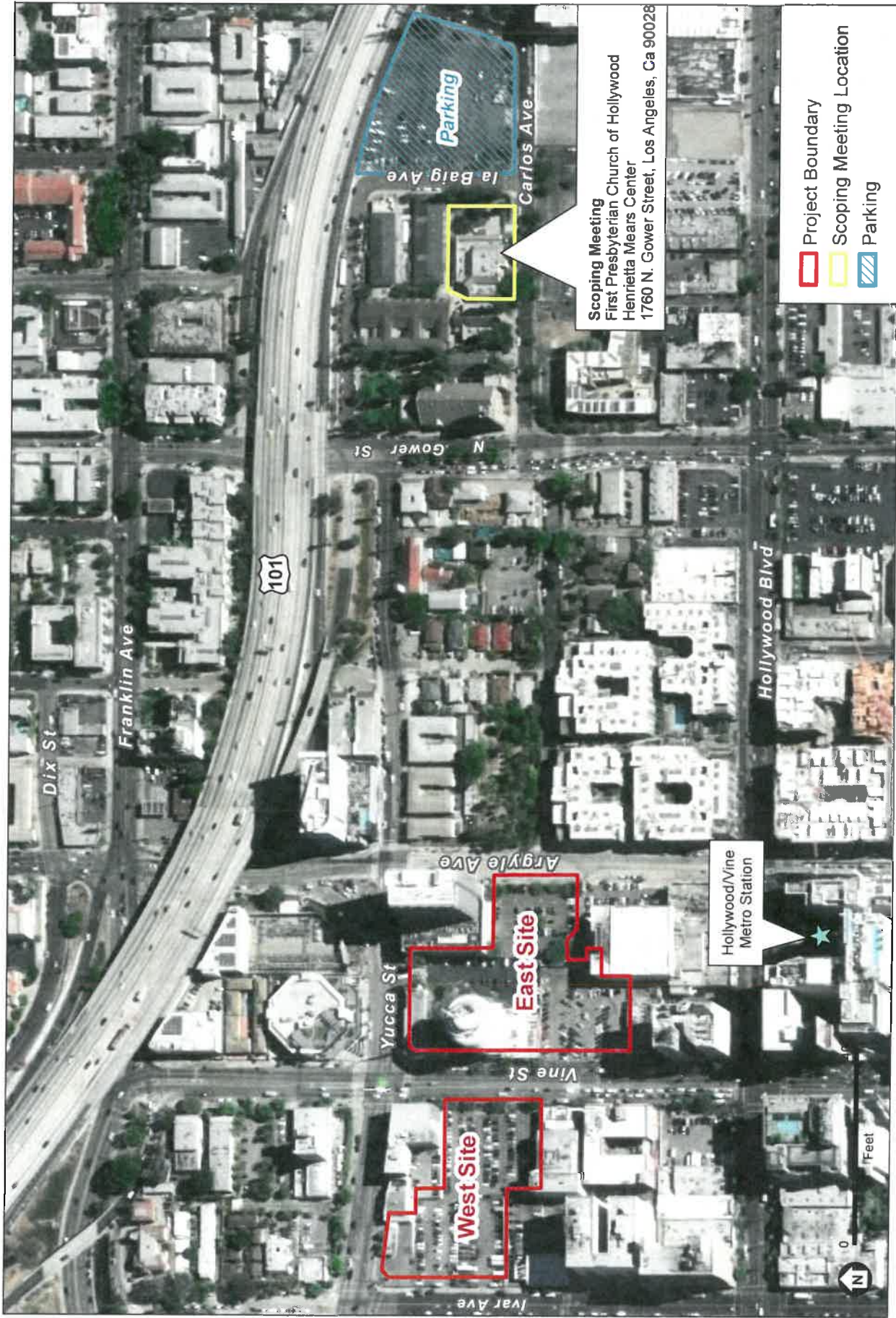
BULKHEAD EL. +469'-0"

ROOF	EL. +429'-0"
LEVEL 35	EL. +413'-4"
LEVEL 34	EL. +401'-4"
LEVEL 33	EL. +389'-4"
LEVEL 32	EL. +377'-4"
LEVEL 31	EL. +365'-4"
LEVEL 30	EL. +353'-4"
LEVEL 29	EL. +341'-4"
LEVEL 28	EL. +329'-4"
LEVEL 27	EL. +317'-4"
LEVEL 26	EL. +305'-4"
LEVEL 25	EL. +293'-4"
LEVEL 24	EL. +281'-4"
LEVEL 23	EL. +269'-4"
LEVEL 22	EL. +257'-4"
LEVEL 21	EL. +245'-4"
LEVEL 20	EL. +234'-0"
LEVEL 19	EL. +222'-8"
LEVEL 18	EL. +211'-4"
LEVEL 17	EL. +200'-0"
LEVEL 16	EL. +188'-8"
LEVEL 15	EL. +177'-4"
LEVEL 14	EL. +166'-0"
LEVEL 13	EL. +154'-8"
LEVEL 12	EL. +143'-4"
LEVEL 11	EL. +132'-0"
LEVEL 10	EL. +120'-8"
LEVEL 9	EL. +109'-4"
LEVEL 8	EL. +98'-0"
LEVEL 7	EL. +86'-8"
LEVEL 6	EL. +75'-4"
LEVEL 5	EL. +64'-0"
LEVEL 4	EL. +52'-8"
LEVEL 3	EL. +41'-4"
LEVEL 2	EL. +30'-0"
LEVEL 1_M	EL. +15'-0"
VINE ST. LEVEL 1	EL. +0'-0"
LEVEL B1	EL. -11'-0"
LEVEL B2	EL. -22'-0"
LEVEL B3	EL. -33'-0"
LEVEL B4	EL. -44'-0"
LEVEL B5	EL. -64'-0"

East - West

SOURCE: Handel Architects, 2018



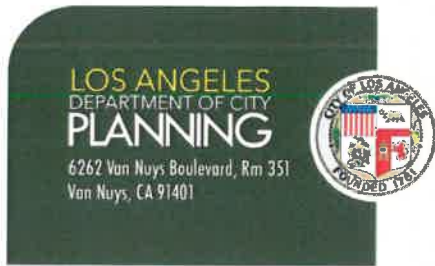


Scoping Meeting  
 First Presbyterian Church of Hollywood  
 Henrietta Mears Center  
 1760 N. Gower Street, Los Angeles, Ca 90028

- Project Boundary
- Scoping Meeting Location
- Parking

SOURCE: ESRI, 2017





# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

August 28, 2018

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2018-2116-EIR
<b>PROJECT NAME:</b>	Hollywood Center Project
<b>PROJECT APPLICANT:</b>	MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC
<b>PROJECT ADDRESS:</b>	1720-1724, 1740-1768, 1745-1753, and 1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue, 6236, 6270, and 6334 West Yucca Street, Los Angeles, CA 90028. APNs: 5546-030-034, -004-020, -030-028, 030-032, -030-031, -030-033, -004-021, -004-032, -004-029, -004-006
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13 – O'Farrell
<b>PUBLIC COMMENT PERIOD:</b>	August 28, 2018 – September 27, 2018
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2. Pursuant to LAMC Section 12.32-F, a Height District Change for the Property to remove the D Limitation, which limits FAR;
3. Pursuant to LAMC Section 11.5.11(e) and subsequently California Government Code Section 65915(k) or the Applicable Housing Incentive Program, three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs as follows:
  - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR for a project eligible for up to 8.1:1 FAR;
  - A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
  - A development modification to allow a greater number of smaller affordable units with less bedrooms and a different unit mix and unit type to accommodate Senior Affordable Housing Units in lieu of providing the requisite number of Restricted Affordable Units;
4. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
5. Pursuant to LAMC Section 12.24-W.19, a Conditional Use Permit for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips;
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to merge (i) an alley to add 1,267 square feet to the Property and (ii) portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,114 square feet to the Property; associated haul route, and removal of 19 street trees; and
8. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

## POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR:

Aesthetics (Informational), Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks, Libraries), Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Wastewater, Water Supply, Solid Waste).

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** September 12, 2018  
**Time:** 6:00 p.m. – 8:00 p.m.  
**Location:** First Presbyterian Church of Hollywood  
Henrietta Mears Center  
1760 N. Gower Street, Los Angeles, CA 90028

**Free Parking is Available across La Baig Avenue to the east of the Church**

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., September 27, 2018.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

**E-mail:** [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning

*Elva Nuño-O'Donnell*

Elva Nuño-O'Donnell  
Major Projects Section  
Department of City Planning  
(818) 374-5066

**Attachments:**

Project Location Map  
Conceptual Site Plan  
Conceptual Plot Plan, West Site  
Conceptual Plot Plan, East Site  
Building Sections, West Site  
Building Sections, East Site

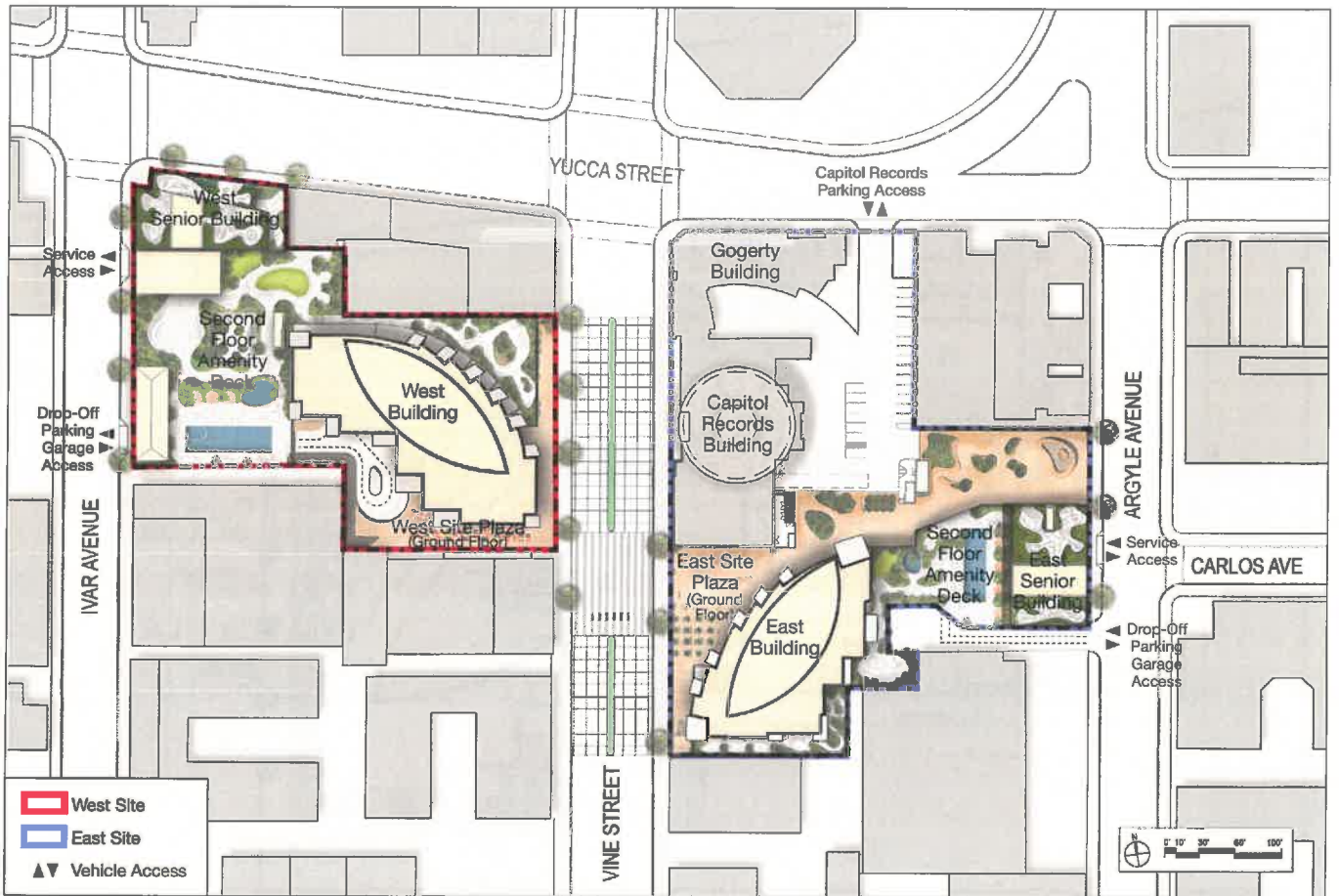
***Puede obtener información en Español acerca de esta junta llamando al (818) 374-5066.***



SOURCE: Google Earth, 2016.

Hollywood Center Project  
**Attachment 1**  
 Project Location Map



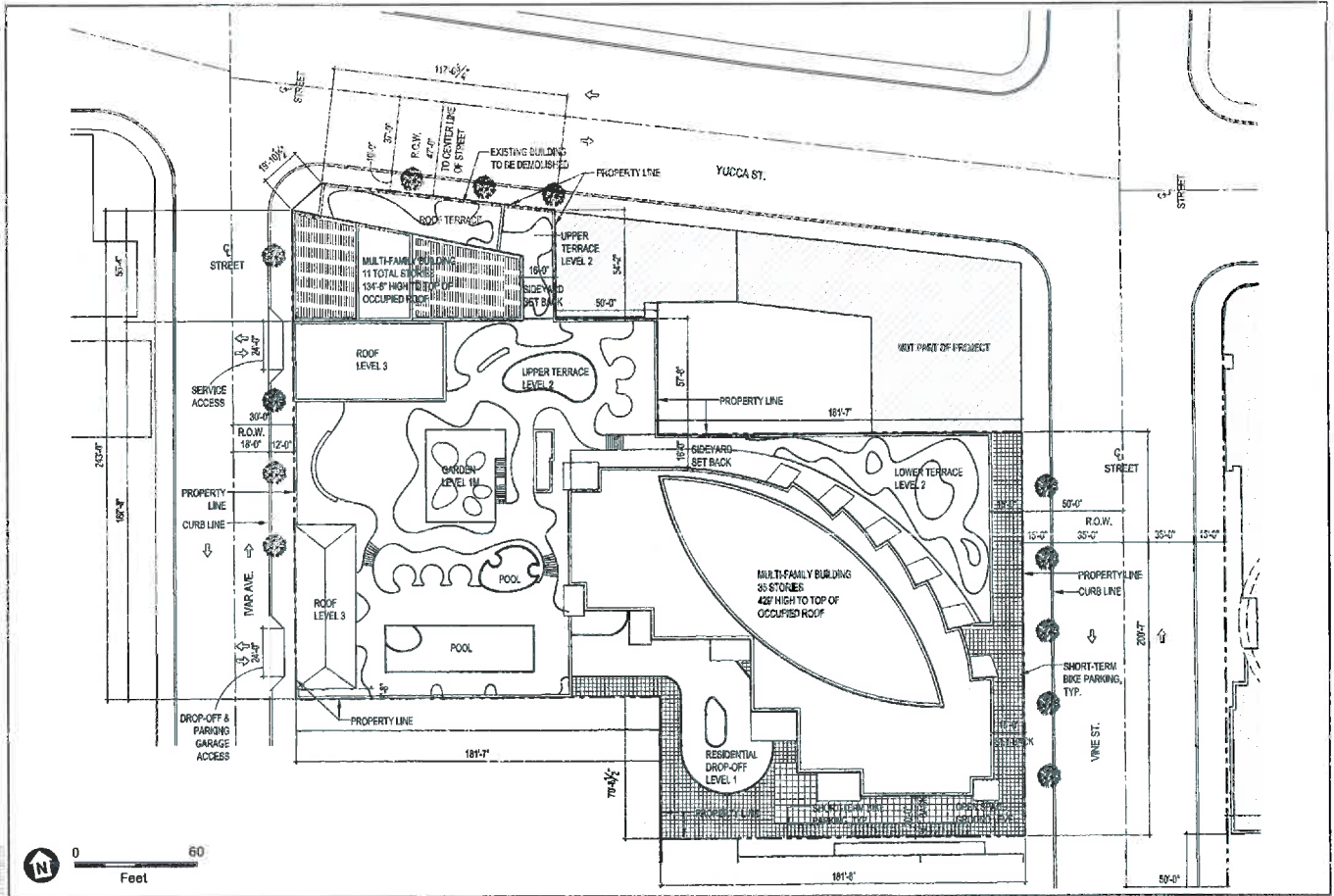


SOURCE: Handal Architects, 2018

Hollywood Center Project

**Attachment 2**  
**Conceptual Site Plan**



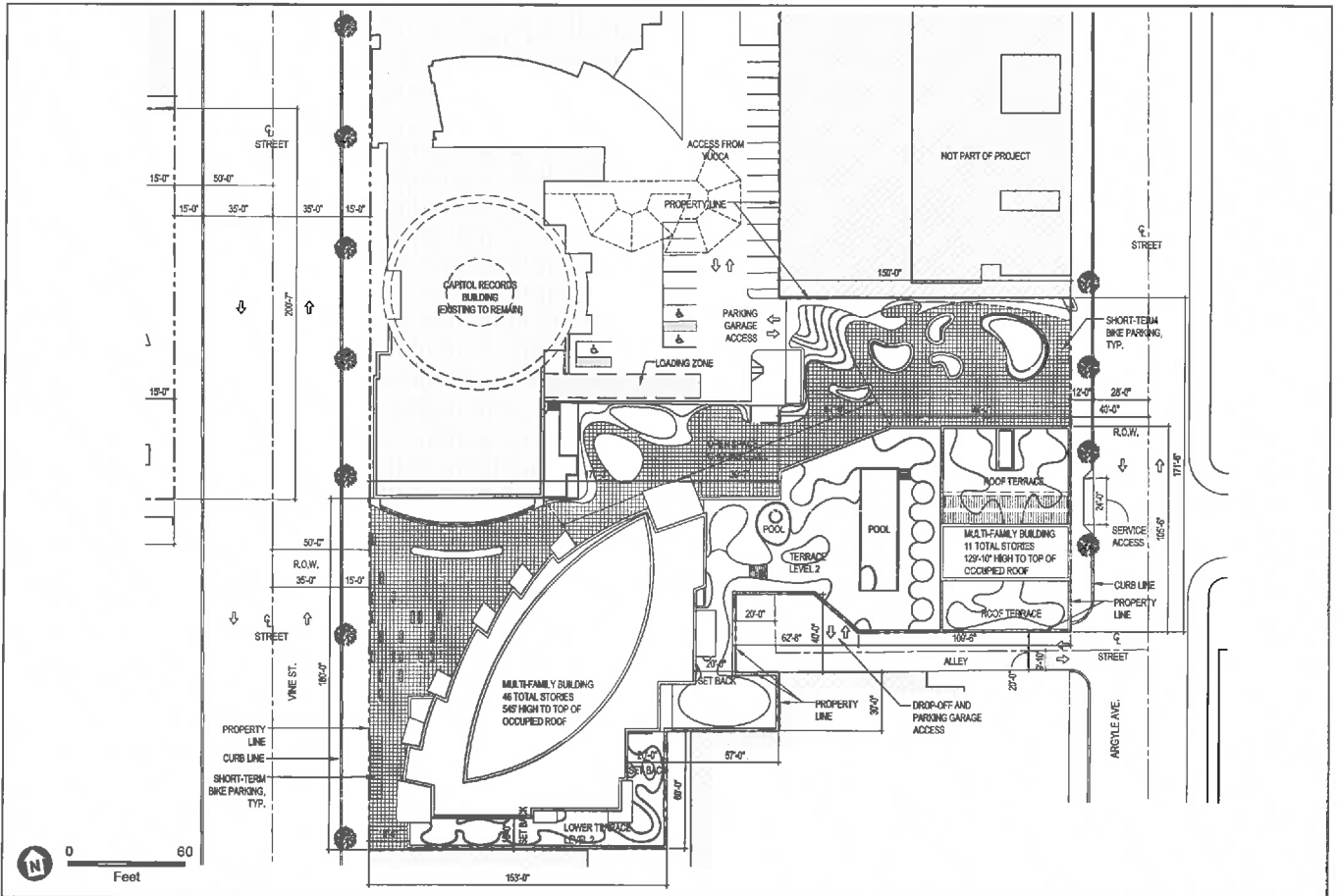


SOURCE: Handel Architects, 2018

Hollywood Center Project

Attachment 3  
Conceptual Plot Plan, West Site



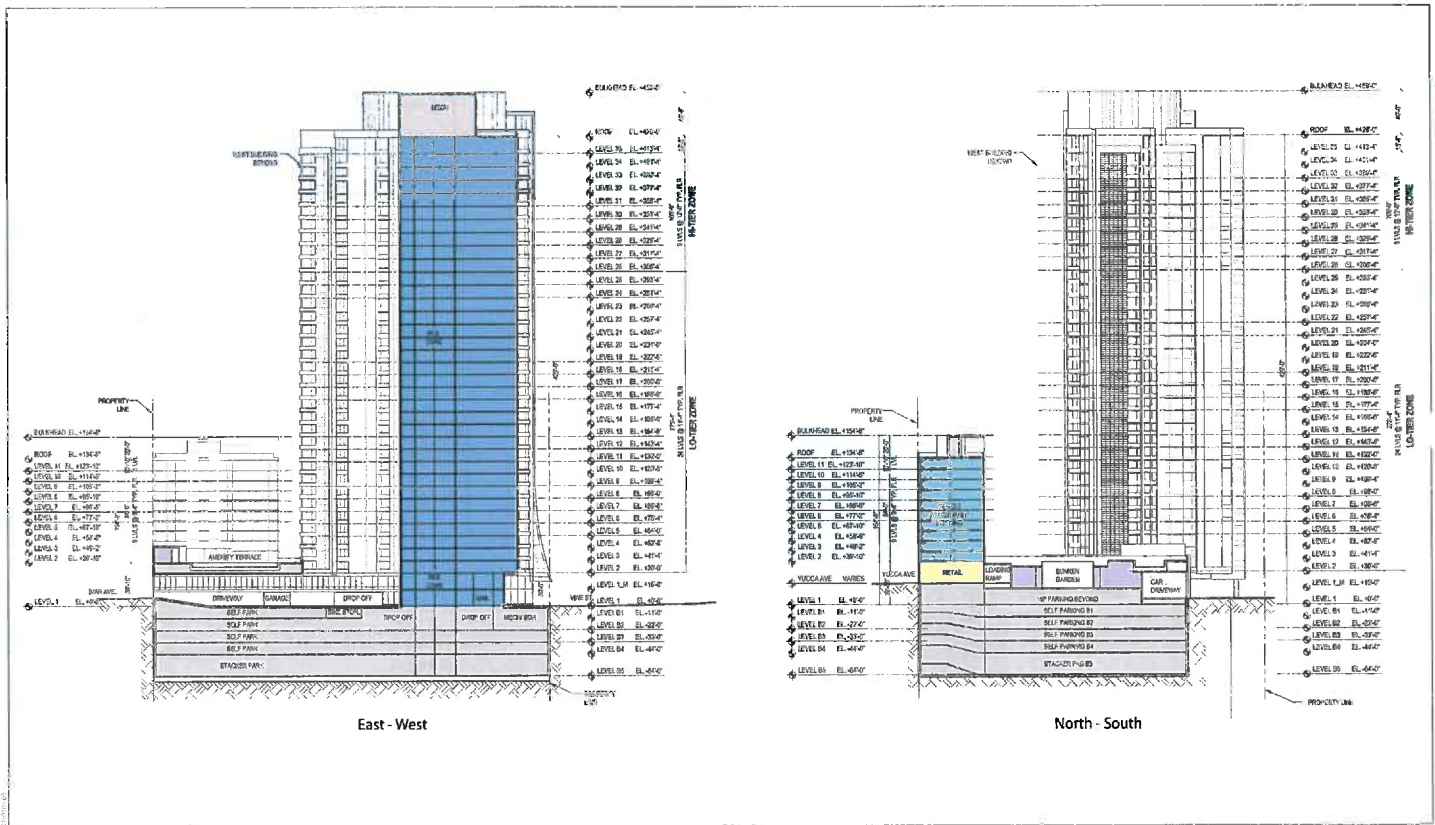


SOURCE: Handel Architects, 2018

Hollywood Center Project

Attachment 4  
Conceptual Plot Plan, East Site





SOURCE: Handel Architects, 2018

Hollywood Center Project  
Attachment 5  
Building Sections, West Site





SOURCE: Handal Architects, 2016

Hollywood Center Project  
 Attachment 6  
 Building Sections, East Site







SOURCE: ESRI, 2017

Hollywood Center Project  
**Attachment 7**  
 Project Site and Scoping Meeting Location Map



**Hollywood Center Project  
Scoping Comments  
Submitted**

**August 28 – September 27, 2018**

**And**

**September 4 – October 4, 2018**

To Whom it May Concern,

As a near neighbor of the proposed project, I have many concerns about the Millenium Hollywood Project

1. It is inadvisable/dangerous/foolhardy to build in a geologically unsafe location.
2. Deleterious impact on livability of the neighborhood, including issues of unbearable traffic and increasing neighborhood parking problems.
3. Impact on affordable housing options for low income residents displaced by the gargantuan Millenium Hollywood Project
4. Scale. The Millenium Hollywood Project is vastly disproportionate to the scale and aesthetics of the neighborhood.

Thank you for your consideration in this matter.

Our neighborhood is holding you accountable to address these issues in a serious and responsible way.



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VALLEY OFFICE

Helena Lipstadt

OCT -4 2018

Use the space below to comment on areas of concern regarding the scope and content of the EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Written Comment Form

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
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- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

To whom it may concern

As a neighbor of the proposed project, I have many concerns about the Millennium Hollywood Project

1. It is inadvisable forwardly to build in a geologically unstable location

2. Deleterious impact on livability of the neighborhood including issues of unbearable traffic & increasing neighborhood parking problems

3. Impact on affordable housing options for low-income residents displaced by gargantuan Millennium Hollywood Project

A. Scale: The M.H.P. is vastly disproportionate to the scale & aesthetics of the neighborhood.

Our neighborhood is holding you accountable to address these issues seriously.

CONTACT INFORMATION (Optional, please print clearly)

Name: Helena Lopez  
Address: 1965 Canyon Drive  
City/State/Zip: Los Angeles, CA 90068  
Representing Agency or Organization:

I have been actively engaged in community affairs relating to Hollywood for 40 years serving as president of the Hollywood Arts Council for 33 years, an elected member of one of the initial Project Area Committees of the now defunct Community Redevelopment Agency, a charter member of the CRA's Hollywood Arts Design Advisory Panel, a founder and key member of the Hollywood Leadership Alliance, to name a few.

Under the CRA, many "scoping" sessions were convened to ostensibly to get the community's input from those who lived and worked in Hollywood saw the future of this place. One resounding point was made over and over again—this is a special place with enormous opportunity, a future worth working toward. With the demise of the CRA, which during its 20 years in Hollywood was a catalyst, engaging and crafting a vision to bring forth this "town's" future, there has been no focus for growth.

Without a community plan, this area is open for projects that do not enhance one of the most important areas in the state, the country and the world.

**Aesthetics:** For 20 years, we were assured that high rise development—and certainly not the height that is being proposed-- would not be built north of Sunset Blvd. No development higher than existing buildings in the area should be approved.

**Cultural Resources:** Capitol Records, the Pantages Theatre, Hollywood Boulevard, the Yucca Vine Tower, the people scale buildings that make up this community must be respected, enhanced and preserved, not overwhelmed. Built to enhance not obliterate.

**Land Use and Planning:** Without a plan, there is no planning. The land use is of benefit only to those who own and seek to develop the property without regard to the sense of place such a monolithic development will destroy.

**Population and Housing:** Who are these proposed apartments being built for? Are we creating a permanent, livable community or are we creating housing for a transient clientele.

**Transportation/Traffic:** The intersection of Vine Street, the exit off the 101 Freeway and Franklin Avenue has become increasingly congested due to development in the Hollywood & Vine/Argyle corridors. The addition of 1,000 units will not only strain, but bring traffic to a complete standstill—east/west, north/south as well.

Why can't we concentrate on building LIVABLE places, places that respect the character of an area.

Hollywood is a major asset but it means more than buildable land to the state and the world. Once we kill the goose, destroy its authenticity, mar its beauty, eliminate views from the flats to the mountains, we will kill its spirit and the gift that this unique place is to the world.

**Important Note:** The developers did not perform due diligence in their community outreach efforts. The low turnout for such a controversial project was not from disinterest, but from poor notification to the citizens of the greater Hollywood area all of whom will be affected by this project.

Nyla Arslanian, Editor  
Discover Hollywood Magazine

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# ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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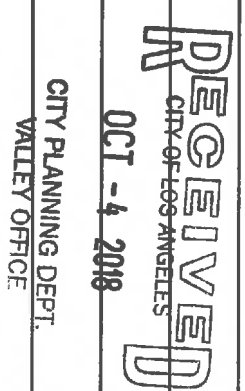
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**CONTACT INFORMATION (Optional, please print clearly)**

Name: AYLA ARSLANIAN Representing Agency or Organization: \_\_\_\_\_  
 Address: 6671 Sunset Blvd #1503 City/State/Zip: Hollywood, CA 90028



**Public Scoping Meeting**

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

Arslanian & Associates, Inc.  
6671 Sunset Blvd., Suite 1502  
Hollywood, CA 90028



Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

91401-276976



**We need your input!**

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org).

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify Project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

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**ENVIRONMENTAL ISSUES & IMPACTS:**

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**Written Comment Form**

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Aesthetics: These buildings are too large and imposing. They would dwarf the Capital Records building, and block views.

Geology: Hello Earthquake disaster in the making.

Land Use/Population: This area is already overcrowded.

Traffic: The traffic congestion in this area is already at saturation, in fact already over saturated. The buildings would be, not only a bone to traffic in Hollywood, but as there is a major artery on 3 of the 100 freeway, another massive influx of too many cars. At times, it has taken up to 20 minutes to travel only a few blocks on that stretch of West.

Utilities/Service Systems: With the condensation of more cars, fire trucks and ambulances could easily be delayed.

CONTACT INFORMATION (Optional, please print clearly)

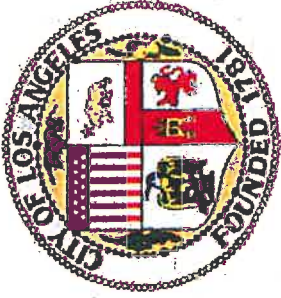
Name: DIANE LASKIN Representing Agency or Organization: \_\_\_\_\_

Address: 6400 PEARMOSE AVE, 17 City/State/Zip: L.A. CA. 90068



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**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



Mister Rogers

**We need your input!**

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org).

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# ENVIRONMENTAL ISSUES & IMPACTS

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## Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

To whom it may concern:

This construction will destroy our quiet beautiful neighborhood, the Hollywood Bell. The traffic problem alone will be incredibly difficult to live with.

PLEASE don't build these towers!!  
You will be ruining the quality of life for thousands of people!!

Most Sincerely,

*Ruth Williamson*

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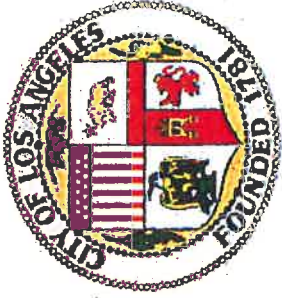
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VALLEY OFFICE

### CONTACT INFORMATION (Optional, please print clearly)

Name: Ruth Williamson Representing Agency or Organization: \_\_\_\_\_

Address: 6100 Primrose Ave City/State/zip: LA, CA 90068



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018



Ruth Williamson  
6400 Primrose Ave. Apt. 20  
Los Angeles, CA 90068

LOS ANGELES  
CALIFORNIA  
91401-1200



Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

014401-1200076



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ENVIRONMENTAL ISSUES  
& IMPACTS

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Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

PLEASE STOP THESE MONSTER SKYSCRAPERS!

1. These towers WAY too big and tall. Cut them in half. <sup>in Hollywood neighborhood</sup>
2. TRAFFIC! I have lived in here for 25 years - sometimes takes hours to get through the area - our parks, freeway entrances & exit handle it.
3. ~~There~~ There isn't enough TREES and greenspace to top and offset all the carbon.
4. What about improvements to Franklin? The 101 freeway through Hollywood (Sound walls + REDS) and the my off ramps.
5. The Calverga PASS needs a bike path.

CONTACT INFORMATION (Optional, please print clearly)

Name: J.S. Parker Representing Agency or Organization: Neighborhood  
 Address: 6260 La Puente Dr. City/State/Zip: Hollywood 90068

6. These developers can't be trusted - see Millennium SEI

# ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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NY CONCERNS:

1 TRAFFIC

2 TRAFFIC

3 TRAFFIC

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VALLEY OFFICE

### CONTACT INFORMATION (Optional, please print clearly)

Name: DAVID GARD Representing Agency or Organization: \_\_\_\_\_

Address: 1449 RAYLIE AVE City/State/zip: LOS ANGELES CA 90068



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

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Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

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ENVIRONMENTAL ISSUES

& IMPACTS:

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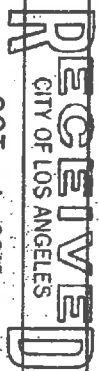
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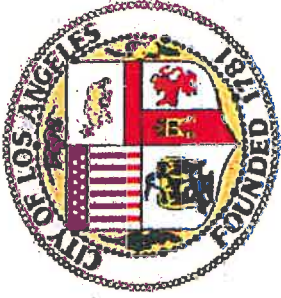
THE TRAFFIC IN HOLLYWOOD IS ALREADY CRAZY!  
WHERE ARE ALL THE CARS GOING TO GO.  
THE 101 FW IS ALWAYS BUSY.  
BY ADDING THESE HUGE STRUCTURES IT  
IS ONLY GOING TO GO BAW TO WORSE.



CITY PLANNING DEPT.  
VALLEY OFFICE

CONTACT INFORMATION (Optional, please print clearly)

Name: USA O'BRIEN Representing Agency or Organization: ARIZONA CIVIC ASSOC  
Address: 2222 HOLLYDR City/State/zip: CA CA 90068



**Public Scoping Meeting**

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

O'BRIEN  
2222 HOLLY PR  
CA CA 90068

LOS ANGELES CA 900

OCT 2018 PM 1



Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

**We need your input!**

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Tape Here



Re: MILLERSON DEVELOPER 10.1.2018

Written Comment Form

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OCT - 4 2018

CITY PLANNING DEPT. VALLEY OFFICE

- ENVIRONMENTAL ISSUES & IMPACTS
- What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?
- Aesthetics
  - Agriculture and Forest Resources
  - Air Quality
  - Biological Resources
  - Cultural Resources
  - Geology and Soils
  - Greenhouse Gas Emissions
  - Hazards and Hazardous Materials
  - Hydrology/Water Quality
  - Land Use and Planning
  - Mineral Resources
  - Noise
  - Population and Housing
  - Public Services
  - Recreation
  - Transportation/Traffic
  - Tribal Cultural Resources
  - Utilities/Service Systems

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TO WHOM IT MAY CONCERN

I LIVE A FEW BLOCKS AWAY FROM THE PROPOSED MILLERSON'S BUDS - THE TRAFFIC HAS BECOME DENSE & DRASTIC WITH ALL OF THE RECENT CONSTRUCTION OF HIGH RISES. THE VIEWS ARE NOW OBSTRUCTED AND THERE ISN'T LOCAL INFRASTRUCTURE, NOR SUITABLE ROAD WIDTH TO SUPPORT WHAT IS CLEARLY OVER-DEVELOPED LAND, DIRECTLY ON THE FAULT LINE. MY NEIGHBORS & I CAN NOT BELIEVE WE AGAIN HAVE TO FIGHT THE MILLERSON CONSTRUCTION AFTER IT WAS ALREADY DENIED UNSAFE. MY FAMILY & I ARE ENTIRELY OPPOSE THIS PROJECT

CONTACT INFORMATION (Optional, please print clearly)

Name: RS GLICKMAN Representing Agency or Organization: AREYLE CURIE

Address: 2001 VISTA DEL MAR City/State/Zip: HOLLYWOOD, CA 90068

Randi - From  
Emily: Buett  
↓



**Public Scoping Meeting**

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

RJG  
2001 VISTA DEL MAR  
LA CA 90068

TO:

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

\* ALSO  
EMAILED

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VALLEY OFFICE

Written Comment Form

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ENVIRONMENTAL ISSUES & IMPACTS:

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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People buy homes in the Hollywood hills for the views. There along with the many other projects are nothing hill homeowners of the views they paid for. It is like someone planting huge trees downer of these properties. Traffic now is a living nightmare already. There will add 2000 more cars going in and out of the neighborhood. There are too tall! Do not match the area buildings. There are so many units added and being called a density. This place is being seriously overbuilt!!! With power ~~stays~~ outages, will there have possibly loud back-up generators like the Cherry? The earthquake problem was right through this area, that alone should limit the height these new buildings should reach.

I strongly feel that these buildings are far too big for Hollywood. I grew up here, went to Chermersga, Leont, and Hollywood High School and ALL of my classmates agree that this project should not go forward ~~with~~ with the present 4635 story towers!!!

CONTACT INFORMATION (Optional, please print clearly)

Name: Stutter Freeman Representing Agency or Organization: \_\_\_\_\_

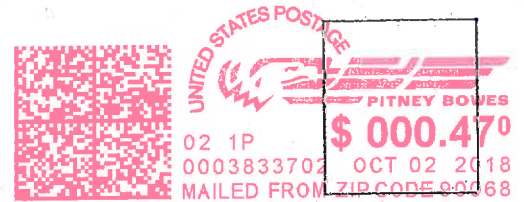
Address: 2018 Vine St. City/State/zip: Hollywood CA 90068-3915



**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell  
**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



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No! No! No!  
It's too damn big.

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OCT 4 2018

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VALLEY OFFICE

CONTACT INFORMATION (Optional, please print clearly)

Name: Marron Toabe Representing Agency or Organization: \_\_\_\_\_

Address: 2322 Canyon Dr Hollywood City/State/zip: 90062

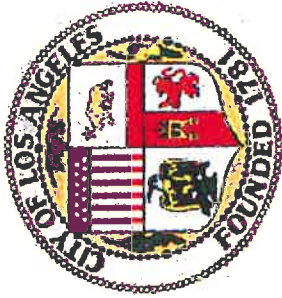
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Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



**Public Scoping Meeting**

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VALLEY OFFICE

We highly suspect that the promised low income housing will only turn into  
The impact of putting such a big high rise (2) buildings  
are negative for the neighbors who already live here in  
Hollywood. These Developers don't care about

1) Transportation on Vine St and Franklin Ave. We  
are choked now by the pass through traffic onto the freeway.  
As it is now - most days we are in a gridlock to travel any way  
in Hollywood until freeway traffic subsides. This project would aggravate it

2) Air Quality - more people = more traffic & cars. <sup>Or any where</sup>  
Therefore worse air quality

3) Land Use - there is no in fast track for all of the  
old pipes & bad roads from the 1920's in Hollywood. Developers  
come in and do lot of grade areas around town.

4) I think this property is on an earthquake zone.  
If it all fall down - we are left to hold the financial burdens.

CONTACT INFORMATION (Optional, please print clearly)

Name: Victoria Box  
Representing Agency or Organization: Hollywood Bell Association & Property Care Assoc.

Address: 2018 Vine St. City/State/zip: LA CA 90068



**Public Scoping Meeting**

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

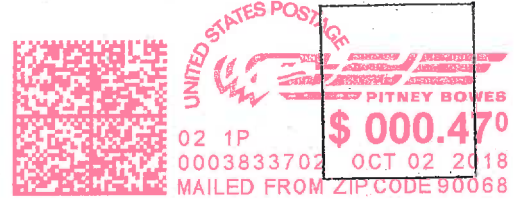
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CA 900  
OCT 02 2018  
91401



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I have lived in the Hollywood Dell neighborhood for over 10 years and I love my neighborhood and community. This proposed millennium Hollywood Center development has many concerns/problems for me. The proposed ~~site~~ site is on a major earthquake fault line! This should be the obvious reason to move it somewhere else - maybe downtown LA. The increased traffic by adding 1,005 new units will overwhelm the already congested area. Hollywood needs desperately more affordable housing not high rise towers.

Please stop this proposed project! It does NOT belong in Hollywood.

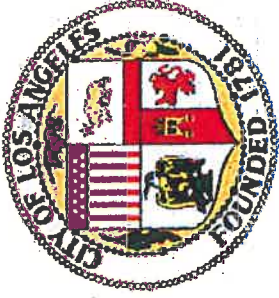
Angela Bellias  
  
 CITY OF LOS ANGELES

OCT -4 2018

CONTACT INFORMATION (Optional, please print clearly)

CITY PLANNING DEPT.  
VALLEY OFFICE

Name: Angela Bellias Representing Agency or Organization: Hollywood Dell Civic Assoc.  
 Address: 2542 Rinconia Dr. City/State/zip: LA, CA 90068



**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street.  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell  
**Due Date for Public Comments:**  
October 4, 2018

B

**Angela Bellias**  
2542 Rinconia Dr.  
Los Angeles, CA 90068-2224

LOS ANGELES, CA 900

02 OCT 2018 PM 12 L



Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

91401-278078



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Traffic - traffic - traffic !!!

We are glad to see the on the highway - I guess some openings are being made but it is a waste of time waiting at the highway intersection. Air quality is suffering! Anyone able to afford the price of apartments in the highway certainly will not use the Metro, instead they will use Uber - more air pollution!  
 What alternatives??  
 I don't remember??  
 I don't know how many in each apartment there will be. 1105 shows each morning and at least three times that many bikes parked - and I'm not supposed to water my front garden!  
 Enough is enough!

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 VALLEY OFFICE

**CONTACT INFORMATION (Optional, please print clearly)**

Name: Beverly A. Freeman  
 Representing Agency or Organization: Hollywood Beer Co.

Address: 2018 Vine St.  
 City/State/Zip: Hollywood, CA 90268

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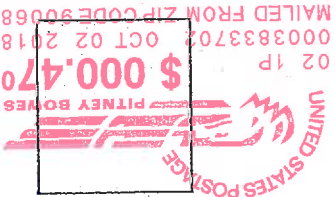
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91401-2116-018

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Los Angeles, CA 91401

LOS ANGELES  
CA 900  
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PM 3:1



### Public Scoping Meeting

Project Name: Hollywood Center

Case No.: ENV-2018-2116-EIR

Project Location: 1750 N. Vine Street

Community Planning Area: Hollywood

Council District: 13—Mitch O'Farrell

Due Date for Public Comments:  
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THIS IS GOING TO CAUSE SO MANY PROBLEMS FOR HOLLYWOOD. I'M SURE A FEW WILL GET RICH BUT AT THE EXPENSE OF MANY, MANY PEOPLE.

**RECEIVED**  
CITY OF LOS ANGELES

OCT -4 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

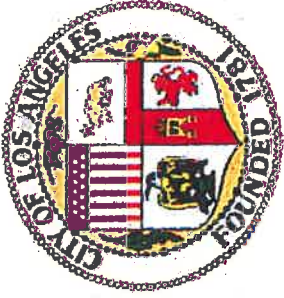
### CONTACT INFORMATION (Optional, please print clearly)

Name: JOHN McCARTHY Representing Agency or Organization:

ARGYLE CIVIC ASSOC.

Address: 2222 Holly Dr

City/State/zip: LA CA 90068



**Public Scoping Meeting**

**Project Name:** Hollywood Center  
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McCarthy  
2222 Holly Dr  
LA CA 90068

LOS ANGELES CA 900

02 OCT 2018 PM 3 E



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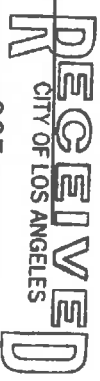
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THIS PROJECT IS RIDICULOUS IN SIZE AND SCOPE FOR THE LOCATION IN HOYWOOD. THE TRAFFIC IS ALREADY THRU THE ROOF, IT WILL GET UNBEARABLE WITH THIS GIANT TOWER DUO, WHAT ABOUT POLICE AND FIRE DEPT? THE BUILDING-BOOM IS ALREADY TAXING THEIR RESPONSES, AGAIN IT WILL BE WORSE. THE INCREASED TRAFFIC, NOISE AND THE FACT THAT THESE PEOPLE BUILT A VERY UGLY TOWER IN SAN FRANCISCO, TRYING, LEARNING, WHAT'S TO MAKE THEM DO BETTER HERE. NO, NO, NO, TOO MUCH!

I OWN A HOUSE IN THE HOYWOOD DOLL, I PAY TAXES, DO NOT WANT THIS PROJECT!



OCT 4 2018

CONTACT INFORMATION (Optional, please print clearly)

Name: KERRY BUTCHFIELD AND PATTI NEGRİ Representing Agency or Organization: HDCA

Address: 6324 IWARENE AVE City/State/zip: HOYWOOD 90068

CITY PLANNING DEPT. VALLEY OFFICE

### ENVIRONMENTAL ISSUES & IMPACTS

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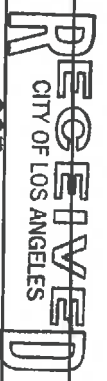
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the very idea of this construction is over an <sup>(2)</sup>earthquake fault line is insane. the idea that a fault line is dormant is laughable, but don't tell that to the EA Gods. This company has enough on their hands with a sinking building in SF, then to move forward with this. And the traffic problems they will create with this monster is also insane, I have lived in Hollywood for over 40 years and I have learned that every time a developer says, "don't worry", I worry. Do not sign off on more on with this project. It's crazy stupid on so many levels. Build buildings that don't harm our neighborhood & displace out low income neighbors.



OCT -4 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

CONTACT INFORMATION (Optional, please print clearly)

Name: [Redacted] Representing Agency or Organization: Self

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_





**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell  
**Due Date for Public Comments:** October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

LOS ANGELES CA 900

01 OCT 2018 PM 4 L



91401-8376676



**We need your input!**

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Tape Here

**ENVIRONMENTAL ISSUES & IMPACTS:**

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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- Agriculture and Forest Resources
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This is on a fault-line and dangerous. We don't want it built at that location.

Margery Stokes



OCT - 4 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

**CONTACT INFORMATION (Optional, please print clearly):**

Name: MARGERY STOKES Representing Agency or Organization: Saranda Convent

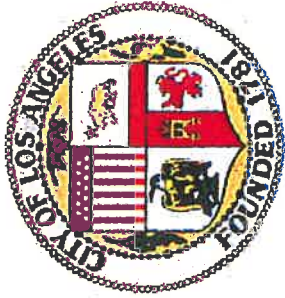
Address: 2027 N. Vine St City/State/zip: Los Angeles, CA 90068

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Department of City Planning  
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# ENVIRONMENTAL ISSUES

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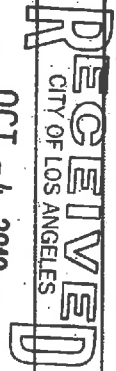
Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

The proposed towers around the Capitol records building are not wanted.

It's on top of a earthquake fault line.

It's too tall. Hollywood cannot absorb any more traffic.

Judy Casey



CITY PLANNING DEPT.  
VALLEY OFFICE

### CONTACT INFORMATION (Optional, please print clearly)

Name: Judy Casey Representing Agency or Organization: Sacada Contact

Address: 2027 N. Vine St. City/State/Zip: Los Angeles, CA 90068

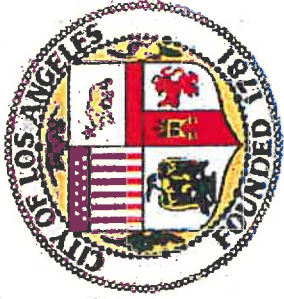
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Tape Here



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Community Planning Area: Hollywood

Council District: 13—Mitch O'Farrell

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Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

OCT 4 2018

ENVIRONMENTAL PLANNING DEPT.  
VALLEY OFFICE  
& IMPACTS

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1

Written Comment Form

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THERE IS NO REASON

CITY PLANNING DEPT.  
VALLEY OFFICE

TO REVISIT

THIS SUCCESSFUL BLOCKING

of the proposal to build.  
As our lawyer said at the time to the builder, "you will be building a coffin."

Outrageous. These laws seem to make use are built on granite astrogore - for reinforced steel girders. The removed seismic design for HA - and hollowed specifically said NO WAY. Active fault that gives no bangs, his classes to, to see = THE HV. GUESS NINE. TRAPAC IMPOSSIBLE. ABOVE AESTHETICS - NO SUFFICIENT ground for such masters

CONTACT INFORMATION (Optional, please print clearly)

Name: DOUGLAS

overton BUE

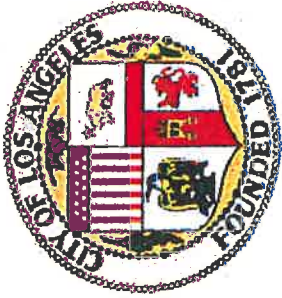
Representing Agency or Organization:

VEDADINA SOCIETY

Address: 1946 Vataba Place

City/State/zip:

Hollywood CA 90068



**Public Scoping Meeting**

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**Case No.:** ENV-2018-2116-EIR

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10/1/18

2

ENVIRONMENTAL ISSUES & IMPACTS:

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THEY ARE NOT GOING TO PUT IN UPWARDS OF 1500 PARKING SPACES. WE'VE BEEN DISAPPOINTED AND IF THEY DID THE CARS WOULDN'T GET OUT IN THE MORNING.

Don't be telling us that.

IN ADDITION TO A SPACE OF VILLY BUILDINGS i.e. "REDBURY" the color of DENNIS' blood purple red. IT looks like an 1890's RAILWAY EXPRESS warehouse. The raft of residential is industrial architectural style on Hollywood Boulevard, is awful dark colors. WE deserve better is Hollywood. NEAR HOLLYWOOD = NOW A LOGISTICAL MASTER + DIGITIMARE

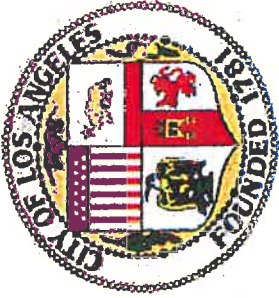
CONTACT INFORMATION (Optional, please print clearly)

NAME: DONALD S. OVERTON, JR.

Representing Agency or Organization: VERNON SOCIETY

Address: 1946 Verdugo Place Hollywood, CA 90028





## Public Scoping Meeting

Project Name: Hollywood Center

Case No.: ENV-2018-2116-EIR

Project Location: 1750 N. Vine Street

Community Planning Area: Hollywood

Council District: 13—Mitch O'Farrell

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3) Were speaking for a large community.

ENVIRONMENTAL ISSUES & IMPACTS

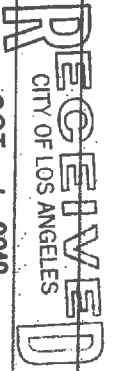
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OCT - 4 2018

CITY PLANNING DEPT. VALLEY OFFICE

As my FRIEND

Donald EWITT

Building Safety Head for BOTH LINDSEY  
 Manager of Rowland, said  
 when they had to build in the air space  
 above Grand Central Station,  
 "IT'S THE WRODGE BUILDING,  
 IN THE WRODGE PLACE, AT THE WRODGE-TIME."

CONTACT INFORMATION (Optional, please print clearly)

CONCERNS ABOUT THE BUI

Name: \_\_\_\_\_ Representing Agency or Organization: MEDINA SOCIETY

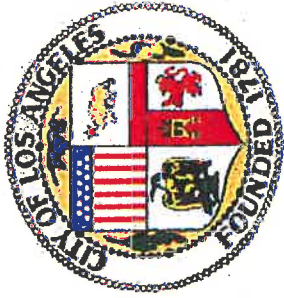
Address: 1946 Nodada Pave \_\_\_\_\_ City/State/zip: Hollywood, CA 90068

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*Opposed. Too Much Traffic,*

**RECEIVED**  
CITY OF LOS ANGELES

OCT 4 2019

CITY PLANNING DEPT.  
VALLEY OFFICE

### CONTACT INFORMATION (Optional, please print clearly)

Name: William Bergant Representing Agency or Organization: \_\_\_\_\_

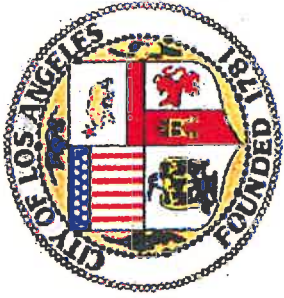
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Department of City Planning  
City of Los Angeles  
6262 Van Nuys Boulevard  
Room 351  
Van Nuys, CA 91401

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CITY OF LOS ANGELES  
OCT -4 2018  
CITY PLANNING DEPT.  
VALLEY OFFICE

Ms. Nuño-O'Donnell:

I'm writing to express my outrage to the Department of City "Planning" of City of Los Angeles and L. A. City Council.  
Argyle Civic Association Board has already expressed its opposition to the project of Hollywood Center aka Millennium Towers. I'm not going to repeat what was stated in that letter again here.

I agree!

I'm not oppose to progress nor modernization of Hollywood, but the City of Los Angeles does not have the infrastructure to sustain life with this project.

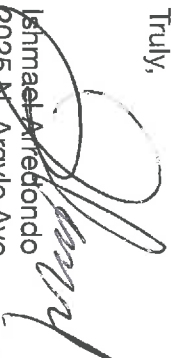
Moreover, I want to point out the lack of vision that City of Los Angeles -Department of City Planning has.

If you go ahead with this project and Mr. Champion's project with the existing infrastructure, the area of HOLLYWOOD, CALIFORNIA will be a place with unsustainable life. We need to solve the issues of transportation , drinking water, sewage, etc. FIRST.

The developers, with all their billions of dollars, are ready to build but not help to resolve and/or improve the Los Angeles infrastructure. Their position is: "that belongs to the Angelinos to pay for it."

I'm stating this that people in the future know that I was against this crazy project.

Truly,

  
Ishmael Arredondo  
2025 N. Argyle Ave  
Hollywood Hills, CA 90068

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CITY OF LOS ANGELES

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VALLEY OFFICE

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2025 N. Argyle Ave  
Hollywood Hills, CA 90068

Letter attached - Argyle Civic Association





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## ENV-2018-2116-EIR

1 message

---

Josh Hickman <jwhickman@aol.com>

Thu, Oct 4, 2018 at 10:01 AM

To: elva.nuno-odonnell@lacity.org

I am writing to voice my fervent opposition to the alarmingly disastrous Millenium project and the havoc it will wreak on Hollywood, as a liveable neighborhood, a viable home and apartment property location, and as a tourist destination. The traffic will be untenable, the construction and buildings eyesores, the clear and unprecedented earthquake danger and damage almost unthinkable. I have lived and worked in Hollywood, as has my partner, for 13 years. We are both writers. If the project is greenlighted, we, and many more, will leave Hollywood, following an exodus of talented, valuable citizens who have fled such horrible development, traffic, noise, crime, overcrowding, and skyrocketing prices to places such as Texas, Wyoming, or Idaho. I don't have to live in Hollywood, I choose to.

Please listen to reason, avoid possible unthinkable disaster, and stop pushing the best, brightest, and most civically dedicated residents out of Hollywood. Stop these greedy developers, and save what little is left of this world-famous part of L.A.

Sincerely,

Josh Hickman  
[2200 N Beachwood Dr.](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## Hollywood Center - Vote NO!

1 message

---

**Stephanie Sourapas** <stephsourapas@yahoo.com>

Thu, Oct 4, 2018 at 9:52 AM

To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

I am for progress as when businesses open and flourish the community can thrive. However, this city has been run amok already by unchecked development. Traffic is at a standstill at times in and around the area that Hollywood Center proposes to build. Can you imagine the traffic if this building goes through as planned?

I ask you to reconsider the scope of the project and ask the developers to scale down this monstrosity.

Thank you,

**Stephanie Sourapas**

310-210-9394

[stephsourapas@yahoo.com](mailto:stephsourapas@yahoo.com)



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

**Alex Butler** <alexbutlerla@gmail.com>

Thu, Oct 4, 2018 at 9:16 AM

To: elva.nuno-odonnell@lacity.org

Hello:

One of my primary concerns is the availability and affordability of parking for the project's tenants, workers and visitors.

There have been reports that leasing agents (?) have been floating the idea to prospective tenants that, to solve the problem of limited and expensive parking, their employees park their cars in the adjacent residential neighborhoods where they will be picked up by shuttles provided by the Towers. This would especially impact Hollywood Dell, where parking is mostly unregulated.

As it stands now, there are frequent incidents of people storing their cars in our neighborhood because parking here is neither regulated nor is there weekly street cleaning.

How will this be avoided?

What is the ratio between tenants/employees/projected daily visitors and available parking spaces?

Thoughts?

Alexander Butler  
2425 Rinconia Drive  
Los Angeles, CA 90068  
(213) 999 2700



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Questions re: Hollywood Center Project ENV-2018-2116-EIR

1 message

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**Stephen Twining** <belaircpa90077@gmail.com>

Thu, Oct 4, 2018 at 9:06 AM

To: elva.nuno-odonnell@lacity.org, elva.nuno-odonnell@lacity.org

– In my opinion the project is too massive and too large for the site. It appears to be taller by far than any other building in Hollywood. Is it taller than any other building in Hollywood? Will it block out views and sunlight from other properties in the area? What are the traffic studies and how will local traffic be affected by the addition of 1500 living units? Hollywood and all Los Angeles traffic are F rated. What are the cumulative effects of this project in relation to other current or planned projects in Hollywood or Los Angeles or West Hollywood? How will additional water and electricity be obtained in this semi-drought area? What about California seismic studies showing a fault line under the property? What about the relationship of the 101 to the property. How will the proposed buildings survive an earthquake? Stephen C. Twining, Chairman Emeritus Federation of Hillside and Canyons Associated, President Emeritus BABCNC, Land Use Committee Member BABCNC, 20 year member West Los Angeles CPAB, Mobility Chair WRAC (11Nc's and 3 CC's on the Westside of Los Angeles) DWP MOU member.

11693 San Vicente Blvd. #131

Los Angeles, CA 90049

310 472-6091 Fax 310 476-5842

[belaircpa90077@gmail.com](mailto:belaircpa90077@gmail.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

1 message

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**Fran Reichenbach** <beachwoodcanyon@sbcglobal.net>

Thu, Oct 4, 2018 at 8:03 AM

Reply-To: Fran Reichenbach <beachwoodcanyon@sbcglobal.net>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Elva,

I'm so very concerned about this. Please add our letter to the file. There IS an active EQ fault under this project site and CalTrans is not happy about this project.

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 **Say NO to Millennium - Hollywood Center.pdf**  
155K



Beachwood  
Canyon

## NEIGHBORHOOD ASSOCIATION

October 1, 2018

Elva Nuno-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Blvd. Room 351  
Van Nuys, CA 91401  
818- 374-5066 - elva.nuno-odonnell@lacity.org

Re: Environmental Case No: ENV-2018-2116-EIR  
Project Name: The Hollywood Center Project

Dear Planning Department;

The Beachwood Canyon Neighborhood Association vehemently opposes the construction of the project known as "Hollywood Center".

This project should not be considered at this time because the requisite studies needed to proceed have not been done. Simply renaming a project is not a license to continue along a wrong path that is not beneficial or conducive existing neighborhood parameters.

Since Mr. O'Farrell has actively pursued new construction along the Yucca "Corridor", Argyle Avenue has lost 2 lanes of traffic (1 North, 1 South) because of changes in traffic lanes, it can now take up to 5 to 10 minutes to cross Hollywood Boulevard due to the omission of the left turn lane and through traffic must now wait several lights to move forward through the intersection.

The addition of this structure in an already sated neighborhood (filled with new construction units that have yet to be occupied) will not be a complement to the area but rather a complication that disrupts and intrudes into the daily lives of those of us who call Hollywood home.

There is a fault line running through this plot of land. The psychology that since other buildings have been constructed does not give license to ignore the obvious dangers but rather an opportunity to see what happens when the fault line is disturbed by the next tremor that seismologists predict will be happening sooner rather than later.

The company planning this project is responsible for the Millennium Tower in San Francisco. Although they said they were complying with specifications, we now know that they cut corners and made one of the most infamous structures in modern times.

Please stop processing this request. Protect the people of Hollywood. Just say "NO".

Sincerely,

Missy Kelly, President of Beachwood Canyon Neighborhood Association



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Project

1 message

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latview@aol.com <latview@aol.com>

Thu, Oct 4, 2018 at 4:42 AM

To: elva.nuno-odonnell@lacity.org

Ms. Nuno-ODonnell,

How many ways can we say NO to this project and how many times can we say NO? This is still a bad idea in an overcrowded neighborhood with no magical water or new infrastructure to support this project. Please, stop this.

Brian Z Letofsky







Batch 3

~~Photo~~ Oct. ~~21~~

Scanned  
Dropbox.

1:20 p.m.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

1 message

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**njjonz@gmail.com** <njjonz@gmail.com>

Wed, Oct 3, 2018 at 11:34 PM

To: elva.nuno-odonnell@lacity.org

I strongly OPPOSE the Millennium Hollywood Center project.  
An active earthquake fault runs through this site and cannot be avoided.  
This project must be denied.

Sincerely,

Normajean Jonz  
Stakeholder



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

## CPC-2018-2114-ZCG - Hollywood Center Project

1 message

Mary Ledding &lt;ledfam6384@sbcglobal.net&gt;

Wed, Oct 3, 2018 at 11:13 PM

To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

I live in the Hollywood Dell and have done so since 1975. I am a representative of the Hollywood Dell Civic Association to the Hillside Federation and am aware of many issues facing Los Angeles and the hillside communities. Over the last forty years in Hollywood I have seen it change in many ways but never so drastically as is being proposed by the above-referenced project. While I welcome more housing and improvements, this project raises serious questions about its immediate and long-range impact on our community.

In connection with your proposed EIR, I ask that you include the following questions which are of great concern to me and other residents of the Hollywood Dell:

- 1. Sound Pollution:** There are no barriers to sounds flowing from this project to the entire Hollywood Hills area it abuts. The nearby Hollywood Bowl is set in a natural enclave that contains its sounds and yet it can be heard easily on pop-music nights. Currently I can hear and am kept awake on occasion by rock music emanating from nightclubs in Hollywood and there is no way for hillside residents to pinpoint the exact source of these disturbing emissions to call the police to enforce the decibel levels in current law. Please be sure that the EIR thoroughly examines the transmission and impact of sound emissions – from the commercial venues, the public plazas, the anticipated entertainment events, and the hundreds of balconies – that this project will create, especially during summer (outdoor months). And please answer the question of how affected citizens can obtain enforcement of current sound laws from such hard-to-identify locales?
- 2. Traffic:** Since the trend is to expect occupants to not have cars and to use public transportation to this site, please identify how many additional ride-share/Uber/Lyft type rides will be caused by it (a) during rush hours, evenings, and especially during Hollywood Bowl and other entertainment seasons (e.g. awards, parades, etc.), (b) the additional carbon emissions and effect on air quality in the community and affected hillsides that will be caused by these additional trips, considering specifically that rideshares always require two (2) trips – one to and one from a location – instead of the one round trip a private car would provide, and (c) the effect on drive-time for existing commuters accessing the Hollywood freeway during rush hour that these ride-share trips will have.
- 3. Access:** When I first came to Hollywood a trip to my market on Melrose took less than 10 minutes. With current development that has now extended to close to a half an hour. This development stands to further impede and isolate our Dell community by further clogging the existing routes into our neighborhood (Argyle, Vine, Gower, Cahuenga, Dix, Odin) as the huge increase of cars created by this complex (from all residential, commercial and venue business in the project) cause existing, regular users of these corridors to spread out further into our neighborhood routes. What is the anticipated impact on local neighborhood ingress and egress caused by this massive project?
- 4. Children:** Developers seem to envision this as complex of young professionals and seniors. But there will be families living there and what are the plans for access to daycare, schools, and after-school activities presented by this project? How do these children get to and from school, and are planners expecting them to walk there or be picked up by their parents – and how is that additional traffic planned for?
- 5. Water/sewers:** Given our recent and continuing water crises, where is the additional water to come from for these massive developments? What is the likelihood of additional major sewer line breakages and flooding caused by the additional volume of sewage being used and how wide an area is it anticipated to affect? What is the taxpayer cost and inconvenience to endure such events and their repair? Franklin Avenue was closed for nearly five months last year for the

repair of a broken sewer line, causing significant traffic problems especially during rush hour and the Hollywood Bowl season.

6. Construction hauling: We have already endured years of huge trucks hauling dirt for the construction of numerous Hollywood developments. What is the hauling route to be used and what impact on neighborhood access, peaceful enjoyment, and safety will these trucks have?

7. Safety: The advent of scooters and bike lanes has already caused major accidents around the city. This project anticipates increased pedestrian activity as well. What is the anticipated increase in injury due to the added density of pedestrians, bikes, and scooters coming and going to this site at various times of day?

8. Public Services: What are the additional anticipated increases in fire, police, and public utilities workers needed to adequately provide for the public safety when these building are populated?

9. Greenbelt: This project adds massive tons of concrete, steel, and other non-porous materials. How will it affect or diminish Los Angeles' desired greenbelt approach to building a city of trees that clean the air?

10. Aesthetics: This project proposes to tear down a building that was built in 1928 when Hollywood was in its heyday. My kids took dance lessons there. It will dwarf the iconic Capitol Records Building – which is a world-wide symbol of Hollywood. The EIR must evaluate the effect this massive project will have on Hollywood's global image which draws tourists from the farthest reaches. They will not come to try to find a once-famous but now overshadowed iconic building, especially if they have trouble even finding it in the horizon.

-

Thank you for including the above questions in the EIR for this project. I look forward to a careful and frank set of answers.

Sincerely,

Mary Ledding



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**Ref: ENV-2018-2116-EIR**

1 message

**Michael Wiesinger** <mwies3@gmail.com>

Wed, Oct 3, 2018 at 10:12 PM

To: elva.nuno-odonnell@lacity.org

Cc: Bill Tetz &lt;bill.tetz@hult.edu&gt;, Annie Gagen &lt;POONSY6603@aol.com&gt;, milan k &lt;milank01@aol.com&gt;, Patty Dryden &lt;pattyd@me.com&gt;, Mark Sadek &lt;sadek.mark@gmail.com&gt;, Carl Ripaldi &lt;ripaldi2001@yahoo.com&gt;

Dear Ms. Nuño-O'Donnell,

My partner and I are residents of Whitley Heights, a neighboring hillside community which looks out on and is adjacent to the proposed project - *The Hollywood Center*.

With regard to the upcoming hearing, I was instructed that written comments must be submitted to the office by 4:00 p.m. on Thursday, October 4, 2018. Therefore, I am writing to express our emphatic opposition of this project for the following reasons:

1. FACT: It is no secret that this project is a resurgence of the former *Millennium Project*.
2. FACT: In 2015, the then Millennium project was halted/shut down by an LA Superior Court Judge ruling due to the city having failed to adequately address the development's impacts on traffic.
3. FACT: It was also argued that an active fault, the Hollywood EQ Faultline runs under the property ( [Final Alquist-Priolo Map and FER 253 Study](#)).
4. FACT: The new proposed project now consists of **one 35, one 46, and two 11 story structures. WHY the two sky scrapers?**
5. FACT: We, along with many other members from surrounding communities believe in, and are in support of *responsible development*.
6. FINAL FACT: ALL recent and in-progress development has conformed/conforms to the overlying city scape, and aesthetic of Hollywood. **WE as a community view this as these developer's appreciation and respect for the historic integrity and preservation of Hollywood. Why would this project be an exception?**

To this end, given the points above, we beseech you and all City of Los Angeles Department of City Planning to **REJECT** the proposed *Hollywood Center Development*.

Thank you for your time and consideration.

Sincerely,

Michael Wiesinger & William Tetz  
[2017 Holly Hill Terrace](#)



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**Case: ENV-2018-2116-EIR**

1 message

**Carolyn Mohr** <carolynemohr@gmail.com>

Wed, Oct 3, 2018 at 9:48 PM

To: elva.nuno-odonnell@lacity.org

To Whom It May Concern,

I'm writing to voice my concerns about the following project:

Hollywood Center  
Case: ENV-2018-2116-EIR  
[1750 N. Vine Street](#)

I purchased a house in the Hollywood Dell neighborhood ten years ago. Since that time, I have seen a drastic increase in the traffic due to new construction that has significantly impacted my family and our neighbors. We live directly above Vine Street. In order to drive my children home from their school on Vine Street or Gower, it often takes 45 minutes just to get past the cars waiting to get onto the 101 freeway in order to get up the hill to our house. My children go to school less than a mile from our home, yet they sit in the car for up to an hour and a half a day just to get there and back.

There are already many gigantic new multi-use buildings going up on Hollywood. The proposed Hollywood Center will only exacerbate traffic in the area and put further strains on the 101 freeway that is at its limit. Additionally, I'm concerned with preserving Hollywood and this project goes against the historic and aesthetic values of Hollywood.

I urge you to consider the families living in the Hollywood Hills who are living with the huge negative consequences of the recent overdevelopment.

Thank you,

Carolyn Mohr  
[2514 Rinconia Dr.](#)  
[Los Angeles, 90068](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## This is the wrong development for Hollywood

1 message

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**steven kilgore** <steventoddkilgore@yahoo.com>

Wed, Oct 3, 2018 at 9:01 PM

To: elva.nuno-odonnell@lacity.org

This project does not reflect Hollywood or its residents, the strains it will put on the infrastructure, the traffic it will cause, and the disregard for the neighborhood are not acceptable. You will be suffocating an iconic building which is Hollywood, to dominate the skyline which as nothing to do with the people that actually love Hollywood.

Sent from my iPad





Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

## Concerns for millennium project

1 message

**Margie Anthony** <margie.anthony@gmail.com>

Wed, Oct 3, 2018 at 8:49 PM

To: elva.nuno-odonnell@lacity.org

Hello Elva,

Some of my concerns are directly related to this project and some are regarding the events that will occur if the project is actually approved.

Biggest concern is traffic impact. As it stands, cars barely can move around rush hour in this area. Streets are packed and current approved construction doesn't help.

Next is parking, if each resident has visitors, all currently available parking will cease to exist. I currently live in Hollywood Studio district and drive anywhere between 2 minutes to an hour looking for street parking so that I can use public transportation. I usually park about half a mile away just to avoid tickets and having to move my car during the week. I would pay to park in a garage or lot if one was available near me.

Next is public transportation, directly related to traffic, not enough at rush hour, not reliable on overloaded days. I usually end up walking to and from the train because it's faster than waiting for and riding on the bus. At peak rush hour, I can walk faster than the bus. cleanliness and safety (which has improved but not enough for all residents to feel safe using it). Current infrastructure status and what upgrades/ repairs will be done/ required before going forward?

The tall ugly shadow the building will cast over a large portion of Hollywood creating a permanent gloom that moves as the sun's position changes.

Fault line reports, studies? What do they say?

Affordable housing and rent control. Can an equal number of rent control units be added/ approved/ created so that current residents are not forced further away from their jobs by the increasing rent in the surrounding area?

Will gentrification strip the personality and heritage from Hollywood making it into a land full of privileged assholes in SUVs that honk their horns when people take too long to cross the street? Hollywood is a unique place where people of all kinds gather and express themselves. This is what makes it beautiful.

Will this project make Hollywood discriminatory to those that make less than \$100k/yr?

Isn't it more beneficial to restore current viable buildings to their historical beauty and add to the uniqueness of this melting pot or does money rule everything and do you care less about a very historical city turning into a concrete jungle? Homeless population, will it increase because current residents refuse to leave despite losing their homes and want to stay close to where they grew up and work?

Crime, how much will it increase? What is going to be done to ensure quick response times by police?

Will neighborhood gangs be accepting of the new residents? The current crime is not going to disappear, and I fear it will increase as the opportunities for financial gain increase as more people with money arrive.

Will bringing more money into the area cause the homeless population to grow because they will be seeking handouts from the more wealthy new residents. I imagine DTLA transients will migrate as they realize that there is opportunity for them to survive off donations from the new Hollywood residents.

If minimum wage workers can no longer live near work, who will work those jobs?

In the event of a natural disaster, where and how will the 1000 plus residents escape safely and will the size of the building require that our fire safety resources be increased for the area?

This project is a bad idea and money would be better spent improving the current conditions in Hollywood, not by adding more high priced units. For example, even if public transportation improves, the high wage earners that occupy the new units will continue to drive to work whether it's a mile or 10 miles. I highly doubt they would take a poop and piss filled elevator at Hollywood and Vine to ride a train into DTLA where they are approached by every single homeless person asking for money. I strongly believe the new project will only attract those who don't care about the history or beauty of Hollywood and only selfishly care about what they have and how good they have it. The people that want this project to go forward likely would not live in one of the currently available units in Hollywood because it isn't up to their standards. Instead of raising standards for Hollywood as a whole, this project would immediately raise standards for only those who can afford it, leaving the majority of the city worse off. I believe a majority of the current residents that actually give a damn about Hollywood would never even entertain the idea of allowing this project to go forward. Yes we need housing. Affordable housing. Limit income maximums and allow people to live near work so that the city can grow and so that I

10/5/2018

City of Los Angeles Mail - Concerns for millennium project

one has to be displaced.

If the project was for 1000 affordable units, I would be all for it but it is not. Approving this project would make the Hollywood skyline ugly and would bring a lot of ugly things along with it.

Improve Hollywood by fixing our current issues like traffic, public transportation, water mains, power grid, etc. or you will have 1000+ unhappy new residents, which will equate to 1000s more complaints about things that need to be fixed as it currently stands.

Thank you,

Margie

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Development.

1 message

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**Dave Higby** <dhigby@mac.com>

Wed, Oct 3, 2018 at 8:15 PM

To: elva.nuno-odonnell@lacity.org

Hello Elva...

As a long term Hollywood resident in the area near the proposed Millennium development project I would like to register my opposition to this in its entirety. Aside from the additional traffic and crowding issues I believe the design is completely disproportional to the surrounding architecture and an eye sore. I also have real safety questions in regard to its proximity to the earthquake fault in the immediate area. This developer has a shoddy track record with the "leaning tower" they built in San Francisco and I don't think they have the locals best intentions in mind here. Thanks for your time and consideration.

Regards,  
Dave

Dave Higby  
Producer - Director - Hollywood Resident  
213.792.2111 cell  
[dhigby@mac.com](mailto:dhigby@mac.com)



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR Hollywood Millennium Project**

1 message

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**Linda Gabriel** <mrlgabriel@aol.com>

Wed, Oct 3, 2018 at 8:09 PM

To: elva.nuno-odonnell@lacity.org

**To Whom is My Concern:**

As a resident of Hollywood for more than 36 years, I am opposed to the Millennium project next to Capitol Records. The height of the buildings is completely out of balance with the other buildings in the area but most important is the fact that the disastrous Millennium SINKING/LEANING TOWERS in San Francisco were built by the same developers.

<https://www.businessinsider.com/is-millennium-tower-safe-still-leaning-sinking-2017-9>

**WHY WOULD LOS ANGELES GRANT THIS COMPANY PERMISSION TO BUILD ON AN ACTIVE EARTHQUAKE FAULT?**

Seems like our city is opening itself up for a HUGE liability issue if anything similar happens. You won't be able to say you didn't know.

Additionally, the following issues cause great concern.

1. Air quality problems
2. Greenhouse gasses
3. Traffic and parking nightmares (See CalTrans report)
4. Emergency ingress/egress impedence
5. Water problems - quality, erosion, siltation, lowering water table
6. Conflicts with current land use plan
7. Substantial permanent increase in noise
8. Environmental degradation
9. Active earthquake fault

<http://planning.lacity.org/.../hollywood.../initialstudy.pdf>

Linda Gabriel

Hollywood resident for over 36 years



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Against ENV-2018-2116-EIR

1 message

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**Rosemary DeMonte** <rdemonte1@gmail.com>

Wed, Oct 3, 2018 at 6:38 PM

To: elva.nuno-odonnell@lacity.org

Please do not approve and forward the disastrous Hollywood Center plan, these developers have shown that the claims of design and engineering done by them is truthful and safe is a complete sham. The state geological study of active faults show this project will sit on top of the Hollywood fault and Cal Trans says their traffic study is inept and incomplete with false conclusions.

Not if but when terrible consequences occur for this project, the Developer will turn around and blame the City for not doing your due diligence as they have done in

San Francisco; if this does not give you pause and realize you have a reckless

applicant. You have the safety and quality of life of the residents of this city in the hands of a greedy and irresponsible developer who will take the money and run and leave this city to clean up their mess.

Rosemary De Monte

323 9722638



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENV-2018-2116-EIR submitted prior to Thursday deadline**

1 message

Jeff McDonough Music &lt;music4picture@gmail.com&gt;

Wed, Oct 3, 2018 at 6:07 PM

To: elva.nuno-odonnell@lacity.org

To Whom it may concern,

I am a 36 year resident of Hollywood, and a 23 year resident of Whitley Heights. I love this area of LA called Hollywood. I believe in responsible development, and am vehemently opposed to irresponsible and damaging development.

This retreat of a project, now going by the name of Hollywood Center, would be devastatingly negative for our city. It serves NO ONE but the developer (who has no vested interest in our community), and probably the Mayor who undoubtedly would enjoy campaign contri given by this developer as a veiled bribe.

This project was already vetted once. An outside firm discovered that it would create insurmountable gridlock. They are attempting to build it on an earthquake fault line. It does not matter how long the fault line has not had an earthquake. Earthquake fault lines do not have earth quakes the vast majority of the time - until the time that they do. There is no way to safely build these gargantuan towers on top of one.

These buildings are so out of line and character with the rest of the area, both in design and also, and even more glaringly, by their sheer gargantuan size. NO ONE (literally no one I have spoken with) who has an affinity for Hollywood wants 2 gargantuan buildings to destroy the second most iconic landmark of this city - the Capitol Records building (the first most iconic being the Hollywood sign).

This project, if allowed, will destroy the character of Hollywood, destroy the quality of life of those who live in the area, and create a potentially disastrous time bomb, in the heart of an already extremely populated Hollywood.

Also, this developer has already had a similar tower that they built in San Francisco, be the subject of TWO reports on CBS Noetwork's 60 Minutes, along with countless major newspaper articles. The reason? They decided to ignore safety and not anchor the building to bedrock, as is common standard and practice, and as a result THAT building is slowly falling over.

So they absolutely cannot be trusted to be safe, or honest.

This is one of the worst possible ideas for Hollywood. It has already been shot down once. The developer, in all his deep pockets and greed, is now wasting the time of all of us by renaming it and trying to do it again.

PLEASE STOP THIS HORRIBLE PROJECT.

Sincerely,  
Jeff McDonough



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

1 message

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**Megan Knox** <griffendork@gmail.com>

Wed, Oct 3, 2018 at 5:58 PM

To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuño-O'Donnell,

I am deeply concerned about the impact the Millennium's Hollywood Center development would have on our community. Not only in regards to traffic, but in regards to the blight on our historic, iconic skyline. Also, I'm deeply concerned regarding seismic impact and the impact such a large development could have considering the nearby subway line.

There have been many new developments in the area recently that have taken such concerns in mind -- I hope that that will continue to be the case here.

Please consider not approving this development that will forever change one of the most iconic and beloved neighborhoods in Los Angeles for the worse.

Thank you,  
Megan Knox  
[2000 Vista Del Mar Ave, Los Angeles, CA 90068](#)



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENVIRONMENTAL CASE NO: ENV-2018-2116-EIR**

1 message

**Mark F. Mauceri** <mfmauceri@mac.com>

Wed, Oct 3, 2018 at 5:29 PM

To: elva.nuno-odonnell@lacity.org

October 3, 2018

Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
[6262 Van Nuys Boulevard, Room 351](#)  
Van Nuys, CA 91401

Dear Ms. Nuño-O'Donnell:

I have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

**1. Impact on Traffic\***

- a. **Impact area: 101 on/off ramps at Vine, Gower, Cahuenga**
- b. **General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour**

**2. Impact on Parking**

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*

**3. Impact on Infrastructure\***

- a. **Road quality**
- b. **Water: usage/supply and pipes**
- c. **Sewage infrastructure**

**4. Impact on Public Services — increased cost to retain level of services and response times for:**

- a. Police
- b. Fire

**5. Structural and Seismic Safety**

- a. **Structural guarantees (since SF Millennium Tower failed)**
- b. **Potential earthquake fault line impacts**
- c. **Potential impacts to stability of surrounding structures**

**6. Traffic and Noise Impacts During Construction**



## 7. Liability Plan to Protect Taxpayers / Good Faith:

I am are very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:

- a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
- b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
- c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?

**8. Preservation of Historic and Aesthetic Values:** Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?

**9. Affordable Housing Impact:** How will this project affect the availability of affordable housing in the immediate area?

**10. Neighborhood Improvements:** How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

\* NOTE: I understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

**Beyond the above nine areas of concern, I am also interested in hearing how the proposed project will actually *benefit* our area and Hollywood as a whole.**

Thank you for your time.

Sincerely,

- Mark

**Mark F. Mauceri**

2141 cedarhurst drive | los angeles | california | 90027-0003 | usa | 323.935.6900



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Re: AGAINST the Millennium Project in Hollywood

1 message

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JJC <cocoakc@yahoo.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 5:06 PM

Dear ELVA NUNO-O'DONNELL:

Please do not allow the Millennium Project to be built in Hollywood.

It is grossly irresponsible to build such a building on a known earthquake fault.

It is grossly irresponsible to build such a building without adequately addressing quality of life issues, such as noise, traffic, blight, and pollution.

It is grossly irresponsible to build such a building by a grossly inept construction company with a history of dangerous defects (please refer to their prior work in San Francisco).

It is grossly irresponsible of the city of Los Angeles, the City Council, and the Department of Building and Safety to approve such a monstrosity of a building.

Please do not be grossly irresponsible.

Please deny the necessary permits and city approval for the Millennium Project to be built in Hollywood.

Please be responsible.

Thank you.

Mr. John J. Casey  
Dr. Patricia D. Johnson  
2910 Belden Avenue  
(Hollywoodland)  
Los Angeles, California 90068

JJC



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## MILLENIUM

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Beverly Lubin <bevlubinmft@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 4:17 PM

I live in Hollywood. I am extremely disturbed by all the building that is taking place there, and it's impact on quality of life for those of us who live in that community. I know all the building is driven by the need for some to make lots of money....in the future, I will not vote for our current mayor or any council member who continues to approve this level of construction. My main concerns are and have been:

- Traffic and noise
- Impact on parking
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (**especially given the MILLENIUMS leaning tower in San Francisco.**)
- **Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?**
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low and medium income and the elderly go once their buildings are torn down?
- What is the overall impact on ALL new development as a whole ... not just project by project.

Please listen to the community! Los Angeles is a challenging place already to live and work in. Bringing in thousands more people and charging exorbitant rents does not help quality of life!

Beverly Lubin, MFT  
[bevlubinmft@gmail.com](mailto:bevlubinmft@gmail.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## case: ENV-2018-2116-EIR I OPPOSE THIS PROJECT!!

---

Lyn Bradford <lyn.bradford@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 3:18 PM

As a resident of Hollywood since 1970, I protest this development

To Whom is May Concern:

I am writing to oppose this project for a multitude of reasons. Contained in the EIR (<http://planning.lacity.org/..../hollywood.../initialstudy.pdf>) produced by the developers requesting exceptions too many to note are the following problems:

1. Air quality problems
2. Greenhouse gasses
3. Traffic nightmares
4. Emergency ingress/egress impedence
5. Water problems - quality, erosion, siltation, lowering water table
6. Conflicts with current land use plan
7. Substantial permanent increase in noise
8. Environmental degradation

And so much more. Not to mention the SINKING/LEANING TOWERS that the same developers built, then lied about in San Francisco. Not a great precedent for funding another project. It seems the plan is to obfuscate, outspend, and exhaust all opposition.

--

Breathe\*\*\*\*Meditate\*\*\*\*Peace [www.StepsIntoSpace.com](http://www.StepsIntoSpace.com) <https://www.facebook.com/stepsintospace/?fref=ts>

*"The best thing to do when you are uptight is to whistle or sing a song." -Yogi Bhajan*

<https://pacificunionla.com/lynbradford>

Lyn Bradford, Realtor® CalBRE01204486

*Pacific Union International*

8560 Sunset Boulevard, Third Floor

West Hollywood, CA 90069

323.533.5053 direct

310.652.6285 office

[lyn.bradford@gmail.com](mailto:lyn.bradford@gmail.com)

<https://www.facebook.com/lynbradfordrealestate>



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Center Project....ENV-2018-216-EIR

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Bill Miller <nyc.bill@aol.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 2:47 PM

I OPPOSE Millennium Hollywood Center Project!!!

No!!!! To the DANGEROUS Millennium Hollywood Center Project  
Hollywood & Vine  
L.A. Ca.  
Yucca St., Ivar Ave. Vine St., Argyle Ave.  
Tracking #201805100  
Case # CPC-2018-2657-CA  
# CPC-2018-2658-CE

Millennium Lies

L.A. City Leaders Lie

L.A. CD13 Councilmember Lies

L.A. Mayor Lies

Millennium paid off everyone on the city of L.A to LIE..and to RISK HUMAN LIVES approving their dangerous projects.

They ignored Caltrans DANGER warnings...  
They IGNORED State Geologist DANGER warnings...

..and approved Millennium's DANGEROUS TO LIVES PROJECTS

A JUDGE SHUT MILLENNIUM DOWN due to CALTRANS DANGER WARNINGS AND AN INADEQUATE TRAFFIC STUDY..

\*The active EQ fault line has not been ruled on yet, but that has not stopped the LIEING CITY POLITICOS to CONTINUE LIEING TO THE PUBLIC THAT THE JUDGE FOUND NOTHING DANGEROUS AT THE SITE.

We are sick of all THE LIES..  
The developer campaign contributions, the bribes to get L.A. City Leaders to LIE and approve Millennium LIFE RISKING projects on a State Geologist Confirmed Active EQ Fault Line has been disgusting to witness.

Below are articles and PROOF of the DANGERS of Millennium Hollywood, that city leaders still ignore and dismiss...

It's mind boggling after the DANGEROUS Millennium San Francisco Leaning and Tilting Tower, EVACUATED, with 50-60 LAW SUITS, Millennium reappears in Hollywood and resurrects their DANGEROUS TO LIVES PROJECT.

They got elected officials elected who owe their political careers to continue LIEING for them.

They should all be RECALLED...Some council districts are working on this.

The L.A. Mayor, evidently planning some kind of presidential run, should beware.

The DANGEROUS TO LIVES Millennium, that helped get him elected over and over in L.A., may be the developer that tanks his political career in Washington.

**\*\*Los Angeles City officials have continuously misled the public claiming that Judge Chalfant found there was no earthquake fault on the site.**

That is incorrect.

To the contrary, in response to request for judicial notice of the then recently-released Final Alquist-Priolo Map and FER 253 Study, Judge Chalfant found that those documents "CORROBORATE PETITIONERS POSITION" regarding the dangers of the active fault running through the site.

But he also found them inadmissible in the prior writ of mandamus case because "they did not exist at the time of the [City's] approval." (Exhibit 1, p. 11.)

However, the Map and FER 253 Study most certainly exist now, and cannot be avoided."

Attorney Robert Silverstein

The EQ fault line has not been ruled on yet, but the L.A. Mayor and other city leaders, at hearings, and to the media and press, continue to mislead the public and LIE about the Judge's ruling, claiming the Judge ruled no active EQ fault line is at the Millennium site and the building site is SAFE.

**MILLENNIUM LIED IN SAN FRANCISCO AND BUILT A DANGEROUS PROJECT..  
MILLENNIUM LIED and is LIEING IN HOLLYWOOD AND WANTS TO BUILD ANOTHER DANGEROUS PROJECT**

**-IGNORED...State Geologist Confirmed Active EQ Fault Line Building Site and Caltrans Warnings of Potentially 'Unsafe & Deadly' Traffic..**

**-IGNORED....State Geologist Confirmed Active EQ Fault Line.... (unresolved)**

**-IGNORED....Caltrans warnings of potentially 'deadly, unsafe' traffic in the area and the nearby 101 freeway entrance caused by such oversized projects for the area. (the tallest building in Hollywood History) .... (reason for a Judge shutting Millennium Vine projects down..Judge's ruling below)**

**-IGNORED... Los Angeles Preservation Groups concerns about compromising and blocking from view the Iconic Historic Resourse, Historic Cultural Monument Capitol Records Building and MILLENNIUM oversized projects, on state geologist confirmed active EQ fault line, collapsing and crashing down on the HCM, and destroying Historic Cultural Monument Capitol Records Building, as Dr. Lucy Jones says "not if, but when, the big one hits".**

***MILLENNIUM VINE... HOLLYWOOD :***

***STATE MAP SHOWS ACTIVE FAULT LINE UNDER PROPOSED HOLLYWOOD SKYSCRAPER PROJECT***

***<http://abc7.com/news/map-shows-fault-line-under-proposed-hollywood-skyscraper-project/384590/>***

***"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink***

***MASSIVE HOLLYWOOD PROJECT SITS ATOP QUAKE FAULT, CALIFORNIA SAYS***  
***<http://www.latimes.com/local/lanow/la-me-ln-hollywood-fault-map-20141106-story.html>***

"Our conclusion from the data is that there is an active fault, and it does run right along the course that's right along the map," state geologist John Parrish said.

#### **NEW STATE FAULT MAPS SHOW HIGHER EARTHQUAKE RISKS IN HOLLYWOOD**

<http://articles.latimes.com/2014/jan/08/local/la-me-0109-hollywood-fault-20140109>

The state's new map shows that three prominent Hollywood developments — the proposed Millennium Hollywood skyscraper project, The Blvd6200 development and a planned apartment complex on Yucca Street — are within the roughly 500-foot fault zone.

#### **State geologist John Parrish said the state's fault line goes underneath both Millennium and Blvd6200.**

"We feel very confident about where we drew that line, within a 50-foot accuracy back and forth..we're very confident it's there," Parrish told reporters at a downtown Los Angeles news conference.

"Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault."

Los Angeles officials did not order trenching for any of the three projects before the City Council approved those projects.

#### *KFI Radio..Audio..The Tim Conway Show*

The City knew and ignored the active earthquake fault evidence..

<http://kfiam640.iheart.com/media/podcast-conway-on-demand-TimConwayJr/hollywood-fault-line-8pm-815-23591925/>

#### **O'FARRELL SETTLING IN AS HOLLYWOOD COUNCILMAN**

<http://beverlypress.com/2013/08/o%e2%80%99farrell-settling-in-as-hollywood-councilman/MILLENNIUM..>

"I think it's a good, solid project"..

Opponents of the project expressed frustration that the council opted to vote on the development even though state agencies were investigating claims that the project site sat on the active Hollywood fault.

O'Farrell .."I think we're going to be in really good shape there," he said.

"There's no evidence anywhere that suggests that a fault line runs directly under where the buildings will be constructed.

That's just not true. We all know there's a fault line in Hollywood, but this city is filled with fault lines.

The opponents took an OPINION..

..they took the initial tract map evaluation out of context and then formulated an opposition based on that.

It's just an OPINION that they took."

O'Farrell received at least \$4,900 from the developers and their associates during his campaign.

He said he has a pretty good sense of where development does and does not belong..  
("It has the potential to rupture sometime in the future. The best thing to do is STAY OFF THE TRACE".. State Geologist Tim McCrink)

## **MILLENNIUM HOLLYWOOD..DEADLY UNSAFE TRAFFIC CONDITIONS..CALTRANS..INADEQUATE MILLENNIUM EIR**

*CALTRANS WAVES A RED FLAG ON MILLENNIUM*

<http://articles.latimes.com/2013/jun/19/business/la-fi-hiltzik-20130619>

*...a state agency is taking up the cudgel against the city of Los Angeles, accusing city officials of using bogus statistics and trampling over state law in an effort to push the project through to approval by the City Council.*

The state agency..California Department of Transportation... Caltrans.. is responsible for the health and welfare of the 101 Freeway, which winds within a block or two around the Millennium site. The agency says, quite reasonably, that a \$664-million project — comprising 461 residential units, 254 hotel rooms, more than a quarter-million square feet for office space, and 80,000 square feet of retail in two towers looming over the landmark Capitol Records building close to the already-busy corner of Hollywood and Vine — can't help but have a marked effect on the freeway.

In fact, Caltrans makes it plenty clear that without significant changes in the plan, the effect on the 101 could be disastrous.....

...Caltrans is irked city officials have wholly ignored it's concerns.

In a [May 7 letter to Councilman Eric Garcetti](#), whose district encompasses the Millennium site — and who is the mayor-elect — the agency said that it hadn't heard from city officials since Feb. 19, when it listed a raft of misgivings about the Millennium....

Two bottom lines in the Caltrans analysis:

one, the potential impacts from this mega-project will make the freeway and surrounding streets more unsafe;

and two, the failure to measure and properly mitigate these impacts violates the California Environmental Quality Act, or CEQA....

Millennium does have the current city administration's favor.

But the unresolved questions about traffic suggest that the whole scheme may need a better going-over than it has received.

*ONE OF MANY CALTRANS LETTERS TO COUNCILMAN GARCETTI WARNING OF MILLENNIUM TRAFFIC UNSAFE CONDITIONS*

<https://s3.amazonaws.com/s3.documentcloud.org/documents/715653/col-mill-calt-may-7-letter-to-city.pdf>

Dear Councilmember Garcetti....

We are writing this letter to reiterate Caltrans' concerns that the (Millennium) EIR , FEIR, and Traffic Study for this project did not fulfill requirements of CEQA... with existing conditions of the freeway operating at Level of Service "F"....



Caltrans sent a letter dated Feb. 19, 2013.

We have not received a response from the city.

L.A. Planning Commission approved project April 27, 2013.

We would like to once again bring city's attention that project impact will result in unsafe conditions.

As mentioned in previous letters, these concerns have not been addressed in the EIR.

#### STATE GEOLOGIST WARNINGS IGNORED

"We feel very confident..we're very confident it's there," Parrish told reporters..

"Surface rupture is very dangerous.

In fact, it's calamitous to structures that are built across the surface trace of an active fault." State Geologist Dr. John Parrish....

"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink)

#### CALTRANS WARNINGS IGNORED

" Dear Councilmember Garcetti...

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We would like to once again bring city's attention that project impact will result in unsafe conditions.

As mentioned in previous letters, these concerns have not been addressed in the EIR".....Caltrans

#### L.A. COUNCIL OK'S HOLLYWOOD SKYSCRAPERS DESPITE CONCERNS OVER QUAKE FAULT LINE

<http://articles.latimes.com/2013/jul/24/local/la-me-millennium-vote-20130725>

"...concerns about seismic safety were raised, citing the project's proximity to the Hollywood fault.

On Saturday, the head of the California Geological Survey, John Parrish, sent a letter to Council President Herb Wesson alerting him that the skyscrapers "may fall within an earthquake fault zone."

Parrish said Wednesday that a map drawn by his agency in 2010 showed that the Hollywood fault "goes right through the Millennium site."

He criticized a seismic report produced by the developer that said extensive testing showed that the building site was safe and did not lie on the fault line.

Parrish said the report did not refer to his agency's map and left out other important information.

Mayor Garcetti announced Wednesday that he would sign the deal.."

#### JUDGE THROWS OUT HOLLYWOOD MILLENNIUM SKYSCRAPER PROJECT

<http://www.laweekly.com/news/judge-throws-out-hollywood-millennium-skyscraper-project-5530876>

Superior Court Judge James C. Chalfant has stopped the Millennium Hollywood twin skyscrapers project in its tracks, finding that top city officials illegally ignored required parts of the Environmental Impact Review process and warning that the project could dramatically worsen traffic on the Hollywood Freeway and in the surrounding neighborhood.

His ruling means the investors cannot get any building permits from the city.

The judge found that top Los Angeles elected and appointed officials ignored Caltrans' warnings about the dual towers' effects on traffic heading on and off the often backed-up ramps on the nearby 101 freeway.

In this latest of several major court losses involving Mayor Eric Garcetti's controversial dream of bringing tall towers and heavier density to low-slung Hollywood,

Chalfant lectured city leaders, saying:

"The congestion of freeways in L.A. is subject to review because it's so terrible, and anything that may make it worse needs to be examined.

The issue is whether you need to follow the provisions of the responsible agency, Caltrans.

And the language and scholarly work on the issue says overwhelmingly 'yes.' ...

There were many aspects Caltrans wanted you to look at, that you didn't look at."

Instead of including in its Environmental Impact Report, or EIR, the required traffic studies conducted by Caltrans, Garcetti and the City Council chose to press forward with their own freeway traffic studies.

Judge Chalfant says this was illegal.

He ruled, the city is not allowed to conduct studies on freeway traffic using its own definitions and methods.

Freeway traffic is the responsibility of experts at Caltrans, specifically, and not of the Los Angeles Planning Department or any other city department.

## MILLENNIUM SAN FRANCISCO

50-60 Lawsuits..Millennium San Francisco Leaning and Tilting Tower Evacuated..

Subject: Fwd: San Francisco board of supervisors millennium hearing – 9-22-2016

[http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e\\_me\\_set1](http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e_me_set1)

**Millennium Tower roundup: Soil testing begins, developer insists it was built to code and inspectors may have known about issues in 2009**

Now, a separate report given to homeowners at the site says that the building could sink as far as 31 inches eventually.

[http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e\\_me\\_set1](http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e_me_set1)

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Sinking Millennium Tower puts building agency on the spot

<http://www.sfgate.com/bayarea/article/Sinking-Millennium-Tower-puts-building-agency-on-9220921.php>

<http://www.businessinsider.com/why-is-millennium-tower-sinking-2016-9/#san-francisco-supervisor-aaron-peskin-says-yes-in-early-september-peskin-raised-suspicion-that-city-officials-knew-the-building-might-sink-before-anyone-moved-in-11>

video of hearing:

[http://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=11&clip\\_id=26197](http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=11&clip_id=26197)

A 58-story skyscraper in San Francisco is sinking and people are fighting over whose fault it is

<http://www.businessinsider.com/why-is-millennium-tower-sinking-2016-9/#millennium-tower-sits-on-the-edge-of-san-franciscos-eastern-shoreline-1>

Everything we know about the Millennium Tower scandal - Business Insider

<http://www.businessinsider.com/why-is-millennium-tower-sinking-2016-9/#theres-also-confusion-about-why-the-buildings-developers-were-allowed-to-anchor-the-building-80-feet-into-packed-sand-rather-than-200-feet-down-to-bedrock-12>

<http://skyscrapercenter.com/building/millennium-tower/1801>

### **Millennium San Francisco/Millennium Hollywood..**

**GEOTECHNICAL LANGAN ENGINEERING..the company that did the Millennium Hollywood geotechnical study..and claimed the State Geologist findings of dangerous active fault line beneath Millennium/Hollywood/Vine building site were incorrect..**

**STATE MAP SHOWS ACTIVE FAULT LINE UNDER PROPOSED HOLLYWOOD SKYSCRAPER PROJECT**  
<http://abc7.com/news/map-shows-fault-line-under-proposed-hollywood-skyscraper-project/384590/>

**"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink**

**"We didn't find any faults here..they don't exist here"....Millennium's Group Delta consultant, Mike Reader**

### **MILLENNIUM HOLLYWOOD..ACTIVE EARTHQUAKE FAULT LINE..STATE GEOLOGISTS vs. MILLENNIUM PAID CONSULTANTS**

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<http://www.latimes.com/local/lanow/la-me-ln-hollywood-fault-map-20141106-story.html>

**"Our conclusion from the data is that there is an active fault, and it does run right along the course that's right along the map," state geologist John Parrish said.**

**The developer's consultant, Michael Reader, again asserted Thursday that his analysis of his data shows no evidence of active faults underneath Millennium.**

**NEW STATE FAULT MAPS SHOW HIGHER EARTHQUAKE RISKS IN HOLLYWOOD**  
<http://articles.latimes.com/2014/jan/08/local/la-me-0109-hollywood-fault-20140109>

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"We feel very confident about where we drew that line, within a 50-foot accuracy back and forth..we're very confident it's there," Parrish told reporters at a downtown Los Angeles news conference.

"Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault."

Los Angeles officials did not order trenching for any of the three projects before the City Council approved those projects.

Millennium Partners Phil Aarons said the geological tests performed so far at the site showed no evidence of an active earthquake fault on the property...

*KFI Radio..Audio..The Tim Conway Show*

The City knew and ignored the active earthquake fault evidence..

<http://kfiam640.iheart.com/media/podcast-conway-on-demand-TimConwayJr/hollywood-fault-line-8pm-815-23591925/>

**O'FARRELL SETTling IN AS HOLLYWOOD COUNCILMAN**

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MILLENNIUM..

"I think it's a good, solid project"..

Opponents of the project expressed frustration that the council opted to vote on the development even though state agencies were investigating claims that the project site sat on the active Hollywood fault.

O'Farrell .."I think we're going to be in really good shape there," he said. "There's no evidence anywhere that suggests that a fault line runs directly under where the buildings will be constructed. That's just not true. We all know there's a fault line in Hollywood, but this city is filled with fault lines. The opponents took an OPINION..they took the initial tract map evaluation out of context and then formulated an opposition based on that. It's just an OPINION that they took."

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He said he has a pretty good sense of where development does and does not belong..

("It has the potential to rupture sometime in the future. The best thing to do is STAY OFF THE TRACE".. State Geologist Tim McCrink)

Los Angeles City Council Millennium Hearing..Led by O'Farrell..Unanimously Approves Millennium Hollywood projects

July 24, 2013

[http://lacity.granicus.com/MediaPlayer.php?view\\_id=129&clip\\_id=12019](http://lacity.granicus.com/MediaPlayer.php?view_id=129&clip_id=12019)

O'Farrell;

1:41:01/02:42:11-

01:48:24/02:42:11

"After careful consideration of the facts I have decided to support this project" etc.

O'Farrell:

01:56:30/02:42:11

"I take any issues raised very seriously especially in relation to public safety"

("We feel very confident..we're very confident it's there," Parrish told reporters.."Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault." State Geologist Dr. John Parrish...."It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink)

O'Farrell:

02:12:39/02:42:11

...'will deal with any last minute EIR issues'

(" Dear Councilmember Garcetti...We are writing this letter to reiterate Caltrans' concerns that the (Millennium) EIR , FEIR, and Traffic Study for this project did not fulfill requirements of CEQA... We would like to once again bring city's attention that project impact will result in unsafe conditions. As mentioned in previous letters, these concerns have not been addressed in the EIR" .....Caltrans)

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He criticized a seismic report produced by the developer that said extensive testing showed that the building site was safe and did not lie on the fault line.

Parrish said the report did not refer to his agency's map and left out other important information.

O'Farrell called it a 'gamechanger'..

Mayor Garcetti announced Wednesday that he would sign the deal.."

#### JUDGE THROWS OUT HOLLYWOOD MILLENNIUM SKYSCRAPER PROJECT

<http://www.laweekly.com/news/judge-throws-out-hollywood-millennium-skyscraper-project-5530876>

Superior Court Judge James C. Chalfant has stopped the Millennium Hollywood twin skyscrapers project in its tracks, finding that top city officials illegally ignored required parts of the Environmental Impact Review process and warning that the project could dramatically worsen traffic on the Hollywood Freeway and in the surrounding neighborhood.

His ruling means the investors cannot get any building permits from the city. The judge found that top Los Angeles elected and appointed officials ignored Caltrans' warnings about the dual towers' effects on traffic heading on and off the often backed-up ramps on the nearby 101 freeway.

In this latest of several major court losses involving Mayor Eric Garcetti's controversial dream of bringing tall towers and heavier density to low-slung Hollywood, Chalfant lectured city leaders, saying:

"The congestion of freeways in L.A. is subject to review because it's so terrible, and anything that may make it worse needs to be examined. ... The issue is whether you need to follow the provisions of the responsible agency, Caltrans. And the language and scholarly work on the issue says overwhelmingly 'yes.' ... There were many aspects Caltrans wanted you to look at, that you didn't look at."

Instead of including in its Environmental Impact Report, or EIR, the required traffic studies conducted by Caltrans, Garcetti and the City Council chose to press forward with their own freeway traffic studies.

Judge Chalfant says this was illegal.

He ruled, the city is not allowed to conduct studies on freeway traffic using its own definitions and methods. Freeway traffic is the responsibility of experts at Caltrans, specifically, and not of the Los Angeles Planning Department or any other city department.

#### MILLENNIUM DECLARES PROJECTS SAFE...

L.A. DEPT. OF BUILDING AND SAFETY APPROVES SEISMIC REPORT CONFIRMING NO ACTIVE EARTHQUAKE FAULT LINES..

<http://millenniumhollywood.net/2015/07/30/millennium-hollywood-project-site-declared-safe-for-construction-los->

[angeles-department-of-building-and-safety-approves-seismic-report-confirming-no-active-earthquake-faults-on-property/](#)

A Conversation with Mitch O'Farrell and Veteran AP Reporter Linda Deutsch

'L.A. This Week'..facebook page.

Once again Mitch O'Farrell lies about Millennium..claiming Judge found nothing dangerous at the site..18:33 And Target..

And Palladium..

And 'The Neighborhood Integrity Initiative'..

Maybe that's why Channel 35/L.A. This Week hasn't posted the interview on their website.

Additional Millennium San Francisco Articles..

[San Francisco's Landmark Tower for the Rich and Famous is Sinking and Tilting](#)

<http://www.sfchronicle.com/bayarea/article/SF-s-landmark-tower-for-rich-and-famous-is-8896563.php?t=1ef0887a203aa214ae&cmpid=twitter-premium>

P.J. Johnston, spokesman for tower builder Millennium Partners and its principal owner, Sean Jeffries, said a nine-month, independent structural safety review in 2014 "determined the settlement has not significantly affected the seismic performance of the building, and does not represent a safety risk."

Millennium's engineers anchored the building over a thick concrete slab with piles driven roughly 80 feet into dense sand.

"To cut costs, Millennium did not drill piles to bedrock," or 200 feet down, the transit center authority said in its statement.

Had it done so, the agency said, "the tower would not be tilting today

<http://abc7news.com/realestate/luxury-skyscraper-millennium-tower-sinking-in-downtown-sf/1452701/>

<http://www.foxnews.com/us/2016/08/01/swanky-san-francisco-high-rise-sinking-tilting.html>

<http://www.techinsider.io/millennium-tower-san-francisco-tilting-sinking-2016-8>

<http://archpaper.com/2016/08/san-fransisco-millennium-tower-sinking/>

<http://sf.curbed.com/2016/8/1/12341914/millennium-tower-sinking>

William A. Miller  
Los Angeles, Ca.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Mary Holmes <maryholmes@aol.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 2:26 PM

To Whom is May Concern:

I am writing to oppose this project for a multitude of reasons. Contained in the EIR (<http://planning.lacity.org/eir/nops/hollywoodcenter/initialstudy.pdf>) produced by the developers requesting exceptions too many to note are the following problems:

1. Air quality problems
2. Greenhouse gasses
3. Traffic nightmares
4. Emergency ingress/egress impedence
5. Water problems - quality, erosion, siltation, lowering water table
6. Conflicts with current land use plan
7. Substantial permanent increase in noise
8. Environmental degradation

And so much more. Not to mention the SINKING/LEANING TOWERS that the same developers built, then lied about in San Francisco. Not a great precedent for funding another project. It seems the plan is to obfuscate, outspend, and exhaust all opposition. I for one am tired of having to state the obvious here yet again. I have zero faith that it will make a difference. I'm just exercising my right to say something while I still have it.

<https://www.businessinsider.com/is-millennium-tower-safe-still-leaning-sinking-2017-9>



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Comments for EIR Scoping analysis due by 10.04.18 at 4pm**

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**Robert Krzeski** <rmkinla@aol.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 1:31 PM

Please see my attached comments.

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 **EIR comments due by 4pm 10.04.18.msg**  
297K





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Comments for EIR Scoping analysis due by 10.04.18 at 4pm

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: rmklnla@aol.com

Tue, Oct 9, 2018 at 7:27 AM

Good Mr. Krzeski,

I am following up on your email received by the City on October 3, 2018 (1:31 P.M.), providing scoping comments on the Hollywood Center Project. I have made several attempts to open the attachment containing you comments, but have been unsuccessful. It appears the comments were submitted via Outlook and there are technical issues accessing the document.

Would you mind resending your comments in Word or as a PDF so I am able to read them? I apologize for any inconvenience, but it is very important to the City that your comments are reviewed. Although the comment period for the Hollywood Center Project closed at 4:00 P.M. on October 4, 2018, your email is noted as received prior to the close of the comment period.

If you prefer to mail in your comments, you can certainly do so. Just let me know your preference so I will keep a watchful eye on my email or USPS mail.

Kind regards,

Elva

[Quoted text hidden]

—  
Elva Nuno-O'Donnell, City Planner  
Major Projects  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*



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## Comments for EIR Scoping analysis due by 10.04.18 at 4pm

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Robert Krzeski <rmkinla@aol.com>  
To: elva.nuno-odonnell@lacity.org

Hello Elva,

Thank you for contacting me, I appreciate that. I am sure you have many of these comments to go through. I have attached the comments in word form. I have also put the comments in the

Thank you again and have a wonderful week!

Robert

—Original Message—

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: rmkinla <rmkinla@aol.com>  
Sent: Tue, Oct 9, 2018 7:28 am  
Subject: Re: Comments for EIR Scoping analysis due by 10.04.18 at 4pm

—Original Message—

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: rmkinla <rmkinla@aol.com>  
Sent: Tue, Oct 9, 2018 7:28 am  
Subject: Re: Comments for EIR Scoping analysis due by 10.04.18 at 4pm

Good Mr. Krzeski,

I am following up on your email received by the City on October 3, 2018 (1:31 P.M.), providing scoping comments on the Hollywood Center Project. I have made several attempts to open the : were submitted via Outlook and there are technical issues accessing the document.

Would you mind resending your comments in Word or as a PDF so I am able to read them? I apologize for any inconvenience, but it is very important to the City that your comments are received by October 4, 2018, your email is noted as received prior to the close of the comment period.

If you prefer to mail in your comments, you can certainly do so. Just let me know your preference so I will keep a watchful eye on my email or USPS mail.

Kind regards,

Elva

**ENVIRONMENTAL ISSUES  
& IMPACTS**

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

**Note:** Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

8.) Liability issues since Millennium:  
Could cause legal problems for

**Written Comment Form**

Use the space below to comment on areas of concern regarding EIR, and offer potential alternatives and/or measures to address

- 1.) What effect will the glaring light at night from these millennium +
- 2.) Where are the carbon credits justified?
- 3.) What long term study is being done all new construction as a whole community?
- 4.) Seismic Issues. This is a long term study on all areas of tested? State input seems
- 5.) What is your "disaster" plan of major disaster - mainly (a) water/sewage - pipes old, w for increased population - what?
- 7.) Traffic and noise and vib

**CONTACT INFORMATION (Optional, please print clearly)**

Name: Robert Krzeski Representing Agency or

Address: rmkinla@aol.com City/State/

g.) Liability issues since Millenium is being sued in San Fran. Could cause legal problems for City/councilmembers, etc. years from now

### Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

#### ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
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- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

1.) What effect will the glaring lights have when they shine at night from these millenium towers?

2.) Where are the carbon credits coming from, how is this justified?

3.) What long term study is being done on infrustruce of all new construction as a whole and how it impacts this community?

4.) Seismic Issues. This is a rupture fault and no long term study on all areas of this property have been tested? State input seems ignored.

5.) What is your "disaster" plan for this area in event of major disaster - mainly earthquakes/fire

6.) Water/sewage - pipes old, where is water coming from for increased population - What is timeframe to repair/redo?

7.) Traffic and noise and vibrations - will affect all and animals in hills?

#### CONTACT INFORMATION (Optional, please print clearly)

Name: Robert Krzeski Representing Agency or Organization: \_\_\_\_\_

Address: rmkarla@aol.com City/State/Zip: 90068

## Comments for EIR Scoping analysis due by 10.04.18 at 4pm

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: rmklnla@aol.com

Tue, Oct 9, 2018 at 8:51 AM

Dear Mr. Krzeski,

Thank you so much for your quick response. Your scoping comments regarding the Hollywood Center Project have been received and I was able to review them successfully.

I appreciate your patience in this matter.

Kind regards,

Elva

[Quoted text hidden]

[Quoted text hidden]

### 2 attachments



image003.png  
647K

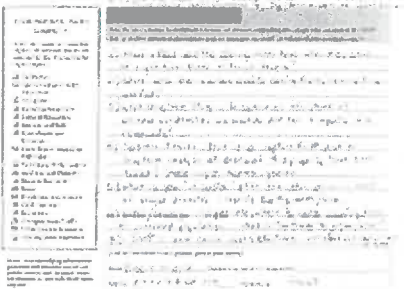


image003.png  
647K



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Robert Primes <bobprimes@mac.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 1:24 PM

Dear sir or madam,

We are Theodora and Robert Primes of [2062 Watsonia Terrace, Los Angeles 90068](#).

We are in our late seventies but both still quite active.

We have lived in our Whitley Heights home for forty years, since 1978!

It is too late for us to use bicycles or hike long distances to wait for crowded busses.

If we need to get to work, a doctor a meeting or just out to enjoy the city's culture, we must drive.

But the current intense traffic congestion leads to impatient, angry drivers cutting us off and making each trip seem like a dangerous and unnerving experience. Using Lyft or Uber can be almost as stressful as driving ourselves.

Both our quality of life and our mobility have already suffered significantly.

That is why, when we hear of proposed giant skyscrapers to be built in the middle of our already tragically overcrowded area, we have to wonder if the gods must be crazy. Whatever the imagined benefits of these high occupancy buildings might be, we can not imagine anything worth the inevitable sustained gridlock and paralysis they would cause. Please remember that spreadsheets are inherently heartless. They can not factor in the enormous pain and suffering inflicted on your long term residents who may no longer dare venture away from their homes. As home owners, we pay considerable taxes to the city. Imprisoning us in a sea of angry, aggressive and impossibly gridlocked drivers seems an eccentric way to express your gratitude.

Thank you.

-Theodora & Robert Primes

Robert Primes ASC

[Bobprimes@mac.com](mailto:Bobprimes@mac.com)

cell: 213-598-4377

home: 323-851-8444



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**(no subject)**

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Jim Geoghan <bangzoomer@aol.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 12:54 PM

Those of us living in Hollywood, especially the areas of Highland, Franklin, Vine and Cahuenga, suffered some of the most hideous and unbearable traffic ever this summer. Travel time from Melrose to the 101 was at least thirty minutes on a typical night. The construction of the Mellennium Towers would only worsen traffic and lessen the quality of life in the area. A USC Professor has stated repeatedly the building site is on "an active earthquake fault." A number of elected officials who have received generous campaign contributions from the Mellennium Partners, have chosen to shrug off this danger. Opinion must never override fact.

Jim Geoghan  
6603 Whitley Terrace  
LA 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center ex Millenium project

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jsolomon <jsolomon@earthlink.net>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 12:43 PM

I am a Whitley heights resident and I am totally against this project for the following reasons.

It us sitting on top of the Hollywood fault line and is recognized as such by the state of California. All of the cover ups by their engineers goes against the state of California's findings.

This project will add a considerable amount traffic congestion to area of Hollywood. It sits at the junction of a freeway exit and two on ramps of the Hollwood Freeway #101. These are already over crowded entrances and exits, but when they back up just a little, it transfers to the whole Hollywood area and creates major traffic congestion

When the Hollywood Bowl and or the Ford theater is performing it becomes a nightmare. By adding to this project to the already overly congested area you prevent Police and Fire departments from perform their emergency duties. I believe that both of these departments have publicly stated that this is bad situation for this important traffic residential and commercial corridor.

Hollywood is a major tourist area now and resemble times square California style over crowding and greater traffic congestion makes living in this historic area untenable.

Everyone know that the Millennium group have donated campaign funds to every member of the city council shamelessly.

Do the right thing and stop overly aggressive economicly motivated cover up contractors from bypassing the law with phony statistics to argue this self enriching building at the expense of ruining historic neighborhoods and creating greater transit problems.

Jerry Solomon  
6660 Whitley Terrace  
Los Angeles, CA. 90068

Tel: 323-876-2183

Sent from my Verizon, Samsung Galaxy smartphone





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Please do NOT allow buildings of that height in Hollywood!

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Patti Negri <patti@pattinegri.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 12:43 PM

Please do not allow the Millennium Towers (or whatever they are calling them now) to build THAT HUGE! The area is already a bottle neck right at the entrance to the 101 freeway, Hollywood Bowl and Cahuenga Pass. I live in the Hollywood Dell (North of Franklin, East of Cahuenga, West of Argyle. We are already landlocked most of the time. Our ONLY entrances are on Cahuenga (impassable on Hollywood Bowl Nights) - and Ivar Franklin (no stop or signal) - and main entrance at ARgyle - which is SHARED with the entrance to the 101. Already sometimes you wait through several lights to get into or out of the neighborhood. I cant imagine what it would be like during a disaster or earthquake! We are directly UNDER the Hollywood Reservoir. Plus, the infrastructure is almost 100 years old. The water and swere lines break iin our neighborhood all the time - how will it be with the heavier load. i am for growth - if reasonable - but this is so far beyond reasonable I am practically speechless. Thank you for looking into traffic effects in and around our neighborhood (freeway entrances too) and stress on the water, sewer and electricity! Thank you, Patti Negri, resident and President Hollywood Dell Civic Association

### **Patti Negri**

323.461.0640 Office

323.573.2102 Cell

323.465.8407 Home

[PattiNegri.com](http://PattiNegri.com)

[My YouTube Channel](#)

[Facebook](#)

[Twitter](#)

[Federation Portrait of Patti Negri](#)

[BrainBrewEntertainment.com](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Opposed to the Hollywood Center Project

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**Sheri Hellard** <shellard@mac.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 11:10 AM

I live in The Oaks neighborhood of Hollywood. I am writing to oppose the Hollywood Center Project. Here are my main reasons to oppose this project:

**Traffic** - I can barely get out of my neighborhood now at certain times of the day because Franklin Ave is so backed up.

**Water** - I'm not even suppose to take a long shower, where will the water come from for all of these new residents?

**Scale** - The size of this project is entirely to large for Hollywood.

**Danger** - Not only is the Hollywood Center Project being built on a known fault line, it is being built by a company who has built a condo tower in San Francisco that is in danger of falling over.

A similar project to this was halted in 2015 by a Los Angeles County Superior Court judge for good reason.

Thank you,

Sheri Hellard



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium PROJECT

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aol <greg.orson@gocasting.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 10:49 AM

TERRIBLE idea. Unsafe. Looks like World Trade Center. Target for terrorists.  
Awful awful awful. OUT OF SCALE. Blocks views....and the traffic OY! ..It's alread horrible!!  
PLS do NOT Approve this!!

Greg Orson  
LA, CA 90068  
[gocasting@aol.com](mailto:gocasting@aol.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## MILLENNIUM HOLLYWOOD -AGAINST IT!

1 message

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**Karen Murphy** <kmvfx@me.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 10:33 AM

I am against the Millennium project as it impacts the neighborhood negatively in the following ways:

- Traffic and noise increase
- Impact on parking
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the MILLENIUMS leaning tower in San Francisco.
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?

*Karen Murphy*  
Hollywood Hills *East* resident  
[KMVFX@me.com](mailto:KMVFX@me.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

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Perry Maiorana <dannyjack99@gmail.com>

Wed, Oct 3, 2018 at 10:05 AM

To: elva.nuno-odonnell@lacity.org

Please protect Hollywood from disastrous development. Living just above Franklin Avenue, I know the traffic is already horrendous, parking is non-existent and our resources such as police and repairs by DWP are spread too thin. In recent years, with inadequate turn lanes, turn arrows, parking management and pedestrian management, Hollywood has become nightmare. Vine, Cahuenga, Gower and Franklin are already in a state of gridlock for several hours in the morning and several hours in the evening. Plus, there are currently a lot of unfinished buildings in Hollywood that the negative ramifications won't be felt until the projects are completed. Adding an additional 1000 plus residences around the Capital Records building in a new development, just to make New York developers rich, is appalling. Hollywood was not laid out in such a way that it can manage this substantial increase in population or traffic. You can add high rise buildings but you can't add wider streets with more turn and straight lanes. And obviously funding isn't going into increasing our resources. This has not been well thought out. The current administration's policy of development at any cost is a mistake from which Los Angeles may never recover.

Sincerely,

Perry Maiorana

[6226 Scenic Ave.](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## My Concerns about Hollywood Center Development

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Dana R. <Dana@smartgirldesignllc.com>

Wed, Oct 3, 2018 at 9:01 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Hello Elva,

I wanted to write you to express my concerns about the huge Hollywood Center Development that is proposed in my neighborhood. I live with in walking distance of this area. As a very concerned citizen and neighbor, I would like these comments submitted and considered in reviewing the viability of this project. Please see my issues with the development below and thank you in advance for submitting them to the reviewing committee.

### **My Concerns about Hollywood Development Project - 10/3/2018**

1. Two of the buildings are 35 & 46 stories tall and will dwarf everything else in the historic area.
2. The tremendous increase in traffic and congestion in the area with all the new housing units - that is already jam packed with pedestrians & cars.
3. The 1,521 parking spaces means at least that many more cars in the area - which leads to more traffic & green house gas emissions.
4. No green space is provided for these people and pets who will be living in these 4 buildings. Griffith Park is too far away...not walkable.
5. The 6 years it will take to complete the two proposed building sites - will lead to a tremendous amount of noise & traffic during construction.
6. The EIR should take all these issues into account, as well as the fact that it is near or on a seismic fault line.

Thank you for passing this along and including it in the public comments. I am a very worried neighbor that my neighborhood would be forever changed with this tremendously large development plan that doesn't take into account the historic area.

Best,  
Dana

.....  
Dana Reinisch  
SmartGirl Design LLC  
[Dana@smartgirldesignllc.com](mailto:Dana@smartgirldesignllc.com)  
office. 323.798.5684  
cell. 503.358.5588



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Giuseppe Barravecchia <gbcanali@icloud.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 12:40 AM

I am against this project. 15 year Hollywood Dell resident. The area cannot handle a project of this size without substantial changes to the infrastructure.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

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Kara Bjornlie <karabjornlie@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 9:46 PM

Dear Elva Nuno-O'Donnell,

I am writing you to express my opposition to the Hollywood Center/Millennium Towers. This project is not right for Hollywood. It's completely out of scale and character. It looks like it belongs in Dubai. Hollywood is not Dubai. Hollywood is courtyard/garden apartment buildings, Capitol Records, The Hollywood Sign, the Hollywood Hills - all things that this project disrespects.

This project will be bad for traffic flow and the already overburdened existing infrastructure.

We have also seen where buildings that stand high above others, where human lives are concentrated in vertical columns, make easy targets for terrorists.

As a former resident of Hollywood, and that neighborhood, I am saddened to see what the City has allowed to happen in the past 10 or so years. This project would open the flood gates to an whole new layer of mega-crap for our city.

Thank you-

Kara Bjornlie





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Towers

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Timothy Henneberry <apex1n2@icloud.com>

Tue, Oct 2, 2018 at 9:03 PM

To: elva.nuno-odonnell@lacity.org

I have to voice my opinion on these towers that are proposed, what has happened to height restrictions in this city? Yes housing is an issue, but how will these buildings help the low income find housing, a small percentage of units may be set aside for low income, but for how long? How will traffic be affected? Yes there is a Metro Station close, but how many will truly use Metro, that live in these Luxury units, and yes Luxury, they will provide an outstanding view, that will bring a premium in rent, so back to my question, how will this help the low income housing problem in our city? I hope that this project gets rejected, I know it has been a long battle and the developer has worked hard for this, but I hope the powers that be, listen to the citizens and stakeholders of this great city and not the deep pockets of developers that have no love or compassion for the great city of Los Angeles.

Tom Henneberry  
Born and Raised Los Angeles Native



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**roject No. ENV-2018-2116-EIR - I Support Millennium's Hollywood Center  
development**

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**Charles W. Shaw** <chaseshaw@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 8:13 PM

I think it's pretty cool actually. Nice building, will clean up the neighborhood, and right on a metro stop.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Project

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Franklin Sheally <ftodds@icloud.com>

Tue, Oct 2, 2018 at 3:50 PM

To: elva.nuno-odonnell@lacity.org

Well I'm already frustrated with traffic in the area. What used to take me 10-15 minutes, now takes me 20-30 minutes. It's to point, I can't stand going out anymore, especially around or during rush hour. It's just too much! Can't stand there is hardly any parking. The rents are getting to be insane. Where are these people getting all this \$ from? I don't get it. There's SO much empty housing now as it is. I'm sorry but I am against this being built.

Thank you for listening,

Franklin Sheally  
1016 N Hudson Ave, 90038

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Regarding the Proposed Hollywood Center Development

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madison rudd <madisonrudd@gmail.com>

Tue, Oct 2, 2018 at 2:21 PM

To: elva.nuno-odonnell@lacity.org

Dear Department of City Planning,

As a resident of Hollywood, who lives on Canyon Drive, I am very concerned about the Millennium's "Hollywood Center" development. It is an unconscionable amount of units to add to our already congested neighborhood. The area simply cannot support the increased traffic, increased parking demands, and wear on our infrastructure. Also, I have concerns about the ability of local services like the police department and the fire department to respond to dramatically increased demand. There is also serious question about the structural and seismic safety of such construction, as well as problems with the noise and traffic that the construction would cause. These towers are completely out of wack with the historic and aesthetic aspects of this neighborhood. Lastly, I am concerned about how these towers will impact the tragic lack of affordable housing for lower-income residents, as well as living conditions for the homeless population in our neighborhood.

Sincerely,

Delphine Hirsh



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR Millennium Project/Hollywood Center Project

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sschw56079@aol.com <sschw56079@aol.com>

Tue, Oct 2, 2018 at 2:13 PM

To: elva.nuno-odonnell@lacity.org

SUBJECT: ENV-2018-2116-EIR  
MILLENNIUM PROJECT / HOLLYWOOD CENTER PROJECT

Dear City Officials,

I am writing to you in order to strongly object to the Millennium Project. There are numerous reasons why this project should be rejected, but I will mention just three.

1) The scale and scope of this project is totally inappropriate for its Hollywood location. There is not enough infrastructure to even minimally support the current residents and visitors in Hollywood without this project.

We are told we must conserve water and energy as we have droughts, brown-outs and breaking ancient water pipes.

Many streets were in failure several hours a day before the recent building boom. Now these failures last most of the day and include whole and expanding sections of Hollywood. The width of many streets are narrow, because Hollywood was developed in the 1920's with no thought for this kind of expansion or capacity. This is not Wilshire Blvd., Downtown, Century City, or West LA that all have much wider streets. Also the congested streets are now impossible for emergency vehicles. I have seen them with their sirens blaring, sitting stopped in traffic.

This development is a block away from the entrance to the Hollywood Freeway. Even now there is a back up of cars, but this would turn the congestion into a crisis.

In addition, to the north lies the Hollywood Hills where the only direction for egress or evacuation is to the south into Hollywood. When there was a major fire in Hollywoodland in the 1960's when there was very little traffic in Hollywood, accounts say it took 200 police officers just to control the traffic. It's almost impossible now to evacuate the hills, and this project would insure there would be many deaths in the event of an emergency.

There are frequent street closures in Hollywood because of movie events and premieres. This has always been an integral part of Hollywood's identity and history. The additional amount of traffic that this development would generate would be the nail in the coffin for these activities, and end up destroying Hollywood as an entertainment center. These events would have to take place somewhere else.

If the City approves this scale than no scale is too big. Anything goes. The Dept of Planning would maintain having the most Orwellian named department in the City.

2) The state geologist has reported that this proposed development is to sit on an active fault which is against the law—and at the very least dangerous.

3) The developers of this project are the now notorious Millennium Group who built the scandalous, sinking building in San Francisco, the subject of the largest real estate litigation in the United States. It's been covered in endless newspaper and tv reports including 60 Minutes. Residents' warnings before this was built were ignored just like the ones being presented now. Changing the name of the project to Hollywood Center Project and removing the name Millennium does not change the project. Any other city would be running from these shady, negligent developers whose reputation is in the mud. Why is our City running to make deals with them? Who knows if this company will be solvent after the litigation ends? If you are willing to work with them, then the City is willing to work with anyone. No standard is too low.

4) **Any one of the above three conditions is reason enough to strongly deny this project. The three together makes it so impossible that the focus for negligence should shift from Millennium to the City of Los Angeles. The corruption would be infinite. Millennium is not the only party being sued. So is the City of San Francisco. Knowing all that you know (including the past court rulings) and if you still were to proceed and something went wrong, the liability would be enormous and probably criminal.**

REJECT THIS PROJECT.

Sincerely,

Sarajane Schwartz



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Susan Walker <agnesg9@yahoo.com>

Tue, Oct 2, 2018 at 1:30 PM

Reply-To: "agnesg9@yahoo.com" <agnesg9@yahoo.com>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

My name is Susan Walker Hollywood 90038. I want to weigh in on the proposed Argyle project. I AM IMMENSELY OPPOSED to the two, towered, travesties that are up for consideration.

[Sent from Yahoo Mail on Android](#)

**Millennium Project - CASE NO ENV - 2018-2116 EIR Opposition from local homeowner - PUBLIC SCOPING MEETING**

1 message

Rana Joy Glickman <rana.joy.glickman@shakrafilms.com>  
To: elva.nuno-odonnell@lacity.org  
Cc: rana joy glickman <rana.joy.glickman@shakrafilms.com>

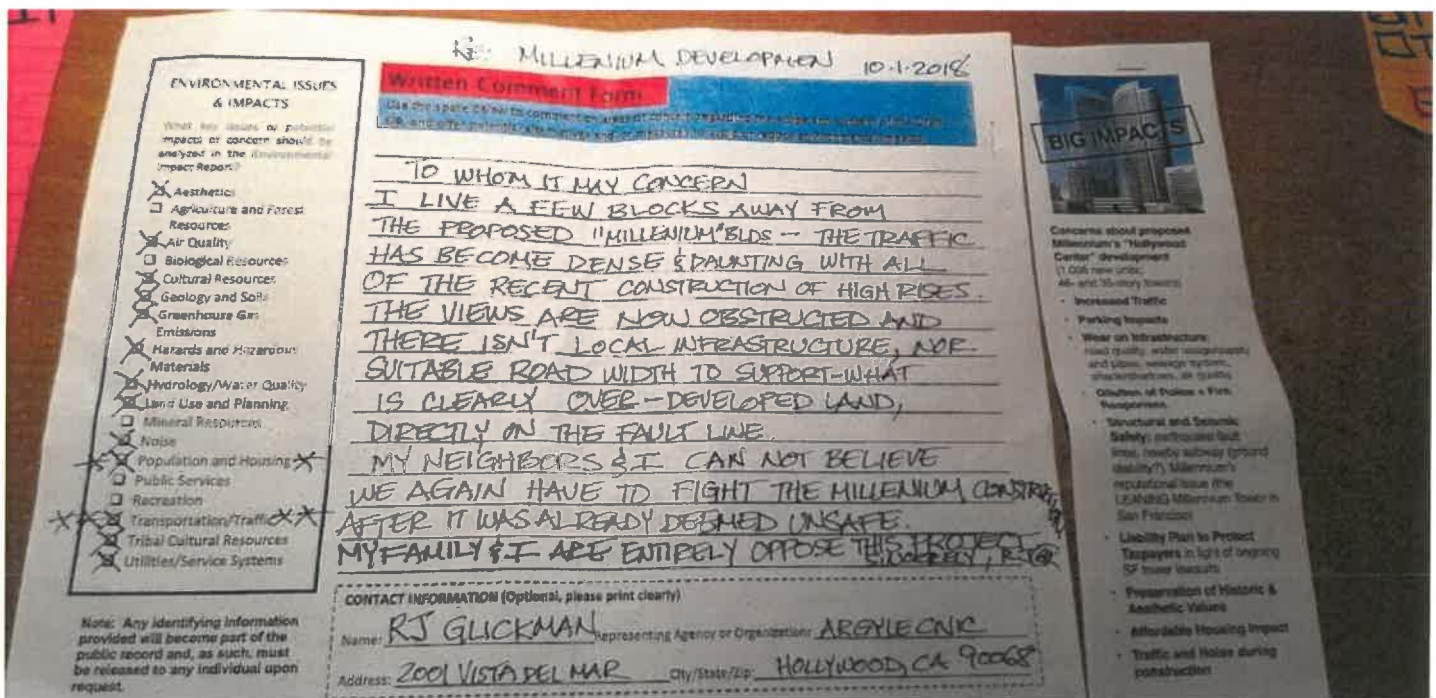
Tue, Oct 2, 2018 at 12:29 PM

Dear Elva Nuno-Odonnell,

Hope this finds you well.  
Thank you for your hard work and collecting this important data.

I am adamantly opposed to the construction / development of the millennium project.  
We fought this years ago - it was deemed unsafe - not to mention will have a disastrous effect on traffic and general congestion.  
Please find enclose my comments of the form provided by Mitch O'Farrell  
Millennium Project - CASE NO ENV - 2018-2116 EIR

Sincerely  
RJ Glickman







**Public Scoping Meeting**

Project Name: Hollywood Center

Case No.: ENV-2018-2116-EIR

Project Location: 1750 N. Vine Street

Community Planning Area: Hollywood

Council District: 23—Mitch O'Farrell

Due Date for Public Comments: October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments **MUST** be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@cityofla.org](mailto:elva.nuno-odonnell@cityofla.org).

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is October 4, 2018. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The initial Study is available for review at the Department of City Planning, 6262 Van Nuys Blvd., Rm 351 and online at:



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

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Philip Mershon <felixinhollywood@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 12:28 PM

Dear Ms Nuno-O'Donnell

The millennium towers project was a bad idea when it was proposed, and subsequently killed, several years ago. Why the will of the people and the word of the experts has suddenly been forgotten is beyond me. Do you people ever listen/care about the voices of your constituents? I could submit a long list of reasons why I, a local resident and business person oppose this project but if you would search your records from when this project failed the first time, there would be your answers. And those reasons have done nothing but magnify in the intervening years.

To be on the safe side, I shall refresh your memory. Those reasons are:

- **Increased Traffic**
- **Area Parking Impacts**
- **Wear on Infrastructure:** road quality, water usage/supply and pipes, sewage system, shade/shadows, air quality
- **Dilution of Police + Fire Responses**
- **Structural and Seismic Safety:** earthquake fault lines, nearby subway (ground stability?), Millennium's reputational issue (the LEANING Millennium Tower in San Francisco)
- **Liability Plan to Protect Taxpayers** in light of ongoing SF tower lawsuits
- **Preservation of Historic & Aesthetic Values**
- **Affordable Housing Impact**
- **Traffic and Noise During Construction**

Please, at long last, listen to our voices of common sense and start awarding permits for in-scope height projects of **AFFORDABLE** housing.

Thank you

Philip Mershon



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## EIR concerns re: ENV-2018-2116-EIR

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Cheryl Gaskill <cg\_graph@pacbell.net>

Tue, Oct 2, 2018 at 11:55 AM

To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Cc: Ishmael Arredondo <argylecivic@att.net>

Hi Elva:

I am submitting 3 letters regarding Millennium's Hollywood Center draft EIR for the Argyle Civic Association:

- the Argyle Civic Association's official letter (also mailed to your office)
- 2 letters with comments from Argyle Civic Association stakeholders

Can you please confirm receipt?

Thank you so much,

Cheryl Gaskill  
323-702-5003

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### 3 attachments

 **ACA HCP EIR official letter-signed.pdf**  
362K

 **Jakubow EIR Letter.pdf**  
32K

 **Strunk EIR letter.pdf**  
48K



To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066 - [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 4, 2018

Dear Elva Nuño-O'Donnell:

Much of the proposed Hollywood Center Project falls within our civic association's boundaries and impacts our stakeholders directly. We have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

**1. Impact on Traffic\***

- a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga
- b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour

**2. Impact on Parking**

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*

**3. Impact on Infrastructure\***

- a. Road quality
- b. Water: usage/supply and pipes
- c. Sewage infrastructure

**4. Impact on Public Services** — increased cost to retain level of services and response times for:

- a. Police
- b. Fire

**5. Structural and Seismic Safety**

- a. Structural guarantees (since SF Millennium Tower failed)
- b. Potential earthquake fault line impacts
- c. Potential impacts to stability of surrounding structures

**6. Traffic and Noise Impacts *During Construction***

**7. Liability Plan to Protect Taxpayers / Good Faith:** We are very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:

- a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
- b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
- c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?

**8. Preservation of Historic and Aesthetic Values:** Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?

**9. Affordable Housing Impact:** How will this project affect the availability of affordable housing in the immediate area?

**10. Neighborhood Improvements:** How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

\* NOTE: We understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

**Beyond the above nine areas of concern, we are also interested in hearing how the proposed project will actually *benefit* our neighborhood and Hollywood as a whole.**

Thank you for your time. If we can help clarify our concerns further, please don't hesitate to reach out to us.

Sincerely,



ARGYLE CIVIC ASSOCIATION  
P.O. Box 1935, Hollywood, CA 90078  
323-240-9187  
www.argylecivic.org  
argylecivic@att.net

To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066  
elva.nuno-odonnell@lacity.org

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 11, 2018

**Concerns include Impact on Traffic:**

The high volume of new construction surrounding the immediate area is of great concern. Franklin Avenue is overwhelmed by traffic... stand on the corner of Argyle & Franklin any work day / rush hour and see the strangle hold. Two giant skyscrapers add to a level of congestion not bearable. At some point, when is enough, enough?

Traffic between Hollywood and Franklin, all the way from Gower to Highland is overflowing.

Plus, the building will sit on a fault line.

I am also concerned about: Infrastructure (gas, water, sewer, etc.), parking, structural and seismic safety, neighborhood Improvements, traffic and noise during construction, a liability plan to protect taxpayers (in case of building failure), and affordable housing impacts.



Michael Jakubow  
6200 Franklin Ave, Los Angeles, CA 90028  
mike@sumerianrecords.com

date: September 11, 2018

to: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066  
elva.nuno-odonnell@lacity.org

To Whom it May Concern:

These items should be included in the Environmental Impact Report for the Millennium Development (Hollywood Center Project / ENV-2018-2116-EIR)

- Impact on Traffic
- Impact on Parking
- Impact on Infrastructure (gas, water, sewer, etc.)
- Impact on Public Services (fire, police, rescue response times)
- Structural and Seismic Safety
- Traffic and Noise Impacts During Construction
- Liability Plan to Protect Taxpayers (in case of building failure)
- Preservation of Historic Aspects/Aesthetics
- Affordable Housing Impact
- Neighborhood Improvements

The bottom line is that Hollywood Center project does not fit the neighborhood and threatens to negatively impact this historic block. We have already seen enough of historic Hollywood razed for hotels, condos, and live/work spaces. The height of these buildings would add insult to injury by dwarfing the historic Capital Records building and utterly destroying the historic Hollywood skyline.

I am additionally concerned about the developers themselves, as we've watched from afar the Millennium Tower disaster in San Francisco, and tenants there now find themselves embroiled in a legal dispute with Millennium over the building's safety and future.

<https://www.bizjournals.com/sanfrancisco/news/2017/01/19/millennium-partners-tower-sinking-tilting-lawsuit.html>

In short, these developers do not care about their tenants. They do not care about the neighborhood they'd be permanently changing. Their short-sighted plans have caused trouble and cost countless millions elsewhere in California.

Keep them out of Hollywood!

Jacob Strunk  
2841 Hollyridge Dr.  
Los Angeles, CA 90068  
website@sevenmileswest.com



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR - taxpayer who OPPOSES the project

---

G W <camel0511@gmail.com>

Tue, Oct 2, 2018 at 10:47 AM

To: elva.nuno-odonnell@lacity.org

Ms. Nuno-O'Donnell,

As a longtime resident of Argyle Ave (I live about a half block north of Franklin Ave), I've seen our friendly neighborhood fall into disrepair in the last 18 months. Although unrelated to the Millennium development, we have seen a severe increase in home invasion, assault and battery, encampments, pollution, drug use, and general illegal activity. In 4 city blocks, we are home to a large elderly facility (Castle Argyle), an elementary school, several longtime local businesses, and even a monastery.

Every day, I walk around syringes, large tents, human waste, and general garbage. A man has been notorious for waving his naked genitalia under the Gower overpass. We have watched our walkable neighborhood turn into something we no longer recognize.

How does this relate to the Millennium construction? Because we are tired of corporate construction interfering with our lives, unable to even park on our street (many are longtime residents because they are RSO units), construction preventing us from getting to work, while we battle the traffic of the Hollywood Bowl, various weekend public street closures, and construction of large apartment buildings that none of us can afford.

We beg the LAPD for more oversight in the neighborhood. Resources are stretched thin. So if we can't access more neighborhood LAPD patrol, how can we approve a 1,000+ unit building? How can we keep those residents safe, when we're already forced to hire private security because we are a working class neighborhood without the muscle of Mulholland or the hills, etc?

Millennium has one failed building in San Francisco. We now are inviting that incompetence into LA? Do we really need TWO 35+ story buildings on a small side street that borders a freeway that is famously known for holding a fault line? Shouldn't we clean up Hollywood Blvd so that it's an attractive tourist destination and not a complete embarrassment before we build skyscrapers in an area that simply can't handle that influx in units?

Please Ms. Nuno-O'Donnell, help us. I don't even walk home from my car at night anymore because I'm scared for my safety. How can we not see this as a slap in the face when we aren't even able to feel safe in our own neighborhood.

Thank you for your consideration,  
Grace Wheelan



Luke Rooney  
1817 Ivar Ave., Apt. 207  
Los Angeles, CA 90028  
rooneyL@usa.net  
310-428-5853

September 26, 2018

ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401



OCT - 1 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

Dear Ms. Nuño-O'Donnell:

Hello. This letter is submitted per the City's request for written comments as to the scope and contents of the Environmental Impact Report for the proposed Hollywood Center Project (Project). I have lived at 1817 Ivar Avenue since 2005, so I am qualified to discuss the neighborhood and the certain impact on it of the Project.

I will focus my comments first on one major problem that I foresee: a desperate shortage of parking. I will also propose an easy solution the Project can incorporate.

The Project is slated to include 1,521 parking spaces in underground garages, but I assume that use of them will not be free to visitors. This means parking will become unbearable for residents of the 1800 block of Ivar. This is due partly to a quirk: the city ordinance allowing "Permit Parking Only" requires a city block be one of two adjacent residential-only blocks. The 1800 block of Ivar is not adjacent to another residential block. Right now this means its residents are in a daily battle against visitors to Hollywood stores, restaurants, and clubs to find a parking spot within three blocks of home. The amount of time spent circling in the daily hunt is maddening for all, and for women the long walk that often results is not safe. From the moment the Project is under construction, the situation will only worsen.

And we both know that many visitors to the Project will avoid paying for its garage and occupy curbside parking in the area instead. It will only take a handful of such visitors before the available curbside space is no longer available for residents.

1817 Ivar does not have a parking lot of its own or space to add one, so the residents of its 27 units will find their situation decline from trying and dangerous into impossible.

Therefore I propose that the Project include for residents of 1817 Ivar free, reserved parking. Twenty-seven spaces, one for each unit, should be assigned to the residents of 1817 Ivar, and should be located on an upper level of the parking garage accessible from Ivar Ave. This would do a tremendous service to make sure life does not get much more difficult for those who already live here, would help us adjust to the enormous change in our environment, and would demonstrate that the Project is committed to being a good neighbor. Not only would it be a decent and pragmatic gesture – it would hardly cost the Project anything.

(You might extend a similar offer to 1825 Ivar, the other building on the block without a parking lot of its own, where residents are similarly dependent on highly competitive street parking.)

Related to this: the problem of a construction time of six years. Frankly that is an outrageous term of disruption—during which street traffic, air quality, noise, and sidewalk access will all become difficult to handle. Additionally, curbside parking spaces will be removed from public access during key hours and reserved for construction personnel. I observed this during the recent construction of the Argyle House (at Yucca and Argyle) and the renovation of 1800 N. Vine. Both ventures made parking measurably more difficult for residents of 1817 Ivar by posting signage to the effect of “No Parking 6 AM – 6 PM, Except Sunday”; the signs were “temporary” but were in place for many months on Vine, Yucca, and Argyle, which are often used by residents of Ivar when Ivar is full. If the Project is built, alternative parking will need to be provided for either the construction personnel or the residents. It is unfair to take five, ten, twelve or more spaces out of circulation for a long haul in a neighborhood already so congested that removing just one or two spots makes a noticeable difference. There is a paved vacant lot at the corner of Cahuenga and Franklin; this might be assigned for the purpose if still vacant.

This ends the main focus of my letter, but I will register a few more serious concerns before closing:

Obviously, towers of 35 and 46 stories will alter the profile of the neighborhood, where the tallest buildings now are below 15 stories. Adding 884 - 1,005 apartments and up to 220 hotel rooms will also add a tremendous number of people. I believe the the Project could be profitable, safer in earthquakes, and ultimately more cost-effective to the city (considering city services) if smaller. I would suggest the tallest towers be no more than 20 and 31 stories. I would agree that 9 stories is a suitable height for both Senior Buildings. At this size the Project would change the neighborhood less drastically and would be faster to construct.

More importantly, I am concerned by the phrase “market rate” as it will apply to these units. The recently completed (2018) Argyle House charges \$3,450 monthly for its small studio units and \$5,450 for a one-bedroom. I don’t want to assume the rates will be lower at the Hollywood Center Project; I want a commitment in writing about what range they will be within. Currently, the median HHI for Hollywood is \$33,694 – but I suspect the Project owners will want to consider a more aspirational neighborhood like Marina Del Rey, where the median HHI is \$92,763, or Beverly Hills, where it is \$96,312. If we consider a target HHI of \$95,000 for Project renters (excluding those who qualify for the senior-designated units), and consider that

economists stipulate rent should be no greater than one third of HHI, then we would be looking at 2BR units renting for \$31,667 per year, max, or \$2,639 per month. These rents would attract ambitious and hardworking tenants, while tuning the neighborhood to the income level of LA's famously high-end neighborhoods, without being inhumane. Personally I would prefer lower rents, but I'm being realistic, and the city should require the Project to be realistic as well rather than greedy. The city should not permit these towers to be built unless their rents will encourage a vibrant mix of high-energy, creative young people, stable families, and mature residents. The Project should aim to create a Hollywood that feels welcoming, not exclusive.

Lastly, I would like to see the buildings enforce policies against use by airbnb. If these units are to help alleviate the city's housing shortage, then it is crucial they attract committed residents.

Thank you for reading. To recap my concerns:

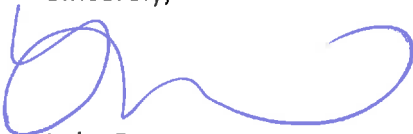
1. To rescue its neighbors from the parking misery the Project will cause, please require 27 reserved, free parking spaces for the residents of 1817 Ivar Avenue in its garage accessible from Ivar Ave. Consider also a number of spaces for 1825 Ivar.
2. Provide alternate parking during construction for each parking space the construction effort takes out of circulation. The vacant lot on Cahuenga might work.
3. Cap the heights of the towers at 25 and 31 stories, 9 in the case of the Senior buildings, to ensure that crowding and the character of the neighborhood remain at human scale.
4. To change neighborhood demographics wisely, guarantee the rents fit within a sensible budget for an aspirational HHI.

My information about HHI was obtained from the LA Times, here:

<http://maps.latimes.com/neighborhoods/income/median/neighborhood/list/>

Thank you for your attention.

Sincerely,



Luke Rooney

CC:

Mayor Eric Garcetti

Councilperson Mitch O'Farrell

Working Together  
for a Better  
Community



# Argyle Civic Association

[www.argylecivic.org](http://www.argylecivic.org)

PO Box 1935, Hollywood, CA, 90078

To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066, [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 4, 2018

**RECEIVED**  
CITY OF LOS ANGELES

**OCT - 1 2018**

**CITY PLANNING DEPT.  
VALLEY OFFICE**

Dear Elva Nuño-O'Donnell:

Much of the proposed Hollywood Center Project falls within our civic association's boundaries and impacts our stakeholders directly. We have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

1. Impact on Traffic\*
  - a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga
  - b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour
2. Impact on Parking: Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*
3. Impact on Infrastructure\*
  - a. Road quality
  - b. Water: usage/supply and pipes
  - c. Sewage infrastructure
4. Impact on Public Services — increased cost to retain level of services and response times for:
  - a. Police
  - b. Fire
5. Structural and Seismic Safety
  - a. Structural guarantees (since SF Millennium Tower failed)
  - b. Potential earthquake fault line impacts

- c. Potential impacts to stability of surrounding structures
6. Traffic and Noise Impacts *During Construction*
7. Liability Plan to Protect Taxpayers / Good Faith: We are very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:
  - a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
  - b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
  - c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?
8. Preservation of Historic Buildings: How will the sight lines for Capitol Records building be maintained and preserved?
9. Affordable Housing Impact: How will this project affect the availability of affordable housing in the immediate area?
10. Neighborhood Improvements: How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

\* NOTE: We understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

Beyond the above nine areas of concern, we are also interested in hearing how the proposed project will actually benefit our neighborhood and Hollywood as a whole.

Thank you for your time. If we can help clarify our concerns further, please don't hesitate to reach out to us.

Sincerely,



Ishmael Arredondo, President  
ARGYLE CIVIC ASSOCIATION  
P.O. Box 1935, Hollywood, CA 90078



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## ENV-2018-2116-EIR

Fran Reichenbach <beachwoodcanyon@sbcglobal.net>

Mon, Oct 1, 2018 at 6:32 PM

Reply-To: Fran Reichenbach <beachwoodcanyon@sbcglobal.net>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Attached is a letter from Beachwood Canyon Neighborhood Association opposing the Hollywood Center Project:

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 **Say NO to Millennium - Hollywood Center.pdf**  
155K



# Beachwood Canyon

## NEIGHBORHOOD ASSOCIATION

October 1, 2018

Elva Nuno-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Blvd. Room 351  
Van Nuys, CA 91401  
818- 374-5066 - elva.nuno-odonnell@lacity.org

Re: Environmental Case No: ENV-2018-2116-EIR  
Project Name: The Hollywood Center Project

Dear Planning Department;

The Beachwood Canyon Neighborhood Association vehemently opposes the construction of the project known as "Hollywood Center".

This project should not be considered at this time because the requisite studies needed to proceed have not been done. Simply renaming a project is not a license to continue along a wrong path that is not beneficial or conducive to existing neighborhood parameters.

Since Mr. O'Farrell has actively pursued new construction along the Yucca "Corridor", Argyle Avenue has lost 2 lanes of traffic (1 North, 1 South) because of changes in traffic lanes, it can now take up to 5 to 10 minutes to cross Hollywood Boulevard due to the omission of the left turn lane and through traffic must now wait several lights to move forward through the intersection.

The addition of this structure in an already sated neighborhood (filled with new construction units that have yet to be occupied) will not be a complement to the area but rather a complication that disrupts and intrudes into the daily lives of those of us who call Hollywood home.

There is a fault line running through this plot of land. The psychology that since other buildings have been constructed does not give license to ignore the obvious dangers but rather an opportunity to see what happens when the fault line is disturbed by the next tremor that seismologists predict will be happening sooner rather than later.

The company planning this project is responsible for the Millennium Tower in San Francisco. Although they said they were complying with specifications, we now know that they cut corners and made one of the most infamous structures in modern times.

Please stop processing this request. Protect the people of Hollywood. Just say "NO".

Sincerely,

Missy Kelly, President of Beachwood Canyon Neighborhood Association



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Dixon Plan

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Jean karp <jcarpenterkarp@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 5:21 PM

I live on Westshire which has 4 blind curves from the market to our home. It is a very dangerous street with many possible crash points. Especially larger vehicles. The walkers and travelers on Westshire can be heard from my bed every day and night but mostly it is the constant activity everywhere that has overcome the benefits of our 40 year life in what used to be a quiet little glen.

The shuttle service and the photos ops on Beachwood are too frivolous and dangerous. People allow small children to wander off and lose track of the street traffic.

Alan and Jean Karp  
2784 Westshire Dr  
LA 90068  
323-463-6117





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

**ENV-2018-2116-EIR**

The Gemini Group <thegeminigroup@linkline.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 3:23 PM

What looks out of scale/out of place in this picture?



SOURCE: Shimahara, 2018

Hollywood Center Project

**Figure A-12**  
Simulated Aerial View from the North

Sincerely,

Rhonda Casper  
1967 N. Wilton Pl  
LA CA 90068  
213-220-2763



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center Project

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The Gemini Group <thegeminigroup@linkline.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 3:18 PM

To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066 - [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR PROJECT NAME: Hollywood Center Project

Date: October 1, 2018

Dear Elva Nuño-O'Donnell:

The Hollywood Center Project has direct impact on the stakeholders in Hollywood.

I live 1 mile from the proposed project.

My neighbors and I have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

### 1. Impact on Traffic\*

#### a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga

These ramps are already jammed to a halt at rush hours- they can not support more vehicles.

#### b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour

These avenues have already become mini freeways at rush hours with traffic at a stand still, pollution from standing vehicles. These avenues simply

can not accommodate more traffic.

The quality of life in the neighborhoods has been severely impacted by the additional noise and pollution from traffic.

### 2. Impact on Parking

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*

### 3. Impact on Infrastructure\*

a. Road quality- Our roads are in poor condition already. The city does not have the funds or manpower to fix them.

**b. Water: usage/supply and pipes-**

We are barraged with main water line breaks in Hollywood where main lines are up to a hundred years old.

The city struggles with their program to replace the old infrastructure.

**c. Sewage infrastructure**

**4. Impact on Public Services — increased cost to retain level of services and response times for:**

**a. Police**

**b. Fire**

The police and firefighters are already over worked and understaffed in Hollywood. Our neighborhood has had to hire a private security company

because police are unable to respond to calls for help in a meaningful time frame.

**5. Structural and Seismic Safety**

**a. Structural guarantees (since SF Millennium Tower failed)**

**b. Potential earthquake fault line impacts**

**c. Potential impacts to stability of surrounding structures**

**6. Traffic and Noise Impacts During Construction- 6 years of noise and construction for a project that does not belong in Hollywood.**

**7. Liability Plan to Protect Taxpayers / Good Faith: We are very disturbed by the same developer's**

Millennium Tower in San Francisco — both in structure and in follow-up actions:

- a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
- b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
- c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?

**8. Preservation of Historic and Aesthetic Values: Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?**

Obviously, these sight lines can not preserved as this project is described. This project will change the historic and aesthetic values of Hollywood permanently.

Sincerely,

Rhonda Casper  
1967 N. Wilton Pl.  
LACA 90068  
213-220-2763



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Michel Keeler <girlmonk@aol.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 3:12 PM

y name is Michele Keeler. I have lived in the same house in the Hollywood Dell for over 30 years. I have raised my children here, made friends here and supported ( and been supported by ) a beautiful community. I am sick about the idea of the Millennium ( now renamed Epi center. This neighborhood is NOT able to handle what that will bring. I can't get home from the store anymore..I can not go out at night as there is no parking....the thought of what would/will happen when an earthquake hits has me in a state of anxiety and I cannot begin to understand why the powers that be are doing this to us? I am not against "progress" I am a world traveler and I love seeing how other countries are handing progress but we simply do not have the infrastructure for a project that will brings more care than we can not even cope with now....its insanity and we the people who live here will be the ones left to pick up the pieces. I know Cal Trans did not agree in favor and we are all watching and we will stand firm against this atrocity.

Sincerely,

Michele Keeler

[6379 ivarene ave](#)

[Los Angeles, CA 90068](#)

PLEASE CHANGE YOUR ADRESS BOOK TO REFLECT MY NEW E-MAIL

[mickeeler@gmail.com](mailto:mickeeler@gmail.com)

I will continue to receive e-mail on this AOL account but hope to transition quickly to my new account.

THANKS

Michel Keeler



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Tower Project in Hollywood

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The Gemini Group <thegeminigroup@linkline.com>

Mon, Oct 1, 2018 at 2:49 PM

To: elva.nuno-odonnell@lacity.org

Just take a look at the illustration of the Millennium project ( as viewed from the north) and it is clear that these massive buildings are entirely out of scale for Hollywood.

**This is a project that would fit in well in downtown Los Angeles, NOT in Hollywood.**

As a home owner in Hollywood, I can not see any potential upside to this project that would outweigh the negative impacts this project would have on our local community.

**NEGATIVE IMPACTS:** Increased pollution  
Increased noise  
Increased stress on our fragile infrastructure: roads, electric grid, water  
Increased demand on already understaffed police and fire fighters  
Increased TRAFFIC  
Increased stress on 101 Freeway

Lasting impacts after 6 years of construction noise, pollution, traffic jams.

These are serious, life-changing impacts for the people that live in Hollywood.  
You can not ignore the voices of the stakeholders opposing this project.  
This project is a grave mistake.

Sincerely,

Rhonda Casper

1967 N. Wilton Pl  
LA, CA 90068  
213-220-2763



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: heysuzhunter@gmail.com

Mon, Oct 1, 2018 at 2:50 PM

Dear Ms. Hunter,

The response to your question as to why this case is being held in the Valley is due to the fact that since I am currently assigned this Project, and I am located in the Valley, I have the case in my possession. There is a Major Projects Unit in the Valley as well as one (a larger unit) at the Figueroa office.

Please feel free to call me if you require additional information.

Sincerely,

Elva

[Quoted text hidden]



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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Susan Hunter <heysuzhunter@gmail.com>

Mon, Oct 1, 2018 at 2:39 PM

To: elva.nuno-odonnell@lacity.org

Thank you for this information.

I am also curious why this case is going thru the valley department. My understanding was that files for large projects are held at the Figueroa office.

Is there a reason why this file is held in Van Nuys?

Thanks again,

Susan

[Quoted text hidden]





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: heysuzhunter@gmail.com

Mon, Oct 1, 2018 at 2:22 PM

Good Afternoon Ms. Hunter,

Thank you for your inquiry. Please allow me to clarify. Only the entitlement cases (CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR; CPC-2018-2115-DA; and VTT-82152) associated with the Hollywood Center Project have been placed on hold. These cases cannot move forward in the entitlement process until the Final EIR is released. A Draft EIR will first be prepared and circulated for comments. The Final EIR will then be prepared and released followed by a public hearing on the Project.

As a reminder, you have until 4:00 P.M. on October 4, 2018, to submit scoping comments on the Project EIR. Please feel free to call me if you have any additional questions.

Kind regards,

Elva

[Quoted text hidden]

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Elva Nuno-O'Donnell, City Planner  
Major Projects  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
\*(818) 374-5066\*  
\*Work Schedule: 7:00 a.m. to 4:30 p.m. \*  
\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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Susan Hunter <heysuzhunter@gmail.com>

Mon, Oct 1, 2018 at 1:59 PM

To: elva.nuno-odonnell@lacity.org

Hi Ms. Nuno-O'Donnell,

I was looking up the Millennium project in Hollywood and saw that it's on hold according to the planning site.

Is the case currently on hold and is there a reason why?

Thank you for your time,

Susan Hunter



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

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**Scott Michaels** <scott@scottmichaels.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 1:52 PM

Hello.

Please make these people be reasonable. We don't have the space for this kind of project. As someone who drives in Hollywood daily, I dread this so much. Please make them calm down with the building of these things. Please.

Sincerely,

Scott Michaels  
Owner  
Dearly Departed Tours  
323 466 3696



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

## Millennium Towers EIR

Hollywood House <hghrental@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 1:12 PM

Dear Dept of City Planning, Mitch O'Farrell and Whom it may concern,

As a resident of LA for over 30 years and a homeowner and resident of Hollywood for over 15 years, allowing the building of the Millennium Towers would drastically negatively affect the impact to our neighborhood, quality of life, add to even more hideous massive traffic congestion, add to 101 frwy stoppage and continuous halted traffic extending on Franklin, Hollywood, and Sunset blvd to enter/exit the 101 frwy especially at Vine. It's so congested at the moment, the entire neighborhood would be adversely affected from issues such as added traffic, car pollution, blocking the views for many surrounding buildings/homes, disproportionate height in comparison to other buildings around it, loss of privacy for buildings/homes -Millennium residents could all look into our homes, yards and take away our privacy as we know it.

I would ask for all who make the decision to decide whether or not this will be built, to drive through our streets around 8-9am and 4:30-6:30 for an entire week to see how it already backs up all across Franklin, Hollywood, Sunset blvd. It's bad other times as well but those are the worst. Make a trip to Trader Joes and try to drive back 2.5 blocks and see how long it takes. We live on Vista Del Mar just north of Franklin. We are near Vine and near the freeway entrance. Not only is it almost impossible to make a left onto Franklin blvd out of our own residential street bc cars line up to enter the freeway, but the congestion is so massive, that impatient, angry drivers sitting in traffic cut through at high speeds through our streets seeking any short cut so they can to get to the 101 freeway ramp.

As you know our neighborhood has been already going through a massive building boom, the Argyle, The Everly Hotel, Easton Apts, and numerous other apt/condo complexes within 2 blocks of Capitol records have been constructed as of late. All buildings are about the same height and considering a 3 times taller building in the midst of Hollywood is extremely careless and detrimental to the overall integrity of the neighborhood.

Through all the constant building in the last 5 years, it's unnerving as a resident, having certain streets closed on and off for the past 5 years, it took us 40 minutes on occasions to get home 2.5 blocks away from Trader Joes!!! Going to the grocery store is not an easy feat and it will be a disaster during the building of the Millennium and the after effects will be even more disastrous.

If this was NYC or downtown LA where there are buildings already that height, I'd support it. It makes sense to have construction for a 46 story tall building where those height standards are established. If you look into your own neighborhood-how would you like a 46 ft building built with no other buildings anywhere near that height? Is that reasonable? I don't think it fair or reasonable to anyone. It would be absolutely ridiculous and shocking that this is even being considered. I like the idea of Senior housing but the negative impact is too great.

Considering that many new buildings will still be built, I am not opposed for them to build a 4-5 story building. I'd be okay with that even though it would cause more of a headache for us personally, I know we can't stop building. It's the ridiculousness of a 35 and 46 story height building in the midst of no other bldg that height, the massive amount of apts and traffic it would create and add to the already unbearable congestion.

Please DO NOT APPROVE the Millennium.

Sincerely, Katherine and Peter Boylan  
[miakboylan@gmail.com](mailto:miakboylan@gmail.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium's Hollywood Center Towers

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eferry1@aol.com <eferry1@aol.com>

Mon, Oct 1, 2018 at 10:46 AM

To: elva.nuno-odonnell@lacity.org

I am writing this email to express my horror at the proposed Hollywood Center towers.

Forty six and thirty five stories tall? On a officially declared earthquake fault? Being constructed by a company (Millennium) which has proven in San Francisco to be utterly incompetent and/or criminal?

One thousand and five units? What about sewage and water capabilities? The worsened traffic? (People will still drive, regardless of the PR for public transit. Our city is simply not set up that way)

The loss of sun, and the decreased view of our beautiful hills?

This project is simply too tall and too large for the location. If the developers actually lived in this neighborhood, they would know that.

The Hollywood Center is an abomination, and I am VEHEMENTLY opposed.

Emily Ferry  
323 - 462 - 4468



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Case No.: ENV-2018-2116-EIR**

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Joshuaurbina@yahoo.com <joshuaurbina@yahoo.com>  
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Mon, Oct 1, 2018 at 10:19 AM

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 **20181001101400.pdf**  
278K

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I am concerned about traffic and parking due to the several new developments in Hollywood. Once all projects are finished, thousands of new cars will be added to the already congested roads. Getting around my neighborhood is becoming more and more hellish, dangerous, and extremely frustrating. There is often no parking anywhere in Hollywood. Air quality will also be negatively impacted due to the increase in smog. These new developments will reduce quality of life for residents who have lived in this community for decades. I am fearful of these developments as there appears to be no regulation and they keep adding new projects.

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

### CONTACT INFORMATION (Optional, please print clearly)

Name: Joshua Urbina Representing Agency or Organization: \_\_\_\_\_  
Address: 6555 La Mirada Ave, # 5 City/State/Zip: LOS ANGELES, CA 90038

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## Hollywood Center Project - ENV-2018-2116-EIR

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Mon, Oct 1, 2018 at 7:46 AM

To: Linda Bernhardt <linda.bernhardt@amboo.org>

Cc: inger@amboo.org, MKnight@nrcdiscovery.com

Good Morning Ms. Bernhardt,

I received your email this morning (our offices are closed on Sunday), regarding your request to review and make copies of the environmental case file, ENV-2018-2116-EIR, on October 2, 2018.

As you know, the closing date and time to submit scoping comments for the Hollywood Center Project is October 4, 2018, by 4:00 P.M.. Since comments are continually being submitted to me, it would be more productive for you if you scheduled an appointment for Friday, October 5. Based on my experience with the submittal of comments, the majority of comments usually arrive on the last day of the close of a comment period. Therefore, waiting until October 5th, would mostly likely yield the majority of scoping comments submitted for the Hollywood Center Project.

You are welcome to come by on October 2, if you wish. However, please consider my suggestion. Please feel to contact me if you have any questions.

Kind regards,

Elva

[Quoted text hidden]





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Centre

1 message

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Nick Egan <nickegan1@mac.com>

Mon, Oct 1, 2018 at 5:00 AM

To: elva.nuno-odonnell@lacity.org

As somebody who has lived in Hollywood for more that 25 years I have welcomed the Re development of Hollywood, not just as a tourist centre but also the rise of businesses, restaurants, hotels and apartments. However, I feel we, as a community, have reached the summit and the development of the Millennium Hollywood Centre will make our neighborhoods over run with additional traffic. In the last 2 or 3 years I have seen Franklin Boulevard from Western to Argyle become almost immovable at certain times and a drive from Gelson's to Scenic Ave, which is a 5 minute drive, can take up to 25 mind.

Even the neighborhood backstreets have become gridlocked.

From 5:00pm to 6:30pm, Odin at Holly Drive to Cahuenga Blvd is lined with cars, which up until recently had none. Our streets are becoming ever more difficult to park in, in the evening.

Adding this new project will only double or triple the problem.

Personally I think the City is better off developing the Hollywood sign as a tourist attraction by having a hanging platform in front of the sign, with a restaurant and souvenir store and an access road that uses the current service road behind the sign, this would alleviate the amount of tourists who stand in the middle of Beachwood Drive taking photos, causing a danger to themselves and others driving along that road. Instead of warding tourists off with anti social warnings telling people no access to the sign this would open a possible fortune in income. We wouldn't be too pleased if we went to Paris and were told there was no access to the Eiffel Tower.

Nick Egan  
Scenic Ave, Hollywood

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium's "Hollywood Center"

1 message

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**Scott Clay** <scott@addisoninteractive.com>

Sun, Sep 30, 2018 at 9:45 PM

To: elva.nuno-odonnell@lacity.org

Cc: Philippa Drewer <philippadrewer@gmail.com>

Dear Elva,

First off, thank you for sending out the comment forms on case no. ENV-2018-2116-EIR for Millennium's "Hollywood Center". I've heard about this project for a while and am very concerned about several effects that it could have on our neighborhood if it comes to pass.

For context, our 3-person family lives just north of Franklin in Bronson Canyon, and we own a business with 16 employees that's located at Sunset Blvd and Wilcox. In general, I'm pleased with the progress that Hollywood has made over the past few years, with new construction, new businesses, and increased foot traffic.

But this project goes way too far. A 46-story building will dwarf everything that currently defines the Hollywood landscape. Capitol Records alone is an iconic building known around the world. These two towers would eliminate the charm of the entire town. We're not Manhattan, or even downtown LA, and there's no reason for us to try to be. The view of the Hollywood Hills (And sign) from within Hollywood is already starting to be challenged by the current construction, and nothing so far even approaches the massive size that these two behemoths would occupy.

We don't have the infrastructure to support these massive structures. Already, the traffic in Hollywood is worse than almost anywhere in LA. Public transit sadly won't solve the problem anytime soon. It's already a nightmare trying to navigate around Netflix in the AM, and that's also situated next to the 101.

To top it off, the seismic issues abound. We're on a fault line, even our house has unstable soil, and I shudder to think of the impact of an earthquake on two massive towers, especially if Millennium has a reputation for building a 'leaning' tower in SF already.

The other biggest change in the past few years, beyond the massive increase in construction, has been the massive increase in the homeless population. Rents are increasing and forcing people out of their homes and onto the streets. I can only imagine what this massive increase of over 1,000 premium dwelling units will do to the rent levels of nearby residences.

Clearly, we're very opposed to this construction. Please confirm receipt of this email so that I know that my voice will be heard.

Thank you,  
Scott



Scott Addison Clay  
President  
Addison Interactive  
scott@addisoninteractive.com  
323.580.6220 x101

## Fwd: Case ENV-2018-2116-EIR. - VERY CONCERNED ABOUT MILLENIUM HOLLYWOOD PROJECT

1 message

Angela Bellias <avbellias@aol.com>  
To: elva.nuno-odonnell@lacity.org

Sun, Sep 30, 2018 at 8:56 PM

To: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

Subject: Case ENV-2018-2116-EIR. - VERY CONCERNED ABOUT MILLENIUM HOLLYWOOD PROJECT

**Hollywood Center / Millennium Towers**

The City of LA is seeking public comments on the scope of the Environmental Impact Report (EIR).

**TWO WAYS TO COMMENT**

<b>1 Online</b> <a href="http://www.argylecivic.org">www.argylecivic.org</a> (click "comment" link) <i>fast, easy and ensures your comments are not "lost in the mail"</i>	<b>2 By Mail</b> <i>Send written comments to:</i> Elva Nuno-O'Donnell, ENV-2018-2116-EIR City of Los Angeles, Dept of City Planning 6262 Van Nuys Boulevard, Room 351 Van Nuys, CA 91401
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**Deadline: OCT 4**

More info: [www.argylecivic.org](http://www.argylecivic.org)



To Whom It May Concern.

Our family has lived in Hollywood for over two decades and are raising our family in Hollywood.

We are very concerned about the proposed Millenium Hollywood Project under consideration.

Not only is this develop suspect due to his crumbling building in San Francisco and their dishonest business practices but these buildings are way out of scale and character for our Hollywood Community. These building belong downtown!

Here are our specific concerns:

- Traffic and air quality— already the area is overrun with cars and the old infrastructure cannot handle it.
- Impact on parking and driving
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the Millenium Tower in San Francisco.)
- Overpowering the iconic Capitol Records Building and other historic buildings nearby
- Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?
- Lack of real improvements to the neighborhood— infrastructure, better roads, improved freeway access (sound walls, carbon absorbing trees), tree planting

PLEASE OPPOSE THIS PROJECT that does not belong in Hollywood but downtown.

Thank you.

Angela Bellias and family  
6400 Rinconia Dr.  
Los Angeles, CA. 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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Laura Dupuis <ladupuis2255@gmail.com>

Sun, Sep 30, 2018 at 6:48 PM

To: elva.nuno-odonnell@lacity.org

This project does not belong in Hollywood. It does not fit the character of the city. It is too big. It is unattractive. There has been significant recent development in this area yet no improvement in city streets, no improvement. The traffic is already frequently horrendous.

Traffic and noise

- Impact on parking
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the MILLENIUMS leaning tower in San Francisco.
- Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?

- thanks!

Laura Dupuis



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Case ENV-2018-2116-EIR. - VERY CONCERNED ABOUT MILLENIUM HOLLYWOOD PROJECT

1 message

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JP vZ <jennifervanzyl@mac.com>

Sun, Sep 30, 2018 at 5:09 PM

To: elva.nuno-odonnell@lacity.org

To Whom It May Concern.

Our family has lived in Hollywood for over two decades and are raising our family in Hollywood. We are very concerned about the proposed Millenium Hollywood Project under consideration.

Not only is this develop suspect due to his crumbling building in San Francisco and their dishonest business practices but these buildings are way out of scale and character for our Hollywood Community. These building belong downtown!

Here are our specific concerns:

- Traffic and air quality— already the area is overrun with cars and the old infrastructure cannot handle it.
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- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the Millenium Tower in San Francisco.)
- Overpowering the iconic Capitol Records Building and other historic buildings nearby
- Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?
- Lack of real improvements to the neighborhood— infrastructure, better roads, improved freeway access (sound walls, carbon absorbing trees), tree planting

PLEASE OPPOSE THIS PROJECT that does not belong in Hollywood but downtown.

Thank you.

Jennifer Parker and family  
6426 La Punta Drive  
Los Angeles, CA. 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood

1 message

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holly.badurek@gmail.com <holly.badurek@gmail.com>

Sun, Sep 30, 2018 at 4:27 PM

To: elva.nuno-odonnell@lacity.org

Hello there-

Please do not go ahead with the building of skyrisers in Hollywood. With so many beautiful and iconic views in our town, tall buildings will completely disrupt the historical feel of the city and ruin views for thousands of people.

Thank you for your consideration,  
Holly Badurek

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Re: Millenium Hollywood Project

1 message

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Helena Lipstadt <helenalips@gmail.com>

Sun, Sep 30, 2018 at 7:54 AM

To: elva.nuno-odonnell@lacity.org

To Whom it May Concern,

As a near neighbor of the proposed project, I have many concerns about the Millenium Hollywood Project

1. It is inadvisable/dangerous/foolhardy to build in a geologically unsafe location.
2. Deleterious impact on livability of the neighborhood, including issues of unbearable traffic and increasing neighborhood parking problems.
3. Impact on affordable housing options for low income residents displaced by the gargantuan Millenium Hollywood Project
4. Scale. The Millenium Hollywood Project is vastly disproportionate to the scale and aesthetics of the neighborhood.

Thank you for your consideration in this matter.

Our neighborhood is holding you accountable to address these issues in a serious and responsible way.

Helena Lipstadt  
1965 Canyon Dr  
Los Angeles CA 90068





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

1 message

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Bradley Owen <paxonus@gmail.com>

Sun, Sep 30, 2018 at 4:43 AM

To: elva.nuno-odonnell@lacity.org

I am writing in oppositon to the Millenium Hollywood Center building project. I am a resident of the Beachwood Canyon neighborhood. I commute to work in Pacific Palisades. Although it is less than a 20 mile drive, it takes me on average 90 minutes each way. This building project will only make traffic cogestion even worse than it already is. The additional traffic will also put increased wear and tear on roads that are already under constant, and seeming neverending repair, causing further traffic congestion on a daily basis. As a homeowner and tax-paying resident, I see no benefit from this project to current residents of the area. The plan for 1 acre of green space is laughable, at best. This project serves only to enrich New York developers, who will then reap the profits and spend them in New York. If they wish to further degrade the livability of the area, the least they can do is live here themselves. We need a development plan for Hollywood tha benefits the residents. A good start would be by doing something about the increasing homeless population and the general run-down appearance of the area. Simply adding new buildings does not address these issues.

Bradley Owen  
6226 Scenc Avenue



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR (One residents concerns)

1 message

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Michael Jakubow <mikejakubow@gmail.com>

Sat, Sep 29, 2018 at 10:46 PM

To: elva.nuno-odonnell@lacity.org

Hello,

Writing to you as a concerned resident in the Hollywood area of this project.

I have lived near the corner of Franklin & Argyle for over 5 years.

I have seen all the new buildings and apartment complexes in my immediate area. Just walk south on Argyle from Franklin to Sunset Blvd. Argyle House, Everly Hotel, Easttown, El Centro Apartments and The Camden.

That's just a four block walk.

Those buildings immediately add to our traffic concerns, among environmental, sewer, and overall quality of life for everyone in this area.

Franklin Avenue unto itself... how much more can that street handle?

These new buildings not only stand out much greater then any project before (because of the sheer height of both towers), but they sit on fault lines. I'm not one to raise irrational fears, but that seems like a massive potential risk.

Lastly, the impact on rent it has for those already paying more then they likely can. These new projects empower all greedy apartment owners to raise rent. They all see the new building prices and suddenly have market reports saying all of us are paying "below market" rent. Though it's lost on them the realities of new construction and amenities.

If there's an arguement it helps the housing crisis, how? Increased rents across the board? Just look at the tent cities in this area. Nothing new to the city as a whole, but I can tell you with certainty the volume increase.

I hope you consider the residents many concerns. I believe in progress and a strong economy... but sensibility has to play a roll. A massive overhaul of the identity of the area and all the negativities one large project brings is not forward thinking. It's short term gain for long term loss.

Thank you. My concerns are environmental, rent, earthquake fears, sewer, traffic, quality of life and congestion.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Millennium Center

1 message

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**Ann Haugen** <ann@south-music.com>

Sat, Sep 29, 2018 at 2:34 PM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

To Whom It May Concern:

I am a home owner in Beachwood Canyon and have lived in my home at 6240 Scenic Ave for 20 years. Over the past several years we have seen traffic and crime rise. It takes 20 minutes to get down to the Gelsons on Franklin because people use Franklin Blvd to get to the 101 on-ramp.

I strongly disapprove of the Hollywood Millennium project! First off, Hollywood is not downtown. We have small buildings that fit the landscape. The huge towers are too big for our community - aesthetically and practically. The hotel they built in our neighborhood has added so much additional traffic and we can't handle anymore.

NO on this project!!!

Sincerely, Ann Haugen

**Ann Haugen**

EVP/Director of Production

P (310) 566-6678 C (310) 990-5947

**SOUTH Music and Sound Design**

**Brilliant composition. Innovative production**

**SO  
UTH**  
MUSIC & SOUND DESIGN



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## ENV-2018-2116-EIR

1 message

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**mikeyp** <me@mikeyp.tv>  
To: elva.nuno-odonnell@lacity.org

Fri, Sep 28, 2018 at 4:23 PM

Hello!

I own property near this project. Traffic will certainly be worse than it currently is, BUT I am all for it as long as street infrastructure is included for bicycles/scooters etc. (BIKE LANES). If that happens I will fully support. Let me know if you have any questions.

mikey pendola  
323.712.5947  
[www.mikeyp.tv](http://www.mikeyp.tv)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center

1 message

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**Natasha Ward** <natashaward@mac.com>

Fri, Sep 28, 2018 at 8:13 AM

To: elva.nuno-odonnell@lacity.org

Dear Elva Nuno,

This letter is intended to convey our disapproval of the Hollywood Center project.

The traffic in Hollywood is already in gridlock every night there is an event at the Hollywood Bowl or a premier at Hollywood Highland, or a show at the Pantages.

The other night it took 30 minutes from Sunset Blvd to Franklin Ave. a distance of less than mile.

The freeway exits at Vine and entrance at Arglye are already overtaken by gridlock every night.

The developer of this project has built a building in SanFrancisco that is sinking.

Last but not least this is being built on an earthquake fault.

Anyone who approves this project is either being paid off, does not care about Hollywood or just plain stupid.

Hopefully by the time this is built, my husband and I will no longer be residents of Hollywood , California or even the United States.

The lack of code enforcement at party house noise, construction &

Airbnb hotels above my house in a R1 residential neighborhood .

These are all factors, in our decision to no longer support this city or even this country with our tax dollars.

God bless those who stay in a city where the residents are last to decide the future of their neighborhood.

My husband and I in direct opposition of the Hollywood Center Project.

Thank you,

Natasha & Liam Ward

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Towers Hollywood ~ Please Stop This Nightmare

1 message

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Kevin Ackerman <Citizenack@aol.com>

Fri, Sep 28, 2018 at 9:00 AM

To: elva.nuno-odonnell@lacity.org

27 Years resident Beachwood [Canyon Drive](#) & 14 Years tenant at Hollywood & Vine TAFT BLDG:

This monstrosity being built by greedy investors living across the country will invite in a tenant body that is discordant with the existing environment of Hollywood. As such, less wealthy and older residents' rents will go up in cost and they will, ultimately and eventually, be displaced from their homes potentially (ie as other similar buildings are erected).

The building is being built ON A KNOWN FAULT-LINE for Christ sakes!!! That endangers not only the tenants who will live there but anyone below when a seismic event or earthquake transpired. Again—When. Not if.

And finally, the AESTHETICS. These towers will exist as a blight on Hollywood's historic skyline of mountains and landmark buildings from the bygone era; it all will serve to encourage other ill begotten buildings of similar ilk to be thrown up with disregard for the existing citizenry and its current and time-honored culture... Not only does it look like Century City but the target demographic it aims to secure as residents - upwardly mobile wealthy and specifically young millennials - will import those sensibilities and lifestyle on the ground. I'm short? It's an ENVIRONMENTAL disaster on ALL fronts, literally and metaphorically.

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Capitol Records Towers / Millenium Project

1 message

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Kevin Ackerman <Citizenack@aol.com>

Fri, Sep 28, 2018 at 8:58 AM

To: elva.nuno-odonnell@lacity.org

Comment Submission:

This monstrosity being built by greedy investors living across the country will invite in a tenant body that is discordant with the existing environment of Hollywood. As such, less wealthy and older residents' rents will go up in cost and they will, ultimately and eventually, be displaced from their homes potentially (ie as other similar buildings are erected).

The building is being built ON A KNOWN FAULT-LINE for Christ sakes!!! That endangers not only the tenants who will live there but anyone below when a seismic event or earthquake transpired. Again—When. Not if.

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Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## Hollywood Center

1 message

---

**Natasha Ward** <natashaward@mac.com>

Fri, Sep 28, 2018 at 8:13 AM

To: elva.nuno-odonnell@lacity.org

Dear Elva Nuno,

This letter is intended to convey our disapproval of the Hollywood Center project.

The traffic in Hollywood is already in gridlock every night there is an event at the Hollywood Bowl or a premier at Hollywood Highland, or a show at the Pantages.

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Airbnb hotels above my house in a R1 residential neighborhood .

These are all factors, in our decision to no longer support this city or even this country with our tax dollars.

God bless those who stay in a city where the residents are last to decide the future of their neighborhood.

My husband and I in direct opposition of the Hollywood Center Project.

Thank you,

Natasha & Liam Ward

Sent from my iPhone





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

**Comments on Notice of Preparation for Hollywood Center Project (ENV-2018-2116-EIR)**

2 messages

**Veronica Lebron** <veronica@robertsilversteinlaw.com> Thu, Sep 27, 2018 at 3:53 PM  
To: elva.nuno-odonnell@lacity.org, holly.wolcott@lacity.org, vince.bertoni@lacity.org  
Cc: Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>, Veronica Lebron <Veronica@robertsilversteinlaw.com>

Please see attached.

Veronica Lebron  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd Floor  
Pasadena, CA 91101-1504  
Telephone: (626) 449-4200  
Facsimile: (626) 449-4205  
Email: Veronica@RobertSilversteinLaw.com  
Website: www.RobertSilversteinLaw.com

=====  
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=====  
 **9-27-18 [SCAN] Comments on the Notice of Preparation (NOP) of EIR for Hollywood Center Project.PDF**  
625K

**Veronica Lebron** <veronica@robertsilversteinlaw.com> Thu, Sep 27, 2018 at 3:54 PM  
To: elva.nuno-odonnell@lacity.org, holly.wolcott@lacity.org, vince.bertoni@lacity.org  
Cc: Dan Wright <Dan@robertsilversteinlaw.com>, Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>

[Quoted text hidden]

**9-27-18 [SCAN] Comments on the Notice of Preparation (NOP) of EIR for Hollywood Center Project.PDF**  
625K

# THE SILVERSTEIN LAW FIRM

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September 27, 2018

**VIA EMAIL [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)  
[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org),  
[holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org)**

Elva Nuno-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

**Re: Comments on the Notice of Preparation of an EIR for the Hollywood  
Center Project ENV-2018-2116-EIR (Millennium Project II)**

**Related Cases: CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR; CPC-2018-  
2115-DA; VTT-82152**

Dear Ms. Nuno-O'Donnell:

## **I. INTRODUCTION AND PRELIMINARY OBSERVATIONS.**

This firm and the undersigned represent StopTheMillenniumHollywood.com (hereinafter "STMH") and other interested stakeholders in the community. Please keep this office on the list of interested persons to receive timely notice of all hearings, votes and determinations related to the proposed approval of the Hollywood Center Project at the east and west sites of the former Millennium Hollywood Project ("Project").

Pursuant to Public Resources Code Section 21167(f), please provide a copy of each and every Notice of Determination issued by the City in connection with this Project. STMH adopts and incorporates by reference all Project comments and objections raised by all others during the environmental review and land use entitlement processes for the Project. STMH also incorporates by reference the entire administrative record for the original Millennium Hollywood Project, LASC Case No. BS144606.

The City has recently issued two Notices of Preparation (“NOP”) for the Project, one dated August 28, 2018, and a later one dated September 4, 2018. As far as we could determine, the two NOPs are identical except for their date of issuance, and the due date for comments. The City provided in its second NOP notice no explanation for why it was issuing the NOP twice, and therefore, comments submitted in response to both notices must be accepted and incorporated into the process of preparing a Draft EIR.

We will provide comments today, the comment deadline for the City’s first NOP notice, but reserve the right to provide additional comments by October 4, 2018, in response to the second notice. We note that at the City’s Scoping Meeting, the City had posters informing the public that it had until October 4, 2018 to submit NOP comments.

The Hollywood Center Project is the second project proposed by the principals of Millennium Partners, the New York-based development company, for these sites on either side of Vine Street in Hollywood. Although the application and EIR indicate that six limited liability companies constitute the Applicant, we are informed and believe that all of them are controlled by Millennium Partners and its principals.

The first Project, the “Millennium Hollywood Project,” had the name “Millennium” in it to indicate a “brand” of luxurious housing projects its owners have developed in cities such as New York and San Francisco. However, since the international scandal surrounding Millennium’s faulty construction design of the sinking and tilting Millennium Tower in San Francisco, Millennium Partners has distanced its name from new projects going forward, including the new version of the Millennium Hollywood Project rechristened with the generic-sounding “Hollywood Center Project.” The new Project name thus attempts to disassociate the architects of the tilting disaster in San Francisco from this recycled Hollywood proposal to place high rise housing, office and/or hotel facilities directly over officially mapped fault traces of the 7.0-magnituded Hollywood Earthquake Fault.

## **II. NOP SPECIFIC COMMENTS.**

As our Supreme Court has held, the Environmental Impact Report under CEQA

“is an ‘environmental ‘alarm bell’ whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.’ [Citation.] The EIR is also intended ‘to demonstrate to an apprehensive citizenry that the agency has,

in fact, analyzed and considered the ecological implications of its action.’ [Citations.] Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. [Citations.] The EIR process protects not only the environment but also informed self-government.” Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 392.

Critical to the environmental review process is the opportunity of the public and other public agencies to identify information they require to be included in the Draft EIR to enable informed public review and comment. This also means that it is the lead agency’s job to assure that negative and inconvenient information is not withheld from the public in the Draft EIR, so as to impair the public and expert agencies in their vital role to help shape a project and to hold the lead agency accountable in the process. All required information must be included at the Draft EIR stage, and not later in the process, as occurred during the Millennium Hollywood review process.

We would ask that the Draft EIR address all issues raised by commenting agencies and members of the public. Among other agencies that we request you put on the responsible agency list and/or list of interested agencies are Caltrans and the California Geologic Survey. We also demand that the following information be included in the Draft EIR:

1. Aesthetics. The Initial Study prepared by the applicant’s consultant and apparently adopted by City Planning staff materially misrepresents the City’s obligations to disclose and analyze aesthetic impacts. While SB 743 purported to exempt some aesthetic and parking impacts, it included an express exception related to impacts on historic and cultural resources. The City acknowledges that there are significant historic resources located on-site or immediately adjacent to the proposed project. Accordingly, it is troubling that the City’s environmental review unit, on this first new environmental document, failed to disclose to the public that Pub. Res. Code Section 21099(d)(2)(B) states: “For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources.” Therefore, when the City asserts that the Draft EIR will include information related to aesthetic impacts for only “informational purposes,”

that statement is false. The CEQA statute expressly mandates analysis and mitigation of the aesthetic impacts of the Project upon the historic resources on and off site. To contend otherwise is misleading to the public.

2. Cultural and Historic Resources. The Initial Study asserts that the Project will have no direct impact on cultural and historic resources in the area. That contention is not accurate. Foreseeable direct impacts could occur to the Capitol Records building Echo Chambers which themselves are significant cultural resources since their original construction.

The request to rezone and significantly increase the residential density and floor area will confer up to more than \$100 million in additional value to the Applicant, yet the Project fails to include any significant and legally enforceable historic preservation for all of the resources located on site. The Project as proposed will dramatically undermine the prominence of the Capitol Records building as an iconic symbol of Hollywood, and replace it with a sterile set of gigantic high rise towers. The increase in density is discretionary. The City does not have to enrich the Applicant without requiring, as a condition of the Project, a detailed, legally enforceable, and comprehensive historic restoration of all buildings and structures on site.

The original Millennium Hollywood Project proposed no significant, legally enforceable historic preservation program. The City should not hand millions in profit to the Applicant without a significant historic preservation program that respects the Capitol Records and other buildings, instead of denigrating them with the destruction of their significance to Hollywood. It is well established that “a project that may cause a substantial adverse change in the significance of an historical resource is subject to CEQA.” Eureka Citizens for Responsible Government v. City of Eureka (2007) 147 Cal.App.4th 357, 374; Pub. Res. Code § 21084.1. “Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Guidelines § 15064.5, subd. (b)(1) (emphasis added).

3. Geology and Soils. The proposed placement of two towers across and over the top of an officially mapped Alquist-Priolo fault trace of the Hollywood Fault is unconscionable. Public and public agency comment during the original Millennium Hollywood Project expressed tremendous concern about possible catastrophic collapse of the towers if portions of the site suddenly moved, shearing the buildings' supporting columns, foundations and structures. With towers built this tall, and over the fault trace, Millennium asks this City Council to put at risk not only the lives of residents and users of the onsite Project, but property and lives of persons in immediately adjoining buildings and streets.

When the Hollywood Earthquake Fault ruptures, placing the Applicant's proposed 30+ and 40+ story towers on this site would not only kill and injure thousands of occupants, residents, workers and visitors, but it would cause enormous environmental impacts should the buildings also topple over onto surrounding structures, as well as blocking streets for weeks or months creating severe traffic impacts, which in turn would impact emergency services and response times. Air quality and health risk impacts would also be severe.

Following the City Council's hasty project approvals of the Millennium Hollywood Project on July 24, 2013, the Applicant fired its first engineering firm, Langan Engineering, and hired Group Delta to conduct further geologic study of only a portion of the East Site. After excavating a trench in the northern portion of the East Site, Group Delta failed to excavate the trench to the southernmost portion of the Project site where investigators from the State Geologist's office were most interested in examining the trench. In fact, Group Delta officials, over objections, excluded State Geologist investigators from fully examining the trench that was excavated. Ultimately, the State adopted an official Alquist-Priolo map across the site. During the State's administrative proceedings prior to that map adoption, Millennium's attorneys insisted Group Delta had evidence showing no fault on or through the East Site, and promised to submit such evidence to the State. However, as noted by the State in its report, no such contrary evidence was ever produced by Millennium. Accordingly, the Draft EIR must fully include all of the data and studies that led to the State's mapping of both the East and West Sites to include a fault rupture trace of the Hollywood Fault.

Other than some selective drilling of the West Site as part of the “limited” fault investigation conducted by Langan Engineering in July 2015, the Applicant has never conducted a full trench excavation of either the East Site or the West Site. Therefore, the Draft EIR must include the result of a full trenching of both the East and West Sites, including the parking lot of the Enterprise Car Rental, to determine if splays of the Hollywood Fault exist where the Applicant proposes new construction, or within 50 feet of proposed construction of any “habitable structures,” as that term is defined in law.

Given the extreme controversy over the Applicant’s claims that the Hollywood Fault trace is not located on its property, or allegedly is not active, when the adopted State map establishes otherwise, this requires the City to order full trenching of both sides of the Project site, and to require that both City and State geologists shall have full access to all of the trenches. This is not a time to allow an Applicant to evade proper environmental review of the likely presence of the Hollywood Fault on its property. A refusal of the City to order such trenching to reassure a skeptical public would strongly suggest that once again politics will overrule common sense and prudent safe development practices – practices that during the first project approvals brought the City into international condemnation for its previous reckless approval.

4. Alternatives. The Draft EIR must include a reasonable range of alternatives that do **not** place habitable structures, including buildings for occupancy and parking structures (above ground or subterranean) over or across the officially-mapped fault zones, or within 50 feet thereof. Further, alternatives that are scaled down to reduce height, density and FAR must also be included and analyzed in the Draft EIR.
5. Land Use. CEQA requires that the analysis under the Land Use topic disclose and analyze how the Project is inconsistent with plans, programs, statutes, ordinances and policies adopted to avoid or mitigate environmental impacts. The Project conflicts with numerous such programs and the Land Use section of the EIR is required by law to focus on the potential inconsistencies and conflicts. Nowhere does the CEQA statute call for an analysis of how a Project might be consistent with a cherry-picked list of other policies and program. Therefore, if the City wants to engage in an

City of Los Angeles  
Elva Nuno-O'Donnell  
September 27, 2018  
Page 7

extended "analysis" of consistency, it must be excluded from the Land Use section in the EIR, and placed in an appendix. To make consistency the focus of the Land Use section instead of inconsistency is to mislead the public of the purpose of the Land Use section of an EIR. Therefore, to focus the public and agencies on the inconsistencies with plans, programs, statutes, ordinances and policies, the Land Use section of the Draft EIR must fulfill this specific statutory purpose.

Very truly yours,



ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM, APC

RPS:vl





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center Project

1 message

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**N G** <shire90068@gmail.com>

Thu, Sep 27, 2018 at 3:51 PM

To: elva.nuno-odonnell@lacity.org

Elva Nuno-O'Donnell  
City of Los Angeles, Dept. of City Planning

Dear Ms. Nuno-O'Donnell,

Thank you for reading this. I have lived near the Argyle and Franklin intersection for about fourteen years.

I apologize in advance for the repetitive nature of my comments, compared to what you will receive from others. Please know that I already realize the futility of my comments, as I have watched this road-show before. I know exactly what weight they will be given by my local government. I am not even quite sure why I am bothering, except that I wouldn't want you to imagine that people in this area don't care. That is not so. I know of at least 3 people off-hand who feel exactly as I do, but they are too busy to write to you. Moreover, we all know how the government here "works." Our officials have managed to drive participation into the ground, while they increase the filing of lawsuits. I know all this from direct observation.

In that time, I have seen the traffic congestion in this area go from bad to worse. I know what Caltrans said the last time this project came up, and that it was ignored out of hand by the City, and as things have become much worse, it will all happen again soon. (Like I said - futility.)

Maybe the best way to approach this is to just spit out words. Traffic. Infrastructure. Emergency Response Times. Water. (Not in order of importance, obviously.). Earthquakes!!!

I used to serve on the land use committee of the neighborhood council in whose area the project lies, the Hollywood United Neighborhood Council. We worked fairly closely with some of Millenium's representatives. On the whole, I really liked them. From that experience, I do believe that this developer is not a normal one at all. I think they may very well be above average, and that they build quality projects, and usually hold onto them. If they are allowed to build, it will be something lovely to look at, and for the lucky few, nice to live in. (Is it funny that 10% affordable is unusually high for LA, or is that sad?)

That said, this project is gargantuanly large, completely out of scale, and it will be a disaster for the people who live here \*now\*. I get that LOS is not supposed to be important anymore - however, as a design professional, I assume you are given some kind of discretion. Please, if you have a conscience, for heaven's sake, \*use it.\* TOD is a farce. I don't believe it works, and I don't believe that a theoretical 15% decrease compared to some other imagined fantasy

should count as progress. Please do not "dream" as do the actual planning commissioners, per the LAT. We the citizens need you to act based on reality.

And that's just traffic. Just our daily lives and our time, of which human life is made. I'm not going to go into a whole thing about safety, infrastructure, water, earthquakes, etc. I trust someone else will cover that.

If you and your colleagues do your jobs, and observe your responsibility to make decisions based on existing conditions (per CEQA, duty to monitor, etc etc), I will be surprised and happy. At a minimum, please at least speak the truth about what you see.

It is a shame that the City has fallen down so badly, that by the time an actual good developer comes along, we are unable to accommodate them. It seems pretty obvious to me though.

Sincerely,  
N.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## ENV-2018-2116-EIR

1 message

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Bob Adjemian <ultra1bob@gmail.com>

Thu, Sep 27, 2018 at 1:28 PM

To: elva.nuno-odonnell@lacity.org

### Comments on Proposed Building Project

#### Public Services

Since the project will bring an estimated 2000 to 5000+ people in a small area, it will increase emergency response times for emergency services, and greatly increase the load of the LAFD for their two closest stations, FS 27 and 82.

As with other problems the increased population causes, the general public will likely be called to pay for infrastructure and Emergency Response improvement. This is unacceptable. The builder should pay large part of the public costs associated with his project.

#### Air Quality

Already we have poor air quality in Hollywood. This project will cause more problems that affect the health of all of us.

#### Transportation and Traffic

The traffic in Hollywood is almost always heavy, approaching gridlock. We do not have the subway system of New York City, yet we approaching them in density even now in downtown, and it will only get worse, especially if more high rise buildings are built. I don't know how the builder can compensate for this, but perhaps the traffic study will help. There is also an issue with the closest on ramp going south on the 101 South freeway. CalTrans was concerned about massive traffic problems on the ramps due to the increased population regarding the Millennium Project. it will be a bigger problem now.

#### Utilities

The increase of people brought to Hollywood by the resulting project is likely to require DWP projects to be able to handle the increased load of water and power usage. I am concerned that the current taxpayers in Hollywood will be asked to bear the expenses, The builder should pay as appropriate. The resulting increased water and power consumption will affect all of us during times of drought and power consumption. The builders should be required to take all measures to have as small an energy footprint as possible.

#### Summary

The building project will bring many thousands of additional people to Hollywood with their thousands of cars and trucks. Hollywood is already crowded. I suggest the Planning Commission regard quality of life as more important than outside developers who want to make their millions and then leave. It is not proper that projects like the Hollywood Center should, in the long run, cause increased costs that have to be paid by everyone who lives here. The developers should pay for costs to the city that their project causes at least for the first few years.

(signed)

Robert Adjemian



To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066 - [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 4, 2018

**RECEIVED**  
CITY OF LOS ANGELES

OCT -4 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

Dear Elva Nuño-O'Donnell:

Much of the proposed Hollywood Center Project falls within our civic association's boundaries and impacts our stakeholders directly. We have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

**1. Impact on Traffic\***

- a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga
- b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour

**2. Impact on Parking**

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*

**3. Impact on Infrastructure\***

- a. Road quality
- b. Water: usage/supply and pipes
- c. Sewage infrastructure

**4. Impact on Public Services** — increased cost to retain level of services and response times for:

- a. Police
- b. Fire

**5. Structural and Seismic Safety**

- a. Structural guarantees (since SF Millennium Tower failed)
- b. Potential earthquake fault line impacts
- c. Potential impacts to stability of surrounding structures

**6. Traffic and Noise Impacts *During Construction***

7. **Liability Plan to Protect Taxpayers / Good Faith:** We are very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:
- a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
  - b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
  - c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?
8. **Preservation of Historic and Aesthetic Values:** Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?
9. **Affordable Housing Impact:** How will this project affect the availability of affordable housing in the immediate area?
10. **Neighborhood Improvements:** How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

\* NOTE: We understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

**Beyond the above nine areas of concern, we are also interested in hearing how the proposed project will actually benefit our neighborhood and Hollywood as a whole.**

Thank you for your time. If we can help clarify our concerns further, please don't hesitate to reach out to us.

Sincerely,

ARGYLE CIVIC ASSOCIATION  
P.O. Box 1935, Hollywood, CA 90078  
323-240-9187  
www.argylecivic.org  
argylecivic@att.net



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## ENV-2018-2116-EIR

1 message

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Virginia OBrien <jingurspice@mac.com>

Thu, Oct 4, 2018 at 3:54 PM

To: elva.nuno-odonnell@lacity.org

Please stop the Hollywood Center ( Hollywood Epi-Center ) I DO NOT SUPPORT this project

Nor will I support any one who does. This is not a project I see as an advantage to the residents of the city. Now knowing that people move on an average every 3 years many won't be even aware of this project. Long time residents who have fought LONG and HARD are not being listened to.

NO for this project.

I do not support it.

Virginia O'Brien

Mary Geary



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

---

**ENV-2018-2116-EIR**

1 message

---

**Jeffrey Dowden** <jdowden@sbcglobal.net>

Thu, Oct 4, 2018 at 3:54 PM

Reply-To: Jeffrey Dowden &lt;jdowden@sbcglobal.net&gt;

To: "elva.nuno-odonnell@lacity.org" &lt;elva.nuno-odonnell@lacity.org&gt;

To Who It May Concern:

I am taken aback that the same people who are responsible for the mess in San Francisco (The Millenium Project) are again at it in the Hollywood Dell area, when the State Of California determined the project flanking the Capitol Records Building would sit directly over an Earthquake Fault line.

How is this possible? Did the developers successfully get the fault line to move north above Franklin, or South to Sunset?

Where is the State Geologist in this?

I agree with a lot of the concerns put forth by many of my neighbors, but the science is in, there is a fault line there, and the development should not be allowed to go further.

If the towers are built, the developers can cash out and not be bothered if and when the buildings crack and fall down.

It must be stopped!

Thank you, really, thank you very much.

Jeffrey Dowden

[6375 La Punta Drive](#)

Hollywood Dell, Los Angeles, CA 90068



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

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**jamie rosenthal** <jamie@lostandfoundshop.com>

Thu, Oct 4, 2018 at 3:53 PM

To: elva.nuno-odonnell@lacity.org

To: Department Of City Planning

It is hard to imagine that few if any members of Los Angeles Department Of City Planning or principals of The Hollywood Center live or work in the proposed project area. Because if they did, then they would certainly recognize that this preposterous proposal will destroy Hollywood and by gridlocking and crippling the surrounding neighborhoods this proposed project will negatively impact Los Angeles for many miles and years to come.

I have been a resident and homeowner in the Hollywood Dell for 25 years.

My business Lost & Found has been located on Yucca Street for almost 20 years .

My commercial property on 6312-6324 Yucca Street abuts this project.

I cannot think of a less appropriate location for a project of this scale or a worse example of urban planning. It is already impossible to navigate this neighborhood on a daily basis due to its close vicinity to the 101 highway and the daily traffic that compounds. It is already unsafe for the residents in need of services such as police and ambulances and the children having to sit in traffic with increased pollution en route to school and back. Traffic is also a deterrent for visitors and tourists.

Hollywood is not Manhattan. We have extremely limited public transportation. We have hills that thousands of residents inhabit for miles and need to drive up and down .We have an insufficient amount of public schools which require residents to transport their children out side of the neighborhood daily. We have an under staffed police department. We have an enormous homeless problem. The list goes on... The City Of Los Angeles can't seem to take care of our current population. Why would you allow development of this scale by "Out Of Towners" in Hollywood when you can't address or solve the current problems facing Hollywood residents and business owners?

Jamie Rosenthal





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

## Further Comments on the Notice of Preparation for the Hollywood Center Project (ENV-2018-2116-EIR)

5 messages

**Veronica Lebron** <veronica@robertsilversteinlaw.com>

Thu, Oct 4, 2018 at 3:52 PM

To: elva.nuno-odonnell@lacity.org, holly.wolcott@lacity.org, vince.bertoni@lacity.org

Cc: Dan Wright <Dan@robertsilversteinlaw.com>, Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>

Please see attached.

Veronica Lebron  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd Floor  
Pasadena, CA 91101-1504  
Telephone: (626) 449-4200  
Facsimile: (626) 449-4205  
Email: Veronica@RobertSilversteinLaw.com  
Website: www.RobertSilversteinLaw.com

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=====

**10-4-18 [SCAN] Supplemental Comment Letter to Notice of Preparation (NOP).PDF**  
2218K

**Dan Wright** <dan@robertsilversteinlaw.com>

Thu, Oct 4, 2018 at 4:00 PM

To: elva.nuno-odonnell@lacity.org, holly.wolcott@lacity.org, vince.bertoni@lacity.org, Veronica Lebron <Veronica@robertsilversteinlaw.com>

Cc: Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>

Ms. Nuno-ODonnell or Other City Official -

Please confirm via reply to this email that you received our September 27, 2018 initial NOP comment letter and this October 4, 2018 supplemental NOP comment letter.

Thank you.

Daniel Wright

Daniel E. Wright, Esq.  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd Floor  
Pasadena, CA 91101-1504  
T (626) 449-4200  
F (626) 449-4205  
Email: [Dan@RobertSilversteinLaw.com](mailto:Dan@RobertSilversteinLaw.com)  
Website: [www.RobertSilversteinLaw.com](http://www.RobertSilversteinLaw.com) ( <http://www.robertsilversteinlaw.com/> )

=====

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>>>

**From:** Veronica Lebron  
**To:** [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org); [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org); [holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org)  
**CC:** Robert Silverstein; Dan Wright; Esther Komfeld  
**Date:** 10/4/2018 3:52 PM  
**Subject:** Further Comments on the Notice of Preparation for the Hollywood Center Project (ENV-2018-2116-EIR)  
[Quoted text hidden]

---

**Elva Nuno-O'Donnell** <[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)>

Thu, Oct 4, 2018 at 4:10 PM

To: [veronica@robertsilversteinlaw.com](mailto:veronica@robertsilversteinlaw.com)  
Cc: [holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org), [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org), [Dan@robertsilversteinlaw.com](mailto:Dan@robertsilversteinlaw.com), [Esther@robertsilversteinlaw.com](mailto:Esther@robertsilversteinlaw.com), [Robert@robertsilversteinlaw.com](mailto:Robert@robertsilversteinlaw.com)

Dear Veronica,

Further scoping comments, on behalf of Mr. Robert Silverstein, regarding the Notice of Preparation for the Hollywood Center Project, were received via email on October 4, 2018 at 3:54 P.M.

Sincerely,

Elva  
[Quoted text hidden]

—  
Elva Nuno-O'Donnell, City Planner  
Major Projects  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
\*(818) 374-5066\*  
\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*  
\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*

---

**Elva Nuno-O'Donnell** <[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)>  
To: [dan@robertsilversteinlaw.com](mailto:dan@robertsilversteinlaw.com)

Thu, Oct 4, 2018 at 4:14 PM

Cc: holly.wolcott@lacity.org, vince.bertoni@lacity.org, Veronica@robertsilversteinlaw.com, Esther@robertsilversteinlaw.com, Robert@robertsilversteinlaw.com

Dear Daniel,

This email confirms the City of Los Angeles received scoping comments, on behalf of Mr. Robert Silverstein, regarding the Notice of Preparation for the Hollywood Center Project, on September 27, 2018 and on October 4, 2018 at 3:54 P.M.

Sincerely,

Elva  
[Quoted text hidden]  
[Quoted text hidden]

---

**Dan Wright** <dan@robertsilversteinlaw.com> Thu, Oct 4, 2018 at 4:24 PM  
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
Cc: holly.wolcott@lacity.org, vince.bertoni@lacity.org, Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>, Veronica Lebron <Veronica@robertsilversteinlaw.com>

Ms. Nuno-O'Donnell -

Thanks for your prompt reply. Have a good evening.

Daniel Wright

Daniel E. Wright, Esq.  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd Floor  
Pasadena, CA 91101-1504  
T (626) 449-4200  
F (626) 449-4205  
Email: Dan@RobertSilversteinLaw.com  
Website: www.RobertSilversteinLaw.com ( <http://www.robertsilversteinlaw.com/> )

=====  
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>>>

**From:** "Elva Nuno-O'Donnell" <elva.nuno-odonnell@lacity.org>  
**To:** <dan@robertsilversteinlaw.com>  
**CC:** <holly.wolcott@lacity.org>, <vince.bertoni@lacity.org>, <Veronica@robertsilversteinlaw.com>, <Esther@robertsilversteinlaw.com>, <Robert@robertsilversteinlaw.com>  
**Date:** 10/4/2018 4:13 PM  
**Subject:** Re: Further Comments on the Notice of Preparation for the Hollywood Center Project (ENV-2018-2116-EIR)

[Quoted text hidden]

# THE SILVERSTEIN LAW FIRM

*A Professional Corporation*

215 NORTH MARENGO AVENUE, 3RD FLOOR  
PASADENA, CALIFORNIA 91101-1504

PHONE: (626) 449-4200 FAX: (626) 449-4205

ROBERT@ROBERTSILVERSTEINLAW.COM  
WWW.ROBERTSILVERSTEINLAW.COM

October 4, 2018

**VIA EMAIL [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)  
[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org),  
[holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org)**

Elva Nuno-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

Re: **Comments on the Notice of Preparation of an EIR for the Hollywood Center Project ENV-2018-2116-EIR (Millennium Project II)**

**Related Cases: CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR; CPC-2018-2115-DA; VTT-82152**

Dear Ms. Nuno-O'Donnell:

## **I. INTRODUCTION.**

This firm and the undersigned represent StopTheMillenniumHollywood.com (hereinafter "STMH") and other interested stakeholders in the community. Please keep this office on the list of interested persons to receive timely notice of all hearings, votes and determinations related to the proposed approval of the Hollywood Center Project at the east and west sites of the former Millennium Hollywood Project ("Project").

This letter supplements our September 27, 2018 NOP comment letter.

## **II. NOP SPECIFIC COMMENTS.**

We request that the Draft EIR address all issues raised by commenting agencies and members of the public. Among other agencies that we request you put on the responsible agency list and/or list of interested agencies are Caltrans and the California Geologic Survey. We also demand that the following additional information be included in the Draft EIR:

Geology and Soils. Our previous NOP comment letter addressed issues related to appropriate Draft EIR study requirements for the Applicant's proposed placement of two high-rise towers across and over the top of an officially mapped Alquist-Priolo fault trace of the Hollywood Fault.

The risk of catastrophic collapse of the high-rise towers on adjoining properties or public facilities is not limited to a rupture of the Hollywood Fault running underneath these buildings. A risk of collapse also exists related to how high-rise towers have been historically engineered to withstand anticipated ground shaking.

A recent seismic ground movement study by the Southern California Earthquake Center determined that historically, engineering firms in Southern California have used lower estimates of ground movement and duration of movement than is appropriate for the ground characteristics of the Los Angeles basin. This study updated the appropriate model that should be used to engineer high-rise buildings. Attached at **Exhibit 1** is a New York Times article detailing the new study and its significance. Attached at **Exhibit 2** is a copy of the online model, its user guide, disclaimer, and method to contact officials at the Southern California Earthquake Center. As can be seen by **Exhibit 2**, the model is readily available for use, and the Draft EIR must demonstrate that the proposed high-rise buildings will be engineered to assure the ability to withstand the much more intense ground movement and duration assumptions now considered a minimum requirement to avoid exposing persons on-site and off-site to the risk of catastrophic collapse. Attached at **Exhibit 3** is a copy of our objections to the Applicant's request for ELDP status (State Clearing House Tracking No. 2018051002.)

Attached at **Exhibit 4** is a copy of today's Los Angeles Times article reporting that the City of San Francisco has taken affirmative steps to identify and eventually require retrofit of existing tower buildings (like the on-site Capital Records Building here in Los Angeles) that may be susceptible to catastrophic collapse. The Draft EIR should disclose and analyze what proactive retrofit of the Capital Records Building will be required of the Applicant as a condition of being allowed to develop the new Project in order to protect on-site and off-site facilities that could be impacted by a Capital Records Building collapse.

This Applicant has a history of successfully withholding critical information from the EIR for the prior Millennium Hollywood Project. This Applicant has a history of

City of Los Angeles  
Elva Nuno-O'Donnell  
October 4, 2018  
Page 3

faulty engineering of its high-rise Millennium Tower in San Francisco so that it is sinking and tilting because it is not properly anchored. Los Angeles City officials can no longer conduct deficient reviews of draft environmental documents submitted by this Applicant for issuance under the City's name. Employees of the City Planning Department should object to any inappropriate pressure applied by the City Planning Director or Deputy Directors to rush the review of this Applicant's work – as the administrative record in the previous Millennium Hollywood litigation shows occurred. This time, unlike the last time, City officials must assure that the Draft EIR is accurate, complete, and avoids evasion of critical environmental issues raised by agencies and the public.

Very truly yours,



ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM, APC

RPS:vl  
Attachments

# EXHIBIT 1

## A Seismic Change in Predicting How Earthquakes Will Shake Tall Buildings



Earthquake engineers attending a conference in Los Angeles on Thursday were encouraged to communicate more effectively with the public. Credit: Monica Almeida for The New York Times

By Thomas Fuller

June 27, 2018

LOS ANGELES — In their quest to make tall buildings safe during earthquakes, engineers have for decades relied on calculations that represent the tremors and convulsions that a building can endure. Some of the world's top earthquake experts now say the projections significantly underestimate the severity of shaking that buildings in several West Coast cities are likely to undergo during earthquakes.

The research, presented Wednesday at a gathering of earthquake experts in Los Angeles, has significant consequences in the ways tall buildings are designed. Los Angeles, Salt Lake City, San Jose and Seattle are among the cities that have buildings that could suffer more damage than anticipated or in the worst case, have a greater potential for collapse, engineers said.



“There are going to be large changes coming,” Norman Abrahamson, a seismologist at the University of California, Berkeley, told hundreds of engineers gathered for the conference. “We now know how far-off our ground motion models have been.”

In some areas of Los Angeles County like Century City, Culver City, Long Beach or Santa Monica, the new projections nearly double the previous estimates for the type of ground shaking that is most threatening to a tall building.

Ibbi Almufti, a researcher with the engineering firm Arup, said the significance of the new projections was “huge.”

“It’s going to amplify the shaking in terms of intensity but also the duration,” he said. “Those two things combined can have quite a damaging effect that right now we are probably not capturing.”

Greater shaking could also “bring out the vulnerabilities” in older buildings already known to have [defects](#), Mr. Almufti said.

The revised estimates for Los Angeles are the result of a five-year project by the Southern California Earthquake Center, a research organization of seismologists and engineers, that used some of the country’s most powerful supercomputers to study how earthquake shaking moves through local ground conditions.

For decades experts have arrived at their calculations of shaking by observing conditions in California, Japan, Taiwan and other seismically active places and taking an average. But they discovered that grouping far-flung regions created imprecise estimates.

The crucial changes in the new models are that they rely on local conditions, not global averages, and they model the ground more deeply. The Los Angeles [model](#) relied on measurements of thousands of local earthquakes, most of them imperceptible but which offered more precise information on how seismic shock waves travel through the earth.

Understanding how earthquakes affect cities like Los Angeles, Mexico City and Seattle have long bedeviled earthquake experts because they sit in large basins where seismic waves are trapped and amplified. The effects are often compared to the way a bowl of Jell-O reacts when jolted.

The new projections of shaking in Los Angeles and other cities only apply to buildings of about 20 stories or more. But Professor Abrahamson said calculations that would be rolled out over the next few years would offer revisions of shaking for all structures and areas across the West. In some cases, the revisions will predict lower shaking estimates than previously thought.

California has not had a major earthquake since 1994 when a 6.7 magnitude earthquake struck northern Los Angeles neighborhood of Northridge, killing more than 60 people and causing widespread damage. But the seismic faults in California can produce earthquakes that release

well more than 50 times more energy than Northridge. There are no reliable ways of knowing where and when the next big earthquake will strike.

The new projections have been met with resistance by some engineers, some of whom fear that it could drive away developers.

In Seattle, where earthquakes have the potential to be even stronger than in California, engineers will be required to take into account new projections of shaking that are 33 percent higher than the old ones, said C.B. Crouse, an expert in ground motions who helped write the new guidelines.

“That’s a significant increase from the standpoint of building design,” Mr. Crouse said. But because of pushback by engineers in Seattle, the use of the new projections in building codes has been delayed until December.

“The structural engineers said this is really going to cause a problem with developers up here,” he said. “They said, ‘We can’t institute this immediately.’”

Jim Malley, a structural engineer who helped organize the conference, said implementation was a concern.

“We have to incorporate it,” he said of the new data. “We haven’t settled on how.”

Even more difficult is the question of how to handle existing buildings in areas where the ground shaking is projected to be significantly higher.

“These cities and buildings are already in place,” said Thomas H. Heaton, the director of the Earthquake Engineering Research Laboratory at the California Institute of Technology. “Now what do we do?”

At a time of a severe shortage of housing in California, where the median price of a home is now above \$600,000, requiring retrofits would be an added and heavy financial burden.

John Vidale, the director of the Southern California Earthquake Center, said the revised projections would ultimately help engineers.

“What we are doing is mapping out things more precisely,” he said. “We are making more accurate maps. And we are shrinking the uncertainties.”

# **EXHIBIT 2**

# Site-Specific MCE<sub>R</sub> & Design Response Spectra per Sect. 21.2, 21.3, 21.4 of ASCE 7-16

## Input Parameters

### Report Title

My Report

### Latitude and longitude in decimal degrees (or click on map to select site):

Latitude (e.g. 34.45)

Longitude (e.g. -118.35)

### Site Geotechnical Classification:

Site Class - Select -

Site Class **NOT** automatically determined based on site location.

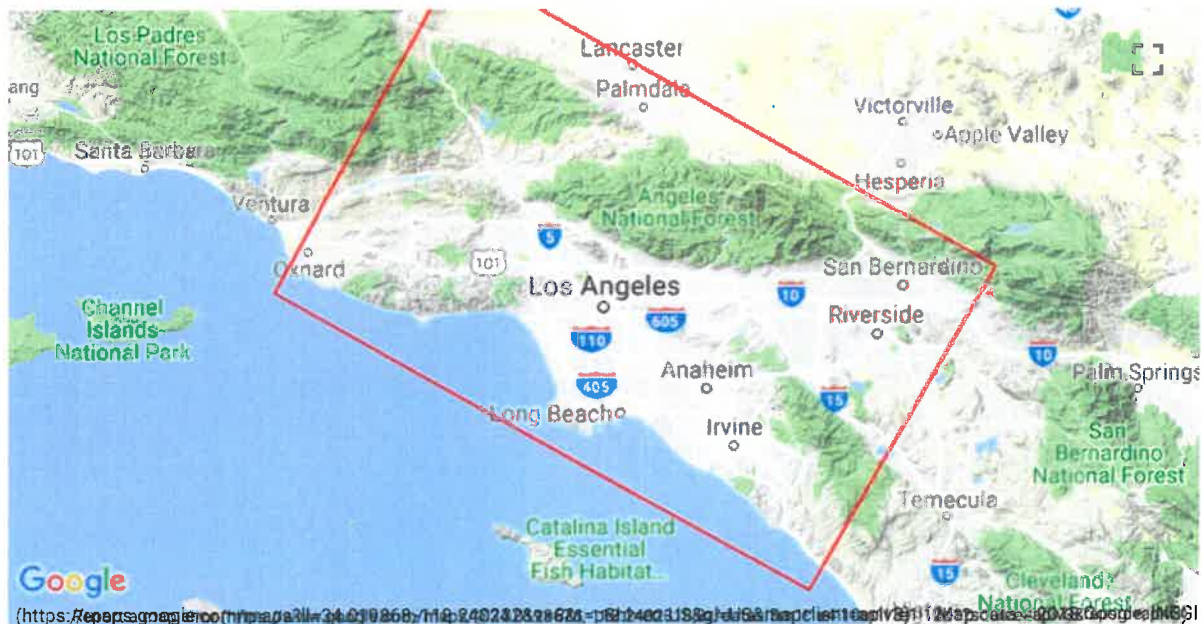
- OR -

V<sub>s30</sub> (m/s) Value

- OR -

Unknown (Vs30 estimated from Wills et al., 2015)

Compute Response Spectra



The UGMS MCE<sub>R</sub> tool was developed by the SCEC Committee for Utilization of Ground Motion Simulations (or "UGMS Committee") from research supported by the Southern California Earthquake Center (<https://www.scec.org/>) (SCEC). SCEC is funded by NSF Cooperative Agreement EAR-1033462 & USGS Cooperative Agreement G12AC20038. For more information on the UGMS Committee, visit <https://www.scec.org/research/ugms> (<https://www.scec.org/research/ugms>).

# User Guide

## Background

The paper Site-Specific  $MCE_R$  Response Spectra for Los Angeles Region based on 3-D Numerical Simulations and the NGA West2 Equations (<https://www.scec.org/publication/8024>) provides background information and the method used to obtain the site-specific  $MCE_R$  response spectra.

## Abstract

The Utilization of Ground Motion Simulation (UGMS) committee of the Southern California Earthquake Center (SCEC) developed site-specific, risk-targeted Maximum Considered Earthquake ( $MCE_R$ ) response spectra for the Los Angeles region. The long period ( $T \geq 2$ -sec)  $MCE_R$  response spectra were computed as the weighted average of  $MCE_R$  spectral accelerations derived from (1) 3-D numerical ground-motion simulations using the CyberShake computational platform, and (2) empirical ground-motion prediction equations (GMPEs) from the Pacific Earthquake Engineering Research (PEER) Center NGAWest2 project. The short period ( $T < 2$ - sec)  $MCE_R$  response spectra were computed exclusively from the NGAWest2 GMPEs. A web-based lookup tool was also developed so users can obtain the  $MCE_R$  response spectrum for a specified latitude and longitude and for a specified site class or 30-m average shear-wave velocity,  $V_{S30}$ . The tool provides acceleration ordinates of the  $MCE_R$  response spectrum at 21 natural periods in the 0 to 10-sec band.

## Citation

Crouse, C., Jordan, T. H., Milner, K. R., Goulet, C. A., Callaghan, S., & Graves, R. W. (2018, 06). Site-Specific MCE<sub>R</sub> Response Spectra for Los Angeles Region based on 3-D Numerical Simulations and the NGA West2 Equations. Presentation at 11th National Conference in Earthquake Engineering.

**Important Note.** The site-specific, design response spectral acceleration,  $S_a$ , returned by this tool for user-specified inputs, must be compared to the minimum  $S_a$  requirement described in Section 21.3 of ASCE 7-16 (second and third paragraphs). This minimum  $S_a$  is computed as 80% of the design response spectrum derived from the  $S_{DS}$ ,  $S_{D1}$ , and  $T_L$  values obtained from the ASCE tool at <https://asce7hazardtool.online/> (<https://asce7hazardtool.online/>). The larger of the site-specific  $S_a$  and the 80% minimum  $S_a$  at each period,  $T$ , is the final design response spectral acceleration. This final  $S_a \times 1.5$  is the final  $MCE_R$  response spectral acceleration.

### 1.0 Introduction.

The Application Page ([/ugms-mcerGM-tool\\_v18.4/](/ugms-mcerGM-tool_v18.4/)) is where the user specifies the inputs required to obtain the site-specific  $MCE_R$  response spectrum and site-specific design response spectrum ( $=2/3 \times MCE_R$  spectrum), subject to the 80% minimum requirement described in the **Important Note** above.

### 2.0 Instructions for Specification of Inputs.

#### 2.1 Site Location.

The user can either (1) locate the site on the map by using the cursor and zoom-in (+) or zoom-out (-) feature, or (2) enter the latitude and longitude in the boxes to the left of the map. The map, which initially shows the rectangular region where the lookup tool is valid, allows the user to zoom-in to the streets bounding the site of interest, once the general location within the region is identified. After the site is found, a left click of the mouse brings a pop-up with the site coordinates. The user can click on the box, "Use this point" or exit by clicking on the "x" in the upper right corner of the pop-up and search again.

If instead the user enters the latitude and longitude, the longitude must be a negative number. If the user only knows the site address, then the corresponding latitude and longitude can be obtained using the ASCE Lookup Tool (<https://asce7hazardtool.online/>)

#### 2.2 Site Geotechnical Classification.

Three options are provided: Site Class, Vs30 (m/s), or Unknown (Vs30 estimated from Wills et al., 2015). Clicking on the circle to the left enables the option.

**2.2.1 Site Class.** The drop-down menu of site classes appears by clicking on the Select box. The nomenclature following the site class letter designation is identical to that in the ASCE lookup tool.

**2.2.2 Vs30 (m/s).** This parameter is the average shear-wave velocity in the upper 30 meters at the site (See Chapter 20 of ASCE 7-16 for equation to compute the value). Enter the number in the Value box.

**2.2.3. Unknown (Vs30 estimated from Wills et al., 2015).** This option is used when the user does not yet know the site class or Vs30 value, but wants a preliminary estimate of the  $MCE_R$  response spectrum for the site. In this case the tool selects a Vs30 value based on the method in Wills et al. (2015). See citation for Wills et al. in the References section of Crouse et al. (2018) (<https://www.scec.org/publication/8024>).

After the appropriate site classification option is selected, click on the "Compute Response Spectra" box at the bottom of the page to view the output page.

### 3.0 Description of Outputs.

The output page opens to a one-page Summary. Below the page header to the left of the map appears the row "Summary Detailed Download all". The last two are links to additional information. All three are described below.

#### 3.1 Summary.

The Input Parameters (site coordinates & classification) specified by the user are displayed under "Summary". If the Unknown site classification option was selected, the value of Vs30 used by the tool is displayed under "Values used in Computation".

The  $MCE_R$  and Design Earthquake ( $\approx 2/3 MCE_R$ ) response spectral parameters ( $S_{MS}$ ,  $S_{M1}$ ,  $S_{DS}$ ,  $S_{D1}$ ) and the  $MCE_G$  parameter ( $PGA_M$ ) returned by the tool are listed under Computed Results. The site-specific  $MCE_R$  response spectrum is listed and plotted under  $MCE_R$  Response Spectrum.

The user must check these results against the 80% minimum requirement in the **Important Note** at the top of this User Guide. The web link to the ASCE web tool (<https://asce7hazardtool.online/>) at the bottom of the page can be used to extract the response spectra derived from Chapter 11 of ASCE 7-16 that is required for this check.

#### 3.2 Detailed.

The Detailed output page provides values of parameters (Vs30 and basin depth terms, Z1.0 & Z2.5) the tool used to obtain the  $MCE_R$  response spectrum. [Note: Z1.0 & Z2.5 are the depths beneath the site to the tops of the layers with shear-wave velocities of 1.0 km/s and 2.5 km/s, respectively.]

The left hand plot under  $MCE_R$  Response Spectrum provides the site-specific  $MCE_R$  and Design Earthquake response spectra. The right hand plot provides the same  $MCE_R$  response spectrum and the  $MCE_R$  response spectra obtained from the ground-motion prediction equations (GMPE) and the 3-D numerical simulations (CyberShake). See Crouse et al. (2018) (<https://www.scec.org/publication/8024>) for details on the derivation of the  $MCE_R$  response spectrum from these GMPE-based and CyberShake-based  $MCE_R$  response spectra. The table below the plots provides the spectral acceleration values for the three curves in the right hand plot.

#### 3.3 Download all.

Clicking on this link gives the user the option to download a ZIP file containing the Summary and Detailed output pages in PDF format, and an Excel CSV (comma separated values) file with the tabular  $MCE_R$  and Design response spectral data.

## Disclaimer

The UGMS  $MCE_R$  Tool is provided "as is" and without warranties of any kind. While SCEC (<https://www.scec.org>) and the UGMS Committee (<https://www.scec.org/research/ugms>) have made every effort to provide data from reliable sources or methodologies, SCEC and the UGMS Committee do not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. SCEC and the UGMS Committee do not intend the results provided by this tool to replace the sound judgment of a competent professional, who has knowledge and experience in the appropriate field(s) of practice. By using this tool, you accept to release SCEC and the UGMS Committee of any and all liability.

Please note: The site-specific, design response spectral acceleration,  $S_a$ , returned by this tool for user-specified inputs, must be compared to the minimum  $S_a$  requirement described in Section 21.3 of ASCE 7-16 (second and third paragraphs). This minimum  $S_a$  is computed as 80% of the design response spectrum derived from the  $S_{DS}$ ,  $S_{D1}$ , and  $T_L$  values obtained from the ASCE tool at <https://asce7hazardtool.online/> (<https://asce7hazardtool.online/>). The larger of the site-specific  $S_a$  and the 80% minimum  $S_a$  at each period,  $T$ , is the final design response spectral acceleration. This final  $S_a \times 1.5$  is the final  $MCE_R$  response spectral acceleration.

## Contact

The **Southern California Earthquake Center** (SCEC) was founded as a Science & Technology Center on February 1, 1991, with joint funding by the National Science Foundation (NSF) and the U. S. Geological Survey (USGS). SCEC graduated from the STC Program in 2002 and has been funded as a stand-alone center under cooperative agreements with both agencies in four consecutive phases: SCEC2, 1 Feb 2002 to 31 Jan 2007; SCEC3, 1 Feb 2007 to 31 Jan 2012; SCEC4, 1 Feb 2012 to 31 Jan 2017; and SCEC5, 1 Feb 2017 to 31 Jan 2022.

Please visit <https://www.scec.org/about> (<https://www.scec.org/about/>) to learn more about SCEC. To report any bugs or issues, contact us at [software@scec.org](mailto:software@scec.org) (<mailto:software@scec.org>).



# **EXHIBIT 3**

# THE SILVERSTEIN LAW FIRM

*A Professional Corporation*

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June 29, 2018

**VIA EMAIL California.Jobs@opr.ca.gov**  
**Scott.Morgan@opr.ca.gov**

Governor's Office of Planning and Research  
State Clearing House  
Scott Morgan, Director  
1400 Tenth Street, Room 117  
Sacramento, CA 95814

Re: **Supplemental Objections** to ELDP Application by MCAF Vine, LLC  
**State Clearing House Tracking No. 2018051002; Hollywood Center Project**

Dear Director Morgan:

Please accept this letter as a supplement to the June 1, 2018 letter which I previously filed in opposition to the above-referenced ELDP Application.

As noted two days ago in the June 27, 2018 New York Times:

“Los Angeles, Salt Lake City, San Jose and Seattle are among the cities that have buildings that could suffer more damage than anticipated or in the worst case, have a greater potential for collapse, engineers said. . . . In some areas of Los Angeles County . . . the new projections nearly double the previous estimates for the type of ground shaking that is most threatening to a tall building. . . . The revised estimates for Los Angeles are the result of a five-year project by the Southern California Earthquake Center, a research organization of seismologists and engineers, that used some of the country's most powerful supercomputers to study how earthquake shaking moves through local ground conditions. . . . The new

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Director Scott Morgan  
June 29, 2018  
Page 2

projections of shaking in Los Angeles and other cities only apply to buildings of about 20 stories or more.” (Exh. 7.)<sup>1</sup>

When – not if – the Hollywood Earthquake Fault ruptures, placing the Millennium developer's proposed 30+ and 40+ story towers on this site would not only kill and injure thousands of occupants, residents, workers and visitors, but it would cause enormous environmental impacts should the buildings also topple over onto surrounding structures, as well as blocking streets for weeks or months creating severe traffic impacts, which in turn would impact emergency services and response times.

Our June 1, 2018 letter and several other objection letters referenced the unique site constraints and dangers associated with this proposed development due to the California Geological Survey's Alquist-Priolo mapping of the 7.0-magnitude active<sup>2</sup> Hollywood Earthquake Fault across the site. The State's concerns about the safety of this site began as early as 2013. (See Exh. 8 [July 20, 2013 Letter from California State Geologist to Los Angeles City Council noting impending completion of Alquist-Priolo map].)

Since that time, the Alquist-Priolo Map has been completed, and the California Geological Survey has unequivocally concluded that the active earthquake fault runs through the site. (See Exh. 2 to our June 1, 2018 letter.) The State of California has been loudly sounding the alarm bell about the public health, safety, and welfare from potential development of this site.

As our Supreme Court has held, the Environmental Impact Report under CEQA

“is an ‘environmental ‘alarm bell’ whose purpose it is to alert the public and its responsible officials to environmental changes before

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<sup>1</sup> We are continuing exhibit numbering sequentially beginning from the last exhibit number listed in our June 1, 2018 objection letter.

<sup>2</sup> Millennium Partners has argued that no active earthquake fault traverses the property. These self-serving claims do not hold water, nor do they override the State's official conclusion, as published pursuant to the Alquist-Priolo Act, that the active Hollywood Earthquake Fault crosses the property. Millennium Partners also claim they did nothing wrong in San Francisco. A 58-story sinking and tilting building says otherwise.

they have reached ecological points of no return.' [Citation.] The EIR is also intended 'to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action.' [Citations.] Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. [Citations.] The EIR process protects not only the environment but also informed self-government." Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 392.

For multiple reasons, this project and site are highly inappropriate for the expedited CEQA process that ELDP status would allow.

The irregularities by Millennium previously on this site as shown by this firm's successful litigation in StopTheMillenniumHollywood.com, et al. v. City of Los Angeles, et al., Los Angeles Superior Court Case No. BS144606 (see also **Exh. 1** to our June 1, 2018 letter), coupled with the outrageousness of Millennium's attempt to obtain ELDP status in the face of prior State opposition to that earlier proposed development of largely the same project on the site, smacks of the same type of reckless practices seen with Millennium's current "Leaning Tower of San Francisco" disaster.

As also noted in our June 1, 2018 letter, Caltrans submitted multiple objections against the prior iteration of this project at this location. (**Exh. 3** to our June 1, 2018 letter.)

The instant ELDP application abuses the law and devalues the rationale for granting such privileged ELDP status. Not only is this project unbuildable and therefore unworthy, but this particular applicant has zero credibility. However, if a project could ever be built within safety standards at this site, that project should require the *fullest* consideration under CEQA, and not the ELDP expedited process that would richly reward perhaps the single-most notorious developer in the state – a developer as to which two state agencies have loudly sounded alarm bells.

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June 29, 2018  
Page 4

Finally, if these facts and others already presented by multiple stakeholders have not persuaded you to deny this ELDP application, then we urge you to consult with your own experts, the California Geological Survey and Caltrans, to seek their independent opinions as to whether this project, this property, and this developer merit receiving ELDP status.

Thank you again for your attention to these issues of public health, safety, and welfare.

Very truly yours,



ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM, APC

RPS:vl  
Attachments

# EXHIBIT 4

## Booming San Francisco takes unprecedented step to target earthquake-vulnerable high-rise towers



By [Rong-Gong Lin II](#) Oct 04, 2018 | 12:00 PM | San Francisco



Traffic moves along the Bay Bridge as the sun sets behind the Transamerica building in San Francisco. (Josh Edelson / For The Times)

For all the tech wealth that has flown into this city in recent years, it's also an unnerving time for city builders.

First, a centerpiece of San Francisco's new downtown, the 58-story Millennium Tower, started sinking and tilting. Then last week, the city's new \$2.26-billion transbay bus station was abruptly shut after cracks were found in two steel beams. Both events have fueled anxiety about how San Francisco's growing skyline would hold up in the kind of major quake that destroyed much of the city in 1906.

So on Thursday, the city opened up a new front on California's seismic safety, releasing an unprecedented list of more than 150 of its tallest buildings, which includes data about buildings constructed before modern seismic codes — a prelude to an assessment of whether they need retrofitting to better withstand an epic temblor.

The inventory comes with a sweeping proposal to more closely examine the city's skyline with an eye of making costly fixes to towers that could collapse amid major shaking. Officials are also

<http://www.latimes.com/local/lanow/la-me-ln-san-francisco-tall-building-earthquake-20181004-story.html>

calling for rules for new construction, aimed at preventing sinking of buildings as well as making tall buildings even stronger to resist wobbling in an earthquake.

While San Francisco, Los Angeles and other communities have stepped up retrofitting efforts in recent years, none of California's largest cities has gone as far in publicly releasing an inventory of landmark buildings downtown that likely need seismic reviews.

Out of San Francisco's 156 tallest buildings — those taller than 240 feet — roughly 100 were built before the era of modern seismic codes for their building type, according to the study by the nonprofit Applied Technology Council.

That doesn't mean all of them are at risk of collapse. Further study would be needed to determine if they are vulnerable and need a retrofit.

The list is a starting point. And the experts who compiled the list for City Hall say officials should take action to get more of these buildings structurally evaluated, and have the ones most prone to collapse retrofitted.

"We must act before the next earthquake strikes to ensure the safety of residents, workers and visitors," said San Francisco city administrator Naomi Kelly.

The tech boom has brought major development to a relatively small section of the city, which is now being crowded with new towers including San Francisco's tallest, the Salesforce Tower. One thing that has been missed in all the focus on new construction is how older buildings in the densely packed downtown area — built before modern seismic codes — will fare.

As the collapse of the World Trade Center in New York showed, even the collapse of just one or two could paralyze the city for many blocks for years.

The city has not been tested by a truly cataclysmic earthquake for 112 years. Downtown largely survived the 1989 Loma Prieta quake without major catastrophe. But the 1994 Northridge quake exposed weaknesses in a type of steel high-rise construction used in many California skyscrapers built from the 1970s through the early 1990s.

The recommendation will be controversial. It can be costly to even just evaluate a tall building, and can take millions of dollars to retrofit it. San Francisco is currently requiring owners of about 5,000 wood-frame apartments to be retrofitted, but those buildings are much shorter, and the costs are far smaller, compared to fixing an office tower or high-rise residential building. Kelly, the city administrator, signaled that she backed more than a dozen suggestions she received from the experts to improve safety of tall buildings.

The rhetoric coming out of San Francisco City Hall represents a shift from just a few months ago, when officials [emphasized the difficulty in identifying the city's largest vulnerable buildings](#), such as those made of brittle concrete.



Other cities are now renewing talk of seismic safety. After years of delay, Oakland City Hall has [resumed talking about](#) a mandatory retrofit law for nearly 2,000 possibly vulnerable wood-frame apartment buildings at risk of collapse in a seismic event.

The moves come following the [publication of a landmark](#) U.S. Geological Survey report in April about the threat of the Hayward fault to the Bay Area. The report said 800 people could be killed and 18,000 more injured in a hypothetical magnitude 7 earthquake centered below Oakland. Oct. 21 will mark the 150th anniversary of the last big earthquake on the Hayward fault.

As part of preparations for that anniversary, some seismic experts are urging the public to ask about the earthquake safety of their homes, workplaces, schools and churches.

“Those questions should be more in-depth than just, ‘Will this building survive? And will it be damaged to the extent it’s going to injure me?’” Keith Knudsen, deputy director of the USGS Earthquake Science Center in Menlo Park, said. “They should follow up with questions [like] ‘Will this building be usable following an earthquake?’”

The city ordered the study of tall buildings amid concern about the safety of Millennium Tower, the skyscraper that has become famous for its sinking and leaning problem. Engineering experts hired by the city say that the earthquake-resisting system of Millennium has not been compromised by the leaning of the building.

The list that San Francisco unveiled Thursday includes details like the building’s structural system, the year it was completed, and a retrofit date, if one was found by the authors of the study.

The report found more than 10 tall buildings that could possibly have a brittle concrete frame. Also known as non-ductile concrete frame, this class of buildings was found to be vulnerable to collapse after the 1971 Sylmar earthquake; 49 died in the collapse of concrete buildings at the Veterans Administration Hospital in San Fernando, and three people died at Olive View Medical Center in Sylmar.

Researchers also found more than 80 steel-framed buildings built before codes were rewritten after the 1994 Northridge earthquake. Engineers discovered that this class of structure could develop troubling cracks in its skeleton. No steel building suffered a catastrophic failure in that quake, but some were so badly damaged they had to be demolished. One — the Automobile Club of Southern California building in Santa Clarita, [open for just 21 months](#) — came very close to collapse.

Some experts consider the collapse of a steel frame building plausible in an earthquake. The collapse of five high-rise steel buildings in Southern California was seen as possible during a hypothetical magnitude 7.8 earthquake on the San Andreas fault, according to the U.S. Geological Survey’s [simulation](#) of such a disaster. If the earthquake hit during working hours, about 5,000 people could be inside those five buildings.

In 1995, when a magnitude 6.9 earthquake hit Kobe, Japan, one-third of 630 modern steel buildings in a heavily shaken area were severely damaged, according to a USGS [report](#). One photographed building showed how one story of a steel building collapsed.

In general, concrete buildings built before 1980, and steel buildings constructed prior to 1997, are thought to deserve scrutiny to assess for seismic deficiencies and determine whether an earthquake retrofit is needed.

Just six buildings on the list were found to have undergone modern seismic retrofits, including San Francisco City Hall and the Ferry Building. The most recent retrofit identified by study authors was done in 2015, which strengthened the 25-story Hotel Nikko at 222 Mason St., a steel moment frame building.

Few California cities have required steel buildings to be retrofitted. Santa Monica and West Hollywood recently passed laws requiring vulnerable steel buildings in their cities to be retrofitted. Los Angeles has no such law, although earlier this year, Mayor Eric Garcetti said the city [should consider](#) mandatory retrofits to steel-frame buildings.

The San Francisco study authors said it's possible the database is incomplete, and asked those with knowledge of retrofits not mentioned in the database to come forward with their information.

Existing San Francisco laws have generally proven ineffective in requiring tall buildings to be seismically evaluated or retrofitted. Current city law does require a seismic retrofit when two-thirds of a building's floors are renovated. But that almost never happens to tall buildings, when only a small fraction of the building undergoes construction at any given time.

The report suggests finding a way to trigger mandatory seismic evaluations more often during major renovations, but do so in a way that won't discourage developers from modernizing buildings. One possible solution, the authors said, is not to require retrofits except for buildings most likely to collapse.

Other possibilities include triggering seismic evaluations when buildings are purchased or leases are renewed, according to the report. Such changes in city law would require support from the Board of Supervisors and Mayor London Breed.

There are other recommendations in the report. One is to order inspections and, if needed, repairs of steel buildings shaken in the 1989 Loma Prieta earthquake. Among other recommendations:

- Create rules for new buildings formalizing criteria intended to prevent against settling or sinking after construction;
- Aim to make new buildings stronger and less wobbly so they can resume operations sooner after an earthquake instead of being shut down for two to six months;
- Recommend minimum levels of earthquake insurance or another type of collateral to ensure buildings and surrounding neighborhoods can recover;

<http://www.latimes.com/local/lanow/la-me-ln-san-francisco-tall-building-earthquake-20181004-story.html>

- Study whether automatic fire suppression and evacuation systems in tall buildings can function after shaking;
- Expand the database to include any building taller than 75 feet; and,
- Create protocols to determine how large a cordon must be around a building at risk of collapse after an earthquake.

Stanford University structural and earthquake engineering professor Greg Deierlein, a coauthor, said the report is not meant to be alarming, but “you gotta start somewhere.”

Deierlein said he was glad to see city officials were enthusiastic about his recommendations. But now comes the hard part.

“The city needs to take these recommendations — and see if it’s politically viable,” Deierlein said.



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

**Judith Kass-Dowden** <judykass@sbcglobal.net>

Thu, Oct 4, 2018 at 3:50 PM

To: elva.nuno-odonnell@lacity.org

To Whom It May Concern:

I live in the area north of the project referred to as Hollywood Center or the Millennium Project which is called Hollywood Dell.

I have several concerns that I would like to be addressed before approval is given for this project.

1. Construction on top of a fault zone.
2. Added traffic in an area already paralyzed by traffic.
3. Air quality.
4. Historic Capitol Records Buildings
5. Response time for emergency vehicles to access the Hollywood Dell.
6. Impact of construction on 100 year old infrastructure in Hollywood area.

Thank you in advance for addressing these concerns in your EIR.

Judy Dowden  
323-464-1591  
6375 La Punta Drive  
Los Angeles, CA 90068



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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## Questions/Comments for Hollywood Center/Millennium EIR

1 message

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**Susan Hunter** <heysuzhunter@gmail.com>

Thu, Oct 4, 2018 at 3:50 PM

To: elva.nuno-odonnell@lacity.org

Mrs. Nuno-O'Donnell,  
I would like to add the following questions/comments and document to the EIR responses for the Hollywood Center/Millennium project.  
Thank you for your time,  
Susan Hunter

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### 2 attachments

 **CPLA EIR questions-comments for Millennium.pdf**  
68K

 **A Seismic Change in Predicting How Earthquakes Will Shake Tall Buildings - The New York Times.pdf**  
88K

Ms. Elva Nuño-O'Donnell  
elva.nuno-odonnell@lacity.org  
City of Los Angeles, Department of  
City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

RE: ENV-2018-2116-EIR/CPC-2018-2114-ZCG

Ms. Nuno- O'Donnell,  
I would like to submit the following questions in response to the EIR scoping hearing held for the Hollywood Center/Millennium project.

- 1) How can an EIR be drafted when the project hasn't fully identified all determined uses? The community has been presented with two different options - one for residential usage and one for commercial usage in one section of the project. How can the community address issues with either of these uses when the final determination of the uses hasn't been made?
- 2) Has the EIR analyzed and incorporated the new localized earthquake models for projects over 20 stories from the 11th US National Conference on Earthquake Engineering? What model has the EIR used for determining seismic impact? Does the current fault line model used for the EIR have any structures directly over it taller than 10 stories, and if so, what are the structures?
- 3) Has the project analyzed the cumulative impact on the declining air quality city wide due to multiple development sites under construction simultaneously - and the added impact this project will have? If not, why?
- 4) Please clarify the types of carbon credits for the project as well as the source.
- 5) Has the project analyzed the cumulative impact of vacant housing in Hollywood due to higher than average vacancy rates city wide?
- 6) Has the project analyzed and found a mitigation for the projected human waste crisis in the LA County area, and the cumulative impact this project will have on that crisis? Has the EIR analyzed the cumulative impact on sewers, infrastructure, and the environment in regard to the human waste crisis?
- 7) Has EIR analyzed the project placing large foundations directly over the mapped state fault line and what will the casualty count be in a worst-case scenario if the fault produces its highest magnitude estimated quake. Has the EIR analyzed what level

magnitude earthquake will result in any structural response from the buildings? Has EIR analyzed what those structural responses will be?

8) Has EIR analyzed which direction the towers will radially fall in should a major catastrophic event happen? What is the basis for the determination?

9) Has EIR analyzed and compared other catastrophic events due to similar basin soil and geology types and how to mitigate the impact on decline in population following seismic activity and structural response?

10) Has EIR analyzed and incorporated CALTRAN's projections for cumulative traffic impact? Does EIR compare and contrast the findings from the previous EIR in regard to negative impacts and mitigation solutions?

11) Has EIR analyzed the increase on public services such as LAPD to respond to increased crime by increasing the population in this area? What mitigations are in place for reducing crime if no increase in LAPD is needed? If construction alone is cited as a mitigation to reduce crime, please cite the model used to produce a demonstrative link between new construction and reduction in crime numbers of all types of crime without LAPD intervention.

12) Has EIR analyzed the impact on emergency services vehicles and the ability to operate in this area post construction? What is the mitigation to reduce the congestion to allow emergency service vehicles to operate? If mitigation is cited as emergency response notifications such as sirens and flashing lights, please cite the model used to show a demonstrative link between the use of emergency sirens and lights and the ability to move rapidly thru heavily congested traffic.

13) Has EIR analyzed air quality reduction due to proximity to the highway? What is the model that is the basis for the findings in the EIR for air quality in relation to the highway? What is the analysis of the impact of people living in close proximity to reduced air quality due to highway usage?

14) Has the EIR analyzed the full trenching needed to determine impact of seismic activity? When will full trenching be done in order to publish an EIR that has a fully vetted and full scoped understanding of the geological impact of the area? How will an EIR be published with mitigations if the soils and geological section of the EIR has not been fully examined?

#### Conclusion:

The project's proposed building of two towers on top of the California State officially mapped Alquist-Priolo fault of the Hollywood Fault is dangerous and reckless. A great deal of concern has been voiced by the public, various experts and official about the LA

City Council and the Mayor ignoring the State recommendations to satisfy the demands of a private developer and places adjoins buildings and property, to say nothing of people, in great jeopardy. This is irresponsible and could create liability for this city and its taxpayers.

The collapse and damage these outsized towers will cause huge environmental impacts. The impacts on streets, traffic, the adjacent freeway, surrounding buildings and structures, blockage to throughways, and the cumulative impacts to emergency, fire, police, medical and all safety and necessary services will extend far beyond just the damage in the immediate vicinity of the towers. The central location will make disastrous impacts on emergency services and response to areas well beyond the boundaries of this EIR. The impacts on air quality the other health risk impacts will also extend far beyond the boundaries of the EIR.

The analysis of seismic effects of an earthquake on the project's proposed building of two towers on top of the California State officially mapped Alquist-Priolo fault trace of the Hollywood Fault must be exact and specific to that fault trace. It cannot be based on average ground movements of faults in and near the area.

The boundaries of this EIR are not large enough and inclusive enough to address the impacts of this particular situation. Due to the size of these proposed towers and their location, not only on an officially mapped fault, but in a central portion, a vital crossroads of this city, there needs to be further data and analysis on a wider area than the far to small area considered in this EIR.

Of particular concern is the adjacent Hollywood Freeway. This vital citywide artery is greatly impacted by this concentration of traffic impacts to the small already greatly overburdened freeway on and off ramps nearby. Any extra damage created by the reckless building of such enormous structures on an earthquake fault and in a sensitive location like this will have disastrous impact on the ramps and the freeway itself. In the past Cal Trans has weighed in on this impact. Simply re drawing and EIR boundary will not lessen this impact. The redrawing of this boundary needs to be examined, as excluding something that is already on record as a problem for an earlier EIR for this project is mistaken at best and dangerous at worst. There has been no change in this project that in any way lessens the impacts of these towers on the freeway, the streets, traffic and emergency services on the adjacent area.

The issues of ignoring scientific data and not doing the necessary trenching to obtain needed data looms large. The State of California, which is the recognized expert in the matter of mapping earthquake faults and geology is being flagrantly and dangerously ignored by the LA City Council and Mayor. This is willfully placing our buildings, emergency services and environment at unconscionable risk.



Only a northern portion of the East Site of the total site was trenched to determine earthquake hazards. This is not enough to be in any way conclusive or provide anything like complete and adequate data to analyze the hazards and presence of faults. The part of the site most under concern by the state was never trenched, the southernmost portion of that East Site. There has never been adequate trenching on the East and West portions of the site, the Enterprise parking lot, within 50 feet or for "habitable structures".

Given the inexplicable ignoring of the State data, mapping and guidelines, it is even more urgent for full trenching of the entire Project site. It is imperative that State geologists as well as City geologists have completely access to all data related to the soils, geology and seismic issues and that this data be fully and transparently be analyzed by the State geologists as well as City geologists.

Since the City is ignoring the experts of the State, it is especially incumbent upon the City to fully trench and examine both sides entire site and the pertinent surrounding area. The EIR has to include all of the data from the State to in any way be complete. The exclusion of the State geologist in analyzing even the entire results of the inadequate trenching. This entire process is so out of the norms of procedure and process as to cast suspicion on the legitimacy of the EIR in regard to all important Geology, Soils and Seismic portions of the EIR, and by extension the entire EIR. Any failure to be as thorough as possible in this area can bring great liability and criticism up the City.

Coalition to Preserve Los Angeles  
6500 Sunset Blvd.  
Los Angeles, CA 90028

## The New York Times

# *A Seismic Change in Predicting How Earthquakes Will Shake Tall Buildings*

By Thomas Fuller

June 27, 2018

LOS ANGELES — In their quest to make tall buildings safe during earthquakes, engineers have for decades relied on calculations that represent the tremors and convulsions that a building can endure. Some of the world's top earthquake experts now say the projections significantly underestimate the severity of shaking that buildings in several West Coast cities are likely to undergo during earthquakes.

The research, presented Wednesday at a gathering of earthquake experts in Los Angeles, has significant consequences in the ways tall buildings are designed. Los Angeles, Salt Lake City, San Jose and Seattle are among the cities that have buildings that could suffer more damage than anticipated or in the worst case, have a greater potential for collapse, engineers said.

There are going to be large changes coming," Norman Abrahamson, a seismologist at the University of California, Berkeley, told hundreds of engineers gathered for the conference. "We now know how far-off our ground motion models have been."

In some areas of Los Angeles County like Century City, Culver City, Long Beach or Santa Monica, the new projections nearly double the previous estimates for the type of ground shaking that is most threatening to a tall building.

Ibbi Almufti, a researcher with the engineering firm Arup, said the significance of the new projections was "huge."

"It's going to amplify the shaking in terms of intensity but also the duration," he said. "Those two things combined can have quite a damaging effect that right now we are probably not capturing."

Greater shaking could also "bring out the vulnerabilities" in older buildings already known to have defects, Mr. Almufti said.

The revised estimates for Los Angeles are the result of a five-year project by the Southern California Earthquake Center, a research organization of seismologists and engineers, that used some of the country's most powerful supercomputers to study how earthquake shaking moves through local ground conditions.

For decades experts have arrived at their calculations of shaking by observing conditions in California, Japan, Taiwan and other seismically active places and taking an average. But they discovered that grouping far-flung regions created imprecise estimates.

The crucial changes in the new models are that they rely on local conditions, not global averages, and they model the ground more deeply. The Los Angeles model relied on measurements of thousands of local earthquakes, most of them imperceptible but which offered more precise information on how seismic shock waves travel through the earth.

Understanding how earthquakes affect cities like Los Angeles, Mexico City and Seattle have long bedeviled earthquake experts because they sit in large basins where seismic waves are trapped and amplified. The effects are often compared to the way a bowl of Jell-O reacts when jolted.

The new projections of shaking in Los Angeles and other cities only apply to buildings of about 20 stories or more. But Professor Abrahamson said calculations that would be rolled out over the next few years would offer revisions of shaking for all structures and areas across the West. In some cases, the revisions will predict lower shaking estimates than previously thought.

California has not had a major earthquake since 1994 when a 6.7 magnitude earthquake struck northern Los Angeles neighborhood of Northridge, killing more than 60 people and causing widespread damage. But the seismic faults in California can produce earthquakes that release well more than 50 times more energy than Northridge. There are no reliable ways of knowing where and when the next big earthquake will strike.

The new projections have been met with resistance by some engineers, some of whom fear that it could drive away developers.

In Seattle, where earthquakes have the potential to be even stronger than in California, engineers will be required to take into account new projections of shaking that are 33 percent higher than the old ones, said C.B. Crouse, an expert in ground motions who helped write the new guidelines.

“That’s a significant increase from the standpoint of building design,” Mr. Crouse said. But because of pushback by engineers in Seattle, the use of the new projections in building codes has been delayed until December.

“The structural engineers said this is really going to cause a problem with developers up here,” he said. “They said, ‘We can’t institute this immediately.’”

Jim Malley, a structural engineer who helped organize the conference, said implementation was a concern.

“We have to incorporate it,” he said of the new data. “We haven’t settled on how.”

Even more difficult is the question of how to handle existing buildings in areas where the ground shaking is projected to be significantly higher.

“These cities and buildings are already in place,” said Thomas H. Heaton, the director of the Earthquake Engineering Research Laboratory at the California Institute of Technology. “Now what do we do?”

At a time of a severe shortage of housing in California, where the median price of a home is now above \$600,000, requiring retrofits would be an added and heavy financial burden.

John Vidale, the director of the Southern California Earthquake Center, said the revised projections would ultimately help engineers.

“What we are doing is mapping out things more precisely,” he said. “We are making more accurate maps. And we are shrinking the uncertainties.”



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

## Millennium Hollywood Center...ENV-2018-216-EIR

1 message

poosy6603@aol.com &lt;poosy6603@aol.com&gt;

Thu, Oct 4, 2018 at 3:39 PM

To: elva.nuno-odonnell@lacity.org

To Whom It May Concern,

Millennium Hollywood Center projects should NOT be approved...

—Lack of Infrastructure..

—Traffic.... Area Constantly in GRIDLOCK ....

—All research has proved public transit ridership is lowest it's been in it's history..

People are NOT giving up cars...

Claims that oversized projects like Millennium Hollywood Cntr. will NOT add to traffic because they are for public transit patrons are nothing but MYTHS

—Constant water main breaks in the area...

—Water supply issues...

—Understaffed LAPD, LAFD, affecting EMS responses ....

—Increase in CRIME in the area...

—Seismic Safety/ PUBLIC SAFETY....

Active EQ fault line runs through the site as confirmed by State Geologists .

—Developer has serious issues in San Francisco...

Evacuated Dangerous Leaning/Tilting Millennium Tower..

50+ law suits..

SF says Millennium lied, cut corners...

SF suing Millennium..

Millennium suing SF..

Will '60 Minutes' be doing a special report on Millennium Hollywood Center project risking lives next?

—Preservation of Historic Resources...and Aesthetics ....

Capitol Records Building, an Historical Cultural Monument and the Iconic Hollywood /Vine St. view, will be totally wiped out and obstructed by Millennium's obscenely out of scale and character Towers

—The Hollywood Sign, also an HCM will also be blocked and obstructed from view.

At Millennium hearings city politicians spoke over and over trying to assure concerned citizens, about building observation decks on the back of Millennium skyscrapers so tourists could go there to view what will be obstructed, what is now visible to all, as HCM's, historically, should be.

—They never answered the questions regarding who will be making money from that boon doggie....

A ridiculous idea and no solution .

—The city has displayed total irresponsibility and lack of pride in, and respect for, HOLLYWOOD and it's HISTORIC RESOURCES..

.....by approving these DANGEROUS projects that wipe out all that is special about Hollywood..including it's

HISTORY..and Historic ICONIC treasures.

—The OVERALL IMPACT of ALL developments should be considered as a WHOLE in Hollywood given the MASSIVE construction boom.

LACK OF TRUST IN CITY OFFICIAL'S APPROVALS and DECISIONS...

"The abuse of power and the violation of the public trust by the mayor and City Council in the Millennium case is truly unprecedented...."

Robert Silverstein

City officials acted ILLEGALLY causing a Judge to shut Millennium down regarding them ignoring Caltrans danger warnings...

City officials have also IGNORED State Geologist's danger warnings regarding the ACTIVE EQ FAULT running through the building site, that they warned could potentially split the buildings in half, and are even more potentially dangerous than traffic conditions causing adverse impacts on lives..

How can the PUBLIC believe or trust the City of L.A.'s claims that the Millennium building site is SAFE, when they have been caught by a JUDGE, and called out for ILLEGALLY IGNORING required parts of an EIR, making up their OWN (unacceptable) traffic studies, and moving forward and approving such dangerous projects???

This project must be stopped in it's tracks now, for the sake of PUBLIC HEALTH AND SAFETY

Judge Throws Out Hollywood Millennium Skyscraper Project....

<https://www.laweekly.com/news/judge-throws-out-hollywood-millennium-skyscraper-project-5530876>

Superior Court Judge James C. Chalfant has stopped the Millennium Hollywood twin skyscrapers project in its tracks, finding that top city officials ILLEGALLY IGNORED required parts of the Environmental Impact Review process and warning that the project could dramatically worsen traffic on the Hollywood Freeway and in the surrounding neighborhood.

The judge found that top Los Angeles elected and appointed officials ignored Caltrans' warnings about the dual towers' effects on traffic heading on and off the often backed-up ramps on the nearby 101 freeway.

Chalfant lectured city leaders, saying:

"The congestion of freeways in L.A. is subject to review because it's so terrible, and anything that may make it worse needs to be examined. ...

The issue is whether you need to follow the provisions of the responsible agency, Caltrans.

And the language and scholarly work on the issue says overwhelmingly 'yes.' ...

There were many aspects Caltrans wanted you to look at, that you didn't look at."

Instead of including in its Environmental Impact Report, or EIR, the required traffic studies conducted by Caltrans, Garcetti and the City Council chose to press forward with their own freeway traffic studies.

Judge Chalfant says this was ILLEGAL.

In fact, he ruled, the city is not allowed to conduct studies on freeway traffic using its own definitions and methods.

Freeway traffic is the responsibility of experts at Caltrans, specifically, and not of the Los Angeles Planning Department or any other city department.

The city leaders acted ILLEGALLY, according to the court, in rushing the Millennium project along and ignoring state traffic data

Los Angeles leaders flatly IGNORED repeated claims from exasperated Caltrans officials that the EIR failed to include proper traffic-monitoring data.

Millennium's backers were further rattled by the fact that, according to the California Geological Survey, the skyscraper project site SITS LITERALLY ON TOP OF AN ACTIVE FAULT LINE CAPABLE OF PRODUCING A MAGNITUDE 7 EARTHQUAKE.

Attorney Robert Silverstein.....

"The abuse of power and the violation of the public trust by the mayor and City Council in the Millennium case is truly unprecedented," Silverstein said. "The fact that not only 40 different community groups and every Hollywood neighborhood council opposed this project but also two California state agencies opposed this project says a lot."

With such proof of how ILLEGALLY the city acted to approve Millennium projects with regards to Caltrans /Traffic Studies , it's not a stretch to believe they are acting just as irresponsibly with regards to the state geologist's confirmations and findings of the dangerous active EQ fault line that runs through the building site that they have been warned to NOT build on.

STATE GEOLOGIST DANGER WARNINGS.....IGNORED

—"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink

—"Our conclusion from the data is that there is an active fault, and it does run right along the course that's right along the map," state geologist John Parrish said.

—The state's new map shows that three prominent Hollywood developments — the proposed Millennium Hollywood skyscraper project, The Blvd6200 development and a planned apartment complex on Yucca Street — are within the roughly 500-foot fault zone.

—State Geologist Dr. John Parrish said the fault line goes underneath both Millennium and BLVD. 6200

"We feel very confident about where we drew that line, within a 50-foot accuracy back and forth..we're very confident it's there," Parrish told reporters at a downtown Los Angeles news conference.

"Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault."

LOS ANGELES OFFICIALS DID NOT ORDER TRENCHING FOR ANY OF THE THREE PROJECTS BEFORE CITY COUNCIL APPROVED THOSE PROJECTS.

*KFI ..The Tim Conway Show*

*THE CITY IGNORED THE ACTIVE EQ FAULT EVIDENCE*

<http://kfiam640.iheart.com/media/podcast-conway-on-demand-TimConwayJr/hollywood-fault-line-8pm-815-23591925/>

L.A. COUNCIL OK'S HOLLYWOOD SKYSCRAPERS DESPITE CONCERNS OVER QUAKE FAULT LINE

<http://articles.latimes.com/2013/jul/24/local/la-me-millennium-vote-20130725>

On Saturday, the head of the California Geological Survey, John Parrish, sent a letter to Council President Herb Wesson alerting him that the skyscrapers "may fall within an earthquake fault zone."

Parrish said Wednesday that a map drawn by his agency in 2010 showed that the Hollywood fault "goes right through the

Millennium site."

He criticized a seismic report produced by the developer that said extensive testing showed that the building site was safe and did not lie on the fault line.

Parrish said the report did not refer to his agency's map and left out other important information.

[Meet Lucy Jones...](#)

<https://www.smithsonianmag.com/science-nature/meet-lucy-jones-the-earthquake-lady-18903045/>

Dr Lucy Jones...

"A magnitude 7 quake happens somewhere in the world every month....a magnitude 6 happens every week..

The earthquake is inevitable....

If no additional actions are taken to mitigate damage before such a quake hits the nation's second-largest city, about 2,000 people will die, 50,000 people will be injured, and property and infrastructure disruption will cost about \$200 billion to repair, the report said.

Perhaps five high-rise buildings will collapse.

Some 8,000 buildings and houses of unreinforced concrete will collapse...

Households will be without water and power for months."

*Los Angeles leaders choose to ignore the HEAD of the Ca. State Geological Survey's findings and warnings...and worse..have claimed consistently that Judge Chalfant ruled the project site is safe..*

Robert Silverstein:

"Some facts to rebut misrepresentations regarding judgment on active EQ fault line..

We have learned that some Los Angeles City officials and project proponents are claiming that Judge Chalfant found there was no earthquake fault on the site.

That is incorrect.

To the contrary, in response to our request for judicial notice of the then recently-released Final Alquist-Priolo Map and FER 253 Study, Judge Chalfant found that those documents

"corroborate Petitioners' position" regarding the dangers of the active fault running through the site.

But he also found them inadmissible in the prior writ of mandamus case because "they did not exist at the time of the [City's] approval."

**(Exhibit 1, p. 11.)**

However, the Map and FER 253 Study most certainly exist now, and cannot be avoided."



Annie Gagen  
Hollywood, Ca.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

1 message

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**Susan Winsberg** <susanwinsberg@sbcglobal.net>

Thu, Oct 4, 2018 at 3:39 PM

To: elva.nuno-odonnell@lacity.org

To whom it may concern:

The Millennium project is a terrible idea! Turning Hollywood into Manhattan right on a fault line, adding to the overcrowding and the gridlock, ruining the look of Hollywood completely — all of this is a horrible idea. Leave the skyscrapers to downtown LA.

Keep this kind of stuff out of Hollywood! Horrible idea! Total giveaway to developers. We are totally sick of this kind of stuff here. The residents should have a say in these matters.

Thank you,  
Susan Winsberg  
6536 Franklin Ave., Apt. 1  
Los Angeles, CA 90028  
213-4 46-0362

Sent from my iPhone



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

**Kay Tornborg** <kxiaojie@att.net>

Thu, Oct 4, 2018 at 3:32 PM

Reply-To: Kay Tornborg &lt;kxiaojie@att.net&gt;

To: "elva.nuno-odonnell@lacity.org" &lt;elva.nuno-odonnell@lacity.org&gt;

There is nothing to be said in favor of this project, no matter what the EIR or scoping boards or anything else says. It is out of scale with its surroundings. There are lots of treatments of rainwater/run-off/etc. (when we have very little rain) but no explanation of where the new sources of water for these two gigantic structures will be found. The water use in these two buildings will definitely be an environmental issue for those in the neighborhood.

Further, the buildings are STILL on the Hollywood Fault and, given the disasterous events in the builders' structure in San Francisco (leaning 14", sinking) no one in the area should be satisfied with the siting of these ugly contrivances.

Why is there a picture of a snowplow and snow blowers on the scoping board??

Citizens need to follow the money, which will flow to all of the developers' subcontractors who can be counted on to take care of the interests of the builders and not the neighborhood. Traffic will remain abysmal, parking will be impossible, and the modest scale of current Hollywood will be sacrificed forever to structures that no one will ever care about. How can the Mayor and the City Council hold their heads up???? They should be ashamed for allowing this project to re-appear, like a nightmare in our midst.

Kay Tornborg  
Homeowner, CD 4



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Stop Millenium's "Hollywood Center" Development

1 message

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**HENDRIEKA VAN RIPER** <hendrieka@sbcglobal.net>

Thu, Oct 4, 2018 at 3:27 PM

Reply-To: HENDRIEKA VAN RIPER <hendrieka@sbcglobal.net>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

- Increased traffic congestion
- Increased parking problems
- Seismic safety
- Construction noise for ? years
- Negative impact on Hollywood's historic and aesthetic values; would dwarf Capitol Records
- Overall impact of all developments should be considered as a whole in Hollywood given the massive construction boom
- Very nice design, but it belongs downtown where it would fit in.  
It's too absurd for Hollywood !!!

Love & Peace, Hendrieka Van Riper, Argyle Ave., foothills of Hollywood Hills, by Capitol Records



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## EIR Comments: ENV-2018-2116-EIR

2 messages

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**Cheryl Gaskill** <cg\_graph@pacbell.net>

Thu, Oct 4, 2018 at 3:25 PM

To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

re: Millennium's Hollywood Center draft EIR

Hi Elva:

Submitting my own personal 5-page letter (attached).  
Would appreciate it if you can confirm receipt when you get a chance.

Thank you kindly,

Cheryl Gaskill  
323-702-5003

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 **Gaskill MHC EIR letter-Final.pdf**  
326K

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**Elva Nuno-O'Donnell** <elva.nuno-odonnell@lacity.org>

Thu, Oct 4, 2018 at 3:39 PM

To: cg\_graph@pacbell.net

Good Afternoon Cheryl,

The City of Los Angeles has received your scoping comments on the Hollywood Center Project.

Kind regards,

Elva

[Quoted text hidden]

--

Elva Nuno-O'Donnell, City Planner

Major Projects

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*

To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066 - elva.nuno-odonnell@lacity.org

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 4, 2018

Dear Elva Nuño-O'Donnell:

My comments regarding the EIR for Millennium's Hollywood Center follow. I have grouped my concerns using your *EIR Initial Study* subject headers, where applicable. There are some unusual comments — but I am sure we can agree that the project up for consideration is no ordinary proposal.

#### **A. Transportation + Traffic (XVI):**

##### **1) Areas of study should include:**

- a) **101 freeway on/off ramps** at Hollywood, Gower, Vine, and Cahuenga, inclusive of surrounding area back up/queuing, safety, and traffic flow
- b) Impacts to **101 freeway segments** at minimum between Vermont and Highland — weaving, backup, flow
- c) **Surface streets:** Franklin Ave., Gower St. and Argyle Ave. — general traffic flow and impacts to all, and at least a half mile in all directions, at rush hour

##### **2) Caltrans' TISG preferred traffic study methodology:**

- a) Full study of potential related safety issues by queuing entering the 101 and any resulting traffic buildup on the 101 itself using Caltrans' preferred methodology
- b) Caltrans' weaving analysis using HCM

##### **3) Realistic traffic analysis should be cumulative — inclusive of:**

- a) **Anticipated new occupants** (residential and commercial) for mid- and **high-rise** buildings in the area *recently finished* but not yet at full density
- b) **Anticipated mid- and high-rise** buildings in the area *that have not yet broken ground* (Champion Building, The Argyle, Palladium Residences, HKS Fonda Towers, etc.)
- c) **Base assumptions:** Vehicle ownership and trip estimates and calculations should reflect statistics congruent with Millennium's targeted, likely demographic: *luxury home owners in this area* (rather than a general standard).

4) **Potential alternative/mitigation measures: 101 North-Vine on-ramp**

a) **Consider REMOVING U-turn from Franklin onto 101 North.**

For eastbound traffic on Franklin, the U-turn onto the 101 North compounds a very dangerous situation under the Franklin overpass and into the Franklin/Argyle intersection. Cars exiting the 101 South off-ramp onto Franklin try to merge left, while others are trying to maneuver to the right to get around the backup of cars in the left turn lane attempting the U-turn — all in one short block. Crashes are heard frequently. Adding any more traffic will only make this more perilous. *Would removing the eastbound on Franklin U-turn to 101 North on-ramp access make this intersection less dangerous?*

b) **Consider REMOVING the Argyle on-ramp altogether.**

This freeway access is currently causing rush-hour gridlock for residential areas. Adding more would be disastrous. Re-directing current drivers to alternative on-ramps in commercial areas that are better equipped for vehicle queuing and backup might help. *Can a test be done where Argyle on-ramp is closed and adequate signage is placed re-directing well in advance of closure — to see what impact that would have on the Argyle area — as well as on the surrounding on-ramps?*

**B. Utilities and Service Systems (XVIII)**

Infrastructure Impacts: Please study potential costs and impacts to aging infrastructure relative to water and wastewater treatments.

1) **Realistic infrastructure (water, pipes) analysis should be cumulative — inclusive of:**

- a) **Anticipated new occupants** (residential and commercial) for mid- and **high-rise** buildings in the area *recently finished* but not yet at full density
- b) **Anticipated mid- and high-rise buildings** in the area *that have not yet broken ground* (Champion Building, The Argyle, Palladium Residences, HKS Fonda Towers, etc.)

**C. Geology and Soils (VI) – Seismic/Earthquake**

*Given claims that Applicant's San Francisco Millennium leaning tower is the fault of nearby construction project loosening the soil, I would ask that this study be inclusive of potential impacts from any planned digging in the area that could in any way impact stability of the land or project, including:*

- a) Any below-ground work or pipe replacement by DWP or utility companies — such as potential 6-year re-piping project, as mentioned by Adam Miller, HUNC on 10/1/18
- b) Any underground work, as in planned mass transit changes (metro)
- c) Any additional area constructions that may also require deep digging (ex: Champion Building, Palladium Residences, HKS Fonda Towers, etc.)

**D. Parking Impacts**

1) **Any realistic parking analysis should be cumulative — inclusive of:**

- a) **Anticipated new occupants** (residential and commercial) for mid- and high-rise buildings in the area *recently finished* but not yet at full density
- b) **Anticipated mid- and high-rise buildings** in the area *that have not yet broken ground* (Champion Building, The Argyle, Palladium Residences, HKS Fonda Towers, etc.)
- c) **Base assumptions:** Vehicle ownership and trip estimates and calculations should reflect statistics congruent with Millennium's targeted, likely demographic: *luxury home owners in this area* (rather than a general standard).

- 2) Any claims to “parking reduction credits” due to proximity to mass transit should be supported with **solid evidence of mass transit usage by prospective residents matching prospective demographic: residents of luxury housing in this area**
- 3) This area is parking-starved — especially the residential areas north of Franklin Avenue. ***To what extent will this project further impact parking in surrounding residential areas...***
  - *...during construction*, and
  - *...once finished*, the future residents and all employees related to the project?
- 4) 264 parking spaces currently available to the public on the Applicant’s lots will be lost (numbers to be replaced to public in new buildings are unclear from the *EIR Initial Study*). ***Will this project replace all of those spaces, and if not, what will be the resulting impact of their loss to the community?***

## E. Consideration of Failure

(Potential impacts: Aesthetics, Cultural, Public Services, Local Businesses)

This may not be something an EIR has ever studied. But then, Hollywood has never been asked to accept a building of this magnitude. On a fault line. Proposed by developers with a currently failing building in San Francisco. *Being asked to accept an extraordinary proposal with anything less than an extraordinary EIR study by the Planning Department seems negligent (at best).*

This consideration may be “usual”, but I would suggest at least **five factors** make study of potential failure not only fair, but necessary:

- **Unusual scale:** more than double the height of anything in the area
- **Built over a fault line**
- **Located among historic, irreplaceable buildings**
- **Applicant’s engineering precedence:** Applicant’s San Francisco Millennium tower is currently leaning, lawsuits are flowing, owners have lost millions, taxpayers may be liable, and various environmental damages could be astronomical if the building fails completely. *With the benefit of hindsight, if it is your feeling that THIS EIR should not study potential failure, I would like to know why.*
- **Applicant’s precedence of profits over safety:** Major news outlets report Millennium started selling the units *after* developer learned tower was leaning beyond normal levels. Buyers are claiming this was not disclosed prior to sale

- 1) **Consideration of Structural Failure:** The *EIR Initial Plan* discusses impacts from ground or levee failure. I see no mentions of a study of potential environmental impacts in the event of construction failure.

***Whatever the cause, IF something should go wrong with this construction...***

- a) *...who pays?* Given the nightmare scenario with San Francisco Millennium, how will you guarantee liability protection for Los Angeles taxpayers?
- b) *...how can you 100% guarantee that surrounding historic irreplaceable buildings will not be harmed by building failure?*
- c) *...what are the potential environmental damages that could arise from a building collapse of this size and placement?*
- d) *...what is the worst possible case (potential death toll, air quality, etc.)?*



## 2) Consideration of Economic Failure:

As proposed, the massive scale and location of this single development in the heart of Hollywood will radically alter the skyline and balance of our neighborhood (demographically, politically, visually, etc.) for generations. It will very likely single-handedly redefine Hollywood in many ways.

The entire EIR assumes “everything built and finished according to plan — and functional forever.” But any development with this level of visual and economic prominence also has a huge potential downside *should it ever become empty during, or after, construction.*

Economic downturns are as certain as death and taxes. What happens when the next major recession hits? Also certain: tech will evolve and consumer taste preferences change (ex: thousands of abandoned shopping malls).

The same 5 factors in bullets that make this a unique case also demand study of its *absence.*

*Unfinished, empty, or falling into disrepair, could this building ...*

a) *... single-handedly destroy the Hollywood skyline?*

This is not New York, San Francisco, or DTLA — one failing high-rise among many vibrant ones. These towers will “stand alone” in defining the skyline of Hollywood — for better, or for worse.

b) *... single-handedly determine the fate of Hollywood’s tourism and area businesses, due to its size and placement?*

c) *... have a very limited field of potential buyers in event of economic collapse?*

d) *... have a potentially huge cost of demolishing? Who would pay? How can taxpayers be protected from being forced to shoulder costs related to destruction, if required?*

e) *... be taken down with 100% certainty that it will not put the irreplaceable historical landmarks that surround it at risk — such as the Capitol Building and Pantages?*

f) *... create environmental impacts associated with demolishing a building this size? Will you be studying these potentially huge impacts, and if “no”, why not?*

Such a high concentration of economic and socioeconomic power in one very visible development cannot be taken lightly, and certainly can’t be assumed to last forever.

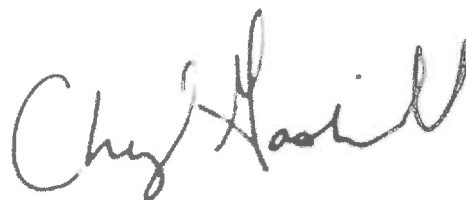
Studying construction and operational sections of its timeline in this unique case is incomplete. *What is the “exit strategy” of such a huge building* Given potential impacts and risks, they certainly seem worthy of consideration.

## F. Benefits

The phrase “Environmental Impacts” is not exclusively negative. *What are the actual environmental BENEFITS of this project — net positives for the community — to counter-act (and presumably outweigh) the potential risks and negatives?*

Thank you kindly for your consideration of my comments and concerns. If anything is unclear, please reach out and I will do my best to clarify.

Sincerely,

A handwritten signature in black ink that reads "Cheryl Gaskill". The signature is written in a cursive style with a large initial "C" and a long, sweeping tail.

Cheryl Gaskill

*25-year plus concerned resident,  
directly in the impacted "line of fire"*

2018 Argyle Avenue  
Los Angeles, CA 90068  
323-702-5003



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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**Guy Harding** <guyharding@mac.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 2018 at 3:00 PM

Hi Elva

I was given your details regarding the Hollywood Centre Project.

As someone who has lived in the area for 12 years (North of Franklin) I wanted to ask you:

1. How do you plan to deal with the additional traffic these buildings will bring to the already congested area in Hollywood and the entrance to the 101 Freeway? If you can please take some time to visit the area at peak times and consider what the area will be like with an additional 872 apps on the same block ?

2. How did this project get approved given that it will be built on a earthquake fault line ? bit of a stupid decision no ?

Looking forward to your response.

Guy Harding  
310 497 6247

10/5/2018

City of Los Angeles Mail - Hollywood Center aka Millennium Towers EVN-2018-2116-EIR



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center aka Millennium Towers EVN-2018-2116-EIR

1 message

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**Ishmael Arredondo** <ishmael.arredondo@pacbell.net>  
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thu, Oct 4, 2018 at 2:53 AM

Sent from my iPhone

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 **Hollywood Center aka Millennium Towers .pdf**  
16K

Attn: Elva Nuño-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys Boulevard  
Room 351  
Van Nuys, CA 91401

Ms. Nuño-O'Donnell:

I'm writing to express my outrage to the Department of City "Planning" of City of Los Angeles and L. A. City Council. Argyle Civic Association Board has already expressed its opposition to the project of Hollywood Center aka Millennium Towers. I'm not going to repeat what was stated in that letter again here.

I agree!

I'm not oppose to progress nor modernization of Hollywood, but the City of Los Angeles does not have the infrastructure to sustain life with this project.

Moreover, I want to point out the lack of vision that City of Los Angeles -Department of City Planning has.

If you go ahead with this project and Mr. Champion's project with the existing infrastructure, the area of HOLLYWOOD, CALIFORNIA will be a place with unsustainable life. We need to solve the issues of transportation , drinking water, sewage, etc. FIRST.

The developers, with all their billions of dollars, are ready to build but not to help to resolve and/or improve the Los Angeles infrastructure. Their position is: "that belongs to the Angelinos to pay for it."

I'm stating this that people in the future know that I was against this crazy project.

Truly,

Ishmael Arredondo  
2025 N. Argyle Ave  
Hollywood Hills, CA 90068



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**Project No. ENV-2018-2116-EIR**

1 message

**Jeffrey Fiskin** <ezrite@me.com>

Thu, Oct 4, 2018 at 2:47 PM

To: elva.nuno-odonnell@lacity.org

Dear Ms Nuño-O'Donnell,

I am writing to express my deep concern over the planned Millennium Hollywood Center Project. It is abundantly clear already that the recent spurt in growth in Hollywood has already disastrously impacted traffic patterns. Little of no thought has been given to this heretofore. This Project must deal with it or not be allowed to go forward. The traffic and noise attendant on the actual construction is a pain, but nothing compared to the ongoing congestion that over-building has ALREADY generated. Because of its vast size, problems of infrastructure to the entire neighborhood are exacerbated. There simply isn't enough space in the proposed project to deal with that whole influx of problems, traffic, air pollution, garbage pollution, wear-and-tear on streets, gas, electric and police services. Liability protection for taxpayers is inadequate considering problems already detailed in law suits in San Francisco concerning a very similar project. Clearly the Towers are not intended to eliminate or even ameliorate the problem of affordable housing. But perhaps as much or more than any other serious problem is the way in which a PRIVATE DEVELOPER HAS DETERMINED TO UTTERLY CHANGE THE CHARACTER OF HOLLYWOOD FOR HIS OWN FINANCIAL ADVANTAGE. The massive size of the project dwarfs the iconic status and historical charm of the Capital Records building which has a long and serious history in the community. MHCP brings no such history or even association, but trivializes the past by its absurdly out of proportion size. It is a grotesque monument to the egotistical, hyper-capitalism that has already reached its sell-by date. Given all of the above considerations, I do not see how the city can allow this obscene behemoth to destroy an entire skyline in service of only to itself. The only people one can imagine being happier than the owners of this monstrosity are those miscreants who long for more over-wrought icons of wealth that may be brought down.

I am a homeowner in Beachwood Canyon. My life stands to be significantly altered in the negative by this horrible idea.

Thank you,

Jeffrey Fiskin



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

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**T Direct** <trisworkmail@gmail.com>

Thu, Oct 4, 2018 at 2:41 PM

To: elva.nuno-odonnell@lacity.org

To Whom it May Concern About This Hollywood Project,

My question is: **It is already impossible to travel anywhere on the streets in Hollywood, how do you think Hollywood will survive this latest development in regard to the increased traffic? Pollution?**

As a Hollywood resident (zipcode 90068) for over 35 years I am writing about the traffic issues and quality of life issues that will result from this huge project.

Has anyone concerned with this project driven in Hollywood lately?

It seems that developers are the ones reaping the benefits and making money off the people who are left not able to get anywhere in Hollywood. We are having to change our lives and can not accomplish simple tasks or get to work because of the traffic.

Hollywood doesn't need this new development.

Sincerely,

Tris Caserio

Hollywood, Ca 90068



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**referencing case: ENV-2018-2116-EIR.**

1 message

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Emma Stark <emma.e.stark@gmail.com>

Thu, Oct 4, 2018 at 2:34 PM

To: "elva.nuno-odonnell@lacity.org" &lt;elva.nuno-odonnell@lacity.org&gt;

Dear Recipient;

Regarding the proposal for the Hollywood Center:

I understand the construction is to be done “to code” and wonder if a similar structure built to these standards has ever been through an actual earthquake to test the code?

In the event of a collapse of one or more buildings, what emergency and rescue plans are envisioned? Could the city cope?

In the event of an earthquake and the structure holding, will we expect falling glass?

Have the planners considered the possibility of the extreme height of the buildings making them a target for terror attacks as was the World Trade Center?

Have the planners considered the effect on the community these towers will have?

Are there any plans to ensure that it doesn't become an elitist enclave amongst a sea of have-nots protected by security guards?

How can we assure that this building doesn't drive up rents even further in our community, creating even more homelessness?

The two small buildings for seniors, what plans are there in place to ensure that they don't become isolated and cut off from other demographics?



If approved, this construction will go on for a really long time. Going south on Argyle and/getting on the freeway will become even more difficult. There is also a massive new development on Bronson and Hollywood that has already begun. How will this affect the ability of residents living on or north of Franklin to drive south? Traffic will become even more of a nightmare on Franklin, especially as there is also a new development on Western and Franklin. Simply going to the supermarkets will take a really long time.

How is this building project supposed to benefit the existing community?  
Are there any advantages at all?

Sincerely,

Emma Stark.

—  
Illegitimi non carborundum



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Re: ENV-2018-2116-EIR. Hollywood Center Project

1 message

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**Robert Young** <virtualbob828@yahoo.com>

Thu, Oct 4, 2018 at 2:29 PM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Cc: Sheri Hellard <shellard@mac.com>, Alexander von Wechmar <a.vonwechmar@germantvfilms.com>, Caroline Schweich <caroline@fizzcommunications.com>, Aaron Sosnick <longlegged.guy@gmail.com>, Kathy Richards <kathy.richards1@gmail.com>, John Saurenman <johnasaurenman@gmail.com>, Holly Purcell <holly@hollypurcell.com>, Jonathan Corob <jonathan.corob@wellsfargoadvisors.com>, Gerry Hans <gerryhans51@gmail.com>, Linda Othenin-Girard <lothenin@gmail.com>, Susan House <susanhouse@gmail.com>

Dear Ms. Nuno-O'Donnell, Attached is a letter from the Oaks Homeowners Association regarding the Hollywood Center Project (ENV-2018-2116-EIR).

Thank you.

Robert Young  
Boardmember  
The Oaks Homeowners Association

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 **Oaks input Hollywood Center(1).pdf**  
709K



October 4, 2018

City of Los Angeles  
Department of City Planning  
Attn. Elva Nuno-O'Donnell  
6262 Van Nuys Blvd. Room 351  
Los Angeles, CA 91401  
(via email: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org))

Re: ENV-2018-2116-EIR. Hollywood Center Project

Dear Ms. Nuno-O'Donnell,

Our Association represents approximately 800 owners of single family homes in The Oaks, a hillside neighborhood located north of Franklin Avenue, east of Beachwood Canyon and west of Fern Dell Park.

We are greatly concerned about the unreasonable and irresponsible scale of the proposed Hollywood Center Project and the enormous impacts it will have on surrounding communities such as ours, particularly with respect to traffic. The main route to and from our neighborhood is through Bronson Canyon which is only accessible by passing or crossing Franklin Avenue, a major thoroughfare immediately north of the Hollywood Center Project site. An alternate ingress/egress, Fern Dell Drive, presents a less direct route for most Oaks residents and will continue to receive more and more traffic as the city directs an increasing number of tourists through Fern Dell to Griffith Park and the Observatory area.

Current traffic volumes along the Franklin Corridor are already causing major congestion and gridlock on a daily basis. Conditions could reach a disastrous stage if the proposed development were allowed to proceed and add more than 1,000 new residential units to an already extremely crowded part of the city. The main cause for westbound traffic jams on Franklin Avenue, as we are experiencing them every day is a lack of capacity of the onramp to the northbound 101 Freeway at Argyle and an inadequate configuration of the Franklin & Argyle intersection.

We request the following:

- 1) For the safety of our community, that a comprehensive traffic study be done which includes the entire Oaks area and its access points to Franklin Avenue and Fern Dell Drive.
- 2) That all applicable agency traffic standards, measures, and congestion management plans fall into full compliance based upon projected increases in vehicular volume.
- 3) To accomplish the above, at a minimum, we believe the developer of the Hollywood Center Project should be required to work together with LADOT and CalTrans on devising and implementing a plan for a complete redesign of the onramp and a reconfiguration of the adjacent intersection, with a guarantee of full funding by the developer.

Thank you very much for considering our request,

*Holly Purcell*

Holly Purcell  
President pro tem



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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## EIR for MILLENNIUMS Hollywood Center

1 message

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**Suzanne Shelton** <scs@searchworks.com>

Thu, Oct 4, 2018 at 2:24 PM

To: elva.nuno-odonnell@lacity.org

Dear Sir/Madam:

I'm contacting you regarding the proposed Millennium Buildings Project aka Hollywood Center. I have lived in Hollywood since 1971. I have been a homeowner in Beachwood Canyon since 1995. I attended Immaculate Heart High School and graduated at the Hollywood Bowl along with my classmates. All this to say that I feel very honored and proud to be a resident of Hollywood. It is my home.

I have seen Hollywood change for the better and, at times, for the worse. This new project, in my estimation, falls under the category of "For The Worse".

The earthquake liabilities, the traffic and congestion, the noise, and the building architecture itself is monstrous. Hollywood is already becoming overloaded with quickly constructed, **highly expensive** residential towers. We really don't need more. If I wanted to live in a canyon of tall, sun blocking buildings, I would have moved to New York. I've heard that our Mayor wants Los Angeles to be another NYC. Then perhaps he should move there and leave Hollywood alone. Smaller is not always better. But in this case it is.

If in fact the builders are the same group of people who built the poorly constructed and sited buildings in San Francisco, I am even more alarmed. Buildings poorly sited on questionable soil are a tragedy for the buyers and a cheap trick by the developers. I am interested that the developers say the faults are too old to be considered "under state law". Well, that's a ridiculous argument. Do you think nature really gives a hoot about "state law?" I am concerned that the California State Geologist still thinks the site is not safe. Don't you think his opinion should be considered and taken seriously?

The developer's spokesperson, should be ignored not the state's geologists. Who has a vested interest here? Earthquake faults, small or large, new or old are still earthquake faults. To build something within scale of the surrounding buildings is one thing. To build something so massive could be truly tragic.

There are currently major new developments very near the proposed site which means access on and off the freeway will be ridiculous. Franklin Avenue is already an emission emitting monster at rush hour. People who use Franklin, Argyle, Ivar, Cahuenga, Vine and Gower to get to their homes will find no available easy route to where they live. During rush hours, the side streets and residential areas become WAZE app highways, with people not knowing the area, zooming up and around winding streets. I stood outside one day and watched as 11 cars were backed up on a narrow street going downhill as two cars were trying to make their way up the same street. There was no easy place for anyone to turn around, pull over or back up. This will only get worse and therefore more dangerous with the increased traffic and the freeway entrances and exits so close.

I urge you NOT to grant permission for this project to move forward. There's little good that can come from this except for the developers and their bank accounts. The developers don't care about what problems they leave behind for the city and its residents to solve. The people who most need housing will not be significantly assisted by this construction. 1,005 rental units with only 133 units for low income seniors is not solving the problem. Add to all of this the commercial components of the development and the inevitable result is another light blocking, shadow throwing, wind whistling, overcrowded, traffic crunched, noisy, emissions polluted street will be created in a city that needs fewer of these rather than more. Add to this the insult of 6 years of building for those who already live and work nearby...come on. Just do the right thing and say "scale way back" or "Goodbye".

Sincerely,

Suzanne Shelton  
Beachwood Canyon  
90068





Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

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**Michelle Oberman** <meesh777@hotmail.com>

Thu, Oct 4, 2018 at 2:16 PM

To: "elva.nuno-odonnell@lacity.org" &lt;elva.nuno-odonnell@lacity.org&gt;

I am a lifelong resident of Hollywood, and I am writing to tell you that the so-called "Hollywood Center" is a hideous monstrosity that doesn't belong here in any way ever. Period! Its absurdly excessive height and scale are totally out of proportion to the surrounding area. That is patently obvious to anyone who has not been bought and paid for by the shady New York developers who are promoting this disaster. And it's patently absurd to build a high-rise on an active earthquake faultline. Who would even think of doing that?! Well, these are the same theiving idiots who are responsible for building the distasteful sinking high-rise in San Francisco that is now the subject of multiple lawsuits by the buyers and tenants that were cheated by these shady developers. Don't approve their plans to build any high-rise in Hollywood!!!! Anyone who loves the beautiful city of Los Angeles will stop this ugly skyscraper that threatens to destroy our lives here.

Michelle Oberman  
638 N. Cahuenga Blvd.  
Los Angeles, CA 90004  
(Council District 4)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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Joanne DAntonio <montaggiojoanne@yahoo.com>  
Reply-To: Joanne DAntonio <montaggiojoanne@yahoo.com>  
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Thu, Oct 4, 2018 at 2:16 PM

This outsized development is poor urban planning and unsustainable. It out of proportion!

Growth in a historic area like Hollywood should not be imposed by out-of-towners who do not care about earthquake faults, traffic jams, infrastructure capacity and livability. I know this community because I lived longer in Hollywood than anywhere else in my lifetime -- 25 years.

Angeleno taxpayers will have to pay the price for this invasion.

Hollywood is an historical asset should not be the victim of greed. Pasadena should be the model.

*Joanne D'Antonio*  
*Neighborhood Council Sustainability Alliance*  
*(323) 459-4429*





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Re: ENV-2018-2116-EIR: Comments on the Initial Study of the Hollywood Center Project.pdf**

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**Nuri Cho** <nuri.cho@lacity.org>

Fri, Oct 5, 2018 at 8:41 AM

To: Brian Dyer <bwdyer@hotmail.com>

Cc: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Brian,

That case is assigned to Elva Nuno-O'Donnell, cc'ed on here for your convenience. Elva will help you with the project.

On Thu, Oct 4, 2018 at 2:12 PM, Brian Dyer <bwdyer@hotmail.com> wrote:

Ms. Cho,

Please include my comments on ENV-2018-2116-EIR: the HCP Initial Study, and the Hollywood Center Project.

Thank you,

Best,

Brian Dyer



**Nuri Cho**

Central Project Planning Division

Department of City Planning

200 N. Spring St., Room 621

Los Angeles, CA. 90012

T: (213) 978-1177

VIA EMAIL

Brian Dyer  
Hollywood Resident

October 4, 2018

Nuri Cho  
Planning Department  
City of Los Angeles

RE: Comments on the Initial Study of the Hollywood Center Project (HCP):

Environmental Impact –

1. A. (Page B-2). The HCP Initial Study maintains the HCP will not have an adverse impact on a scenic vista. This is not true. The HCP Initial Study shows no Northern looking illustrations from a vantage point of someone traveling north on Vine, in which the Capital Records building would be obstructed, as well as sighting of the Hollywood Sign. It would obliterate this corridor.  
  
B. The Initial Study states it will have possible impact on scenic resources, but will not because of SB 743. How can the study have it both ways? As pointed out above in response to 1.A. It does have an impact on scenic resources.  
  
C. Substantially degrade the existing visual character or quality of the site and its surroundings? At 45 stories, with the nearest structure being 16 stories it degrades the entire feel of the historic core, on the national registry.  
  
D. The Initial Study states it will have not create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area. As mentioned in C above, how could a 45 foot story building, along with its sister building across the street, not create additional glare, when there currently exists mostly low-structures, with the exception of the new Argyle Apartments and Hotel, anomalies in the neighborhood.

Possible Ethical issues over geological testing with the project -

1. It is hoped that HCP will not use any Geological Firm associated with the Millennium Partner's other project, "The Hollywood CAP Park" (The Park.) The Park's 501 (c) 3 has office space given free to the CAP Park. The Chairman of Millennium Partners is also the Chairman of CAP Park's 501 (c) 3. CAP Park will most probably clock 2 Billion in fees. To avoid conflict of interest with Millennium's projects, or a Quid Pro Quo, HCP's EIR geologists should not be allowed to participate in any studies, design or build of the CAP Park to make sure the City will not invite hardship on its citizens with unethical back room deals.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Re: ENV-2018-2116-EIR: Comments on the Initial Study of the Hollywood Center Project.pdf**

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**Elva Nuno-O'Donnell** <elva.nuno-odonnell@lacity.org>  
To: bwdyer@hotmail.com

Fri, Oct 5, 2018 at 9:47 AM

Dear Mr. Dyer,

This email confirms the City of Los Angeles received your scoping comments on the Hollywood Center Project on October 4, 2018 at 2:12 P.M.

Kind regards,

Elva

[Quoted text hidden]

--

Elva Nuno-O'Donnell, City Planner

Major Projects

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Re: ENV-2018-2116-EIR: Comments on the Initial Study of the Hollywood Center Project.pdf**

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Nuri Cho <nuri.cho@lacity.org>

Fri, Oct 5, 2018 at 9:37 AM

To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

[Quoted text hidden]



**Comments on the Initial Study of the Hollywood Center Project.pdf**

298K



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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**The William AOL** <thewilliammartin@aol.com>

Thu, Oct 4, 2018 at 1:52 PM

To: elva.nuno-odonnell@lacity.org

Please stop the massive Millennium project from ruining the character of our neighborhood and dwarfing our beloved Capitol Records building.

There are already so many high rises changing the scale of Hollywood, and the Millennium project is by far the worst.

Even if there weren't seismic issues, this would be a bad idea, and we the long time residents of Hollywood want to stop developers from trampling our neighborhood.

Thank you!

William Martin  
3541 N. Knoll Drive  
Hollywood, 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR Hollywood Center Project

1 message

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marksjay@earthlink.net <marksjay@earthlink.net>  
Reply-To: "marksjay@earthlink.net" <marksjay@earthlink.net>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 2018 at 12:58 PM

We are writing to comment on the proposed Hollywood Center Project at Vine and Yucca Streets. As residents and home owners in Hollywood for decades, we know that there is a need to balance the needs of residents and the desire for growth. We see the many high rises in the area and question how much traffic mitigation has been considered for these projects. Now the Millennium Project is called the Hollywood Center Project, BUT THE SCALE IS TOO BIG FOR THE AREA, THE SAME CONCERN ABOUT GEOLOGIC FAULT LINE ISSUES EXISTS, AND GREAT CONCERN ABOUT EVEN WORSENING TRAFFIC CONGESTION FOR EMPLOYEES AND RESIDENTS AS WELL AS VERY GREAT CONCERN REGARDING ACCESS BY FIRE AND EMERGENCY VEHICLES. THIS PROJECT MUST BE DRAMATICALLY DOWNSIZED AND NOT ALLOWED TO BE CONSIDERED AS IT IS PRESENTED.

As an added comment, the City can look at the existing traffic gridlock along the Franklin Avenue corridor from Van Ness to Argyle and the 101 freeway get an idea of how such an enormous project as the Hollywood Center is NOT APPROPRIATE. Adding "senior" housing units is not an enticement to support this project.

Mrs. Marilyn Marks  
Hollywood resident



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENV-2018-2116-EIR**

1 message

**Peter Solari** <petersolariphoto@yahoo.com>

Thu, Oct 4, 2018 at 12:54 PM

To: elva.nuno-odonnell@lacity.org

I am Peter Solari and live in a senior building at [1924 Argyle Av., Hollywood](#) and am totally against the monstrosity Millennium, Epi-Center twin towers proposed around the Capital Records Building on Argyle Av and Vine St. They are proposed to be built right over live earth quake fault-lines, the Hollywood live fault lines, there has been no consideration of the horrible environmental impact for miles around our neighborhood, the two skyscraper towers ruin the look and atmosphere that is Hollywood that attracts tourists, and the added traffic will jam up the surrounding roads all day.

The two towers a proposed to be built right over active earth quake fault lines, the Hollywood fault lines.

These huge towers will drastically destroy the lighting, air, wind, atmosphere around the entire neighborhood.

The two eye-sore towers ruin the look and feel of Hollywood. Tourists come to Hollywood to see Hollywood and the Hollywood Hills not Wall Street Manhattan. They do not visit here to see Manhattan skyscrapers that will ruin the view of the Hollywood Hills from Hollywood Boulevard and Sunset Boulevard. Also, the monster towers will be built way too close to the Hollywood Hills. They are ugly and an eye sore!

Finally, we already have too much traffic on our surface streets and the 101, Hollywood Freeway. I can see the freeway from my window and it is jammed up, stopped from 3:pm through 8:pm every week day. There has been no consideration about adding huge amounts of more traffic. Citizens want their cars, and they won't use the dangerous, dirty subway system that doesn't go out far enough outside of Hollywood anyway.

Also, it is dangerous to cross the street now. Traffic is backed up from the 101 entry at Argyle/Vine all the way back east to Western every day. If these two monsters are built, traffic will be at a standstill all day!

Also, it is almost impossible and dangerous to cross the street now, across Franklin Av, etc. as is, it will be impossible to walk in our neighborhood with the added dangerous twin towers congestion.

The L.A. Planning should listen to and consider the Hollywood residents and not be paid off by the New York City developers.

Peter Solari, 1924 Argyle Av., Hollywood, 90068. Phone: 323-871-2078.



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**THE MILLENNIUM**

1 message

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**Aixa Fielder** <aixa1@sbcglobal.net>

Thu, Oct 4, 2018 at 12:24 PM

To: elva.nuno-odonnell@lacity.org

To whom it may concern:

Hollywood is looking horrible with these boxes with small windows the streets are narrow and can not handle the heavy traffic.

All rents are getting ridiculous the buildings are getting higher & higher. Just to mention one such development The Spaghetti Factory!

What a failure. All the beautiful houses are not remodeled but torn down to create ugly boxes. Next to The Spaghetti Factory there was an old building that was suppose to remain for special care yet it was flat in one day!!! Who pocketed the money paid out?

Wilton Place it is all hush hush but we are expecting tearing down these great buildings with old pines in front I only expect ugly squares little windows &

"More Homeless" sleeping @ the corners. Wilton is a narrow street more traffic!

Thank you!  
Aixa Fielder





Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENV-2018-2116-EIR**

1 message

Patricia Peyser &lt;patriciap7@mac.com&gt;

Thu, Oct 4, 2018 at 12:16 PM

To: elva.nuno-odonnell@lacity.org

Cc: stopthemillennium@gmail.com, Roth Rosalie &lt;rbroth@att.net&gt;, Chavtal Cindy &lt;Snorekel@aol.com&gt;, Topoozian Elena &lt;etopo@ca.rr.com&gt;, Neighbor Edison Ortega &lt;edison@thehouseshowroom.com&gt;, spiketopp@yahoo.com

Dear Ms. O'Donnell,

As long-time residents of Hancock Park who support smart and reasonable development in our neighborhood...we respectfully request the following considerations with regard to the Hollywood Center Project:

1. [A meaningful reduction in the size of the Project....at least a 20% reduction in its scale....based on traffic, safety, and quality-of-life concerns.](#)

Traffic in the area is already over-congested. The substantial number of cars associated with the Project will seriously compromise the ability of ambulances and fire trucks to navigate local streets....putting all citizens at risk.

The Project needs to be meaningfully reduced in scale, to at least partially address these traffic and safety concerns.

2. [A significant increase in parking spaces \(from 1,521 to 2,000\)....to better accommodate the real number of residents, workers and patrons that will be associated with the Project.](#)

Without an increase in parking spaces....overflow cars associated with the project will circle the neighborhood looking for parking spaces...and make traffic congestion in the area even worse.

3. [Apartment balconies and terraces should be included in the "Floor Area" math of the project.](#)

To omit these exterior balcony spaces in the total "Floor Area" of the project is a misleading presentation of the actual scale of the Project as it physically and visually impacts the neighborhood.

Thank you for your consideration.

Patricia and Michael Peyser

627 No. Las Palmas Ave.  
Los Angeles 90004



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

## Hollywood Millenium project: ENV-2018-2116-EIR

2 messages

Caroline Moser <cslm@me.com>

Thu, Oct 4, 2018 at 12:15 PM

To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno O'Donnell:

I am a practicing architect, licensed in California and serving on Planning Department volunteer Boards (Park Mile, Windsor Square HPOZ). I am a resident of Los Angeles, with property and clients in the hillside and historic areas proximate to the proposed development.

*Development should respect its existing neighborhood context and can do so through better and more sensitive design.*

*In the Hollywood Millennium project I see several issues where the impacts have not been sufficiently explored. These impacts could all be mitigated by a more thoughtful, context driven design.*

### **Noise reflection**

*The possible effect of reflected sound - particularly of the highway reflected into the hillside residential housing was not addressed in the EIR. This could be a significant and irreversible impact and must be addressed by the Report.*

### **Light and shadow, microclimate, homeless encampments**

*There must be a annual shadow study in an Environmental Impact Report. For the Millennium project, the massing of the building is uniform and no work was done to see if the overwhelming shade effect on the surrounding neighborhood could be mitigated by more responsive design. The shadows cast by the two large buildings will engulf the immediate neighborhood and change its character by casting it into shade for much of each day. This needs to be studied and alternatives considered.*

*Similarly, the cladding may reflect the sun and has not been studied - care should be taken with the materials and modulation of the cladding to minimize light reflection.*

*If the material is too absorbent, the buildings can create a heat island or new microclimate. This particular location, at the base of our hills, may significantly affect the climate of abutting neighborhoods - in temperature and/or air flow - that should be explored.*

*There exists a significant homeless encampment problem in the neighborhood that might be exacerbated by darkening whole streets and blocks. This project analysis does not address this.*

### **Historic Context, pedestrians**

*The design of the buildings in no way reflects their location in an historic zone of Hollywood or their location so close to significant Historic Resources. Dimensional and material cues from the neighborhood have not been incorporated into the design. The planning also neglects the effects for pedestrians of dis-continuity at street level.*

### **Infrastructure in Emergencies**

*While significant analysis was done of the utility infrastructure, the impact in emergencies was not addressed. Particularly the draw on water resources in case of fire or earthquake to the surrounding hillside and historic districts was neglected.*

While my letter is brief, I do believe that these are significant oversights that must be addressed first with a more complete and thorough EIR and secondly in a revised project.

Sincerely,

Caroline Labiner, AIA

CAROLINE LABINER ARCHITECT AIA

LABINER@MAC.COM | 323.230.3433

Caroline Labiner <labiner@mac.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 2018 at 12:18 PM

Begin forwarded message:

**From:** Caroline Moser <cslm@me.com>  
**Subject:** Hollywood Millenium project: ENV-2018-2116-EIR  
**Date:** October 4, 2018 at 12:15:43 PM PDT  
**To:** elva.nuno-odonnell@lacity.org

Dear Ms. Nuno ODonnell:

I am a practicing architect, licensed in California and serving on Planning Department volunteer Boards (Park Mile, Windsor Square HPOZ). I am a resident of Los Angeles, with property and clients in the hillside and historic areas proximate to the proposed development.

*Development should respect its existing neighborhood context and can do so through better and more sensitive design.*

*In the Hollywood Millennium project I see several issues where the impacts have not been sufficiently explored. These impacts could all be mitigated by a more thoughtful, context driven design.*

#### **Noise reflection**

*The possible effect of reflected sound - particularly of the highway reflected into the hillside residential housing was not addressed in the EIR. This could be a significant and irreversible impact and must be addressed by the Report.*

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While my letter is brief, I do believe that these are significant oversights that must be addressed first with a more complete and thorough EIR and secondly in a revised project.

Sincerely,

Caroline Labiner, AIA

CAROLINE LABINER ARCHITECT AIA

LABINER@MAC.COM | 323.230.3433



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

## Hollywood United Neighborhood Council's requested additions to the draft EIR for the Hollywood Center Project - ENV-2018-2116-EIR

1 message

Jim Van Dusen &lt;Jim@myhunc.com&gt;

Thu, Oct 4, 2018 at 12:10 PM

To: "elva.nuno-odonnell@lacity.org" &lt;elva.nuno-odonnell@lacity.org&gt;

Cc: George Skarpelos &lt;George@myhunc.com&gt;, Tom Meredith &lt;Tom@myhunc.com&gt;

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## HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL

Certified Neighborhood Council #52

P.O. Box 3272, Los Angeles, CA 90078

Email: [info@myhunc.com](mailto:info@myhunc.com)

### ISSUES TO BE INCLUDED IN THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HOLLYWOOD CENTER PROJECT - ENV 2018-2116-EIR – OCTOBER 3, 2018

The Hollywood United Neighborhood Council (HUNC) held a Joint Board and Planning and Land Use Management (PLUM) Committee meeting on October 1, 2018 at which time a quorum was present. The HUNC Board unanimously voted to support the below requests to be incorporated in the upcoming draft Environmental Impact Report (EIR) per the instructions of the EIR Scoping Meeting of September 12, 2018.

The Hollywood United Neighborhood Council requests that the following be incorporated in the draft EIR:

1. Earthquake Issues:

- a. Review the proximity of the project to the Hollywood Fault line and any other fault lines near or at the project (the project may sit on top of a fault line in violation of state law). There was partial trenching performed on only one side during the prior attempt of this developer to build on the various lots. It is appropriate that trenching be

- implemented on all sides of the project and be deep enough to determine if a rupture fault lies under the project. It must be determined if the project is under-designed for earthquakes in light of recent geologic studies. All studies must be coordinated with changes in State or Federal definitions of any earthquake related issues.
- b. Determine the extent of potential damage to property and death to persons and financial costs as a result of a total collapse of the project due to earthquake. The city's financial liability for such an occurrence needs to be estimated.
2. Traffic easement to the 101 Freeway: The impact of this project on the on and off-ramps of the 101 Freeway need to be studied with CalTrans to determine the best way to reengineer the intersections and ramps to handle the expected increased traffic from the project to the freeway. Costs and time schedules need to be determined.
  3. Infrastructure: The total impact of all aspects of this project on the infrastructure of the area (central Hollywood, Franklin Boulevard, the Hollywood Hills) needs to be studied. This must include water, sewage, electricity, police and fire personnel. How will the extreme size of the project affect the costs that the city will have to assume to cover the increased stress on the infrastructure and to what financial extent?
  4. Light Reflection and shading:
    - a. The extraordinary size of this project will cause significant reflective effects from the windows in the project. What will be done to negate the potential extreme light reflection on the neighborhoods that will receive the excessive light and resultant heat? This must include studies of the effect of the light and heat on wildlife in the surrounding area extending to the hillside areas.
    - b. Conversely, the extreme height of the two proposed towers will cast unprecedented shading from sunlight. How will unnatural shading impact the vegetation, wildlife, pets and human conditions within all residential and business areas within the impacted area?
  5. Traffic mitigation:
    - a. In addition to studies of the anticipated traffic increases caused by the project on intersections around the project, the entertainment venues and major transit routes need to be studied and mitigation measures implemented. Specifically, studies must include the traffic increase coordination around the Hollywood Bowl, Ford Theater, Pantages Theater, Franklin Avenue and the major streets surrounding the project during and after construction.
    - b. The studies must include mitigation measures for emergency service mobility and availability.
    - c. The impact of ride sharing coming to the destination and consideration of a designated drop off and arrival location(s) needs to be determined.
  6. Parking:
    - a. Although the project complies with the city guidelines regarding the number of parking spaces provided, that policy requires that there is to be inadequate amount of parking for employees and guests in or around the project and that they must rely only on public transit and bicycles for all their transportation needs. The reality as currently experienced is that people will still need cars now and in the future to get to and from work and they will seek to park in the hillside neighborhoods as a result (this is already happening due to the current construction in Hollywood). This is also a major entertainment destination and cars accessing the area will increase as a result of this project as the developers want to add entertainment venues and many bars and restaurants in an area already saturated with bars and restaurants. As a result, parking requirements for employees and guests need to be studied and plans put forth to mitigate the negative effects of the severe increase of vehicles in the surrounding area that will result from this project.
    - b. In addition, studies of hillside parking need to be completed and potential Permit Parking Districts analyzed so that those who will live and work in the project do not inundate the surrounding neighborhoods with parking their cars.
  7. Air quality: Any carbon credits need to be identified as to source and amount to determine if there is a net negative effect of the air quality caused by the project. The addition of trees and vegetation needs to be analyzed for compensation of increased project CO2 gases. In addition, it must be studied how the project will mitigate know incidence of black lung loft for those living and working in close proximity of the freeway.
  8. Loss of Business: Calculate the potential loss of business to the businesses surrounding the project caused by the construction and assess methods to remunerate those businesses for those losses.
  9. Residential impact: Review the impact of construction and implementation of the project on all residents in and around the project including the disabled, senior citizens and children in schools close to the project. Access to the Red Line Station from the project needs to be reviewed for their use.
  10. Sound: Study the impact of sound emanating from the public areas. Sound reverberation throughout the local and hillside areas is an increasing issue for all residents.
  11. Alcohol: The impact of the project's number of establishments selling alcohol and the hours of operation need to be analyzed in light of the already extraordinary increase of bars and restaurants in the area.
  12. Overall impact of construction in Hollywood: Although not normally a part of an EIR, the below have become extremely serious problems in Hollywood and need to be addressed.
    - a. Evaluate the effects of all construction in Hollywood on all aspects represented in an EIR. To date, there has been no such analysis nor estimate of cost or loss of services that has resulted from the cumulative effect of the recent construction and anticipated mega-projects such as the Hollywood Center Project.
    - b. Another major issue is th e potentially negative effect on affordable rents in the area as this project pursues upper income individuals that can afford to live in the two major towers. This needs to be studied as it is another issue of the cumulative effect of development in Hollywood that is helping drive the homeless and affordable housing crisis as the city does not have a housing crisis, it has an affordable housing crisis.

Jim Van Dusen\*

Chair, Planning and Land Use Management Committee

George Skarpelos\*

President

\*signed electronically



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## hollywood Epi-Center

1 message

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**Linda Boyd** <linda@boydcomm.com>

Thu, Oct 4, 2018 at 12:07 PM

To: elva.nuno-odonnell@lacity.org

this project is way too large for the area, traffic , and air space. this is over sized and should not be allowed to go forward as it is planned.

this project needs to be reduced.

this impacts everyone. please reconsider the scope.  
thank you,

Linda Boyd  
2938 westbrook ave  
LA, CA 90046





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## 20181003 HUNC EIR Request-Hollywood Center Project - ENV-2018-2116-EIR

1 message

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Jim Van Dusen <Jim@myhunc.com>

Thu, Oct 4, 2018 at 12:07 PM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Cc: George Skarpelos <George@myhunc.com>, Tom Meredith <Tom@myhunc.com>

Attached please find the Hollywood United Neighborhood Council's requested studies to be included in the draft EIR for the Hollywood Center Project, ENV-2018-2116-EIR. This is also being sent embedded in an email.

Jim Van Dusen

Hollywood United Neighborhood Council

Area 2 Representative (Beachwood Canyon)

Chair: Planning and Land Use Management Committee

jim@myhunc.com

(213) 304-7410

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 **20181003 HUNC EIR Request-Hollywood Center Project.docx**  
52K

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Greg Morris Violet Williams

**HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL**  
**Certified Neighborhood Council #52**  
**P.O. Box 3272, Los Angeles, CA 90078**  
**Email:info@myhunc.com**

ISSUES TO BE INCLUDED IN THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HOLLYWOOD CENTER PROJECT - ENV 2018-2116-EIR – OCTOBER 3, 2018

The Hollywood United Neighborhood Council (HUNC) held a Joint Board and Planning and Land Use Management (PLUM) Committee meeting on October 1, 2018 at which time a quorum was present. The HUNC Board unanimously voted to support the below requests to be incorporated in the upcoming draft Environmental Impact Report (EIR) per the instructions of the EIR Scoping Meeting of September 12, 2018.

The Hollywood United Neighborhood Council requests that the following be incorporated in the draft EIR:

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  - b. Determine the extent of potential damage to property and death to persons and financial costs as a result of a total collapse of the project due to earthquake. The city's financial liability for such an occurrence needs to be estimated.
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  - b. Conversely, the extreme height of the two proposed towers will cast unprecedented shading from sunlight. How will unnatural shading impact the vegetation, wildlife, pets and human conditions within all residential and business areas within the impacted area?
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- b. In addition, studies of hillside parking need to be completed and potential Permit Parking Districts analyzed so that those who will live and work in the project do not inundate the surrounding neighborhoods with parking their cars.
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11. Alcohol: The impact of the project's number of establishments selling alcohol and the hours of operation need to be analyzed in light of the already extraordinary increase of bars and restaurants in the area.
12. Overall impact of construction in Hollywood: Although not normally a part of an EIR, the below have become extremely serious problems in Hollywood and need to be addressed.
  - a. Evaluate the effects of all construction in Hollywood on all aspects represented in an EIR. To date, there has been no such analysis nor estimate of cost or loss of services that has resulted from the cumulative effect of the recent construction and anticipated mega-projects such as the Hollywood Center Project.
  - b. Another major issue is th e potentially negative effect on affordable rents in the area as this project pursues upper income individuals that can afford to live in the two major towers. This needs to be studied as it is another issue of the cumulative effect of development in Hollywood that is helping drive the homeless and affordable housing crisis as the city does not have a housing crisis, it has an affordable housing crisis.

Jim Van Dusen\*  
Chair, Planning and Land Use Management Committee

George Skarpelos\*  
President

\*signed electronically



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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**Kathleen Larsen** <kalertfin@yahoo.com>

Thu, Oct 4, 2018 at 11:45 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Attached is my response to ENV-22018-2116-EIR.

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 **Elva.docx**  
14K

[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

ENV-2018-2116-EIR

Hollywood Center Project

My advice to the City of Los Angeles is to REJECT this grotesque, dangerous project immediately.

Why is such nonsense being foisted on the City of Los Angeles and the historic Hollywood Community? Two 46-story buildings AND two 36-story buildings? Why? Six years of construction! Adding over 1,000 units is insane. It's bad whether it's the residential option or the hotel option. Why do it?

The answer, according to the applicant, presumably in concert with City Planning, is:

"The Project Site is entirely developed and underutilized, except for the historic Capitol Records Complex."

To cure this "underutilization," the Applicant and the City would "pack it and stack it" beyond all reasonable limits. The project makes the iconic Capitol Records Building look like a small trash can. It's a nightmare for the community, unleashing skyscrapers where they clearly do not belong.

Impacts from earthquake danger, pollution, traffic, infrastructure stress, visual assault on classic Hollywood, an inadequate development team are all quit evident. How many warning signs do we need to say REJECT this project?

We could look 500 miles north for a glimpse of what lies ahead for LA. The same developers completed a similar project in San Francisco several years ago. It has already sunk 14 inches on one side and windows are beginning to crack.

The Hollywood Center Project is really just a new name for the debunked "Millennium Hollywood Project," which was sister to the now sinking "Millennium San Francisco."

Let's wipe the slate clean of this lunacy and REJECT the Hollywood Center Project.

Sincerely,

Kathleen Larsen

kalertfin@yahoo.com



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Heritage Response to NOP for Hollywood Center Project (ENV-2018-2116-EIR)

1 message

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**Hollywood Heritage** <hollywood.heritage1980@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 2018 at 11:38 AM

Good morning Ms. Nuño-O'Donnell,

Attached please find Hollywood Heritage's response to the City's NOP regarding a draft EIR for the Hollywood Center Project (Environmental Case No. ENV-2018-2116-EIR, State Clearinghouse No. 2018051002).

Please let us know if you have any questions or require any additional information.

Sincerely,

Richard Adkins  
President, Hollywood Heritage, Inc.

---

 **Hollywood Heritage\_Hollywood Center Project\_NOP Comment.pdf**  
94K



HOLLYWOOD HERITAGE, INC.

P.O. Box 2586

Hollywood, CA 90078

(323) 874-4005 • FAX (323) 465-5993

October 4, 2018

Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nys Blvd., Room 351  
Van Nuys, CA 91401  
[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

**Re: Notice of Preparation of a Draft Environmental Impact Report for  
Hollywood Center Project (Environmental Case No. ENV-2018-2116-EIR, State  
Clearinghouse No. 2018051002)**

Dear Ms. Nuño-O'Donnell:

Hollywood Heritage, an historic preservation organization with a robust and engaged membership, is sending this letter in response to the Notice of Preparation (NOP) issued by the City for a new draft Environmental Impact Report (DEIR) for the Hollywood Center Project (the Project). This NOP is associated with **Environmental Case No. ENV-2018-2116-EIR** and **State Clearinghouse No. 2018051002**.

Based on the information currently available to us, our organization has several questions we are hoping that the environmental review process can answer. Many of these questions are fueled by discrepancies we have observed between the Project's Environmental Leadership Development Project (ELDP) application materials and the more recent documentation associated with this NOP.

First, we would like to understand precisely what treatment, if any, the Capitol Records structure will be receiving. Will a seismic retrofit be occurring?

Second, we would like the developer to articulate exactly what will be happening to each identified historic resource in the Project's development area. Additionally, we ask the developer to identify what appropriate design measures will be utilized to ensure compatibility with the existing historic context and identified historic resources surrounding the site. We request that the developer discuss how this proposed Project will impact the following specific districts: (1) the Hollywood Boulevard National Register District, (2) the Vista del Mar/Carlos National Register-eligible District, and (3) the Chattel Survey-identified Hollywood North Multi-Family Residential District. We underscore that any proposed Project must meet the



Secretary of the Interior Standards for compatibility of infill redevelopment.

Third and finally, we ask that the draft EIR adequately assess what impacts this proposed Project will have on the economic viability of existing commercial entities along Hollywood Boulevard. Given the historical, commercial context of the Boulevard and its National Register District, it is vital that the City ensure the Project does not adversely affect the Boulevard's vitality.

Please let us know if you have any questions or require any additional information. We look forward to reviewing the Project's new DEIR in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Adkins".

Richard Adkins  
President, Hollywood Heritage, Inc.

CC: Thirteenth Council District



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

---

**ENV-2018-2116-EIR**

1 message

**Terry Dale** <tsdale@yahoo.com>

Thu, Oct 4, 2018 at 11:09 AM

To: elva.nuno-odonnell@lacity.org

We have two very serious concerns about the proposed Hollywood Center Project. Anyone who lives in Hollywood and who uses the 101 regularly knows that traffic and circulation is already a grave problem, particularly at rush hour, but often during off-hours as well. Any increase, much less a large increase in the number of inhabitants close to the Franklin entrance to the 101 will lead to unimaginable traffic snarls. The developers and City Council must consult Cal Trans. Second, we will need to see evidence that this project is does not lie directly on an earthquake fault line. The potential hazards are alarming.

Sincerely,

Terry and Steve Dale  
Canyon Drive, 90068



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENV-2018-2116-EIR**

1 message

Glen Brunman &lt;glen@brahmaunlimited.com&gt;

Thu, Oct 4, 2018 at 11:04 AM

To: "elva.nuno-odonnell@lacity.org" &lt;elva.nuno-odonnell@lacity.org&gt;

Ladies and Gentlemen:

I am 100% opposed to the Hollywood Center project.

Whether it is called The Millennium Project or Hollywood Center or any other name, it is still something that is being built in the midst of an earthquake fault line, thus begging for a future disaster.

It is being built by the same people who built a similar project in San Francisco that is sinking. How can we trust them when they can't even take responsibility for their horrendous mistake?

It is being built in an area of Hollywood that is already heavily trafficked and cannot absorb the increased traffic demands that will result from this project.

It is an attack on our environment, something one expects from Donald Trump, not the city of Los Angeles.

In all my years, I have never written to a government agency about anything. It is a testament to the colossal disaster this project would be that I am writing you now.

Please stop this accident waiting to happen known as the Hollywood Center.

Thank you.

Glen Brunman  
518 South Arden Blvd.  
Los Angeles CA 90020  
Glen@brahmaunlimited.com



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENV-2018-2116-EIR**

1 message

**Merle Singer** <merlemsinger@gmail.com>

Thu, Oct 4, 2018 at 10:53 AM

To: elva.nuno-odonnell@lacity.org

Cc: Mary Ledding &lt;ledfam6384@sbcglobal.net&gt;, patti@hollywooddell.com, alexa@hollywooddell.com, David &amp; Jim &lt;brewgazzi@yahoo.com&gt;

Dear Elva Nuno-ODonnell,

I am a resident of the Hollywood Dell. I am a former Chair of the Hollywood Community Advisory Board, so I understand the difficult task of meeting the needs of everybody. It's impossible, of course.

With that in mind, I would like to relay to you some of the considerations I hope you take into account when determining the fate of the Hollywood Center (Hollywood Epi-Center).

1. Earthquake Fault. You will be building VERY HIGH, DENSE STRUCTURES over and or very near an earthquake fault. What are you thinking?
2. Water. Why does no one think about water? A water shortage, or should I say, more of a water shortage, effects ALL of us.
3. Traffic. I live in the hills. We have limited ingress and egress now. Right now, without these towers, I suggest that you come down where Vine curves into Franklin and cars from all directions are vying for position onto the 101 freeway ramp. Or try to make a left onto Franklin from Ivar or Odin during traffic times. Trying to get home now during traffic times is an exhausting game now.

I have seen the presentation for the Millenium Project. There is no real, effective traffic modification for the additional traffic. Remember, the ones without cars take Uber; it's still a car, in traffic.

Granted, no one likes change, and change is inevitable. But change doesn't have to be inevitably thoughtless, careless, inconsiderate and life endangering.

Hoping that this won't be a modern day Tower of Babel.

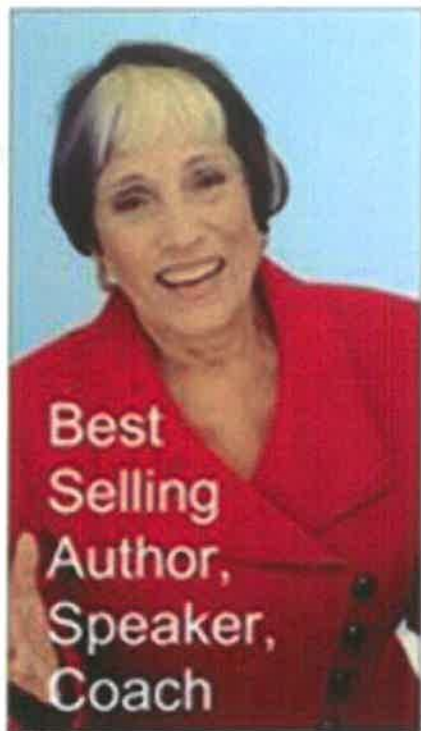
I wish you wisdom as you help everyone consider this project.

Best regards,

Merle M Singer

[6423 Deep Dell Place](#)

Hollywood, CA 90068



[www.RelationshipMiracleWorker.com/freegift](http://www.RelationshipMiracleWorker.com/freegift)

Cell: 323/385-3285

[www.relationshipmiracleworker.com](http://www.relationshipmiracleworker.com)

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<https://instagram.com/merlemsinger>

<https://www.linkedin.com/in/merlesinger/>

<https://www.youtube.com/MerleMSinger>



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

1 message

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**Eddie Arias** <4someone@gmail.com>

Thu, Oct 4, 2018 at 10:42 AM

To: elva.nuno-odonnell@lacity.org

I oppose the Hollywood Center project.

Eddie Arias  
90068 (I'm in Councilman David Ryu's district)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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**MILES MILLAR** <mrgm@aol.com>

Thu, Oct 4, 2018 at 10:41 AM

To: elva.nuno-odonnell@lacity.org

Hello

I am opposed to the Millennium development as it will devastate the historical skyline of Hollywood and cause untold traffic and environmental damage to the local community.

The development is totally inappropriate and too big. The fact that it still dwarves the iconic Capitol Records building is an cultural outrage. It's time for Hollywood to be proud of its architecture and heritage not swamp it with mediocrity

Please rethink and stop this now

With thanks

Miles Millar



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center, Millennium Project

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James Agazzi <jamesagazzi@yahoo.com>

Thu, Oct 4, 2018 at 10:39 AM

To: elva.nuno-odonnell@lacity.org

### Traffic:

I live in the Hollywood Dell. On a good day, the traffic at Argyle and Franklin is horrendous. It is very difficult to get in and out of our neighborhood as it is. This project will increase the traffic on Argyle, Vine, Franklin and Caheunga. It can take up to 30 minutes to go less than a mile. Because of the traffic, Waze, Google maps etc. divert the traffic through our neighborhood causing congestion and traffic accidents. When construction starts it will increase the time and will increase the response time for the Fire Department if there is a fire in the hills. How is this project going to address this issue.

### Parking:

One of the project representatives said that the majority of the residents or visitors to the complex will take public transportation so parking won't be an issue. People that spend the kind of money it will cost to live, work or visit there drive and rarely take a bus or subway. Uber maybe, but that to will increase traffic. If there is not enough affordable validated parking in the buildings, this project should build parking structures around Hollywood like they have in Pasadena or Beverly Hills. Parking is to expensive for working people or low income seniors. All the units in that building should have at least one parking space for every bedroom and enough free parking for their guest. Also this project should provide free transportation from these buildings to the homes in the Hollywood hills.

### Police and Fire:

Hollywood is already understaffed with Policemen and Firemen. Is this project going to pay to increase staffing to handle the increase emergency response? Also because of the heights of this 2 buildings our fire departments do not have the equipment for buildings that high. Will this project be purchasing the needed equipment?

### Affordable housing:

What is affordable housing? Will a Starbucks, Fast food employee, Gas Station attendant be able to afford to rent an apartment in the building or is it only affordable for those making \$100,000.00 per year?

Also will a senior citizen living only on social security be able to afford living there?

Jim Agazzi  
2159 Willetta Street  
Los Angeles, CA 90068

Sent from my iPad





Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

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**Jeanne Clark** <jmclark628@gmail.com>

Thu, Oct 4, 2018 at 10:34 AM

To: elva.nuno-odonnell@lacity.org

We are writing to request the Hollywood Center Project be denied in its entirety. We object to this project based on the scale, scope and impact it will have on an already overburdened infrastructure. In addition, there are the potential liability issues to the City of approving a project of this magnitude on an earthquake fault. Especially given the known track record of the developers already enmeshed in lawsuits for their failing San Francisco hi-rise.

Granting variances such as a height to allow such a unfit project in an earthquake zone is reckless. It not only sets up the City for liabilities but will burden the citizens who must pay for lawsuit settlements for years to come.

The current density growth in Hollywood is taxing the infrastructure to the limit. Additional density as outlined in the Hollywood Center Project will undoubtedly overwhelm demands on streets and parking as well as water, power, fire and police.

We respectfully ask that this project be denied and request the applicant go back to square one to design a project that is wholly within the bounds of the current zoning/planning restrictions they have purchased in.

Regards,  
Jeanne and George Clark



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**The Millennium**

1 message

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**Howard Franklin** <howardwfranklin@gmail.com>

Thu, Oct 4, 2018 at 10:15 AM

To: elva.nuno-odonnell@lacity.org

I live in Hollywood. I attended the hearing the last time this was being proposed. There is no question this absurdly conceived monstrosity would create terrible problems. Anyone who has tried to traverse even a two-mile stretch in Hollywood at the height of the Bowl season could tell you this. Not to mention the history that will be destroyed, the people that will be displaced, the risk of earthquakes that has been exposed.

Let's keep our integrity. Thank you.

Howard Franklin  
7000 Los Tilos Road  
Los Angeles, CA 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## NO MILLENIUM PROJECT!!!

1 message

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**Rita Ryack** <meankitty@earthlink.net>

Thu, Oct 4, 2018 at 10:14 AM

To: elva.nuno-odonnell@lacity.org

As a long time Hollywood resident, I strongly object to this monstrosity. Geological studies by Caltrans years ago proved that it would be located on the fault. It would cause more traffic in an already impassable area . NO NO NO!  
I will not vote for ANY city council member who approves this blight, including Eric Garcetti.

Rita Ryack



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENV-2018-2116-EIR**

1 message

**bharrishollywood@aol.com** <bharrishollywood@aol.com>

Thu, Oct 4, 2018 at 10:06 AM

To: elva.nuno-odonnell@lacity.org

to whom it may concern:

and it concerns most of us.

incredibly tall buildings -- built on an acknowledged fault line --  
in a major metropolitan area long overdue for a major  
earthquake.

if you won't think of your family -- please, please, please think of  
mine.

thank you.

bill harris

BILL HARRIS  
HARRIS IN HOLLYWOOD - SYNDICATED RADIO  
[6662 WHITLEY TERRACE](#)  
HOLLYWOOD, CALIFORNIA 90068-3221  
323-874-9040



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

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**Cynthia Martinez** <filmflora@yahoo.com>

Thu, Oct 4, 2018 at 10:04 AM

To: elva.nuno-odonnell@lacity.org

I'm very concerned about the Hollywood Center development.

The impact on our neighborhood will be not only in the amount of construction we will have to drive through, but also the traffic it will create once finished, the impact on air quality from the added vehicles, both the owners and car services to the new residents, and also the burden on the old sewer, electrical, etc.

There are some that say it will look good to have large towering structures here, but I disagree. They would override the iconic Columbia buildings and everything else.

Parking is already a problem; this will increase it.

It's the wrong project for our area.

Thank you,  
Cynthia Martinez  
Hollywood Dell



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-20180-2116-EIR**

1 message

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**M Cherry** <mcherry@pacbell.net>

Reply-To: M Cherry <mcherry@pacbell.net>

Thu, Oct 4, 2018 at 10:03 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Please STOP The Millennium project in Hollywood.

the project with top stack an earthquake prone region with too many people and commerce. It will simply never be worth it, worth the effort and dollars, and worth the risk of loss of life.

PLEASE STOP THE MILLENNIUM.

Thank you,  
Mary Ann Cherry  
90004-5858

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

My main two areas of concern are location, near known fault lines, and scale.

Seismic: It seems foolhardy to build a project of this size adjacent to a fault, even if not particularly active, and in the case of one 34-story tower directly on top of a fault — all of this right next to the vital artery of the 101. These developers have a questionable track record; every aspect of their design should be examined.

The scale of the project, especially perched on a rise, is out of sync with the rest of Hollywood and will put added stress on roadways and infrastructure. Hollywood is a hundred-year-old town with out-of-date water and power grids, and with sewer lines that tend to rupture as it is.

While I appreciate the developers' stated commitment to senior housing, I regret that the project as a whole is geared toward upscale tenants, when so many poorer residents are being pushed out of Hollywood. Mainly, though: seismic issues!



SEP-25-2018

CONTACT INFORMATION (Optional, please print clearly)

Name: M. de Varennes Representing Agency or Organization: CITY PLANNING DEPT. VALLEY OFFICE

Address: 5950 Foothill Drive City/State/Zip: Los Angeles, CA 90068

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.



**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13--Mitch O'Farrell  
**Due Date for Public Comments:** October 4, 2018

5950 Foothill Dr.  
Hollywood, CA 90068

LOS ANGELES CA 900

20 SEP 2018 PM 13 L



Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

91401-270201



**We need your input!**

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org).

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify Project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is **October 4, 2018**. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Department of City Planning, 6262 Van Nuys Blvd., Rm 351 and online at: <https://planning.lacity.org/eir/nops/HollywoodCenter/InitialStudy.pdf>

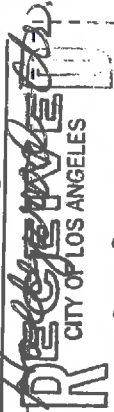
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# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

This project is a hazard to life quality in Hollywood. The previous project was denied in court because of the earthquake hazard of the site. As a resident in Hollywood who cannot get off the freeway or move on the streets because of congestion I see this project as a greedy development. We know the backpoker and the owners - the buildings in SF have numerous problems besides aesthetics and congestion, the infrastructure in Hollywood is already overstuffed. We are tracking the committee who approved this project - have we become Russia? Was there a payoff? Have they lived in this neighborhood? Please reconsider and stop.



CONTACT INFORMATION (Optional, please print clearly)

Name: \_\_\_\_\_ Representing Agency or Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

SEP 25 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

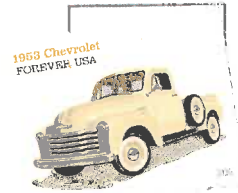
**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Comments about Hollywood Sign issues / Dixon Report

1 message

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John Griffiths <jdgriffiths@earthlink.net>

Tue, Sep 25, 2018 at 1:11 PM

To: Clerk.ArtsCommittee@lacity.org

Cc: cd4.issues@lacity.org, elva.nuno-odonnell@lacity.org

Hi! Quick comments per Hollywood Sign issues per Dixon Report, from a second-generation Angeleno, USC grad, entertainment journalist who has been living in Hollywood for 15 years:

4 - 4: Disingenuous and ain't gonna help - in this day and age, people will find short—and apps that allow them to—to get to the best viewing spot no matter how much you try to get them to get to the sign *your* preferred ways. Tech community backlash will only worsen the situation. If you don't provide genuinely easy and quick access to the Deronda and Mulholland viewing area, there will always be issues.

7 - 2: Along with 7 - 1 and 7 -3, this is a no-brainer that should've been pushed through by the city's leaders decades ago. Imagine if the Empire State Building had no visitors stand or access. Think of all the tourism-related dollars the city has lost over the year by not better showcasing the Hollywood Sign. With so many new hotels popping up all over Hollywood and downtown, it's time to fast-track these items.

Thanks,

John

J...O...H...N G...R...I...F...I...T...H...S

Entertainment Editor & Journalist

[Emmy](#) • [TV Guide](#) • [American Way](#) • [TV for Grownups](#) • [Watch!](#)

Executive Director

GALECA: [The Society of LGBTQ Entertainment Critics](#)

2168 Alcyona Drive • Los Angeles, CA • 90068

323 460 4965 • M: 323 646 9248

[jdgriffiths@earthlink.net](mailto:jdgriffiths@earthlink.net) @ Facebook @ Twitter @ Instagram



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## NO to "Hollywood Center" project

1 message

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**Barbara Hodous** <Bhodous@bcrlaw.com>

Mon, Sep 24, 2018 at 9:16 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Cc: "c13@lacity.org" <c13@lacity.org>

To anyone at the City who will listen (including a mayor who would rather be president of the U.S. than take care of his constituents in the City of Los Angeles): I live within a mile of this proposed Hollywood Center aka Millenium project and consider it a debacle in the making. The traffic in the area, particular heading to and from the Hollywood Freeway, which is 2 blocks from this proposed development, is already impossible — and impassable. Not to mention the earthquake fault. No one could possibly approve this project unless they were in the pocket of developers. The project makes no sense whatsoever for the people of the community, and in fact is a danger. **DO NOT APPROVE THIS DISASTROUS PROJECT.**

Barbara Hodous

This message has been scanned for malware by Websense. [www.websense.com](http://www.websense.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center Project - ENV-2018-2116-EIR

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Linda Bernhardt <linda.bernhardt@amboo.org>  
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thu, Sep 20, 2018 at 4:53 PM

Thank you for all this information. Yes, please add me to the Interested Parties list.

> On Sep 20, 2018, at 1:54 PM, Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> wrote:

>  
> Dear Ms. Bernhardt,

>  
> The Scoping Meeting for the Hollywood Center Project was held on September 12, 2018 at the First Presbyterian Church of Hollywood. I have attached the Notice of Preparation dated September 4, 2018 that was mailed out. If you would like, I can add your name and address to the Project's "Interested Parties" list and you would receive any future notifications as this Project moves through the entitlement process.

>  
> Please note that the comment period on the Hollywood Center Project closes at 4:00 p.m. on October 4, 2018. Feel free to email me any comments you wish to submit regarding any environmental impact areas you feel should be analyzed in the environmental impact report. I have attached a copy of the form available at the scoping meeting for reference. You do not need to use the form format. Simply email me your comments and include EIR No. ENV-2016-2118-EIR in the subject line.

>  
> Feel free to contact should you have any questions.

>  
> Kind regards,

>  
> Elva

>  
> On Thu, Sep 20, 2018 at 1:19 PM, Linda Bernhardt <linda.bernhardt@amboo.org<mailto:linda.bernhardt@amboo.org>> wrote:

> Hello Ms. Nueno-O'Donnell,

>  
> Please confirm there was a Scoping Meeting on September 12, 2018 regarding the above referenced Project. If not, what is the new date?

>  
> Thank you,

> Linda

>  
> Linda Bernhardt  
> AMBOO Corporation  
> 633 West Fifth Street  
> Suite 2800  
> Los Angeles, CA 90071

>  
> linda.bernhardt@amboo.org<mailto:linda.bernhardt@amboo.org>

> Office: 213.986.5133

> Cell: 310.709.3922

>  
>  
>  
>  
> Elva Nuno-O'Donnell, City Planner  
> Major Projects

- > 6262 Van Nuys Boulevard, Room 351
- > Van Nuys, CA 91401
- > \*(818) 374-5066\*
- > \*Work Schedule: 7:00 a.m. to 4:30 p.m. \*
- > \*RDO (Every other Friday 7:30 - 4:00 p.m.)\*
- >
- >
- >
- > <Hollywood Center\_NOP-9-4-18.pdf>
- > <HollywoodCenter-ScopingMeetingCommentForm-9-12-18.pdf>



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium comment

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**Kent Beyda** <kentbeyda@att.net>

Wed, Sep 19, 2018 at 10:22 AM

To: elva.nuno-odonnell@lacity.org

Hello. My name is Kent Beyda. Thank you for your participation in the scoping meeting. After viewing the displays and talking to the architect, I feel that the Millennium project is way out of scale for Hollywood. It's construction will lead to more downtown - sized towers, dwarfing the skyline and changing the very nature of Hollywood. I am all for new residential construction, but not of this scale. Please continue to keep me informed of any further public participation in this process. Thank you for your time.

**Kent Beyda**  
1949 North Wilton Place  
Los Angeles, CA 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Twin Towers

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Linda Gabriel <msslgabriel@aol.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Sep 17, 2018 at 1:05 PM

I'm a longtime Hollywood resident and oppose this project on all the grounds that were mentioned the last time around. Seems no one in City Hall cares but I'll do my best to remind them about why this project makes no sense, is risky, and may even be dangerous.

1. Millenium Tower disastrous problems in San Francisco. Why would any city agree to a project built by these people? I believe Millenium Partners aren't even a California company and are headquartered in NY. This company has a terrible track record in other cities as well.
2. Active earthquake fault line. See state seismology report.
3. Disrespect of evidence provided in EIS that this project is bad for the environment. Also the CalTrans report stating how this will have negative impact on traffic.
4. Horrendous waiving of codes and infrastructure requirements that will make it difficult for emergency vehicles to have access to the area. We already have terrible traffic which will only be made worse by higher density. The people who will be frequenting these new buildings will NEVER take the metro or ride bikes. Get real.
5. Completely out of character with other buildings in Hollywood. We don't need "another Manhattan" here. Newer buildings? Of course. Skyscrapers? NO.
6. Huge conflict of interest when the architect for this project was simultaneously the head of the L.A. Planning Commission. Also interested in how much Millenium money has been donated to current mayor and council members? And how much taxpayer money has been or will be given as an "incentive" to the proposed developers?

With all of the above taken into consideration, one wonders why this project is being considered at all? Seems like the only plausible explanation is greed, pure and simple. Shame on you.

Linda Gabriel  
Beachwood Resident





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Re: The Hollywood Center Towers

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Moira Ross <moiraelizabethross@icloud.com>

Sun, Sep 16, 2018 at 2:51 AM

To: elva.nuno-odonnell@lacity.org

This project is an absolutely terrible idea. The entire area lies within an Earthquake Fault Zone, and if I'm not mistaken the law states that if an active fault is found in an area that a developer is trying to build upon, a structure for human occupancy cannot be placed over the trace of the fault. Good for him he wants to dispute those findings...OF COURSE HE DOES. I can't even believe the city wants to side with him on this. Has anyone taken a look at the atrocity of a project he just got through completely fucking up in San Francisco??? Hmmm...a huge eyesore of a skyscraper that 1. He built on the absolute cheap with a crap foundation in yet another earthquake prone area then 2. Made the brain dead decision to excavate the land next to it while removing the water from the ground seriously shifting and altering the ground he'd just built on so 3. The skyscraper is now leaning so much it's cracking the building, enraging the residents, and he didn't let anyone know this back when he first knew about it so he wouldn't lose money or face a tidal wave of lawsuits before move-in...what a crook!!! Not to mention, Mr. Polumbo of MP Los Angeles is absolutely a crook as well..."he doesn't think the area is at seismic risk"...OH REALLY? "The Millennium geotechnical consultant said so"...RIGHT. Like try having someone who hasn't been paid to say that speak up. The city just wants the money and it's gross to witness this as a long-time resident. I HOPE THE STATE SHUTS THE ENTIRE THING DOWN.

Moira Ross  
Whitley Heights resident currently living on Cherokee Ave.

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Joan Seidel <qed2241@att.net>  
To: elva.nuno-odonnell@lacity.org

Sat, Sep 15, 2018 at 3:13 PM

These buildings should never be built because:

1. They are on a fault line
2. Traffic will be unbearable. What are you doing to alleviate this situation. Traffic is unbearable now. Even 2 more cars is 2 too many.
3. They will destroy the look of Hollywood. They are way too tall and will stick out like a sore thumb.

Do not build these buildings for the above reasons.

Joan Seidel

[Qed2241@att.net](mailto:Qed2241@att.net)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## My comments related to the Hollywood Center Project

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Hans Schurig <hans.schurig@dslextreme.com>

Sat, Sep 15, 2018 at 11:24 AM

To: elva.nuno-odonnell@lacity.org

Yes, the name 'Millennium Project' has by now a rather negative connotation for most people in our community, and therefore the developers are trying to sell it again under the new name 'Hollywood Center'. It's still bitter medicine for local residents and for the same reasons that have been addressed before. It's traffic, parking, violation of zoning laws, homelessness and the fact that this mega project will be erected directly on or near two earthquake faults in the proximity of Yucca Street.

Many of our city representatives, including our mayor, are supporting these and other high rise projects in Hollywood regardless of how their constituents feel about them because the developers are stuffing their pockets, with what is charitably described as campaign contributions.

Some of them profess that they have no knowledge of such contributions in their name, which often bypass campaign finance laws designed to make political giving transparent to the public.

These developments often come at the expense of affordable housing for the working poor and have contributed to increased crime. Also, conditions agreed to by L.A. developers are later found to have gone unfulfilled.

As someone who has lived in this wonderful town for more than 50 years, and who in that time has experienced three major earthquakes here (1971 = 6.6; 1987 = 5.9; 1994 = 6.7), I love what is left of the old Hollywood that millions of tourists from around the world come to visit every year and I support the preservation of what is still left of this historic town.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Skyscrapers and Fault-lines

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Keith Black <mrhoixioh@gmail.com>

Fri, Sep 14, 2018 at 5:03 PM

To: elva.nuno-odonnell@lacity.org

Dear City Planning,

The Hollywood Boulevard area from US 101 to La Brea is already a disaster; junky shops, empty storefronts, tourist traps, "smoke shops", dive bars and endless streams of homeless persons. There is significant amount of development already underway that is of dubious value to the neighborhood. Did I mention the constant traffic jam, only exacerbated by more construction and reduction of parking? Even with all this, it can be enjoyed. It is so difficult now that I typically avoid going there. And when I do, I swear I will never do it again. But I do- it's HOLLYWOOD!

Adding "Millennium Hollywood / Hollywood Center", a skyscraper on top of a fault-line, is ridiculously irresponsible. This matter of building on faults has been acknowledged statewide since the 1971 Sylmar quake and subsequently there are state restrictions against this. Though "official" State Seismic Mapping may be lacking in Hollywood, proceeding with this project with reasonably reliable knowledge of the presence of faults is willful ignorance.

We are supposed to learn from history; disregarding that lesson is not only irresponsible, but tantamount to criminal. We have ultimately forgiven Mulholland's St. Francis Dam for what he could not know at the time; this fault we do. WHEN this building fails, charges of Constructive Manslaughter or Criminally Negligent Manslaughter should be passed around freely to contractors, developers and anyone in authority who had ability to stop this madness and did not. Forgiveness in this case will not come.

I'm not going to drag the "San Francisco Fiasco" by this developer into this discussion as the issues with the selected shortcuts on that foundation are not the same. That building was built on mud and sand, without sinking piles to bedrock. That is no predictor of what sound engineering practices may be eliminated in Hollywood. That they would even suggest building on a fault obviates their lack of discernment.

Keith Black  
Unincorporated Los Angeles County



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Deny Construction of Hollywood Center/Millennium Twin Towers Skyscrapers

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Vanessa VanderZanden <vanderzanden@hotmail.com>

Fri, Sep 14, 2018 at 10:33 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O'Donnell,

I am writing to protest the construction of the Hollywood Center/Millennium Hollywood development that would erect two skyscrapers near the corner of Hollywood and Vine in Hollywood. While I agree that we desperately need more housing in Los Angeles, and while I understand that much of the city is zoned for single family homes that makes development difficult throughout much of city, and while I fully support building mixed use live/work spaces near metro stops throughout the city, I disagree with building 2 skyscrapers on a fault line.

No other city in the state of California allows skyscrapers to be placed atop or directly adjacent to a fault line, and the State of California Geologist has already confirmed that the proposed site for this project is indeed on a fault. While Millennium Partners may question the validity of this statement, let's remember that this is the same development group that built the Millennium Tower in San Francisco that is currently undergoing litigation for sinking into the ground.

If asked to choose between the assessment of the State of California Geologist or an independent source paid for by Millennium Partners, please, please tell me that you will use common sense and moral decency in this situation and trust in our state geologist.

This is a safety issue that could put thousands of Angelinos at risk of death should that fault line erupt down the road. We elect our public officials to - if nothing else - make wise decisions that will have a positive lasting impact on our city and its citizens. I implore you, and the mayor's office, to stop the construction of this building.

Thank you.

Sincerely,  
Vanessa VanderZanden  
(323) 383-6987  
[vanderzanden@hotmail.com](mailto:vanderzanden@hotmail.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center

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**Candice Mann** <candicecmann@yahoo.com>

Fri, Sep 14, 2018 at 9:38 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Hello, I am writing to express my family's concern about the proposed construction of "Hollywood Center." The idea of skyscrapers in Hollywood is already completely ludicrous, but when you take into consideration these towers would be built on a fault line...it's just unthinkable. You would think after their track record in San Francisco, LA would not be so foolish as to trust the Millennium Partners. Please consider what is best for our community and do whatever is in your power to stop this. And please let me know if there is anyone else I should write about this.

Thank you,

Candice Mann

Hollywood Dell Resident



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Tower Project

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**Rod Borders** <rodb323@icloud.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Sep 13, 2018 at 10:51 PM

I live directly in front of The Capitol Records building and above the 101 freeway. The traffic in this area is already horrendous. This is the wrong place for a building of this size. I am glad that Hollywood is finally seeing development but this is a step in the wrong direction. Something this large should be farther away from the hillside and not directly in front of it. Our building is on a hill and we carry Earthquake insurance because of our proximity to the fault. The fact that this fact is being ignored is cause for concern. Is anyone thinking or using logic in regards to the master plan for Hollywood? I am adamantly against this project.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center

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**Karen Kremling** <karenkremling@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Sep 13, 2018 at 9:05 PM

As a resident of Hollywood I oppose the twin Hollywood towers planned to be built on the Hollywood fault line. This is ill conceived, dangerous and should not be permitted by the City of Los Angeles.

Thank you,

Karen Johnson





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Proposed Millenium Tower

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**Stephen Rebello** <stephen.rebello3030@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Sep 13, 2018 at 5:25 PM

Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

Attention City of Los Angeles, Department of City Planning

Although I am all for sensitive and intelligent revamping of Hollywood, I stand in strong opposition to the prospect of the Hollywood Center skyscrapers built in the City of Hollywood.

The structure appears to be unsound, there are known and proven geological reasons for these buildings to not be erected in the area. We are in earthquake country. The mere idea of these is quite illogical and crazily dangerous on its very face. Skyscrapers are completely wrong for Hollywood and it is obvious that these buildings are a Trojan Horse, a precedent for tearing down everything that is already of more moderate scale.

Hollywood is already badly congested. Build them somewhere else, if the developers MUST but not in Hollywood.

Thank you.

Stephen Rebello  
310 409 7199



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Project - Public Comment

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**Gregory P. Williams** <gregpaulw@aol.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Sep 13, 2018 at 4:43 PM

This is insane and laughable. City planning at its worst. Is our mayor is nuts?

Gregory P. Williams  
323-363-5426



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center ENV-2018-2216-EIR

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Deborah Brosseau <fairchild66@aol.com>

Thu, Sep 13, 2018 at 11:51 AM

To: elva.nuno-odonnell@lacity.org

Good morning, Elva.

Thank you for your time last night at the scoping meeting for the Hollywood Center project. This email serves as my strong opposition to this project due to the following concerns:

1. Hollywood is not a skyscraper neighborhood. We have the unique blessing of beautiful natural aesthetics, sightlines, and (sadly) vintage architecture that flavors our area and all need to be protected lest we become a generic, ugly area.
2. It takes 30 minutes to get from Santa Monica and Wilcox to Franklin and Wilcox during most evening rush hours. This is both a function of dodging traffic-impeding construction as well as our increasing car density. We simply can not accommodate any more of this. The projects that have already been approved are detrimental enough. Hollywood Center is too much.
3. Building skyscrapers on a fault line should be illegal. I think it is. It shouldn't be done.
4. More noise, air, and light pollution - unacceptable.
5. Nothing about this is realistically helping the housing crisis. Affordable housing always means affordable for rich people while market rate is for super-rich people. This will help the rest of us who need housing not at all. The intention of this entire project is a cash grab, and disgusting.

Thank you for your work in collecting and sharing these comments.

Deborah Brosseau  
2135 Ivar Avenue #5  
Los Angeles CA 90068  
323.467.7633



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center

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Mark Davis <mark@worldartsupply.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Sep 13, 2018 at 1:52 AM

I do not want the Hollywood Center skyscrapers built in Hollywood. Hollywood is already congested, and the skyline does not need to be further maligned with a behemoth. Hollywood is not where tall skyscrapers should be. There are 1,000 better places in California to put such a monstrosity.

Thank you.

—  
Mark Jonathan Davis  
World Art Supply  
[mark@worldartsupply.com](mailto:mark@worldartsupply.com)

—  
This message and its contents are private and confidential. No permission is given to the recipient to forward the message or its contents to any other entity, and no part of the message or its contents may be shared with any other entity in any way unless expressly agreed to in writing by the sender.  
—



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center income formulas

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Brandi D'Amore <brandi@myhunc.com>

Thu, Sep 13, 2018 at 12:11 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Cc: "jmariani@hollywoodctr.com" <jmariani@hollywoodctr.com>

Hi, Elva! Lovely to meet you.

At the scoping meeting tonight, no one could give me the AMI for this neighborhood to plug into the income qualification formulas of the Hollywood Center. I also could not obtain the square footage of and maximum occupancy for each unit type or if animals will be permitted.

Can you please:

Advise what the AMI is

Advise formula for affordable housing

Advise formula for low-income

Advise formula for extremely low-income

Advise if any units in these categories apply to non-seniors, non-senior families, non-senior disabled or ONLY for seniors.

The sq. footage and maximum of occupancy of each unit

Pets

Thank you!

Brandi A. D'Amore

At-Large Unclassified Representative, Area 3

Board of Directors

Hollywood United Neighborhood Council (HUNC)

Certified Neighborhood Council, #52



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center Project is a Disaster in the Making

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msfaboo <msfaboo@sbcglobal.net>

Wed, Sep 12, 2018 at 6:08 PM

To: elva.nuno-odonnell@lacity.org

Of the two planned buildings, one actually straddles a known surface rupture fault. The question is Not If the building will be torn in half when that fault moves – it's just, when will that happen.

California's state geologist has weighed in on the unacceptable risks of this project – but our city council, who are in the pocket of developers – just don't care.

Or maybe, none of them ever actually drove down Hollywood Boulevard after the 1994 quake. You know, the one that tore the Santa Monica freeway apart.

And the LLC partners behind this project:

1) previously submitted falsified plans in which they had scooted the buildings to the north to get around this issue – which meant they were, in fact, sited on the freeway! Caltrans called the end to that.

2) are responsible for the sinking & leaning Millennial Tower in San Francisco. People who buy multimillion-dollar condos, file multimillion-dollar lawsuits. And LLCs exist so the partners can avoid liability by filing bankruptcy.

I have no idea how many lives would actually be put in jeopardy, but there is absolutely no excuse for letting this project move forward.

Elin Guthrie  
Native Angeleno  
& Voter

Sent from my Verizon, Samsung Galaxy smartphone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Oppose construction of Hollywood Center project

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Laurie Cohn <lcohn2010@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Sep 11, 2018 at 10:05 PM

September 11, 2018

Elva Nuño-O'Donnell  
L.A. Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

Dear Ms. Nuno-O'Donnell:

I strongly oppose the twin skyscrapers being proposed directly atop the Hollywood Earthquake Fault, breaking all sane zoning rules and rebranded under a new name as "Hollywood Center" – no longer using its original project name of "Millennium Hollywood."

This project is a disaster in the making.... building such a towering project on a California State Geologist-confirmed Hollywood rupture fault.

No other city in California allows such placement of skyscrapers on top of or directly next to a rupture fault.

Thank you.

Laurie Cohn  
4227 Bellaire Ave.  
Studio City, CA 91604  
818-985-2865

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## REMEMBER NORTHRIDGE!!! STOP THE "Hollywood Center" "Millennium Hollywood."

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**Burt Goralnick** <BurtGoralnick@gmail.com>  
Reply-To: BurtGoralnick@gmail.com  
To: elva.nuno-odonnell@lacity.org

Mon, Sep 10, 2018 at 6:59 PM



**Northridge '94 This was a single story building!!  
Imagine a multi-story tower.**

*Burt Goralnick*  
818-625-6750





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## The Millennium Project

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**Kent Beyda** <kentbeyda@att.net>  
To: elva.nuno-odonnell@lacity.org

Sat, Sep 8, 2018 at 11:14 AM

I am all for new construction in Hollywood, but the Millennium is way out of scale with the rest of the city and would set a bad precedent for more downtown size high rises.

Kent Beyda  
1949 North Wilton Place  
Los Angeles, 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium project

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**Thomas Watson** <thomasbwatson@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Sep 5, 2018 at 10:53 PM

As a homeowner in the Hollywood area and as someone who commutes through the immediate area of the Millenium project, I write to ask that its scale be drastically reduced. As is, it would harm the neighborhood in so many ways.

Thank you.

Thomas Watson



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center project

2 messages

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**Marian A Dodge** <chairman@hillsidefederation.org>

Tue, Sep 4, 2018 at 2:40 PM

To: elva.nuno-odonnell@lacity.org

Dear Elva,

Has the comment period for receiving written comments been extended to October 4?

Best regards,

Marian Dodge, Chairman  
Federation of Hillside and Canyon Associations, Inc.  
[www.hillsidefederation.org](http://www.hillsidefederation.org)

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 **The Fed. logo-3in. email.pdf**  
72K

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**Elva Nuno-O'Donnell** <elva.nuno-odonnell@lacity.org>

Tue, Sep 4, 2018 at 2:47 PM

To: Marian A Dodge <chairman@hillsidefederation.org>

Good Afternoon Marian,

An updated NOP has been posted on the Department of City Planning's website. The comment period will close on October 4 at 4:00 P.M. There is no change to the date and time of the Scoping Meeting scheduled for September 12 between 6:00 p.m. to 8:00 p.m.

Please feel free to contact me if you have any additional questions.

Sincerely,

Elva

[Quoted text hidden]

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Elva Nuno-O'Donnell, City Planner  
Major Projects  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066\*  
\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*  
\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Project

1 message

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David Pierce <DavidPierce49@hotmail.com>

Tue, Sep 4, 2018 at 1:49 PM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Hello, I'm a 20 year resident of Beachwood Drive and am decidedly OPPOSED to the "Millenium Project". I consider it obtrusive, overbearing and, frankly, an extremely tacky eyesore. I hope you can assure us that it will NOT be built. Thank you for your time, David Pierce



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Project

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Lori Hughes <ljhuggers@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Sep 3, 2018 at 11:23 PM

I am against any and all of the construction of the buildings around the iconic Capitol Records tower. It is wildly oversized for the area, contributes greatly to the already obscene traffic congestion and will be completely impossible for LAFD to defend from fire and earthquake damage. It contributes so very little of worth to our area and has a strong negative impact. Hollywood is attractive to tourists who will find it even less friendly and navigable if you allow this project to go forward. Most importantly, this would have a serious impact on the city's largest park area where wild animals need fresh air and shady areas to hide. Construction boosts the heat and the glass windows are a constant source of increased temperatures.

The infrastructure is old and fragile and will take years to bring up to current needs. Adding to the demands will destroy it completely.

No. No. No.

Thanks,  
Lori Hughes  
[ljhuggers@gmail.com](mailto:ljhuggers@gmail.com)  
Beachwood Canyon resident 15 years



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center

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Fran Reichenbach <franreichenbach@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Sep 3, 2018 at 8:25 PM

AKA Millennium project will overwhelm our aging and broken infrastructure as well as our stretched-thin emergency response teams.

I oppose this project.

Fran

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## the millennium

1 message

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**Michel Keeler** <mickeeler@gmail.com>

Sun, Sep 2, 2018 at 2:12 PM

To: elva.nuno-odonnell@lacity.org

I am a longtime resident of the Hollywood dell . I am not afraid of "progress" I am afraid of building something of this size in our community for MANY reasons the first being probably the most import. That is an earthquake zone and there is no way 100% you can guarantee what will happen until something does and it WILL eventually.....

I do not like having to spend an hour to get home from the grocery store that used to take ten minutes and with a monstrosity as this will just add to that.

I do not like the changing face of our community by people who come here from elsewhere and dictate to us what our community is going to look like.

Greed is a terrible thing when you are going to walk into our neighborhood and tell us how we are going to be living. I do not think Los Angeles should be filled with high towers except certain areas where they have already benn built like downtown los angeles...NOT 90068....

I will be at these meetings and I will pray this does not happen.

Michele Keeler  
6379 Ivarene ave  
Los Angeles 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Email senders are getting error messages

3 messages

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**Brandi DAmore** <bad\_lib@yahoo.com>

Sat, Sep 1, 2018 at 10:16 PM

Reply-To: "bad\_lib@yahoo.com" <bad\_lib@yahoo.com>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Hello. The link that went out about the Millennium scoping meeting that indicates where to send email is generating error responses.

[Sent from Yahoo Mail on Android](#)

---

**Elva Nuno-O'Donnell** <elva.nuno-odonnell@lacity.org>

Mon, Sep 3, 2018 at 9:59 AM

To: "bad\_lib@yahoo.com" <bad\_lib@yahoo.com>

Good Morning Brandi,

I have reviewed the Notice of Preparation for the Hollywood Center Project. The link referenced takes you to the Planning Department's website. My email is also listed correctly. I am not certain what error you are referencing, but I see you were able to send me an email which came through successfully.

Please let me know if you are having any difficulty accessing the documents on our website and I would be happy to assist you upon my return to the office tomorrow.

Kind regards,

Elva

On Sat, Sep 1, 2018 at 9:16 PM, Brandi DAmore <bad\_lib@yahoo.com> wrote:

Hello. The link that went out about the Millennium scoping meeting that indicates where to send email is generating error responses.

[Sent from Yahoo Mail on Android](#)

--  
Elva Nuno-O'Donnell, City Planner  
Major Projects  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
\*(818) 374-5066\*  
\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*  
\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*

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**Brandi DAmore** <bad\_lib@yahoo.com>

Mon, Sep 3, 2018 at 4:55 PM

Reply-To: "bad\_lib@yahoo.com" <bad\_lib@yahoo.com>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Thank you



I had no problems myself, but several stakeholders in our neighborhood did, so I advised them to at the very least click link. (I a board member of HUNC). Will convey. Ty!!

Sent from Yahoo Mail on Android

[Quoted text hidden]



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Re: Millennium/Hollywood Project

2 messages

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Heather Bleemers <heather.bleemers@lacity.org>

Thu, Aug 30, 2018 at 9:15 AM

To: Erica Martin <flair@sbcglobal.net>

Cc: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Good morning, Erica,

I have received your letter and will make sure that it is included in the record.

Best,



Heather Bleemers  
Senior City Planner  
Department of City Planning  
T: (213) 847-3682  
221 N. Figueroa Street, 13th Floor  
Los Angeles, CA 90012



On Wed, Aug 29, 2018 at 7:48 PM, Erica Martin <flair@sbcglobal.net> wrote:

Good evening -

I just saw that the project surrounding the iconic Capitol Records building is back and bigger than ever. There has been very little public notification, and I just happened to read about it on Facebook.

I tried to email Luciralia Ibarra and Elva Nuno-O'Donnell, but neither of them are accepting emails.

I thought this monstrous project had been stopped. As a homeowner nearby, I am horrified by the size and scope of these two massive buildings, by the traffic they will engender, by the destruction of the skyline, and by a project that is completely out of scale with the historic nature of our neighborhood. I grew up here, and there has never been such a devastating project before. In addition, we are on a faultline, and this project that is 39 stories (or over 400 feet tall) threatens the safety of all around it for a huge radius. The developers are mired in lawsuits regarding their San Francisco building. We know this will cause problems, but it will of course line a lot of pockets. Follow the money...

Please include my written objection in the record. Thank you.

Erica Martin  
Homeowner on historic Wilton Place

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Erica Martin <flair@sbcglobal.net>

Fri, Aug 31, 2018 at 12:23 PM

To: Heather Bleemers <heather.bleemers@lacity.org>

Cc: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you! Have a lovely day.

EricaKellyMartin.COM

(323) 559-9136

[Quoted text hidden]



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Fwd: Millenium/Hollywood Project

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Luciralia Ibarra <luciralia.ibarra@lacity.org>  
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Wed, Aug 29, 2018 at 6:33 PM

Fyi

—— Forwarded message ——

From: Erica Martin <flair@sbcglobal.net>  
Date: Wed, Aug 29, 2018 at 6:08 PM  
Subject: Millenium/Hollywood Project  
To: luciralia.ibarra@lacity.org <luciralia.ibarra@lacity.org>

Good evening -

I just saw that the project surrounding the iconic Capitol Records building is back and bigger than ever.

There has been very little public notification, and I just happened to read about it on Facebook.

I thought this monstrous project had been stopped. As a homeowner nearby, I am horrified by the size and scope of these two massive buildings, by the traffic they will engender, by the destruction of the skyline, and by a project that is completely out of scale with the historic nature of our neighborhood. I grew up here, and there has never been such a devastating project before. In addition, we are on a faultline, and this project that is 39 stories (or over 400 feet tall) threatens the safety of all around it for a huge radius. The developers are mired in lawsuits regarding their San Francisco building. We know this will cause problems, but it will of course line a lot of pockets. Follow the money...

Please include my written objection in the record. Thank you.

Erica Martin  
Homeowner on historic Wilton Place



**Luciralia Ibarra, Senior City Planner**  
Department of City Planning  
Major Projects  
(213) 847-3634  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA. 90012



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Project/Hollywood Center (near Capitol Records Building)

---

Erica Martin <flair@sbcglobal.net>

Wed, Aug 29, 2018 at 6:04 PM

Reply-To: Erica Martin <flair@sbcglobal.net>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Good evening -

I just saw that the project surrounding the iconic Capitol Records building is back and bigger than ever.

There has been very little public notification, and I just happened to read about it on Facebook.

I thought this monstrous project had been stopped. As a homeowner nearby, I am horrified by the size and scope of these two massive buildings, by the traffic they will engender, by the destruction of the skyline, and by a project that is completely out of scale with the historic nature of our neighborhood. I grew up here, and there has never been such a devastating project before. In addition, we are on a faultline, and this project that is 39 stories (or over 400 feet tall) threatens the safety of all around it for a huge radius. The developers are mired in lawsuits regarding their San Francisco building. We know this will cause problems, but it will of course line a lot of pockets. Follow the money...

Please include my written objection in the record. Thank you.

Erica Martin

Homeowner on historic Wilton Place

5/21/2018

City of Los Angeles Mail - Please add this letter to the planning file for Millennium project - CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR.



Luciralia Ibarra <luciralia.ibarra@lacity.org>

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**Please add this letter to the planning file for Millennium project - CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR.**

---

**Susan Hunter** <heysuzhunter@gmail.com>  
To: LUCIRALIA.IBARRA@lacity.org

Mon, May 21, 2018 at 2:42 PM

Hi,  
I would like to add the attached letter to the case file for CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR.  
Thank you,  
Susan Hunter

---

 **Millenium letter.pdf**  
49K

To:  
Los Angeles Planning Department  
200 Spring Street  
Los Angeles, CA 90012

From:  
Susan Hunter  
Coalition to Preserve LA  
6500 Sunset Blvd.,  
Los Angeles, CA 90028

RE: Millennium Project/ Hollywood Center

The push to change Hollywood from a Community Center to a Regional Center by forcing out of scale developments to be built goes against the very idea of planning. This community is not served by a vision of "Build it and they will come". Planning should be based on the real needs of the community with a full scope of how projects such as the Millennium towers impacts our ethnic diversity and cross section of economic incomes. 50% of the city if Los Angeles earns minimum wage at \$1,680 gross a month, which means our needs are best served by housing developments that fit the predominate incomes of that area. We don't need all types of housing, we do need housing that is available to minimum wage earners that doesn't need to be subsidized. 70% of our residents make less than \$50,000 a year for their households, so why is there any thought process that we need market rate housing aimed for above average income earners?

The bottom line is - when does the planning department stop allowing itself to be a political tool for developers and start doing real planning based on the needs of the existing community? Why has the planning department allowed itself to become a machine for ethnic and economic cleansing of entire communities? Changing the name of a project doesn't erase the irresponsible actions of a developer or of a planning department willing to look the other way. The only answer to this is to simply say no. The project is out of scale, it isn't safe, it doesn't meet the needs of the existing community plan, just no.

Susan Hunter  
Coalition to Preserve LA  
6500 Sunset Blvd.,  
Los Angeles, CA 90028

**Hollywood Center Project**

**Comments submitted at  
September 12, 2018  
Scoping Meeting**

**First Presbyterian Church of  
Hollywood**

**6:00 P.M. to 8:00 P.M.**





Date: 9/12/18

Re: The Hollywood Center Project Neighborhood Impact

From: Anne Grauso, neighborhood resident

To: L.A. Dept. of Planning

To whom it concerns & impacts,

The Hollywood Center Project is concerning.

I am a six year resident of this neighborhood and have seen mostly positive changes and architectural upgrades, while keeping a close eye on important, iconic Hollywood history, landmarks and the historic integrity of this treasured neighborhood.

The Capitol Records Building is of course, one of these treasured things-it is living history. It is Frank Sinatra.

This building should be fiercely protected structurally, and spatially, so that visitors can SEE it up close, as well as from a distance, in a photo, easily, not blocked by new structures, for years and years to come.

The Hollywood Center plans include two towers as per the mailed sketches, which, in my opinion, should not be allowed to be taller, or even as tall as, The Capitol Records Building.

In fact, I believe any structure close to The Capitol Records Building should fall at least 10 stories shorter than the iconic circular structure, and not be built within a half acre of it's walls.

I think preserving the view of this building, both near and far is vital to Hollywood!!

I am not a difficult neighbor. I would not complain about ongoing years of construction, as long as it began at 8am and

ended by 6pm weekdays. As long as roads were not entirely blocked and crews did not try to control traffic daily.

\*As long as VOLUME was kept within city noise regulations and the 'safety beeps' of moving equipment was not as loud as police sirens.

I realize that this means new jobs, and revitalization of old Hollywood, attracting big companies like Netflix and Viacom- which is fantastic.

But balance is key.

Old Hollywood and new Hollywood must co-exist is a perfect harmony, or we will all lose.

Thank you for your time & consideration,

Anne Grauso ([grauso.anne@gmail.com](mailto:grauso.anne@gmail.com))



Resident

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

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My area of concern is that the new bridge cannot get 100% occupancy as please add more pre and write. Actually of people this blanket. As is wholly - anyone for this project project is making money from it. When the first grade strikes all of you will have covered. Can not have to pay for you grade.

### CONTACT INFORMATION (Optional, please print clearly)

Name: Gregg Kelly Representing Agency or Organization: \_\_\_\_\_  
Address: 1920 Churnova #301 City/State/Zip: 90068

## We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org).

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Tape Here



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Exhibit: Proposed Entitlements & Approvals  
presented in a very obscure way, requiring  
ordinary to know more than they do.

FAR?

C2-2-5N

1000 average daily trips by whom? etc.

Traffic Study Process does not include implementation  
step. What a drally will change in streets etc.

## ENVIRONMENTAL ISSUES & IMPACTS

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Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



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- Utilities/Service Systems

Hollywood does not need filling

Horribly designed overpriced projects

Or Dangerous To lives E&P

Fault lines.

All The millionaires wishes to

Dorsetti, Farrell & the others

To be this is a safe project will never make it so

### CONTACT INFORMATION (Optional, please print clearly)

Name: \_\_\_\_\_ Representing Agency or Organization: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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Millemine will be the end of Farrell & Dorsetti's Political careers



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City of Los Angeles  
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Los Angeles, CA 91401

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This project will

never happen

or

Marcello can forget about

Henry President or anything else  
of the Cor Lewis this parade

### CONTACT INFORMATION (Optional, please print clearly)

Name: \_\_\_\_\_ Representing Agency or Organization: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I support this project because it brings critically needed housing to Hollywood. I am especially gratified to see the inclusion of affordable senior housing and the dedication of approx 1 acre to civic open space.

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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### CONTACT INFORMATION (Optional, please print clearly)

Name: Kerry Morrison Representing Agency or Organization: Pely  
Address: 256 S. Norton Ave City/State/Zip: LA CA 90004

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Tape Here



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

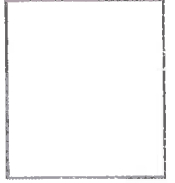
**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

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RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I AM A RESIDENT AND WELCOME THE ADDITION OF THIS  
PARK DEVELOPMENT. I AM AN OWNER OF A UNIT  
AT THE BROADWAY HOLLYWOOD (1645 N. W. 164 ST.)  
I BELIEVE THIS PROJECT WILL ADD TO THE LOCAL  
ECONOMY AND ENHANCE THE SAFETY OF LOCAL  
RESIDENTS BY INCREASING THE FOOT TRAFFIC AND  
VITALITY OF THE AREA. LET'S GET THIS DONE  
FOR HOLLYWOOD!

## ENVIRONMENTAL ISSUES & IMPACTS

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## CONTACT INFORMATION (Optional, please print clearly)

Name: \_\_\_\_\_ Representing Agency or Organization: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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**Project Location:** 1750 N. Vine Street

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Department of City Planning  
City of Los Angeles  
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# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I am in support of this project. I believe it will bring much-needed positive activity to this area, with many new residents and open community space. I am especially excited to see the huge number of units for low-income seniors. I think it will be important for the city to show to the 'wimby's' that this will be a positive impact for the city - you will have to show there is no danger from the 'fault line'; that it will not create a "carnageddon" and that people will still be able to see the Hollywood sign. LA desperately needs more housing!

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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### CONTACT INFORMATION (Optional, please print clearly)

Name: Devin Strecker Representing Agency or Organization: \_\_\_\_\_  
Address: 8011 Romaine St. City/State/Zip: LA, CA ~~90046~~



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Los Angeles, CA 91401

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I support this project for Hollywood. Holly Wood needs this development that is providing Senior housing and conducting traffic studies. It will be a positive impact to the community.

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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## CONTACT INFORMATION (Optional, please print clearly)

Name: Lorin Lappin Representing Agency or Organization: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_



## Public Scoping Meeting

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# Written Comment Form

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First & Foremost They want to build on, & next to an earthquake fault. They also want a variance on height. They get it, every other developer will want one. No one living S of Sunset will be able to see the hills eventually. Hollywood is already taxing its sewer systems. Our old pipes are going to be stressed by all the large bldgs being built in this area. Traffic is horrible in Hollywood. Changing the lights & putting in left turn lanes will not alleviate the heavy traffic coming here & passing through. Traffic in the summer while the Bowl & Ford are open will be worse than ever. There's plenty of room in West LA. Go build there. I am frustrated by going to PLUM MTS, voicing my concerns, hearing the same from others but projects get approved anyway.

CONTACT INFORMATION (Optional, please print clearly)  
Name: \_\_\_\_\_ Representing Agency or Organization: Stakeholder  
Address: Cahuenga Blvd City/State/Zip: 90038

## ENVIRONMENTAL ISSUES & IMPACTS

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Plus None, or very little, of these projects provide Affordable housing. Market Rate is set by owners not renters.

## We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org).

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Tape Here



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

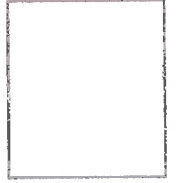
**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13 — Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Thank you for providing an opportunity for the community to learn more about the Hollywood Centre Project & give input on the Environmental Impact Report process.

A lot has already been said about this project, much of it terribly mis-informed. I am pleased to be able to learn more from the consultants that will be performing the study.

All of my questions regarding traffic, aesthetics & visit count were well covered at each of the stations at the scoping meeting event.

The nature of the project appears to be a fantastic improvement to the Hollywood area. We look forward to watching it progress.

### CONTACT INFORMATION (Optional, please print clearly)

Name: ROHAN A. BECKETT Representing Agency or Organization: RESIDENT

Address: 6218 EXINGTON AVE. City/State/Zip: LOS ANGELES, CA. 90038

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

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Tape Here



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

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RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

WE NEED HOUSING IN HOLLYWOOD BUT NOT THIS PROJECT -  
I AM DEFINITELY NOT A NIMBY. I AM ALL FOR DEVELOPING HOLLYWOOD AND IMPROVING IT. I DON'T LIVE IN A HOME WITH A VIEW THAT WILL BE OBSTRUCTED BY THIS PROJECT. THAT SAID, I AM TOTALLY AGAINST A PROJECT SO OUT OF CONTEXT IN SIZE ~~WITH~~ ANYTHING AROUND IT. IN NO WAY WILL IT IMPROVE THE QUALITY OF LIFE IN HOLLYWOOD. TRAFFIC IS BAKED UP ON THE CAHUENGA AND VINE ST. OFFRAMP EVERY MORNING MON-FRI. DANGEROUSLY SO. OF COURSE, TRUSTING THE SAME CONSTRUCTION COMPANY THAT BUILT THE FAILING TOWER IN SAN FRANCISCO TO BUILD A SKYSCRAPER ON A FAULT LINE IS MADNESS.

### CONTACT INFORMATION (Optional, please print clearly)

Name: Michael Andreas Representing Agency or Organization: SELF  
Address: 6740 Verdrey City/State/Zip: L.A. 90068

FINAL THOUGHT - L.A. ISN'T NEED YORK. UNTIL MASS TRANSIT SPANS HOLLYWOOD IN ALL DIRECTIONS, THERE IS NO TRAFFIC SOLUTION THAT WILL WORK

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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FINAL THOUGHT - L.A. ISN'T NEED YORK. UNTIL MASS TRANSIT SPANS HOLLYWOOD IN ALL DIRECTIONS, THERE IS NO TRAFFIC SOLUTION THAT WILL WORK



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Tape Here



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

## ENVIRONMENTAL ISSUES & IMPACTS

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① Too many pkg spaces that ~~set~~ had example  
- parking spaces don't encourage public transit & walking  
- create congestion in one-way (each way) lane streets  
- Emissions poison environment  
② Congestion cause congestion in Hollywood

## CONTACT INFORMATION (Optional, please print clearly)

Name: \_\_\_\_\_ Representing Agency or Organization: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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Very important that this project activate the street and be inviting to pedestrians. Hollywood lacks open space, and this is an opportunity to do something in the center of Hollywood, people expect special. Because it is Hollywood, people expect something special. Very important that a lot of thought goes into how best to activate the public areas and pathways through the project.  
Good luck

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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Name: \_\_\_\_\_ Representing Agency or Organization: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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- CONCERNED ABOUT DEVELOPER AND HISTORY IN SAN FRANCISCO W/ > \$1 BILLION IN LAWSUITS W/ CITY NEW APARTY TO
- DENSITY IS TOO HIGH
- TRAFFIC CANNOT SUSTAIN TRAFFIC FLOW ESPECIALLY NEAR FREEWAYS
- HEALTH & AESTHETICS ARE TOO HIGH FOR AREA
- CONGESTION AND NOISE
- HOLLYWOOD FAULT ESTABLISHED BY STATE GEOLOGICAL STUDY & DEVELOPMENT IS TOO HIGH
- NOISE & AIR QUALITY
- DEVELOPER SHOWS BAD FAITH W/ DEALING W/ SAN FRAN CITY ATTORNEY
- CONCERNED THAT THIS CREATES AN ISSUE FOR NEIGHBORHOOD

### CONTACT INFORMATION (Optional, please print clearly)

Name: KENNETH BOYER Representing Agency or Organization: ARISE CIVIC ASSOC.  
 Address: 1967 GERMEN AVENUE <sup>90062</sup> City/State/Zip: CA 90068

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- Tribal Cultural Resources
- Utilities/Service Systems

- 1.) What are you the City and you the developer doing to ensure air quality is safe? What is your plan if something goes wrong?  
2.) Why so many floors on these towers? It does not add anything to Hollywoods. Reason behind height?  
3.) Why are you determined to build on a fault. Not interested in your nonsense talk, stick to facts.  
4.) If your building falls apart like your mess in SF who will fix it? or will you blame each other (city vs. developer)  
5.) Are you planning to overhaul the sewage and water systems existing that cannot handle all this growth?  
6.) What about traffic? Will you offer free parking so residents in neighborhood do not suffer?  
7.) What are you planning to do for community? Sr. housing is not for poor seniors based on your affordable housing scale

## CONTACT INFORMATION (Optional, please print clearly)

Name: Ben Lelyveld Representing Agency or Organization: \_\_\_\_\_

Address: 1965 Carmen Ave City/State/Zip: 92068

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6262 Van Nuys, Room 351  
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**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell  
**Due Date for Public Comments:** October 4, 2018

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I wholeheartedly support the project. The development will dramatically improve the walkability, make the area safer, more pedestrian- and family-friendly. I also suggest most of the development consist of hotel rooms and suites (not apartments). Thank you.

## ENVIRONMENTAL ISSUES & IMPACTS

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### CONTACT INFORMATION (Optional, please print clearly)

Name: Alex Friedman Representing Agency or Organization: Resident  
Address: on file City/State/Zip: Hollywood, 90028

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## Public Scoping Meeting

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Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR**

1 message

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**Josh Hickman** <jwhickman@aol.com>

Thu, Oct 4, 2018 at 10:01 AM

To: elva.nuno-odonnell@lacity.org

I am writing to voice my fervent opposition to the alarmingly disastrous Millenium project and the havoc it will wreak on Hollywood, as a liveable neighborhood, a viable home and apartment property location, and as a tourist destination. The traffic will be untenable, the construction and buildings eyesores, the clear and unprecedented earthquake danger and damage almost unthinkable. I have lived and worked in Hollywood, as has my partner, for 13 years. We are both writers. If the project is greenlighted, we, and many more, will leave Hollywood, following an exodus of talented, valuable citizens who have fled such horrible development, traffic, noise, crime, overcrowding, and skyrocketing prices to places such as Texas, Wyoming, or Idaho. I don't have to live in Hollywood, I choose to.

Please listen to reason, avoid possible unthinkable disaster, and stop pushing the best, brightest, and most civically dedicated residents out of Hollywood. Stop these greedy developers, and save what little is left of this world-famous part of L.A.

Sincerely,

Josh Hickman  
[2200 N Beachwood Dr.](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center - Vote NO!

1 message

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**Stephanie Sourapas** <stephsourapas@yahoo.com>

Thu, Oct 4, 2018 at 9:52 AM

To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

I am for progress as when businesses open and flourish the community can thrive. However, this city has been run amok already by unchecked development. Traffic is at a standstill at times in and around the area that Hollywood Center proposes to build. Can you imagine the traffic if this building goes through as planned?

I ask you to reconsider the scope of the project and ask the developers to scale down this monstrosity.

Thank you,

**Stephanie Sourapas**

310-210-9394

[stephsourapas@yahoo.com](mailto:stephsourapas@yahoo.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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**Alex Butler** <alexbutlerla@gmail.com>

Thu, Oct 4, 2018 at 9:16 AM

To: elva.nuno-odonnell@lacity.org

Hello:

One of my primary concerns is the availability and affordability of parking for the project's tenants, workers and visitors.

There have been reports that leasing agents (?) have been floating the idea to prospective tenants that, to solve the problem of limited and expensive parking, their employees park their cars in the adjacent residential neighborhoods where they will be picked up by shuttles provided by the Towers. This would especially impact Hollywood Dell, where parking is mostly unregulated.

As it stands now, there are frequent incidents of people storing their cars in our neighborhood because parking here is neither regulated nor is there weekly street cleaning.

How will this be avoided?

What is the ratio between tenants/employees/projected daily visitors and available parking spaces?

Thoughts?

Alexander Butler  
2425 Rinconia Drive  
Los Angeles, CA 90068  
(213) 999 2700



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

---

**Questions re: Hollywood Center Project ENV-2018-2116-EIR**

1 message

---

**Stephen Twining** <belaircpa90077@gmail.com>

Thu, Oct 4, 2018 at 9:06 AM

To: elba.nuno-odonnell@lacity.org, elva.nuno-odonnell@lacity.org

– In my opinion the project is too massive and too large for the site. It appears to be taller by far than any other building in Hollywood. Is it taller than any other building in Hollywood? Will it block out views and sunlight from other properties in the area? What are the traffic studies and how will local traffic be affected by the addition of 1500 living units? Hollywood and all Los Angeles traffic are F rated. What are the cumulative effects of this project in relation to other current or planned projects in Hollywood or Los Angeles or West Hollywood? How will additional water and electricity be obtained in this semi-drought area? What about California seismic studies showing a fault line under the property? What about the relationship of the 101 to the property. How will the proposed buildings survive an earthquake? Stephen C. Twining, Chairman Emeritus Federation of Hillside and Canyons Associated, President Emeritus BABCNC, Land Use Committee Member BABCNC, 20 year member West Los Angeles CPAB, Mobility Chair WRAC (11Nc's and 3 CC's on the Westside of Los Angeles) DWP MOU member.

11693 San Vicente Blvd. #131

Los Angeles, CA 90049

310 472-6091 Fax 310 476-5842

[belaircpa90077@gmail.com](mailto:belaircpa90077@gmail.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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**Fran Reichenbach** <beachwoodcanyon@sbcglobal.net>

Thu, Oct 4, 2018 at 8:03 AM

Reply-To: Fran Reichenbach <beachwoodcanyon@sbcglobal.net>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Elva,

I'm so very concerned about this. Please add our letter to the file. There IS an active EQ fault under this project site and CalTrans is not happy about this project.

---

 **Say NO to Millennium - Hollywood Center.pdf**  
155K





# Beachwood Canyon

## NEIGHBORHOOD ASSOCIATION

October 1, 2018

Elva Nuno-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Blvd. Room 351  
Van Nuys, CA 91401  
818- 374-5066 - elva.nuno-odonnell@lacity.org

Re: Environmental Case No: ENV-2018-2116-EIR  
Project Name: The Hollywood Center Project

Dear Planning Department;

The Beachwood Canyon Neighborhood Association vehemently opposes the construction of the project known as "Hollywood Center".

This project should not be considered at this time because the requisite studies needed to proceed have not been done. Simply renaming a project is not a license to continue along a wrong path that is not beneficial or conducive existing neighborhood parameters.

Since Mr. O'Farrell has actively pursued new construction along the Yucca "Corridor", Argyle Avenue has lost 2 lanes of traffic (1 North, 1 South) because of changes in traffic lanes, it can now take up to 5 to 10 minutes to cross Hollywood Boulevard due to the omission of the left turn lane and through traffic must now wait several lights to move forward through the intersection.

The addition of this structure in an already sated neighborhood (filled with new construction units that have yet to be occupied) will not be a complement to the area but rather a complication that disrupts and intrudes into the daily lives of those of us who call Hollywood home.

There is a fault line running through this plot of land. The psychology that since other buildings have been constructed does not give license to ignore the obvious dangers but rather an opportunity to see what happens when the fault line is disturbed by the next tremor that seismologists predict will be happening sooner rather than later.

The company planning this project is responsible for the Millennium Tower in San Francisco. Although they said they were complying with specifications, we now know that they cut corners and made one of the most infamous structures in modern times.

Please stop processing this request. Protect the people of Hollywood. Just say "NO".

Sincerely,

Missy Kelly, President of Beachwood Canyon Neighborhood Association



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Project

1 message

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latview@aol.com <latview@aol.com>

Thu, Oct 4, 2018 at 4:42 AM

To: elva.nuno-odonnell@lacity.org

Ms. Nuno-ODonnell,

How many ways can we say NO to this project and how many times can we say NO? This is still a bad idea in an overcrowded neighborhood with no magical water or new infrastructure to support this project. Please, stop this.

Brian Z Letofsky



Batch 3

~~2406~~ to Oct. ~~21~~

Scanned  
Dropbox.

1:20 p.m.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

1 message

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**njjonz@gmail.com** <njjonz@gmail.com>

Wed, Oct 3, 2018 at 11:34 PM

To: elva.nuno-odonnell@lacity.org

I strongly OPPOSE the Millennium Hollywood Center project.  
An active earthquake fault runs through this site and cannot be avoided.  
This project must be denied.

Sincerely,

Normajean Jonz  
Stakeholder



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

## CPC-2018-2114-ZCG - Hollywood Center Project

1 message

Mary Ledding &lt;ledfam6384@sbcglobal.net&gt;

Wed, Oct 3, 2018 at 11:13 PM

To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

I live in the Hollywood Dell and have done so since 1975. I am a representative of the Hollywood Dell Civic Association to the Hillside Federation and am aware of many issues facing Los Angeles and the hillside communities. Over the last forty years in Hollywood I have seen it change in many ways but never so drastically as is being proposed by the above-referenced project. While I welcome more housing and improvements, this project raises serious questions about its immediate and long-range impact on our community.

In connection with your proposed EIR, I ask that you include the following questions which are of great concern to me and other residents of the Hollywood Dell:

- 1. Sound Pollution:** There are no barriers to sounds flowing from this project to the entire Hollywood Hills area it abuts. The nearby Hollywood Bowl is set in a natural enclave that contains its sounds and yet it can be heard easily on pop-music nights. Currently I can hear and am kept awake on occasion by rock music emanating from nightclubs in Hollywood and there is no way for hillside residents to pinpoint the exact source of these disturbing emissions to call the police to enforce the decibel levels in current law. Please be sure that the EIR thoroughly examines the transmission and impact of sound emissions – from the commercial venues, the public plazas, the anticipated entertainment events, and the hundreds of balconies – that this project will create, especially during summer (outdoor months). And please answer the question of how affected citizens can obtain enforcement of current sound laws from such hard-to-identify locales?
- 2. Traffic:** Since the trend is to expect occupants to not have cars and to use public transportation to this site, please identify how many additional ride-share/Uber/Lyft type rides will be caused by it (a) during rush hours, evenings, and especially during Hollywood Bowl and other entertainment seasons (e.g. awards, parades, etc.), (b) the additional carbon emissions and effect on air quality in the community and affected hillsides that will be caused by these additional trips, considering specifically that rideshares always require two (2) trips – one to and one from a location – instead of the one round trip a private car would provide, and (c) the effect on drive-time for existing commuters accessing the Hollywood freeway during rush hour that these ride-share trips will have.
- 3. Access:** When I first came to Hollywood a trip to my market on Melrose took less than 10 minutes. With current development that has now extended to close to a half an hour. This development stands to further impede and isolate our Dell community by further clogging the existing routes into our neighborhood (Argyle, Vine, Gower, Cahuenga, Dix, Odin) as the huge increase of cars created by this complex (from all residential, commercial and venue business in the project) cause existing, regular users of these corridors to spread out further into our neighborhood routes. What is the anticipated impact on local neighborhood ingress and egress caused by this massive project?
- 4. Children:** Developers seem to envision this as complex of young professionals and seniors. But there will be families living there and what are the plans for access to daycare, schools, and after-school activities presented by this project? How do these children get to and from school, and are planners expecting them to walk there or be picked up by their parents – and how is that additional traffic planned for?
- 5. Water/sewers:** Given our recent and continuing water crises, where is the additional water to come from for these massive developments? What is the likelihood of additional major sewer line breakages and flooding caused by the additional volume of sewage being used and how wide an area is it anticipated to affect? What is the taxpayer cost and inconvenience to endure such events and their repair? Franklin Avenue was closed for nearly five months last year for the

repair of a broken sewer line, causing significant traffic problems especially during rush hour and the Hollywood Bowl season.

6. Construction hauling: We have already endured years of huge trucks hauling dirt for the construction of numerous Hollywood developments. What is the hauling route to be used and what impact on neighborhood access, peaceful enjoyment, and safety will these trucks have?

7. Safety: The advent of scooters and bike lanes has already caused major accidents around the city. This project anticipates increased pedestrian activity as well. What is the anticipated increase in injury due to the added density of pedestrians, bikes, and scooters coming and going to this site at various times of day?

8. Public Services: What are the additional anticipated increases in fire, police, and public utilities workers needed to adequately provide for the public safety when these building are populated?

9. Greenbelt: This project adds massive tons of concrete, steel, and other non-porous materials. How will it affect or diminish Los Angeles' desired greenbelt approach to building a city of trees that clean the air?

10. Aesthetics: This project proposes to tear down a building that was built in 1928 when Hollywood was in its heyday. My kids took dance lessons there. It will dwarf the iconic Capitol Records Building – which is a world-wide symbol of Hollywood. The EIR must evaluate the effect this massive project will have on Hollywood's global image which draws tourists from the farthest reaches. They will not come to try to find a once-famous but now overshadowed iconic building, especially if they have trouble even finding it in the horizon.

-  
Thank you for including the above questions in the EIR for this project. I look forward to a careful and frank set of answers.

Sincerely,

Mary Ledding



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**Ref: ENV-2018-2116-EIR**

1 message

**Michael Wiesinger** <mwies3@gmail.com>

Wed, Oct 3, 2018 at 10:12 PM

To: elva.nuno-odonnell@lacity.org

Cc: Bill Tetz &lt;bill.tetz@hult.edu&gt;, Annie Gagen &lt;POONSY6603@aol.com&gt;, milan k &lt;milank01@aol.com&gt;, Patty Dryden &lt;pattyd@me.com&gt;, Mark Sadek &lt;sadek.mark@gmail.com&gt;, Carl Ripaldi &lt;ripaldi2001@yahoo.com&gt;

Dear Ms. Nuño-O'Donnell,

My partner and I are residents of Whitley Heights, a neighboring hillside community which looks out on and is adjacent to the proposed project - *The Hollywood Center*.

With regard to the upcoming hearing, I was instructed that written comments must be submitted to the office by 4:00 p.m. on Thursday, October 4, 2018. Therefore, I am writing to express our emphatic opposition of this project for the following reasons:

1. FACT: It is no secret that this project is a resurgence of the former *Millennium Project*.
2. FACT: In 2015, the then Millennium project was halted/shut down by an LA Superior Court Judge ruling due to the city having failed to adequately address the development's impacts on traffic.
3. FACT: It was also argued that an active fault, the Hollywood EQ Faultline runs under the property ( [Final Alquist-Priolo Map and FER 253 Study](#)).
4. FACT: The new proposed project now consists of **one 35, one 46, and two 11 story structures. WHY the two sky scrapers?**
5. FACT: We, along with many other members from surrounding communities believe in, and are in support of *responsible development*.
6. FINAL FACT: ALL recent and in-progress development has conformed/conforms to the overlying city scape, and aesthetic of Hollywood. **WE as a community view this as these developer's appreciation and respect for the historic integrity and preservation of Hollywood. Why would this project be an exception?**

To this end, given the points above, we beseech you and all City of Los Angeles Department of City Planning to **REJECT** the proposed *Hollywood Center Development*.

Thank you for your time and consideration.

Sincerely,

Michael Wiesinger & William Tetz  
[2017 Holly Hill Terrace](#)





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Case: ENV-2018-2116-EIR**

1 message

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**Carolyn Mohr** <carolynemohr@gmail.com>

Wed, Oct 3, 2018 at 9:48 PM

To: elva.nuno-odonnell@lacity.org

To Whom It May Concern,

I'm writing to voice my concerns about the following project:

Hollywood Center  
Case: ENV-2018-2116-EIR  
[1750 N. Vine Street](#)

I purchased a house in the Hollywood Dell neighborhood ten years ago. Since that time, I have seen a drastic increase in the traffic due to new construction that has significantly impacted my family and our neighbors. We live directly above Vine Street. In order to drive my children home from their school on Vine Street or Gower, it often takes 45 minutes just to get past the cars waiting to get onto the 101 freeway in order to get up the hill to our house. My children go to school less than a mile from our home, yet they sit in the car for up to an hour and a half a day just to get there and back.

There are already many gigantic new multi-use buildings going up on Hollywood. The proposed Hollywood Center will only exacerbate traffic in the area and put further strains on the 101 freeway that is at its limit. Additionally, I'm concerned with preserving Hollywood and this project goes against the historic and aesthetic values of Hollywood.

I urge you to consider the families living in the Hollywood Hills who are living with the huge negative consequences of the recent overdevelopment.

Thank you,

Carolyn Mohr  
[2514 Rinconia Dr.](#)  
[Los Angeles, 90068](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## This is the wrong development for Hollywood

1 message

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**steven kilgore** <steventoddkilgore@yahoo.com>

Wed, Oct 3, 2018 at 9:01 PM

To: elva.nuno-odonnell@lacity.org

This project does not reflect Hollywood or its residents, the strains it will put on the infrastructure, the traffic it will cause, and the disregard for the neighborhood are not acceptable. You will be suffocating an iconic building which is Hollywood, to dominate the skyline which as nothing to do with the people that actually love Hollywood.

Sent from my iPad



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

## Concerns for millennium project

1 message

**Margie Anthony** <margie.anthony@gmail.com>

Wed, Oct 3, 2018 at 8:49 PM

To: elva.nuno-odonnell@lacity.org

Hello Elva,

Some of my concerns are directly related to this project and some are regarding the events that will occur if the project is actually approved.

Biggest concern is traffic impact. As it stands, cars barely can move around rush hour in this area. Streets are packed and current approved construction doesn't help.

Next is parking, if each resident has visitors, all currently available parking will cease to exist. I currently live in Hollywood Studio district and drive anywhere between 2 minutes to an hour looking for street parking so that I can use public transportation. I usually park about half a mile away just to avoid tickets and having to move my car during the week. I would pay to park in a garage or lot if one was available near me.

Next is public transportation, directly related to traffic, not enough at rush hour, not reliable on overloaded days. I usually end up walking to and from the train because it's faster than waiting for and riding on the bus. At peak rush hour, I can walk faster than the bus. cleanliness and safety (which has improved but not enough for all residents to feel safe using it). Current infrastructure status and what upgrades/ repairs will be done/ required before going forward?

The tall ugly shadow the building will cast over a large portion of Hollywood creating a permanent gloom that moves as the sun's position changes.

Fault line reports, studies? What do they say?

Affordable housing and rent control. Can an equal number of rent control units be added/ approved/ created so that current residents are not forced further away from their jobs by the increasing rent in the surrounding area?

Will gentrification strip the personality and heritage from Hollywood making it into a land full of privileged assholes in SUVs that honk their horns when people take too long to cross the street? Hollywood is a unique place where people of all kinds gather and express themselves. This is what makes it beautiful.

Will this project make Hollywood discriminatory to those that make less than \$100k/yr?

Isn't it more beneficial to restore current viable buildings to their historical beauty and add to the uniqueness of this melting pot or does money rule everything and do you care less about a very historical city turning into a concrete jungle?

Homeless population, will it increase because current residents refuse to leave despite losing their homes and want to stay close to where they grew up and work?

Crime, how much will it increase? What is going to be done to ensure quick response times by police?

Will neighborhood gangs be accepting of the new residents? The current crime is not going to disappear, and I fear it will increase as the opportunities for financial gain increase as more people with money arrive.

Will bringing more money into the area cause the homeless population to grow because they will be seeking handouts from the more wealthy new residents. I imagine DTLA transients will migrate as they realize that there is opportunity for them to survive off donations from the new Hollywood residents.

If minimum wage workers can no longer live near work, who will work those jobs?

In the event of a natural disaster, where and how will the 1000 plus residents escape safely and will the size of the building require that our fire safety resources be increased for the area?

This project is a bad idea and money would be better spent improving the current conditions in Hollywood, not by adding more high priced units. For example, even if public transportation improves, the high wage earners that occupy the new units will continue to drive to work whether it's a mile or 10 miles. I highly doubt they would take a poop and piss filled elevator at Hollywood and Vine to ride a train into DTLA where they are approached by every single homeless person asking for money. I strongly believe the new project will only attract those who don't care about the history or beauty of Hollywood and only selfishly care about what they have and how good they have it. The people that want this project to go forward likely would not live in one of the currently available units in Hollywood because it isn't up to their standards. Instead of raising standards for Hollywood as a whole, this project would immediately raise standards for only those who can afford it, leaving the majority of the city worse off. I believe a majority of the current residents that actually give a damn about Hollywood would never even entertain the idea of allowing this project to go forward. Yes we need housing. Affordable housing. Limit income maximums and allow people to live near work so that the city can grow and so that I

10/5/2018

City of Los Angeles Mail - Concerns for millennium project

one has to be displaced.

If the project was for 1000 affordable units, I would be all for it but it is not. Approving this project would make the Hollywood skyline ugly and would bring a lot of ugly things along with it.

Improve Hollywood by fixing our current issues like traffic, public transportation, water mains, power grid, etc. or you will have 1000+ unhappy new residents, which will equate to 1000s more complaints about things that need to be fixed as it currently stands.

Thank you,

Margie

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Development.

1 message

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Dave Higby <dhigby@mac.com>

Wed, Oct 3, 2018 at 8:15 PM

To: elva.nuno-odonnell@lacity.org

Hello Elva...

As a long term Hollywood resident in the area near the proposed Millennium development project I would like to register my opposition to this in its entirety. Aside from the additional traffic and crowding issues I believe the design is completely disproportional to the surrounding architecture and an eye sore. I also have real safety questions in regard to its proximity to the earthquake fault in the immediate area. This developer has a shoddy track record with the "leaning tower" they built in San Francisco and I don't think they have the locals best intentions in mind here. Thanks for your time and consideration.

Regards,  
Dave

Dave Higby  
Producer - Director - Hollywood Resident  
213.792.2111 cell  
[dhigby@mac.com](mailto:dhigby@mac.com)



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

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**ENV-2018-2116-EIR Hollywood Millennium Project**

1 message

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**Linda Gabriel** <msslgabriel@aol.com>

Wed, Oct 3, 2018 at 8:09 PM

To: elva.nuno-odonnell@lacity.org

To Whom is May Concern:

As a resident of Hollywood for more than 36 years, I am opposed to the Millennium project next to Capitol Records. The height of the buildings is completely out of balance with the other buildings in the area but most important is the fact that the disastrous Millennium SINKING/LEANING TOWERS in San Francisco were built by the same developers.

<https://www.businessinsider.com/is-millennium-tower-safe-still-leaning-sinking-2017-9>

**WHY WOULD LOS ANGELES GRANT THIS COMPANY PERMISSION TO BUILD ON AN ACTIVE EARTHQUAKE FAULT?**

Seems like our city is opening itself up for a HUGE liability issue if anything similar happens. You won't be able to say you didn't know.

Additionally, the following issues cause great concern.

1. Air quality problems
2. Greenhouse gasses
3. Traffic and parking nightmares (See CalTrans report)
4. Emergency ingress/egress impedance
5. Water problems - quality, erosion, siltation, lowering water table
6. Conflicts with current land use plan
7. Substantial permanent increase in noise
8. Environmental degradation
9. Active earthquake fault

<http://planning.lacity.org/.../hollywood.../initialstudy.pdf>

Linda Gabriel  
Hollywood resident for over 36 years



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Against ENV-2018-2116-EIR

1 message

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**Rosemary DeMonte** <rdemonte1@gmail.com>

Wed, Oct 3, 2018 at 6:38 PM

To: elva.nuno-odonnell@lacity.org

Please do not approve and forward the disastrous Hollywood Center plan, these developers have shown that the claims of design and engineering done by them is truthful and safe is a complete sham. The state geological study of active faults show this project will sit on top of the Hollywood fault and Cal Trans says their traffic study is inept and incomplete with false conclusions.

Not if but when terrible consequences occur for this project, the Developer will turn around and blame the City for not doing your due diligence as they have done in

San Francisco; if this does not give you pause and realize you have a reckless

applicant. You have the safety and quality of life of the residents of this city in the hands of a greedy and irresponsible developer who will take the money and run and leave this city to clean up their mess.

Rosemary De Monte  
323 9722638



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENV-2018-2116-EIR submitted prior to Thursday deadline**

1 message

**Jeff McDonough Music** <music4picture@gmail.com>

Wed, Oct 3, 2018 at 6:07 PM

To: elva.nuno-odonnell@lacity.org

To Whom it may concern,

I am a 36 year resident of Hollywood, and a 23 year resident of Whitley Heights. I love this area of LA called Hollywood. I believe in responsible development, and am vehemently opposed to irresponsible and damaging development.

This retreat of a project, now going by the name of Hollywood Center, would be devastatingly negative for our city. It serves NO ONE but the developer (who has no vested interest in our community), and probably the Mayor who undoubtedly would enjoy campaign contri given by this developer as a veiled bribe.

This project was already vetted once. An outside firm discovered that it would create insurmountable gridlock. They are attempting to build it on an earthquake fault line. It does not matter how long the fault line has not had an earthquake. Earthquake fault lines do not have earth quakes the vast majority of the time - until the time that they do. There is no way to safely build these gargantuan towers on top of one.

These buildings are so out of line and character with the rest of the area, both in design and also, and even more glaringly, by their sheer gargantuan size. NO ONE (literally no one I have spoken with) who has an affinity for Hollywood wants 2 gargantuan buildings to destroy the second most iconic landmark of this city - the Capitol Records building (the first most iconic being the Hollywood sign).

This project, if allowed, will destroy the character of Hollywood, destroy the quality of life of those who live in the area, and create a potentially disastrous time bomb, in the heart of an already extremely populated Hollywood.

Also, this developer has already had a similar tower that they built in San Francisco, be the subject of TWO reports on CBS Noetwork's 60 Minutes, along with countless major newspaper articles. The reason? They decided to ignore safety and not anchor the building to bedrock, as is common standard and practice, and as a result THAT building is slowly falling over.

So they absolutely cannot be trusted to be safe, or honest.

This is one of the worst possible ideas for Hollywood. It has already been shot down once. The developer, in all his deep pockets and greed, is now wasting the time of all of us by renaming it and trying to do it again.

PLEASE STOP THIS HORRIBLE PROJECT.

Sincerely,  
Jeff McDonough





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

1 message

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**Megan Knox** <griffendork@gmail.com>

Wed, Oct 3, 2018 at 5:58 PM

To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuño-O'Donnell,

I am deeply concerned about the impact the Millennium's Hollywood Center development would have on our community. Not only in regards to traffic, but in regards to the blight on our historic, iconic skyline. Also, I'm deeply concerned regarding seismic impact and the impact such a large development could have considering the nearby subway line.

There have been many new developments in the area recently that have taken such concerns in mind – I hope that that will continue to be the case here.

Please consider not approving this development that will forever change one of the most iconic and beloved neighborhoods in Los Angeles for the worse.

Thank you,  
Megan Knox  
[2000 Vista Del Mar Ave, Los Angeles, CA 90068](https://www.google.com/maps/place/2000+Vista+Del+Mar+Ave,+Los+Angeles,+CA+90068)



Elva Nuno-O'Donnell &lt;elva.nuno-odonnell@lacity.org&gt;

**ENVIRONMENTAL CASE NO: ENV-2018-2116-EIR**

1 message

**Mark F. Mauceri** <mfmauceri@mac.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 5:29 PM

October 3, 2018

Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401

Dear Ms. Nuño-O'Donnell:

I have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

**1. Impact on Traffic\***

- a. **Impact area: 101 on/off ramps at Vine, Gower, Cahuenga**
- b. **General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour**

**2. Impact on Parking**

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*

**3. Impact on Infrastructure\***

- a. **Road quality**
- b. **Water: usage/supply and pipes**
- c. **Sewage infrastructure**

**4. Impact on Public Services** — increased cost to retain level of services and response times for:

- a. Police
- b. Fire

**5. Structural and Seismic Safety**

- a. **Structural guarantees (since SF Millennium Tower failed)**
- b. **Potential earthquake fault line impacts**
- c. **Potential impacts to stability of surrounding structures**

**6. Traffic and Noise Impacts During Construction**

**7. Liability Plan to Protect Taxpayers / Good Faith:**

I am very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:

- a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
- b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
- c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?

**8. Preservation of Historic and Aesthetic Values:** Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?

**9. Affordable Housing Impact:** How will this project affect the availability of affordable housing in the immediate area?

**10. Neighborhood Improvements:** How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

\* NOTE: I understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

**Beyond the above nine areas of concern, I am also interested in hearing how the proposed project will actually *benefit* our area and Hollywood as a whole.**

Thank you for your time.

Sincerely,

- Mark

**Mark F. Mauceri**

2141 cedarhurst drive | los angeles | california | 90027-0003 | usa | 323.935.6900



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Re: AGAINST the Millennium Project in Hollywood

1 message

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JJC <cocoakc@yahoo.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 5:06 PM

Dear ELVA NUNO-O'DONNELL:

Please do not allow the Millennium Project to be built in Hollywood.

It is grossly irresponsible to build such a building on a known earthquake fault.

It is grossly irresponsible to build such a building without adequately addressing quality of life issues, such as noise, traffic, blight, and pollution.

It is grossly irresponsible to build such a building by a grossly inept construction company with a history of dangerous defects (please refer to their prior work in San Francisco).

It is grossly irresponsible of the city of Los Angeles, the City Council, and the Department of Building and Safety to approve such a monstrosity of a building.

Please do not be grossly irresponsible.

Please deny the necessary permits and city approval for the Millennium Project to be built in Hollywood.

Please be responsible.

Thank you.

Mr. John J. Casey  
Dr. Patricia D. Johnson  
2910 Belden Avenue  
(Hollywoodland)  
Los Angeles, California 90068

JJC



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## MILLENIUM

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Beverly Lubin <bevubinmft@gmail.com>

Wed, Oct 3, 2018 at 4:17 PM

To: elva.nuno-odonnell@lacity.org

I live in Hollywood. I am extremely disturbed by all the building that is taking place there, and it's impact on quality of life for those of us who live in that community. I know all the building is driven by the need for some to make lots of money....in the future, I will not vote for our current mayor or any council member who continues to approve this level of construction. My main concerns are and have been:

- Traffic and noise
- Impact on parking
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (**especially given the MILLENIUMS leaning tower in San Francisco.**)
- **Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?**
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low and medium income and the elderly go once their buildings are torn down?
- What is the overall impact on ALL new development as a whole ... not just project by project.

Please listen to the community! Los Angeles is a challenging place already to live and work in. Bringing in thousands more people and charging exorbitant rents does not help quality of life!

Beverly Lubin, MFT  
[bevubinmft@gmail.com](mailto:bevubinmft@gmail.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**case: ENV-2018-2116-EIR I OPPOSE THIS PROJECT!!**

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Lyn Bradford <lyn.bradford@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 3:18 PM

As a resident of Hollywood since 1970, I protest this development

To Whom is My Concern:

I am writing to oppose this project for a multitude of reasons. Contained in the EIR (<http://planning.lacity.org/..../hollywood.../initialstudy.pdf>) produced by the developers requesting exceptions too many to note are the following problems:

1. Air quality problems
2. Greenhouse gasses
3. Traffic nightmares
4. Emergency ingress/egress impedence
5. Water problems - quality, erosion, siltation, lowering water table
6. Conflicts with current land use plan
7. Substantial permanent increase in noise
8. Environmental degradation

And so much more. Not to mention the SINKING/LEANING TOWERS that the same developers built, then lied about in San Francisco. Not a great precedent for funding another project. It seems the plan is to obfuscate, outspend, and exhaust all opposition.

—  
Breathe\*\*\*\*Meditate\*\*\*\*Peace [www.StepsIntoSpace.com](http://www.StepsIntoSpace.com) <https://www.facebook.com/stepsintospace/?fref=ts>

*"The best thing to do when you are uptight is to whistle or sing a song." -Yogi Bajan*

<https://pacificunionla.com/lynbradford>

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*Pacific Union International*

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<https://www.facebook.com/lynbradfordrealestate>



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Center Project....ENV-2018-216-EIR

---

Bill Miller <nyc.bill@aol.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 2:47 PM

I OPPOSE Millennium Hollywood Center Project!!!

No!!!! To the DANGEROUS Millennium Hollywood Center Project  
Hollywood & Vine  
L.A. Ca.  
Yucca St., Ivar Ave. Vine St., Argyle Ave.  
Tracking #201805100  
Case # CPC-2018-2657-CA  
# CPC-2018-2658-CE

Millennium Lies

L.A. City Leaders Lie

L.A. CD13 Councilmember Lies

L.A. Mayor Lies

Millennium paid off everyone on the city of L.A to LIE..and to RISK HUMAN LIVES approving their dangerous projects.

They ignored Caltrans DANGER warnings...  
They IGNORED State Geologist DANGER warnings...

..and approved Millennium's DANGEROUS TO LIVES PROJECTS

A JUDGE SHUT MILLENNIUM DOWN due to CALTRANS DANGER WARNINGS AND AN INADEQUATE TRAFFIC STUDY..

\*The active EQ fault line has not been ruled on yet, but that has not stopped the LIEING CITY POLITICOS to CONTINUE LIEING TO THE PUBLIC THAT THE JUDGE FOUND NOTHING DANGEROUS AT THE SITE.

We are sick of all THE LIES..  
The developer campaign contributions, the bribes to get L.A. City Leaders to LIE and approve Millennium LIFE RISKING projects on a State Geologist Confirmed Active EQ Fault Line has been disgusting to witness.

Below are articles and PROOF of the DANGERS of Millennium Hollywood, that city leaders still ignore and dismiss...

It's mind boggling after the DANGEROUS Millennium San Francisco Leaning and Tilting Tower, EVACUATED, with 50-60 LAW SUITS, Millennium reappears in Hollywood and resurrects their DANGEROUS TO LIVES PROJECT.

They got elected officials elected who owe their political careers to continue LIEING for them.

They should all be RECALLED...Some council districts are working on this.

The L.A. Mayor, evidently planning some kind of presidential run, should beware.

The DANGEROUS TO LIVES Millennium, that helped get him elected over and over in L.A., may be the developer that tanks his political career in Washington.

\*"Los Angeles City officials have continuously misled the public claiming that Judge Chalfant found there was no earthquake fault on the site.

That is incorrect.

To the contrary, in response to request for judicial notice of the then recently-released Final Alquist-Priolo Map and FER 253 Study, Judge Chalfant found that those documents "CORROBORATE PETITIONERS POSITION" regarding the dangers of the active fault running through the site.

But he also found them inadmissible in the prior writ of mandamus case because "they did not exist at the time of the [City's] approval." (Exhibit 1, p. 11.)

However, the Map and FER 253 Study most certainly exist now, and cannot be avoided."

Attorney Robert Silverstein

The EQ fault line has not been ruled on yet, but the L.A. Mayor and other city leaders, at hearings, and to the media and press, continue to mislead the public and LIE about the Judge's ruling, claiming the Judge ruled no active EQ fault line is at the Millennium site and the building site is SAFE.

**MILLENNIUM LIED IN SAN FRANCISCO AND BUILT A DANGEROUS PROJECT...  
MILLENNIUM LIED and is LIEING IN HOLLYWOOD AND WANTS TO BUILD ANOTHER DANGEROUS  
PROJECT**

-IGNORED...State Geologist Confirmed Active EQ Fault Line Building Site and Caltrans Warnings of Potentially 'Unsafe & Deadly' Traffic..

-IGNORED....State Geologist Confirmed Active EQ Fault Line.... (unresolved)

-IGNORED....Caltrans warnings of potentially 'deadly, unsafe' traffic in the area and the nearby 101 freeway entrance caused by such oversized projects for the area. (the tallest building in Hollywood History) .... (reason for a Judge shutting Millennium Vine projects down..Judge's ruling below)

-IGNORED... Los Angeles Preservation Groups concerns about compromising and blocking from view the Iconic Historic Resourse, Historic Cultural Monument Capitol Records Building and MILLENNIUM oversized projects, on state geologist confirmed active EQ fault line, collapsing and crashing down on the HCM, and destroying Historic Cultural Monument Capitol Records Building, as Dr. Lucy Jones says "not if, but when, the big one hits".

**MILLENNIUM VINE... HOLLYWOOD :**

**STATE MAP SHOWS ACTIVE FAULT LINE UNDER PROPOSED HOLLYWOOD  
SKYSCRAPER PROJECT**

<http://abc7.com/news/map-shows-fault-line-under-proposed-hollywood-skyscraper-project/384590/>

**"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink**

**MASSIVE HOLLYWOOD PROJECT SITS ATOP QUAKE FAULT, CALIFORNIA SAYS**  
<http://www.latimes.com/local/lanow/la-me-ln-hollywood-fault-map-20141106-story.html>



"Our conclusion from the data is that there is an active fault, and it does run right along the course that's right along the map," state geologist John Parrish said.

#### **NEW STATE FAULT MAPS SHOW HIGHER EARTHQUAKE RISKS IN HOLLYWOOD**

<http://articles.latimes.com/2014/jan/08/local/la-me-0109-hollywood-fault-20140109>

The state's new map shows that three prominent Hollywood developments — the proposed Millennium Hollywood skyscraper project, The Blvd6200 development and a planned apartment complex on Yucca Street — are within the roughly 500-foot fault zone.

#### **State geologist John Parrish said the state's fault line goes underneath both Millennium and Blvd6200.**

"We feel very confident about where we drew that line, within a 50-foot accuracy back and forth..we're very confident it's there," Parrish told reporters at a downtown Los Angeles news conference.

"Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault."

Los Angeles officials did not order trenching for any of the three projects before the City Council approved those projects.

#### **KFI Radio..Audio..The Tim Conway Show**

The City knew and ignored the active earthquake fault evidence..

<http://kfiam640.iheart.com/media/podcast-conway-on-demand-TimConwayJr/hollywood-fault-line-8pm-815-23591925/>

#### **O'FARRELL SETTLING IN AS HOLLYWOOD COUNCILMAN**

<http://beverlypress.com/2013/08/o%e2%80%99farrell-settling-in-as-hollywood-councilman/MILLENNIUM..>

"I think it's a good, solid project"..

Opponents of the project expressed frustration that the council opted to vote on the development even though state agencies were investigating claims that the project site sat on the active Hollywood fault.

O'Farrell .."I think we're going to be in really good shape there," he said.

"There's no evidence anywhere that suggests that a fault line runs directly under where the buildings will be constructed.

That's just not true. We all know there's a fault line in Hollywood, but this city is filled with fault lines.

The opponents took an OPINION..

..they took the initial tract map evaluation out of context and then formulated an opposition based on that.

It's just an OPINION that they took."

O'Farrell received at least \$4,900 from the developers and their associates during his campaign.

He said he has a pretty good sense of where development does and does not belong.. ("It has the potential to rupture sometime in the future. The best thing to do is STAY OFF THE TRACE".. State Geologist Tim McCrink)

## **MILLENNIUM HOLLYWOOD..DEADLY UNSAFE TRAFFIC CONDITIONS..CALTRANS..INADEQUATE MILLENNIUM EIR**

*CALTRANS WAVES A RED FLAG ON MILLENNIUM*

<http://articles.latimes.com/2013/jun/19/business/la-fi-hiltzik-20130619>

*...a state agency is taking up the cudgel against the city of Los Angeles, accusing city officials of using bogus statistics and trampling over state law in an effort to push the project through to approval by the City Council.*

The state agency..California Department of Transportation... Caltrans.. is responsible for the health and welfare of the 101 Freeway, which winds within a block or two around the Millennium site. The agency says, quite reasonably, that a \$664-million project — comprising 461 residential units, 254 hotel rooms, more than a quarter-million square feet for office space, and 80,000 square feet of retail in two towers looming over the landmark Capitol Records building close to the already-busy corner of Hollywood and Vine — can't help but have a marked effect on the freeway.

In fact, Caltrans makes it plenty clear that without significant changes in the plan, the effect on the 101 could be disastrous.....

...Caltrans is irked city officials have wholly ignored it's concerns.

In a [May 7 letter to Councilman Eric Garcetti](#), whose district encompasses the Millennium site — and who is the mayor-elect — the agency said that it hadn't heard from city officials since Feb. 19, when it listed a raft of misgivings about the Millennium....

Two bottom lines in the Caltrans analysis:

one, the potential impacts from this mega-project will make the freeway and surrounding streets more unsafe;

and two, the failure to measure and properly mitigate these impacts violates the California Environmental Quality Act, or CEQA....

Millennium does have the current city administration's favor.

But the unresolved questions about traffic suggest that the whole scheme may need a better going-over than it has received.

*ONE OF MANY CALTRANS LETTERS TO COUNCILMAN GARCETTI WARNING OF MILLENNIUM TRAFFIC UNSAFE CONDITIONS*

<https://s3.amazonaws.com/s3.documentcloud.org/documents/715653/col-mill-calt-may-7-letter-to-city.pdf>

Dear Councilmember Garcetti....

We are writing this letter to reiterate Caltrans' concerns that the (Millennium) EIR , FEIR, and Traffic Study for this project did not fulfill requirements of CEQA... with existing conditions of the freeway operating at Level of Service "F" ....

Caltrans sent a letter dated Feb. 19, 2013.

We have not received a response from the city.

L.A. Planning Commission approved project April 27, 2013.

We would like to once again bring city's attention that project impact will result in unsafe conditions.

As mentioned in previous letters, these concerns have not been addressed in the EIR.

#### STATE GEOLOGIST WARNINGS IGNORED

"We feel very confident..we're very confident it's there," Parrish told reporters..

"Surface rupture is very dangerous.

In fact, it's calamitous to structures that are built across the surface trace of an active fault." State Geologist Dr. John Parrish....

"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink)

#### CALTRANS WARNINGS IGNORED

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We would like to once again bring city's attention that project impact will result in unsafe conditions.

As mentioned in previous letters, these concerns have not been addressed in the EIR".....Caltrans

#### L.A. COUNCIL OK'S HOLLYWOOD SKYSCRAPERS DESPITE CONCERNS OVER QUAKE FAULT LINE

<http://articles.latimes.com/2013/jul/24/local/la-me-millennium-vote-20130725>

"...concerns about seismic safety were raised, citing the project's proximity to the Hollywood fault.

On Saturday, the head of the California Geological Survey, John Parrish, sent a letter to Council President Herb Wesson alerting him that the skyscrapers "may fall within an earthquake fault zone."

Parrish said Wednesday that a map drawn by his agency in 2010 showed that the Hollywood fault "goes right through the Millennium site."

He criticized a seismic report produced by the developer that said extensive testing showed that the building site was safe and did not lie on the fault line.

Parrish said the report did not refer to his agency's map and left out other important information.

Mayor Garcetti announced Wednesday that he would sign the deal.."

#### JUDGE THROWS OUT HOLLYWOOD MILLENNIUM SKYSCRAPER PROJECT

<http://www.laweekly.com/news/judge-throws-out-hollywood-millennium-skyscraper-project-5530876>

Superior Court Judge James C. Chalfant has stopped the Millennium Hollywood twin skyscrapers project in its tracks, finding that top city officials illegally ignored required parts of the Environmental Impact Review process and warning that the project could dramatically worsen traffic on the Hollywood Freeway and in the surrounding neighborhood.

His ruling means the investors cannot get any building permits from the city.

The judge found that top Los Angeles elected and appointed officials ignored Caltrans' warnings about the dual towers' effects on traffic heading on and off the often backed-up ramps on the nearby 101 freeway.

In this latest of several major court losses involving Mayor Eric Garcetti's controversial dream of bringing tall towers and heavier density to low-slung Hollywood,

Chalfant lectured city leaders, saying:

"The congestion of freeways in L.A. is subject to review because it's so terrible, and anything that may make it worse needs to be examined.

The issue is whether you need to follow the provisions of the responsible agency, Caltrans.

And the language and scholarly work on the issue says overwhelmingly 'yes.' ...

There were many aspects Caltrans wanted you to look at, that you didn't look at."

Instead of including in its Environmental Impact Report, or EIR, the required traffic studies conducted by Caltrans, Garcetti and the City Council chose to press forward with their own freeway traffic studies.

Judge Chalfant says this was illegal.

He ruled, the city is not allowed to conduct studies on freeway traffic using its own definitions and methods.

Freeway traffic is the responsibility of experts at Caltrans, specifically, and not of the Los Angeles Planning Department or any other city department.

## MILLENNIUM SAN FRANCISCO

50-60 Lawsuits..Millennium San Francisco Leaning and Tilting Tower Evacuated..

Subject: Fwd: San Francisco board of supervisors millennium hearing – 9-22-2016

[http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e\\_me\\_set1](http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e_me_set1)

### **Millennium Tower roundup: Soil testing begins, developer insists it was built to code and inspectors may have known about issues in 2009**

Now, a separate report given to homeowners at the site says that the building could sink as far as 31 inches eventually.

[http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e\\_me\\_set1](http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/09/millennium-tower-sf-titling-scandal-details-emerge.html?ana=e_me_set1)

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Sinking Millennium Tower puts building agency on the spot

<http://www.sfgate.com/bayarea/article/Sinking-Millennium-Tower-puts-building-agency-on-9220921.php>

<http://www.businessinsider.com/why-is-millennium-tower-sinking-2016-9/#san-francisco-supervisor-aaron-peskin-says-yes-in-early-september-peskin-raised-suspicion-that-city-officials-knew-the-building-might-sink-before-anyone-moved-in-11>

video of hearing:

[http://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=11&clip\\_id=26197](http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=11&clip_id=26197)

A 58-story skyscraper in San Francisco is sinking and people are fighting over whose fault it is

<http://www.businessinsider.com/why-is-millennium-tower-sinking-2016-9/#millennium-tower-sits-on-the-edge-of-san-franciscos-eastern-shoreline-1>

Everything we know about the Millennium Tower scandal - Business Insider

<http://www.businessinsider.com/why-is-millennium-tower-sinking-2016-9/#theres-also-confusion-about-why-the-buildings-developers-were-allowed-to-anchor-the-building-80-feet-into-packed-sand-rather-than-200-feet-down-to-bedrock-12>

<http://skyscrapercenter.com/building/millennium-tower/1801>

**Millennium San Francisco/Millennium Hollywood..**

**GEOTECHNICAL LANGAN ENGINEERING..the company that did the Millennium Hollywood geotechnical study..and claimed the State Geologist findings of dangerous active fault line beneath Millennium/Hollywood/Vine building site were incorrect..**

**STATE MAP SHOWS ACTIVE FAULT LINE UNDER PROPOSED HOLLYWOOD SKYSCRAPER PROJECT**  
<http://abc7.com/news/map-shows-fault-line-under-proposed-hollywood-skyscraper-project/384590/>

**"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink**

**"We didn't find any faults here..they don't exist here" ...Millennium's Group Delta consultant, Mike Reader**

**MILLENNIUM HOLLYWOOD..ACTIVE EARTHQUAKE FAULT LINE..STATE GEOLOGISTS vs. MILLENNIUM PAID CONSULTANTS**

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**"Our conclusion from the data is that there is an active fault, and it does run right along the course that's right along the map," state geologist John Parrish said.**

**The developer's consultant, Michael Reader, again asserted Thursday that his analysis of his data shows no evidence of active faults underneath Millennium.**

**NEW STATE FAULT MAPS SHOW HIGHER EARTHQUAKE RISKS IN HOLLYWOOD**  
<http://articles.latimes.com/2014/jan/08/local/la-me-0109-hollywood-fault-20140109>

The state's new map shows that three prominent Hollywood developments — the proposed Millennium Hollywood skyscraper project, The Blvd6200 development and a planned apartment complex on Yucca Street — are within the roughly 500-foot fault zone.

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"Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault."

Los Angeles officials did not order trenching for any of the three projects before the City Council approved those projects.

Millennium Partners Phil Aarons said the geological tests performed so far at the site showed no evidence of an active earthquake fault on the property...

*KFI Radio..Audio..The Tim Conway Show*

The City knew and ignored the active earthquake fault evidence..

<http://kfiam640.iheart.com/media/podcast-conway-on-demand-TimConwayJr/hollywood-fault-line-8pm-815-23591925/>

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MILLENNIUM..

"I think it's a good, solid project" ..

Opponents of the project expressed frustration that the council opted to vote on the development even though state agencies were investigating claims that the project site sat on the active Hollywood fault.

O'Farrell .."I think we're going to be in really good shape there," he said. "There's no evidence anywhere that suggests that a fault line runs directly under where the buildings will be constructed. That's just not true. We all know there's a fault line in Hollywood, but this city is filled with fault lines. The opponents took an OPINION..they took the initial tract map evaluation out of context and then formulated an opposition based on that. It's just an OPINION that they took."

O'Farrell received at least \$4,900 from the developers and their associates during his campaign.

He said he has a pretty good sense of where development does and does not belong..

("It has the potential to rupture sometime in the future. The best thing to do is STAY OFF THE TRACE" .. State Geologist Tim McCrink)

Los Angeles City Council Millennium Hearing..Led by O'Farrell..Unanimously Approves Millennium Hollywood projects

July 24, 2013

[http://lacity.granicus.com/MediaPlayer.php?view\\_id=129&clip\\_id=12019](http://lacity.granicus.com/MediaPlayer.php?view_id=129&clip_id=12019)

O'Farrell;

1:41:01/02:42:11-

01:48:24/02:42:11

"After careful consideration of the facts I have decided to support this project" etc.

O'Farrell:

01:56:30/02:42:11

"I take any issues raised very seriously especially in relation to public safety"

("We feel very confident..we're very confident it's there," Parrish told reporters.."Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault." State Geologist Dr. John Parrish...."It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink)

O'Farrell:

02:12:39/02:42:11

...'will deal with any last minute EIR issues'

(" Dear Councilmember Garcetti...We are writing this letter to reiterate Caltrans' concerns that the (Millennium) EIR , FEIR, and Traffic Study for this project did not fulfill requirements of CEQA... We would like to once again bring city's attention that project impact will result in unsafe conditions. As mentioned in previous letters, these concerns have not been addressed in the EIR".....Caltrans)

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"...concerns about seismic safety were raised, citing the project's proximity to the Hollywood fault.

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He criticized a seismic report produced by the developer that said extensive testing showed that the building site was safe and did not lie on the fault line.

Parrish said the report did not refer to his agency's map and left out other important information.

O'Farrell called it a 'gamechanger'..

Mayor Garcetti announced Wednesday that he would sign the deal.."

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Judge Chalfant says this was illegal.

He ruled, the city is not allowed to conduct studies on freeway traffic using its own definitions and methods. Freeway traffic is the responsibility of experts at Caltrans, specifically, and not of the Los Angeles Planning Department or any other city department.

#### MILLENNIUM DECLARES PROJECTS SAFE...

L.A. DEPT. OF BUILDING AND SAFETY APPROVES SEISMIC REPORT CONFIRMING NO ACTIVE EARTHQUAKE FAULT LINES..

<http://millenniumhollywood.net/2015/07/30/millennium-hollywood-project-site-declared-safe-for-construction-los->

[angeles-department-of-building-and-safety-approves-seismic-report-confirming-no-active-earthquake-faults-on-property/](#)

A Conversation with Mitch O'Farrell and Veteran AP Reporter Linda Deutsch

'L.A. This Week'..facebook page.

Once again Mitch O'Farrell lies about Millennium..claiming Judge found nothing dangerous at the site..18:33

And Target..

And Palladium..

And 'The Neighborhood Integrity Initiative'..

Maybe that's why Channel 35/L.A. This Week hasn't posted the interview on their website.

Additional Millennium San Francisco Articles..

[San Francisco's Landmark Tower for the Rich and Famous is Sinking and Tilting](#)

<http://www.sfchronicle.com/bayarea/article/SF-s-landmark-tower-for-rich-and-famous-is-8896563.php?t=1ef0887a203aa214ae&cmpid=twitter-premium>

P.J. Johnston, spokesman for tower builder Millennium Partners and its principal owner, Sean Jeffries, said a nine-month, independent structural safety review in 2014 "determined the settlement has not significantly affected the seismic performance of the building, and does not represent a safety risk."

Millennium's engineers anchored the building over a thick concrete slab with piles driven roughly 80 feet into dense sand.

"To cut costs, Millennium did not drill piles to bedrock," or 200 feet down, the transit center authority said in its statement.

Had it done so, the agency said, "the tower would not be tilting today

<http://abc7news.com/realestate/luxury-skyscraper-millennium-tower-sinking-in-downtown-sf/1452701/>

<http://www.foxnews.com/us/2016/08/01/swanky-san-francisco-high-rise-sinking-tilting.html>

<http://www.techinsider.io/millennium-tower-san-francisco-tilting-sinking-2016-8>

<http://archpaper.com/2016/08/san-fransisco-millennium-tower-sinking/>

<http://sf.curbed.com/2016/8/1/12341914/millennium-tower-sinking>

William A. Miller  
Los Angeles, Ca.





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Mary Holmes <maryholmes@aol.com>

Wed, Oct 3, 2018 at 2:26 PM

To: elva.nuno-odonnell@lacity.org

To Whom is My Concern:

I am writing to oppose this project for a multitude of reasons. Contained in the EIR (<http://planning.lacity.org/eir/nops/hollywoodcenter/initialstudy.pdf>) produced by the developers requesting exceptions too many to note are the following problems:

1. Air quality problems
2. Greenhouse gasses
3. Traffic nightmares
4. Emergency ingress/egress impedence
5. Water problems - quality, erosion, siltation, lowering water table
6. Conflicts with current land use plan
7. Substantial permanent increase in noise
8. Environmental degradation

And so much more. Not to mention the SINKING/LEANING TOWERS that the same developers built, then lied about in San Francisco. Not a great precedent for funding another project.

It seems the plan is to obfuscate, outspend, and exhaust all opposition. I for one am tired of having to state the obvious here yet again. I have zero faith that it will make a difference. I'm just exercising my right to say something while I still have it.

<https://www.businessinsider.com/is-millennium-tower-safe-still-leaning-sinking-2017-9>



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Comments for EIR Scoping analysis due by 10.04.18 at 4pm**

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Wed, Oct 3, 2018 at 1:31 PM

Robert Krzeski <rmkinla@aol.com>  
To: elva.nuno-odonnell@lacity.org

Please see my attached comments.

---

 **EIR comments due by 4pm 10.04.18.msg**  
297K



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Comments for EIR Scoping analysis due by 10.04.18 at 4pm

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: rkinla@aol.com

Tue, Oct 9, 2018 at 7:27 AM

Good Mr. Krzeski,

I am following up on your email received by the City on October 3, 2018 (1:31 P.M.), providing scoping comments on the Hollywood Center Project. I have made several attempts to open the attachment containing your comments, but have been unsuccessful. It appears the comments were submitted via Outlook and there are technical issues accessing the document.

Would you mind resending your comments in Word or as a PDF so I am able to read them? I apologize for any inconvenience, but it is very important to the City that your comments are reviewed. Although the comment period for the Hollywood Center Project closed at 4:00 P.M. on October 4, 2018, your email is noted as received prior to the close of the comment period.

If you prefer to mail in your comments, you can certainly do so. Just let me know your preference so I will keep a watchful eye on my email or USPS mail.

Kind regards,

Elva

[Quoted text hidden]

--

Elva Nuno-O'Donnell, City Planner

Major Projects

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*



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**Comments for EIR Scoping analysis due by 10.04.18 at 4pm**

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**Robert Krzeski** <rmkinla@aol.com>  
To: elva.nuno-odonnell@lacity.org

Hello Elva,

Thank you for contacting me, I appreciate that. I am sure you have many of these comments to go through. I have attached the comments in word form. I have also put the comments in the

Thank you again and have a wonderful week!

Robert

—Original Message—

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: rmkinla <rmkinla@aol.com>  
Sent: Tue, Oct 9, 2018 7:28 am  
Subject: Re: Comments for EIR Scoping analysis due by 10.04.18 at 4pm

—Original Message—

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: rmkinla <rmkinla@aol.com>  
Sent: Tue, Oct 9, 2018 7:28 am  
Subject: Re: Comments for EIR Scoping analysis due by 10.04.18 at 4pm

Good Mr. Krzeski,

I am following up on your email received by the City on October 3, 2018 (1:31 P.M.), providing scoping comments on the Hollywood Center Project. I have made several attempts to open the : were submitted via Outlook and there are technical issues accessing the document.

Would you mind resending your comments in Word or as a PDF so I am able to read them? I apologize for any inconvenience, but it is very important to the City that your comments are rev October 4, 2018, your email is noted as received prior to the close of the comment period.

If you prefer to mail in your comments, you can certainly do so. Just let me know your preference so I will keep a watchful eye on my email or USPS mail.

Kind regards,

Elva

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

**Note:** Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

g.) Liability issues since Millennium:  
Could cause legal problems for

## Written Comment Form

Use the space below to comment on areas of concern regarding EIR, and offer potential alternatives and/or measures to address

- 1.) What effect will the glaring light at night from these millennium +
- 2.) Where are the carbon credits justified?
- 3.) What long term study is being done all new construction as a whole community?
- 4.) Seismic Issues. This is a long term study on all areas of tested? State input seems
- 5.) What is your "disaster" plan of major disaster - mainly (a) water/sewage - pipes old, w for increased population - what?
- 7.) Traffic and noise and vib

### CONTACT INFORMATION (Optional, please print clearly)

Name: Robert Krzeski Representing Agency or

Address: rmkinla@aol.com City/State/

g.) Liability issues since Millenium is being sued in San Fran. Could cause legal problems for City/councilmembers, etc. years from now

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
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- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

## Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

- 1.) What effect will the glaring lights have when they shine at night from these millenium towers?
- 2.) Where are the carbon credits coming from, how is this justified?
- 3.) What long term study is being done on infrustruce of all new construction as a whole and how it impacts this community?
- 4.) Seismic Issues. This is a rupture fault and no long term study on all areas of this property have been tested? State input seems ignored.
- 5.) What is your "disaster" plan for this area in event of major disaster - mainly earthquakes/fire
- 6.) Water/sewage - pipes old, where is water coming from for increased population - What is Timeframe to repair/redo?
- 7.) Traffic and noise and vibrations - will affect all and animals in hills?

### CONTACT INFORMATION (Optional, please print clearly)

Name: Robert Krzeski Representing Agency or Organization: \_\_\_\_\_

Address: r.m.kinla@aol.com City/State/Zip: 90068

## Comments for EIR Scoping analysis due by 10.04.18 at 4pm

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: mkinla@aol.com

Tue, Oct 9, 2018 at 8:51 AM

Dear Mr. Krzeski,

Thank you so much for your quick response. Your scoping comments regarding the Hollywood Center Project have been received and I was able to review them successfully.

I appreciate your patience in this matter.

Kind regards,

Elva

[Quoted text hidden]

[Quoted text hidden]

### 2 attachments

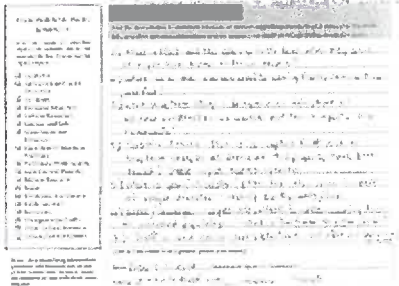


image003.png  
647K

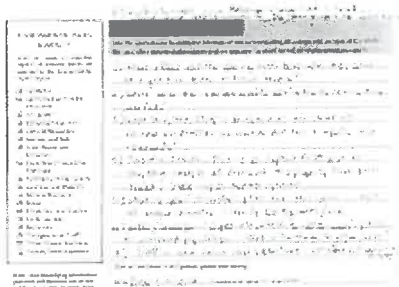


image003.png  
647K



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Robert Primes <bobprimes@mac.com>

Wed, Oct 3, 2018 at 1:24 PM

To: elva.nuno-odonnell@lacity.org

Dear sir or madam,

We are Theodora and Robert Primes of [2062 Watsonia Terrace, Los Angeles 90068](#).

We are in our late seventies but both still quite active.

We have lived in our Whitley Heights home for forty years, since 1978!

It is too late for us to use bicycles or hike long distances to wait for crowded busses.

If we need to get to work, a doctor a meeting or just out to enjoy the city's culture, we must drive.

But the current intense traffic congestion leads to impatient, angry drivers cutting us off and making each trip seem like a dangerous and unnerving experience. Using Lyft or Uber can be almost as stressful as driving ourselves.

Both our quality of life and our mobility have already suffered significantly.

That is why, when we hear of proposed giant skyscrapers to be built in the middle of our already tragically overcrowded area, we have to wonder if the gods must be crazy. Whatever the imagined benefits of these high occupancy buildings might be, we can not imagine anything worth the inevitable sustained gridlock and paralysis they would cause. Please remember that spreadsheets are inherently heartless. They can not factor in the enormous pain and suffering inflicted on your long term residents who may no longer dare venture away from their homes. As home owners, we pay considerable taxes to the city. Imprisoning us in a sea of angry, aggressive and impossibly gridlocked drivers seems an eccentric way to express your gratitude.

Thank you.

-Theodora & Robert Primes

Robert Primes ASC

[Bobprimes@mac.com](mailto:Bobprimes@mac.com)

cell: 213-598-4377

home: 323-851-8444





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**(no subject)**

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**Jim Geoghan** <bangzoomer@aol.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 12:54 PM

Those of us living in Hollywood, especially the areas of Highland, Franklin, Vine and Cahuenga, suffered some of the most hideous and unbearable traffic ever this summer. Travel time from Melrose to the 101 was at least thirty minutes on a typical night. The construction of the Mellennium Towers would only worsen traffic and lessen the quality of life in the area. A USC Professor has stated repeatedly the building site is on "an active earthquake fault." A number of elected officials who have received generous campaign contributions from the Mellennium Partners, have chosen to shrug off this danger. Opinion must never override fact.

Jim Geoghan  
6603 Whitley Terrace  
LA 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center ex Millenium project

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jsolomon <jsolomon@earthlink.net>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 12:43 PM

I am a Whitley heights resident and I am totally against this project for the following reasons.

It us sitting on top of the Hollywood fault line and is recognized as such by the state of California. All of the cover ups by their engineers goes against the state of California's findings.

This project will add a considerable amount traffic congestion to area of Hollywood. It sits at the junction of a freeway exit and two on ramps of the Hollwood Freeway #101. These are already over crowded entrances and exits, but when they back up just a little, it transfers to the whole Hollywood area and creates major traffic congestion

When the Hollywood Bowl and or the Ford theater is performing it becomes a nightmare. By adding to this project to the already overly congested area you prevent Police and Fire departments from perform their emergency duties. I believe that both of these departments have publicly stated that this is bad situation for this important traffic residential and commercial corridor.

Hollywood is a major tourist area now and resemble times square California style over crowding and greater traffic congestion makes living in this historic area untenable.

Everyone know that the Millennium group have donated campaign funds to every member of the city council shamelessly.

Do the right thing and stop overly aggressive economicly motivated cover up contractors from bypassing the law with phony statistics to argue this self enriching building at the expense of ruining historic neighborhoods and creating greater transit problems.

Jerry Solomon  
6660 Whitley Terrace  
Los Angeles, CA. 90068

Tel: 323-876-2183

Sent from my Verizon, Samsung Galaxy smartphone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Please do NOT allow buildings of that height in Hollywood!

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Patti Negri <patti@pattinegri.com>

Wed, Oct 3, 2018 at 12:43 PM

To: elva.nuno-odonnell@lacity.org

Please do not allow the Millennium Towers (or whatever they are calling them now) to build THAT HUGE! The area is already a bottle neck right at the entrance to the 101 freeway, Hollywood Bowl and Cahuenga Pass. I live in the Hollywood Dell (North of Franklin, East of Cahuenga, West of Argyle. We are already landlocked most of the time. Our ONLY entrances are on Cahuenga (impassable on Hollywood Bowl Nights) - and Ivar Franklin (no stop or signal) - and main entrance at ARgyle - which is SHARED with the entrance to the 101. Already sometimes you wait through several lights to get into or out of the neighborhood. I cant imagine what it would be like during a disaster or earthquake! We are directly UNDER the Hollywood Reservoir. Plus, the infrastructure is almost 100 years old. The water and swere lines break iin our neighborhood all the time - how will it be with the heavier load. i am for growth - if reasonable - but this is so far beyond reasonable I am practically speechless. Thank you for looking into traffic effects in and around our neighborhood (freeway entrances too) and stress on the water, sewer and electricity! Thank you, Patti Negri, resident and President Hollywood Dell Civic Association

### **Patti Negri**

323.461.0640 Office

323.573.2102 Cell

323.465.8407 Home

[PattiNegri.com](http://PattiNegri.com)

[My YouTube Channel](#)

[Facebook](#)

[Twitter](#)

[Federation Portrait of Patti Negri](#)

[BrainBrewEntertainment.com](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Opposed to the Hollywood Center Project

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**Sheri Hellard** <shellard@mac.com>

Wed, Oct 3, 2018 at 11:10 AM

To: elva.nuno-odonnell@lacity.org

I live in The Oaks neighborhood of Hollywood. I am writing to oppose the Hollywood Center Project. Here are my main reasons to oppose this project:

Traffic - I can barely get out of my neighborhood now at certain times of the day because Franklin Ave is so backed up.

Water - I'm not even suppose to take a long shower, where will the water come from for all of these new residents?

Scale - The size of this project is entirely to large for Hollywood.

Danger - Not only is the Hollywood Center Project being built on a known fault line, it is being built by a company who has built a condo tower in San Francisco that is in danger of falling over.

A similar project to this was halted in 2015 by a Los Angeles County Superior Court judge for good reason.

Thank you,

Sheri Hellard



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium PROJECT

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aol <greg.orson@gocasting.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 10:49 AM

TERRIBLE idea. Unsafe. Looks like World Trade Center. Target for terrorists.  
Awful awful awful. OUT OF SCALE. Blocks views....and the traffic OY! ..It's already horrible!!  
PLS do NOT Approve this!!

Greg Orson  
LA, CA 90068  
[gocasting@aol.com](mailto:gocasting@aol.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## MILLENIUM HOLLYWOOD -AGAINST IT!

1 message

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**Karen Murphy** <kmvfx@me.com>

Wed, Oct 3, 2018 at 10:33 AM

To: elva.nuno-odonnell@lacity.org

I am against the Millennium project as it impacts the neighborhood negatively in the following ways:

- Traffic and noise increase
- Impact on parking
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the MILLENIUMS leaning tower in San Francisco.
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?

*Karen Murphy*  
Hollywood Hills East resident  
[KMVFX@me.com](mailto:KMVFX@me.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

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**Perry Maiorana** <dannyjack99@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 10:05 AM

Please protect Hollywood from disastrous development. Living just above Franklin Avenue, I know the traffic is already horrendous, parking is non-existent and our resources such as police and repairs by DWP are spread too thin. In recent years, with inadequate turn lanes, turn arrows, parking management and pedestrian management, Hollywood has become nightmare. Vine, Cahuenga, Gower and Franklin are already in a state of gridlock for several hours in the morning and several hours in the evening. Plus, there are currently a lot of unfinished buildings in Hollywood that the negative ramifications won't be felt until the projects are completed. Adding an additional 1000 plus residences around the Capital Records building in a new development, just to make New York developers rich, is appalling. Hollywood was not laid out in such a way that it can manage this substantial increase in population or traffic. You can add high rise buildings but you can't add wider streets with more turn and straight lanes. And obviously funding isn't going into increasing our resources. This has not been well thought out. The current administration's policy of development at any cost is a mistake from which Los Angeles may never recover.

Sincerely,

Perry Maiorana

[6226 Scenic Ave.](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## My Concerns about Hollywood Center Development

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Dana R. <Dana@smartgirldesignllc.com>

Wed, Oct 3, 2018 at 9:01 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Hello Elva,

I wanted to write you to express my concerns about the huge Hollywood Center Development that is proposed in my neighborhood. I live with in walking distance of this area. As a very concerned citizen and neighbor, I would like these comments submitted and considered in reviewing the viability of this project. Please see my issues with the development below and thank you in advance for submitting them to the reviewing committee.

### **My Concerns about Hollywood Development Project - 10/3/2018**

1. Two of the buildings are 35 & 46 stories tall and will dwarf everything else in the historic area.
2. The tremendous increase in traffic and congestion in the area with all the new housing units - that is already jam packed with pedestrians & cars.
3. The 1,521 parking spaces means at least that many more cars in the area - which leads to more traffic & green house gas emissions.
4. No green space is provided for these people and pets who will be living in these 4 buildings. Griffith Park is too far away...not walkable.
5. The 6 years it will take to complete the two proposed building sites - will lead to a tremendous amount of noise & traffic during construction.
6. The EIR should take all these issues into account, as well as the fact that it is near or on a seismic fault line.

Thank you for passing this along and including it in the public comments. I am a very worried neighbor that my neighborhood would be forever changed with this tremendously large development plan that doesn't take into account the historic area.

Best,  
Dana

.....  
Dana Reinisch  
SmartGirl Design LLC  
[Dana@smartgirldesignllc.com](mailto:Dana@smartgirldesignllc.com)  
office. 323.798.5684  
cell. 503.358.5588





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Giuseppe Barravecchia <gbcnali@icloud.com>  
To: elva.nuno-odonnell@lacity.org

Wed, Oct 3, 2018 at 12:40 AM

I am against this project. 15 year Hollywood Dell resident. The area cannot handle a project of this size without substantial changes to the infrastructure.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

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Kara Bjornlie <karabjornlie@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 9:46 PM

Dear Elva Nuno-O'Donnell,

I am writing you to express my opposition to the Hollywood Center/Millennium Towers. This project is not right for Hollywood. It's completely out of scale and character. It looks like it belongs in Dubai. Hollywood is not Dubai. Hollywood is courtyard/garden apartment buildings, Capitol Records, The Hollywood Sign, the Hollywood Hills - all things that this project disrespects.

This project will be bad for traffic flow and the already overburdened existing infrastructure.

We have also seen where buildings that stand high above others, where human lives are concentrated in vertical columns, make easy targets for terrorists.

As a former resident of Hollywood, and that neighborhood, I am saddened to see what the City has allowed to happen in the past 10 or so years. This project would open the flood gates to an whole new layer of mega-crap for our city.

Thank you-

Kara Bjornlie



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Towers

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Timothy Henneberry <apex1n2@icloud.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 9:03 PM

I have to voice my opinion on these towers that are proposed, what has happened to height restrictions in this city? Yes housing is an issue, but how will these buildings help the low income find housing, a small percentage of units may be set aside for low income, but for how long? How will traffic be affected? Yes there is a Metro Station close, but how many will truly use Metro, that live in these Luxury units, and yes Luxury, they will provide an outstanding view, that will bring a premium in rent, so back to my question, how will this help the low income housing problem in our city? I hope that this project gets rejected, I know it has been a long battle and the developer has worked hard for this, but I hope the powers that be, listen to the citizens and stakeholders of this great city and not the deep pockets of developers that have no love or compassion for the great city of Los Angeles.

Tom Henneberry  
Born and Raised Los Angeles Native



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**roject No. ENV-2018-2116-EIR - I Support Millennium's Hollywood Center  
development**

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**Charles W. Shaw** <chaseshaw@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 8:13 PM

I think it's pretty cool actually. Nice building, will clean up the neighborhood, and right on a metro stop.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Project

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Franklin Sheally <ftodds@icloud.com>

Tue, Oct 2, 2018 at 3:50 PM

To: elva.nuno-odonnell@lacity.org

Well I'm already frustrated with traffic in the area. What used to take me 10-15 minutes, now takes me 20-30 minutes. It's to point, I can't stand going out anymore, especially around or during rush hour. It's just too much! Can't stand there is hardly any parking. The rents are getting to be insane. Where are these people getting all this \$ from? I don't get it. There's SO much empty housing now as it is. I'm sorry but I am against this being built.

Thank you for listening,

Franklin Sheally  
1016 N Hudson Ave, 90038

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Regarding the Proposed Hollywood Center Development

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madison rudd <madisonrudd@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 2:21 PM

Dear Department of City Planning,

As a resident of Hollywood, who lives on Canyon Drive, I am very concerned about the Millennium's "Hollywood Center" development. It is an unconscionable amount of units to add to our already congested neighborhood. The area simply cannot support the increased traffic, increased parking demands, and wear on our infrastructure. Also, I have concerns about the ability of local services like the police department and the fire department to respond to dramatically increased demand. There is also serious question about the structural and seismic safety of such construction, as well as problems with the noise and traffic that the construction would cause. These towers are completely out of wack with the historic and aesthetic aspects of this neighborhood. Lastly, I am concerned about how these towers will impact the tragic lack of affordable housing for lower-income residents, as well as living conditions for the homeless population in our neighborhood.

Sincerely,

Delphine Hirsh



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR Millennium Project/Hollywood Center Project

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sschw56079@aol.com <sschw56079@aol.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 2:13 PM

SUBJECT: ENV-2018-2116-EIR  
MILLENNIUM PROJECT / HOLLYWOOD CENTER PROJECT

Dear City Officials,

I am writing to you in order to strongly object to the Millennium Project. There are numerous reasons why this project should be rejected, but I will mention just three.

1) The scale and scope of this project is totally inappropriate for its Hollywood location. There is not enough infrastructure to even minimally support the current residents and visitors in Hollywood without this project.

We are told we must conserve water and energy as we have droughts, brown-outs and breaking ancient water pipes.

Many streets were in failure several hours a day before the recent building boom. Now these failures last most of the day and include whole and expanding sections of Hollywood. The width of many streets are narrow, because Hollywood was developed in the 1920's with no thought for this kind of expansion or capacity. This is not Wilshire Blvd., Downtown, Century City, or West LA that all have much wider streets. Also the congested streets are now impossible for emergency vehicles. I have seen them with their sirens blaring, sitting stopped in traffic.

This development is a block away from the entrance to the Hollywood Freeway. Even now there is a back up of cars, but this would turn the congestion into a crisis.

In addition, to the north lies the Hollywood Hills where the only direction for egress or evacuation is to the south into Hollywood. When there was a major fire in Hollywoodland in the 1960's when there was very little traffic in Hollywood, accounts say it took 200 police officers just to control the traffic. It's almost impossible now to evacuate the hills, and this project would insure there would be many deaths in the event of an emergency.

There are frequent street closures in Hollywood because of movie events and premieres. This has always been an integral part of Hollywood's identity and history. The additional amount of traffic that this development would generate would be the nail in the coffin for these activities, and end up destroying Hollywood as an entertainment center. These events would have to take place somewhere else.

If the City approves this scale than no scale is too big. Anything goes. The Dept of Planning would maintain having the most Orwellian named department in the City.

2) The state geologist has reported that this proposed development is to sit on an active fault which is against the law—and at the very least dangerous.

3) The developers of this project are the now notorious Millennium Group who built the scandalous, sinking building in San Francisco, the subject of the largest real estate litigation in the United States. It's been covered in endless newspaper and tv reports including 60 Minutes. Residents' warnings before this was built were ignored just like the ones being presented now. Changing the name of the project to Hollywood Center Project and removing the name Millennium does not change the project. Any other city would be running from these shady, negligent developers whose reputation is in the mud. Why is our City running to make deals with them? Who knows if this company will be solvent after the litigation ends? If you are willing to work with them, then the City is willing to work with anyone. No standard is too low.

4) **Any one of the above three conditions is reason enough to strongly deny this project. The three together makes it so impossible that the focus for negligence should shift from Millennium to the City of Los Angeles. The corruption would be infinite. Millennium is not the only party being sued. So is the City of San Francisco. Knowing all that you know (including the past court rulings) and if you still were to proceed and something went wrong, the liability would be enormous and probably criminal.**

REJECT THIS PROJECT.

Sincerely,

Sarajane Schwartz





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Susan Walker <agnesg9@yahoo.com>

Tue, Oct 2, 2018 at 1:30 PM

Reply-To: "agnesg9@yahoo.com" <agnesg9@yahoo.com>

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

My name is Susan Walker Hollywood 90038.I want to weigh in on the proposed Argyle project. I AM IMMENSELY OPPOSED to the two, towered, travesties that are up for consideration.

[Sent from Yahoo Mail on Android](#)

**Millennium Project - CASE NO ENV - 2018-2116 EIR Opposition from local homeowner - PUBLIC SCOPING MEETING**

1 message

Tue, Oct 2, 2018 at 12:29 PM

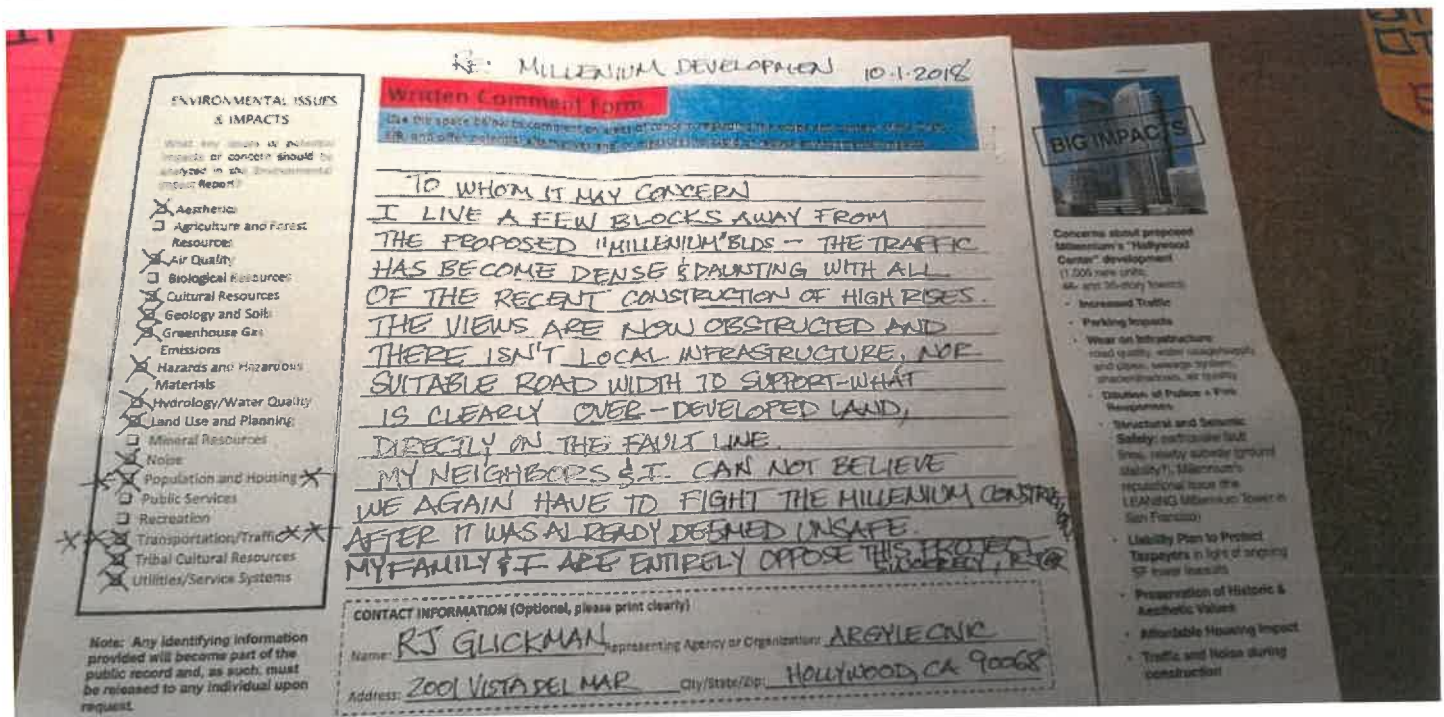
Rana Joy Glickman <rana.joy.glickman@shakrahfilms.com>  
To: elva.nuno-odonnell@lacity.org  
Cc: rana joy glickman <rana.joy.glickman@shakrahfilms.com>

Dear Elva Nuno-Odonnell,

Hope this finds you well.  
Thank you for your hard work and collecting this important data.

I am adamantly opposed to the construction / development of the millennium project.  
We fought this years ago - it was deemed unsafe - not to mention will have a disastrous effect on traffic and general congestion.  
Please find enclose my comments of the form provided by Mitch O'Farrell  
Millennium Project - CASE NO ENV - 2018-2116 EIR

Sincerely  
RJ Glickman





**Public Scoping Meeting**

Project Name: Hollywood Center

Case No.: ENV-2018-2116-EIR

Project Location: 1750 N. Vine Street

Community Planning Area: Hollywood

Council District: 13—Mirch O'Farrell

Due Date for Public Comments: October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments **MUST** be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-574-5070, or by email to: [elva.nuno-odonnell@cityofla.org](mailto:elva.nuno-odonnell@cityofla.org)

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify Project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is October 4, 2018. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Department of City Planning, 6262 Van Nuys Blvd., Rm 351 and online at:



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

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Philip Mershon <felixinhollywood@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 12:28 PM

Dear Ms Nuno-O'Donnell

The millennium towers project was a bad idea when it was proposed, and subsequently killed, several years ago. Why the will of the people and the word of the experts has suddenly been forgotten is beyond me. Do you people ever listen/care about the voices of your constituents? I could submit a long list of reasons why I, a local resident and business person oppose this project but if you would search your records from when this project failed the first time, there would be your answers. And those reasons have done nothing but magnify in the intervening years.

To be on the safe side, I shall refresh your memory. Those reasons are:

- **Increased Traffic**
- **Area Parking Impacts**
- **Wear on Infrastructure:** road quality, water usage/supply and pipes, sewage system, shade/shadows, air quality
- **Dilution of Police + Fire Responses**
- **Structural and Seismic Safety:** earthquake fault lines, nearby subway (ground stability?), Millennium's reputational issue (the LEANING Millennium Tower in San Francisco)
- **Liability Plan to Protect Taxpayers** in light of ongoing SF tower lawsuits
- **Preservation of Historic & Aesthetic Values**
- **Affordable Housing Impact**
- **Traffic and Noise During Construction**

Please, at long last, listen to our voices of common sense and start awarding permits for in-scope height projects of **AFFORDABLE** housing.

Thank you

Philip Mershon



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## EIR concerns re: ENV-2018-2116-EIR

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Cheryl Gaskill <cg\_graph@pacbell.net>  
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
Cc: Ishmael Arredondo <argylecivic@att.net>

Tue, Oct 2, 2018 at 11:55 AM

Hi Elva:

I am submitting 3 letters regarding Millennium's Hollywood Center draft EIR for the Argyle Civic Association:

- the Argyle Civic Association's official letter (also mailed to your office)
- 2 letters with comments from Argyle Civic Association stakeholders

Can you please confirm receipt?

Thank you so much,

Cheryl Gaskill  
323-702-5003

---

### 3 attachments

 **ACA HCP EIR official letter-signed.pdf**  
362K

 **Jakubow EIR Letter.pdf**  
32K

 **Strunk EIR letter.pdf**  
48K



To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066 - [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 4, 2018

Dear Elva Nuño-O'Donnell:

Much of the proposed Hollywood Center Project falls within our civic association's boundaries and impacts our stakeholders directly. We have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

**1. Impact on Traffic\***

- a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga
- b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour

**2. Impact on Parking**

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*

**3. Impact on Infrastructure\***

- a. Road quality
- b. Water: usage/supply and pipes
- c. Sewage infrastructure

**4. Impact on Public Services** — increased cost to retain level of services and response times for:

- a. Police
- b. Fire

**5. Structural and Seismic Safety**

- a. Structural guarantees (since SF Millennium Tower failed)
- b. Potential earthquake fault line impacts
- c. Potential impacts to stability of surrounding structures

**6. Traffic and Noise Impacts *During Construction***

7. **Liability Plan to Protect Taxpayers / Good Faith:** We are very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:
- Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
  - Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
  - Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?
8. **Preservation of Historic and Aesthetic Values:** Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?
9. **Affordable Housing Impact:** How will this project affect the availability of affordable housing in the immediate area?
10. **Neighborhood Improvements:** How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

\* NOTE: We understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

**Beyond the above nine areas of concern, we are also interested in hearing how the proposed project will actually *benefit* our neighborhood and Hollywood as a whole.**

Thank you for your time. If we can help clarify our concerns further, please don't hesitate to reach out to us.

Sincerely,



ARGYLE CIVIC ASSOCIATION  
P.O. Box 1935, Hollywood, CA 90078  
323-240-9187  
[www.argylecivic.org](http://www.argylecivic.org)  
[argylecivic@att.net](mailto:argylecivic@att.net)

To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066  
elva.nuno-odonnell@lacity.org

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 11, 2018

Concerns include Impact on Traffic:

The high volume of new construction surrounding the immediate area is of great concern. Franklin Avenue is overwhelmed by traffic... stand on the corner of Argyle & Franklin any work day / rush hour and see the strangle hold. Two giant skyscrapers add to a level of congestion not bearable. At some point, when is enough, enough?

Traffic between Hollywood and Franklin, all the way from Gower to Highland is overflowing.

Plus, the building will sit on a fault line.

I am also concerned about: Infrastructure (gas, water, sewer, etc.), parking, structural and seismic safety, neighborhood Improvements, traffic and noise during construction, a liability plan to protect taxpayers (in case of building failure), and affordable housing impacts.



Michael Jakubow  
6200 Franklin Ave, Los Angeles, CA 90028  
mike@sumerianrecords.com



date: September 11, 2018

to: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066  
elva.nuno-odonnell@lacity.org

To Whom it May Concern:

These items should be included in the Environmental Impact Report for the Millennium Development (Hollywood Center Project / ENV-2018-2116-EIR)

- Impact on Traffic
- Impact on Parking
- Impact on Infrastructure (gas, water, sewer, etc.)
- Impact on Public Services (fire, police, rescue response times)
- Structural and Seismic Safety
- Traffic and Noise Impacts During Construction
- Liability Plan to Protect Taxpayers (in case of building failure)
- Preservation of Historic Aspects/Aesthetics
- Affordable Housing Impact
- Neighborhood Improvements

The bottom line is that Hollywood Center project does not fit the neighborhood and threatens to negatively impact this historic block. We have already seen enough of historic Hollywood razed for hotels, condos, and live/work spaces. The height of these buildings would add insult to injury by dwarfing the historic Capital Records building and utterly destroying the historic Hollywood skyline.

I am additionally concerned about the developers themselves, as we've watched from afar the Millennium Tower disaster in San Francisco, and tenants there now find themselves embroiled in a legal dispute with Millennium over the building's safety and future.

<https://www.bizjournals.com/sanfrancisco/news/2017/01/19/millennium-partners-tower-sinking-tilting-lawsuit.html>

In short, these developers do not care about their tenants. They do not care about the neighborhood they'd be permanently changing. Their short-sighted plans have caused trouble and cost countless millions elsewhere in California.

Keep them out of Hollywood!

Jacob Strunk  
2841 Hollyridge Dr.  
Los Angeles, CA 90068  
website@sevenmileswest.com



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR - taxpayer who OPPOSES the project

---

G W <camel0511@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 2, 2018 at 10:47 AM

Ms. Nuno-O'Donnell,

As a longtime resident of Argyle Ave (I live about a half block north of Franklin Ave), I've seen our friendly neighborhood fall into disrepair in the last 18 months. Although unrelated to the Millennium development, we have seen a severe increase in home invasion, assault and battery, encampments, pollution, drug use, and general illegal activity. In 4 city blocks, we are home to a large elderly facility (Castle Argyle), an elementary school, several longtime local businesses, and even a monastery.

Every day, I walk around syringes, large tents, human waste, and general garbage. A man has been notorious for waving his naked genitalia under the Gower overpass. We have watched our walkable neighborhood turn into something we no longer recognize.

How does this relate to the Millennium construction? Because we are tired of corporate construction interfering with our lives, unable to even park on our street (many are longtime residents because they are RSO units), construction preventing us from getting to work, while we battle the traffic of the Hollywood Bowl, various weekend public street closures, and construction of large apartment buildings that none of us can afford.

We beg the LAPD for more oversight in the neighborhood. Resources are stretched thin. So if we can't access more neighborhood LAPD patrol, how can we approve a 1,000+ unit building? How can we keep those residents safe, when we're already forced to hire private security because we are a working class neighborhood without the muscle of Mulholland or the hills, etc?

Millennium has one failed building in San Francisco. We now are inviting that incompetence into LA? Do we really need TWO 35+ story buildings on a small side street that borders a freeway that is famously known for holding a fault line? Shouldn't we clean up Hollywood Blvd so that it's an attractive tourist destination and not a complete embarrassment before we build skyscrapers in an area that simply can't handle that influx in units?

Please Ms. Nuno-O'Donnell, help us. I don't even walk home from my car at night anymore because I'm scared for my safety. How can we not see this as a slap in the face when we aren't even able to feel safe in our own neighborhood.

Thank you for your consideration,  
Grace Wheelan

Luke Rooney  
1817 Ivar Ave., Apt. 207  
Los Angeles, CA 90028  
rooneyL@usa.net  
310-428-5853

September 26, 2018

ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

**RECEIVED**  
CITY OF LOS ANGELES  
OCT - 1 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

Dear Ms. Nuño-O'Donnell:

Hello. This letter is submitted per the City's request for written comments as to the scope and contents of the Environmental Impact Report for the proposed Hollywood Center Project (Project). I have lived at 1817 Ivar Avenue since 2005, so I am qualified to discuss the neighborhood and the certain impact on it of the Project.

I will focus my comments first on one major problem that I foresee: a desperate shortage of parking. I will also propose an easy solution the Project can incorporate.

The Project is slated to include 1,521 parking spaces in underground garages, but I assume that use of them will not be free to visitors. This means parking will become unbearable for residents of the 1800 block of Ivar. This is due partly to a quirk: the city ordinance allowing "Permit Parking Only" requires a city block be one of two adjacent residential-only blocks. The 1800 block of Ivar is not adjacent to another residential block. Right now this means its residents are in a daily battle against visitors to Hollywood stores, restaurants, and clubs to find a parking spot within three blocks of home. The amount of time spent circling in the daily hunt is maddening for all, and for women the long walk that often results is not safe. From the moment the Project is under construction, the situation will only worsen.

And we both know that many visitors to the Project will avoid paying for its garage and occupy curbside parking in the area instead. It will only take a handful of such visitors before the available curbside space is no longer available for residents.

1817 Ivar does not have a parking lot of its own or space to add one, so the residents of its 27 units will find their situation decline from trying and dangerous into impossible.

Therefore I propose that the Project include for residents of 1817 Ivar free, reserved parking. Twenty-seven spaces, one for each unit, should be assigned to the residents of 1817 Ivar, and should be located on an upper level of the parking garage accessible from Ivar Ave. This would do a tremendous service to make sure life does not get much more difficult for those who already live here, would help us adjust to the enormous change in our environment, and would demonstrate that the Project is committed to being a good neighbor. Not only would it be a decent and pragmatic gesture – it would hardly cost the Project anything.

(You might extend a similar offer to 1825 Ivar, the other building on the block without a parking lot of its own, where residents are similarly dependent on highly competitive street parking.)

Related to this: the problem of a construction time of six years. Frankly that is an outrageous term of disruption—during which street traffic, air quality, noise, and sidewalk access will all become difficult to handle. Additionally, curbside parking spaces will be removed from public access during key hours and reserved for construction personnel. I observed this during the recent construction of the Argyle House (at Yucca and Argyle) and the renovation of 1800 N. Vine. Both ventures made parking measurably more difficult for residents of 1817 Ivar by posting signage to the effect of “No Parking 6 AM – 6 PM, Except Sunday”; the signs were “temporary” but were in place for many months on Vine, Yucca, and Argyle, which are often used by residents of Ivar when Ivar is full. If the Project is built, alternative parking will need to be provided for either the construction personnel or the residents. It is unfair to take five, ten, twelve or more spaces out of circulation for a long haul in a neighborhood already so congested that removing just one or two spots makes a noticeable difference. There is a paved vacant lot at the corner of Cahuenga and Franklin; this might be assigned for the purpose if still vacant.

This ends the main focus of my letter, but I will register a few more serious concerns before closing:

Obviously, towers of 35 and 46 stories will alter the profile of the neighborhood, where the tallest buildings now are below 15 stories. Adding 884 - 1,005 apartments and up to 220 hotel rooms will also add a tremendous number of people. I believe the the Project could be profitable, safer in earthquakes, and ultimately more cost-effective to the city (considering city services) if smaller. I would suggest the tallest towers be no more than 20 and 31 stories. I would agree that 9 stories is a suitable height for both Senior Buildings. At this size the Project would change the neighborhood less drastically and would be faster to construct.

More importantly, I am concerned by the phrase “market rate” as it will apply to these units. The recently completed (2018) Argyle House charges \$3,450 monthly for its small studio units and \$5,450 for a one-bedroom. I don’t want to assume the rates will be lower at the Hollywood Center Project; I want a commitment in writing about what range they will be within. Currently, the median HHI for Hollywood is \$33,694 – but I suspect the Project owners will want to consider a more aspirational neighborhood like Marina Del Rey, where the median HHI is \$92,763, or Beverly Hills, where it is \$96,312. If we consider a target HHI of \$95,000 for Project renters (excluding those who qualify for the senior-designated units), and consider that

economists stipulate rent should be no greater than one third of HHI, then we would be looking at 2BR units renting for \$31,667 per year, max, or \$2,639 per month. These rents would attract ambitious and hardworking tenants, while tuning the neighborhood to the income level of LA's famously high-end neighborhoods, without being inhumane. Personally I would prefer lower rents, but I'm being realistic, and the city should require the Project to be realistic as well rather than greedy. The city should not permit these towers to be built unless their rents will encourage a vibrant mix of high-energy, creative young people, stable families, and mature residents. The Project should aim to create a Hollywood that feels welcoming, not exclusive.

Lastly, I would like to see the buildings enforce policies against use by airbnb. If these units are to help alleviate the city's housing shortage, then it is crucial they attract committed residents.

Thank you for reading. To recap my concerns:

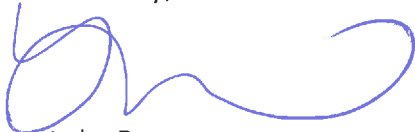
1. To rescue its neighbors from the parking misery the Project will cause, please require 27 reserved, free parking spaces for the residents of 1817 Ivar Avenue in its garage accessible from Ivar Ave. Consider also a number of spaces for 1825 Ivar.
2. Provide alternate parking during construction for each parking space the construction effort takes out of circulation. The vacant lot on Cahuenga might work.
3. Cap the heights of the towers at 25 and 31 stories, 9 in the case of the Senior buildings, to ensure that crowding and the character of the neighborhood remain at human scale.
4. To change neighborhood demographics wisely, guarantee the rents fit within a sensible budget for an aspirational HHI.

My information about HHI was obtained from the LA Times, here:

<http://maps.latimes.com/neighborhoods/income/median/neighborhood/list/>

Thank you for your attention.

Sincerely,



Luke Rooney

CC:

Mayor Eric Garcetti

Councilperson Mitch O'Farrell

Working Together  
for a Better  
Community



# Argyle Civic Association

[www.argylecivic.org](http://www.argylecivic.org)

PO Box 1935, Hollywood, CA, 90078

To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066, [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR  
PROJECT NAME: Hollywood Center Project

Date: September 4, 2018

**RECEIVED**  
CITY OF LOS ANGELES

OCT - 1 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

Dear Elva Nuño-O'Donnell:

Much of the proposed Hollywood Center Project falls within our civic association's boundaries and impacts our stakeholders directly. We have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

1. Impact on Traffic\*
  - a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga
  - b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour
2. Impact on Parking: Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*
3. Impact on Infrastructure\*
  - a. Road quality
  - b. Water: usage/supply and pipes
  - c. Sewage infrastructure
4. Impact on Public Services — increased cost to retain level of services and response times for:
  - a. Police
  - b. Fire
5. Structural and Seismic Safety
  - a. Structural guarantees (since SF Millennium Tower failed)
  - b. Potential earthquake fault line impacts

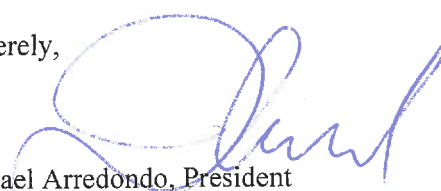
- c. Potential impacts to stability of surrounding structures
6. Traffic and Noise Impacts *During Construction*
7. Liability Plan to Protect Taxpayers / Good Faith: We are very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:
  - a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
  - b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
  - c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?
8. Preservation of Historic Buildings: How will the sight lines for Capitol Records building be maintained and preserved?
9. Affordable Housing Impact: How will this project affect the availability of affordable housing in the immediate area?
10. Neighborhood Improvements: How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

\* NOTE: We understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

Beyond the above nine areas of concern, we are also interested in hearing how the proposed project will actually benefit our neighborhood and Hollywood as a whole.

Thank you for your time. If we can help clarify our concerns further, please don't hesitate to reach out to us.

Sincerely,



Ishmael Arredondo, President  
ARGYLE CIVIC ASSOCIATION  
P.O. Box 1935, Hollywood, CA 90078



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR


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**Fran Reichenbach** <beachwoodcanyon@sbcglobal.net>  
Reply-To: Fran Reichenbach <beachwoodcanyon@sbcglobal.net>  
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Mon, Oct 1, 2018 at 6:32 PM

Attached is a letter from Beachwood Canyon Neighborhood Association opposing the Hollywood Center Project:

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 **Say NO to Millennium - Hollywood Center.pdf**  
155K





# Beachwood Canyon

## NEIGHBORHOOD ASSOCIATION

October 1, 2018

Elva Nuno-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Blvd. Room 351  
Van Nuys, CA 91401  
818- 374-5066 - elva.nuno-odonnell@lacity.org

Re: Environmental Case No: ENV-2018-2116-EIR  
Project Name: The Hollywood Center Project

Dear Planning Department;

The Beachwood Canyon Neighborhood Association vehemently opposes the construction of the project known as "Hollywood Center".

This project should not be considered at this time because the requisite studies needed to proceed have not been done. Simply renaming a project is not a license to continue along a wrong path that is not beneficial or conducive to existing neighborhood parameters.

Since Mr. O'Farrell has actively pursued new construction along the Yucca "Corridor", Argyle Avenue has lost 2 lanes of traffic (1 North, 1 South) because of changes in traffic lanes, it can now take up to 5 to 10 minutes to cross Hollywood Boulevard due to the omission of the left turn lane and through traffic must now wait several lights to move forward through the intersection.

The addition of this structure in an already sated neighborhood (filled with new construction units that have yet to be occupied) will not be a complement to the area but rather a complication that disrupts and intrudes into the daily lives of those of us who call Hollywood home.

There is a fault line running through this plot of land. The psychology that since other buildings have been constructed does not give license to ignore the obvious dangers but rather an opportunity to see what happens when the fault line is disturbed by the next tremor that seismologists predict will be happening sooner rather than later.

The company planning this project is responsible for the Millennium Tower in San Francisco. Although they said they were complying with specifications, we now know that they cut corners and made one of the most infamous structures in modern times.

Please stop processing this request. Protect the people of Hollywood. Just say "NO".

Sincerely,

Missy Kelly, President of Beachwood Canyon Neighborhood Association



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## Dixon Plan

---

jean karp <jcarpenterkarp@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 5:21 PM

I live on Westshire which has 4 blind curves from the market to our home. It is a very dangerous street with many possible crash points. Especially larger vehicles. The walkers and travelers on Westshire can be heard from my bed every day and night but mostly it is the constant activity everywhere that has overcome the benefits of our 40 year life in what used to be a quiet little glen.

The shuttle service and the photos ops on Beachwood are too frivolous and dangerous. People allow small children to wander off and lose track of the street traffic.

Alan and Jean Karp  
2784 Westshire Dr  
LA 90068  
323-463-6117



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

**ENV-2018-2116-EIR**

**The Gemini Group** <thegeminigroup@linkline.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 3:23 PM

What looks out of scale/out of place in this picture?



SOURCE: Shimahara, 2018

Hollywood Center Project

**Figure A-12**  
Simulated Aerial View from the North

Sincerely,

Rhonda Casper  
1967 N. Wilton Pl  
LACA 90068  
213-220-2763



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## Hollywood Center Project

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The Gemini Group <thegeminigroup@linkline.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 3:18 PM

To: Elva Nuño-O'Donnell  
City of Los Angeles, Dept of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
(818) 374-5066 - [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR PROJECT NAME: Hollywood Center Project

Date: October 1, 2018

Dear Elva Nuño-O'Donnell:

The Hollywood Center Project has direct impact on the stakeholders in Hollywood.

I live 1 mile from the proposed project.

My neighbors and I have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

### 1. Impact on Traffic\*

#### a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga

These ramps are already jammed to a halt at rush hours- they can not support more vehicles.

#### b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour

These avenues have already become mini freeways at rush hours with traffic at a stand still, pollution from standing vehicles. These avenues simply

can not accommodate more traffic.

The quality of life in the neighborhoods has been severely impacted by the additional noise and pollution from traffic.

### 2. Impact on Parking

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?\*

### 3. Impact on Infrastructure\*

a. Road quality- Our roads are in poor condition already. The city does not have the funds or manpower to fix them.

**b. Water: usage/supply and pipes-**

We are barraged with main water line breaks in Hollywood where main lines are up to a hundred years old.

The city struggles with their program to replace the old infrastructure.

**c. Sewage infrastructure**

**4. Impact on Public Services — increased cost to retain level of services and response times for:**

**a. Police**

**b. Fire**

The police and firefighters are already over worked and understaffed in Hollywood. Our neighborhood has had to hire a private security company

because police are unable to respond to calls for help in a meaningful time frame.

**5. Structural and Seismic Safety**

**a. Structural guarantees (since SF Millennium Tower failed)**

**b. Potential earthquake fault line impacts**

**c. Potential impacts to stability of surrounding structures**

**6. Traffic and Noise Impacts During Construction- 6 years of noise and construction for a project that does not belong in Hollywood.**

**7. Liability Plan to Protect Taxpayers / Good Faith: We are very disturbed by the same developer's**

Millennium Tower in San Francisco — both in structure and in follow-up actions:

- a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
- b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
- c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?

**8. Preservation of Historic and Aesthetic Values: Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?**

Obviously, these sight lines can not preserved as this project is described. This project will change the historic and aesthetic values of Hollywood permanently.

Sincerely,

Rhonda Casper  
1967 N. Wilton Pl.  
LA CA 90068  
213-220-2763



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Michel Keeler <girlmonk@aol.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 3:12 PM

My name is Michele Keeler. I have lived in the same house in the Hollywood Dell for over 30 years. I have raised my children here, made friends here and supported ( and been supported by ) a beautiful community. I am sick about the idea of the Millennium ( now renamed Epi center. This neighborhood is NOT able to handle what that will bring. I can't get home from the store anymore..I can not go out at night as there is no parking....the thought of what would/will happen when an earthquake hits has me in a state of anxiety and I cannot begin to understand why the powers that be are doing this to us? I am not against "progress" I am a world traveler and I love seeing how other countries are handling progress but we simply do not have the infrastructure for a project that will bring more care than we can not even cope with now....its insanity and we the people who live here will be the ones left to pick up the pieces. I know Cal Trans did not agree in favor and we are all watching and we will stand firm against this atrocity.

Sincerely,

Michele Keeler

6379 ivarene ave

Los Angeles, CA 90068

PLEASE CHANGE YOUR ADDRESS BOOK TO REFLECT MY NEW E-MAIL

[mickeeler@gmail.com](mailto:mickeeler@gmail.com)

I will continue to receive e-mail on this AOL account but hope to transition quickly to my new account.

THANKS

Michel Keeler



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Tower Project in Hollywood

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**The Gemini Group** <thegeminigroup@linkline.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 2:49 PM

Just take a look at the illustration of the Millennium project ( as viewed from the north) and it is clear that these massive buildings are entirely out of scale for Hollywood.

**This is a project that would fit in well in downtown Los Angeles, NOT in Hollywood.**

As a home owner in Hollywood, I can not see any potential upside to this project that would outweigh the negative impacts this project would have on our local community.

**NEGATIVE IMPACTS:** Increased pollution  
Increased noise  
Increased stress on our fragile infrastructure: roads, electric grid, water  
Increased demand on already understaffed police and fire fighters  
Increased TRAFFIC  
Increased stress on 101 Freeway

Lasting impacts after 6 years of construction noise, pollution, traffic jams.

These are serious, life-changing impacts for the people that live in Hollywood.  
You can not ignore the voices of the stakeholders opposing this project.  
This project is a grave mistake.

Sincerely,

Rhonda Casper

1967 N. Wilton Pl  
LA, CA 90068  
213-220-2763





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: heysuzhunter@gmail.com

Mon, Oct 1, 2018 at 2:50 PM

Dear Ms. Hunter,

The response to your question as to why this case is being held in the Valley is due to the fact that since I am currently assigned this Project, and I am located in the Valley, I have the case in my possession. There is a Major Projects Unit in the Valley as well as one (a larger unit) at the Figueroa office.

Please feel free to call me if you require additional information.

Sincerely,

Elva

[Quoted text hidden]



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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**Susan Hunter** <heysuzhunter@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 2:39 PM

Thank you for this information.

I am also curious why this case is going thru the valley department. My understanding was that files for large projects are held at the Figueroa office.

Is there a reason why this file is held in Van Nuys?

Thanks again,

Susan

[Quoted text hidden]



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: heysuzhunter@gmail.com

Mon, Oct 1, 2018 at 2:22 PM

Good Afternoon Ms. Hunter,

Thank you for your inquiry. Please allow me to clarify. Only the entitlement cases (CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR; CPC-2018-2115-DA; and VTT-82152) associated with the Hollywood Center Project have been placed on hold. These cases cannot move forward in the entitlement process until the Final EIR is released. A Draft EIR will first be prepared and circulated for comments. The Final EIR will then be prepared and released followed by a public hearing on the Project.

As a reminder, you have until 4:00 P.M. on October 4, 2018, to submit scoping comments on the Project EIR. Please feel free to call me if you have any additional questions.

Kind regards,

Elva

[Quoted text hidden]

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Elva Nuno-O'Donnell, City Planner

Major Projects

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood center project on hold?

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**Susan Hunter** <heysuzhunter@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 1:59 PM

Hi Ms. Nuno-O'Donnell,  
I was looking up the Millennium project in Hollywood and saw that it's on hold according to the planning site.  
Is the case currently on hold and is there a reason why?  
Thank you for your time,  
Susan Hunter



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

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**Scott Michaels** <scott@scottmichaels.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 1:52 PM

Hello.

Please make these people be reasonable. We don't have the space for this kind of project. As someone who drives in Hollywood daily, I dread this so much. Please make them calm down with the building of these things. Please.

Sincerely,

Scott Michaels  
Owner  
Dearly Departed Tours  
323 466 3696



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Towers EIR

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Hollywood House <hghrental@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 1:12 PM

Dear Dept of City Planning, Mitch O'Farrell and Whom it may concern,

As a resident of LA for over 30 years and a homeowner and resident of Hollywood for over 15 years, allowing the building of the Millennium Towers would drastically negatively affect the impact to our neighborhood, quality of life, add to even more hideous massive traffic congestion, add to 101 frwy stoppage and continuous halted traffic extending on Franklin, Hollywood, and Sunset blvd to enter/exit the 101 frwy especially at Vine. It's so congested at the moment, the entire neighborhood would be adversely affected from issues such as added traffic, car pollution, blocking the views for many surrounding buildings/homes, disproportionate height in comparison to other buildings around it, loss of privacy for buildings/homes -Millennium residents could all look into our homes, yards and take away our privacy as we know it.

I would ask for all who make the decision to decide whether or not this will be built, to drive through our streets around 8-9am and 4:30-6:30 for an entire week to see how it already backs up all across Franklin, Hollywood, Sunset blvd. It's bad other times as well but those are the worst. Make a trip to Trader Joes and try to drive back 2.5 blocks and see how long it takes. We live on Vista Del Mar just north of Franklin. We are near Vine and near the freeway entrance. Not only is it almost impossible to make a left onto Franklin blvd out of our own residential street bc cars line up to enter the freeway, but the congestion is so massive, that impatient, angry drivers sitting in traffic cut through at high speeds through our streets seeking any short cut so they can to get to the 101 freeway ramp.

As you know our neighborhood has been already going through a massive building boom, the Argyle, The Everly Hotel, Easton Apts, and numerous other apt/condo complexes within 2 blocks of Capitol records have been constructed as of late. All buildings are about the same height and considering a 3 times taller building in the midst of Hollywood is extremely careless and detrimental to the overall integrity of the neighborhood.

Through all the constant building in the last 5 years, it's unnerving as a resident, having certain streets closed on and off for the past 5 years, it took us 40 minutes on occasions to get home 2.5 blocks away from Trader Joes!!! Going to the grocery store is not an easy feat and it will be a disaster during the building of the Millennium and the after effects will be even more disastrous.

If this was NYC or downtown LA where there are buildings already that height, I'd support it. It makes sense to have construction for a 46 story tall building where those height standards are established. If you look into your own neighborhood-how would you like a 46 ft building built with no other buildings anywhere near that height? Is that reasonable? I don't think it fair or reasonable to anyone. It would be absolutely ridiculous and shocking that this is even being considered. I like the idea of Senior housing but the negative impact is too great.

Considering that many new buildings will still be built, I am not opposed for them to build a 4-5 story building. I'd be okay with that even though it would cause more of a headache for us personally, I know we can't stop building. It's the ridiculousness of a 35 and 46 story height building in the midst of no other bldg that height, the massive amount of apts and traffic it would create and add to the already unbearable congestion.

Please DO NOT APPROVE the Millennium.

Sincerely, Katherine and Peter Boylan  
[miakboylan@gmail.com](mailto:miakboylan@gmail.com)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium's Hollywood Center Towers

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eferry1@aol.com <eferry1@aol.com>  
To: elva.nuno-odonnell@lacity.org

Mon, Oct 1, 2018 at 10:46 AM

I am writing this email to express my horror at the proposed Hollywood Center towers.

Forty six and thirty five stories tall? On a officially declared earthquake fault? Being constructed by a company (Millennium) which has proven in San Francisco to be utterly incompetent and/or criminal?

One thousand and five units? What about sewage and water capabilities? The worsened traffic? (People will still drive, regardless of the PR for public transit. Our city is simply not set up that way)

The loss of sun, and the decreased view of our beautiful hills?

This project is simply too tall and too large for the location. If the developers actually lived in this neighborhood, they would know that.

The Hollywood Center is an abomination, and I am **VEHEMENTLY** opposed.

Emily Ferry  
323 - 462 - 4468



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**Case No.: ENV-2018-2116-EIR**

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joshuaurbina@yahoo.com <joshuaurbina@yahoo.com>  
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Mon, Oct 1, 2018 at 10:19 AM

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 20181001101400.pdf  
278K



## Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

I am concerned about traffic and parking due to the several new developments in Hollywood. Once all projects are finished, thousands of new cars will be added to the already congested roads. Getting around my neighborhood is becoming more and more hellish, dangerous, and extremely frustrating. There is often no parking anywhere in Hollywood. Air quality will also be negatively impacted due to the increase in smog. These new developments will reduce quality of life for residents who have lived in this community for decades. I am fearful of these developments as there appears to be no regulation and they keep adding new projects.

CONTACT INFORMATION (Optional, please print clearly)

Name: Joshua Urbina Representing Agency or Organization: \_\_\_\_\_

Address: 6555 La Mirada Ave, #5 City/State/Zip: LOS ANGELES, CA 90038

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

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## Hollywood Center Project - ENV-2018-2116-EIR

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Mon, Oct 1, 2018 at 7:46 AM

To: Linda Bernhardt <linda.bernhardt@amboo.org>

Cc: inger@amboo.org, MKnight@nrdiscovery.com

Good Morning Ms. Bernhardt,

I received your email this morning (our offices are closed on Sunday), regarding your request to review and make copies of the environmental case file, ENV-2018-2116-EIR, on October 2, 2018.

As you know, the closing date and time to submit scoping comments for the Hollywood Center Project is October 4, 2018, by 4:00 P.M.. Since comments are continually being submitted to me, it would be more productive for you if you scheduled an appointment for Friday, October 5. Based on my experience with the submittal of comments, the majority of comments usually arrive on the last day of the close of a comment period. Therefore, waiting until October 5th, would mostly likely yield the majority of scoping comments submitted for the Hollywood Center Project.

You are welcome to come by on October 2, if you wish. However, please consider my suggestion. Please feel to contact me if you have any questions.

Kind regards,

Elva

[Quoted text hidden]



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millennium Hollywood Centre

1 message

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**Nick Egan** <nickegan1@mac.com>

Mon, Oct 1, 2018 at 5:00 AM

To: elva.nuno-odonnell@lacity.org

As somebody who has lived in Hollywood for more that 25 years I have welcomed the Re development of Hollywood, not just as a tourist centre but also the rise of businesses, restaurants, hotels and apartments. However, I feel we, as a community, have reached the summit and the development of the Millennium Hollywood Centre will make our neighborhoods over run with additional traffic. In the last 2 or 3 years I have seen Franklin Boulevard from Western to Argyle become almost immovable at certain times and a drive from Gelson's to Scenic Ave, which is a 5 minute drive, can take up to 25 mind.

Even the neighborhood backstreets have become gridlocked.

From 5:00pm to 6:30pm, Odin at Holly Drive to Cahuenga Blvd is lined with cars, which up until recently had none. Our streets are becoming ever more difficult to park in, in the evening.

Adding this new project will only double or triple the problem.

Personally I think the City is better off developing the Hollywood sign as a tourist attraction by having a hanging platform in front of the sign, with a restaurant and souvenir store and an access road that uses the current service road behind the sign, this would alleviate the amount of tourists who stand in the middle of Beachwood Drive taking photos, causing a danger to themselves and others driving along that road. Instead of warding tourists off with anti social warnings telling people no access to the sign this would open a possible fortune in income. We wouldn't be too pleased if we went to Paris and were told there was no access to the Eiffel Tower.

Nick Egan  
Scenic Ave, Hollywood

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium's "Hollywood Center"

1 message

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**Scott Clay** <scott@addisoninteractive.com>

Sun, Sep 30, 2018 at 9:45 PM

To: elva.nuno-odonnell@lacity.org

Cc: Philippa Drewer <philippadrewer@gmail.com>

Dear Elva,

First off, thank you for sending out the comment forms on case no. ENV-2018-2116-EIR for Millennium's "Hollywood Center". I've heard about this project for a while and am very concerned about several effects that it could have on our neighborhood if it comes to pass.

For context, our 3-person family lives just north of Franklin in Bronson Canyon, and we own a business with 16 employees that's located at Sunset Blvd and Wilcox. In general, I'm pleased with the progress that Hollywood has made over the past few years, with new construction, new businesses, and increased foot traffic.

But this project goes way too far. A 46-story building will dwarf everything that currently defines the Hollywood landscape. Capitol Records alone is an iconic building known around the world. These two towers would eliminate the charm of the entire town. We're not Manhattan, or even downtown LA, and there's no reason for us to try to be. The view of the Hollywood Hills (And sign) from within Hollywood is already starting to be challenged by the current construction, and nothing so far even approaches the massive size that these two behemoths would occupy.

We don't have the infrastructure to support these massive structures. Already, the traffic in Hollywood is worse than almost anywhere in LA. Public transit sadly won't solve the problem anytime soon. It's already a nightmare trying to navigate around Netflix in the AM, and that's also situated next to the 101.

To top it off, the seismic issues abound. We're on a fault line, even our house has unstable soil, and I shudder to think of the impact of an earthquake on two massive towers, especially if Millennium has a reputation for building a 'leaning' tower in SF already.

The other biggest change in the past few years, beyond the massive increase in construction, has been the massive increase in the homeless population. Rents are increasing and forcing people out of their homes and onto the streets. I can only imagine what this massive increase of over 1,000 premium dwelling units will do to the rent levels of nearby residences.

Clearly, we're very opposed to this construction. Please confirm receipt of this email so that I know that my voice will be heard.

Thank you,  
Scott



Scott Addison Clay

President

Addison Interactive

scott@addisoninteractive.com

323.580.6220 x101

## Fwd: Case ENV-2018-2116-EIR. - VERY CONCERNED ABOUT MILLENIUM HOLLYWOOD PROJECT

1 message

Angela Bellias <avbellias@aol.com>  
To: elva.nuno-odonnell@lacity.org

Sun, Sep 30, 2018 at 8:56 PM

To: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

Subject: Case ENV-2018-2116-EIR. - VERY CONCERNED ABOUT MILLENIUM HOLLYWOOD PROJECT

Hollywood Center / Millennium Towers

The City of LA is seeking public comments on the scope of the Environmental Impact Report (EIR)

**TWO WAYS TO COMMENT**

<b>1 Online</b> <a href="http://www.argylecivic.org">www.argylecivic.org</a> (click "comment" link) <i>fast, easy and ensures your comments are not "lost in the mail"</i>	<b>2 By Mail</b> <i>Send written comments to:</i> Elva Nuño-O'Donnell, ENV-2018-2116-EIR City of Los Angeles, Dept of City Planning 6262 Van Nuys Boulevard, Room 351 Van Nuys, CA 91401
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**Deadline: OCT 4**

More info: [www.argylecivic.org](http://www.argylecivic.org)



Argyle Civic  
Association

To Whom It May Concern.

Our family has lived in Hollywood for over two decades and are raising our family in Hollywood.

We are very concerned about the proposed Millenium Hollywood Project under consideration.

Not only is this develop suspect due to his crumbling building in San Francisco and their dishonest business practices but these buildings are way out of scale and character for our Hollywood Community. These building belong downtown!

Here are our specific concerns:

- Traffic and air quality— already the area is overrun with cars and the old infrastructure cannot handle it.
- Impact on parking and driving
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the Millenium Tower in San Francisco.)
- Overpowering the iconic Capitol Records Building and other historic buildings nearby
- Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?
- Lack of real improvements to the neighborhood— infrastructure, better roads, improved freeway access (sound walls, carbon absorbing trees), tree planting

PLEASE OPPOSE THIS PROJECT that does not belong in Hollywood but downtown.

Thank you.

Angela Bellias and family  
6400 [Rinconia Dr.](#)  
[Los Angeles, CA. 90068](#)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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Laura Dupuis <ladupuis2255@gmail.com>

Sun, Sep 30, 2018 at 6:48 PM

To: elva.nuno-odonnell@lacity.org

This project does not belong in Hollywood. It does not fit the character of the city. It is too big. It is unattractive. There has been significant recent development in this area yet no improvement in city streets, no improvement. The traffic is already frequently horrendous.

Traffic and noise

- Impact on parking
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the MILLENIUMS leaning tower in San Francisco.
- Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?

-- thanks!

Laura Dupuis



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Case ENV-2018-2116-EIR. - VERY CONCERNED ABOUT MILLENIUM HOLLYWOOD PROJECT

1 message

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JP vZ <jennifervanzyl@mac.com>  
To: elva.nuno-odonnell@lacity.org

Sun, Sep 30, 2018 at 5:09 PM

To Whom It May Concern.

Our family has lived in Hollywood for over two decades and are raising our family in Hollywood. We are very concerned about the proposed Millenium Hollywood Project under consideration.

Not only is this develop suspect due to his crumbling building in San Francisco and their dishonest business practices but these buildings are way out of scale and character for our Hollywood Community. These building belong downtown!

Here are our specific concerns:

- Traffic and air quality— already the area is overrun with cars and the old infrastructure cannot handle it.
- Impact on parking and driving
- Dilution of Police and Fire responses
- Seismic safety: fault lines, nearby subways (especially given the Millenium Tower in San Francisco.)
- Overpowering the iconic Capitol Records Building and other historic buildings nearby
- Liability protection since the developers have serious issues in San Francisco. What is the plan to protect tax payers from a repeat?
- Affordable housing impact on the surrounding community as Hollywood is becoming a high rent district. Where will low income and the elderly go once their buildings are torn down?
- Lack of real improvements to the neighborhood— infrastructure, better roads, improved freeway access (sound walls, carbon absorbing trees), tree planting

PLEASE OPPOSE THIS PROJECT that does not belong in Hollywood but downtown.

Thank you.

Jennifer Parker and family  
6426 La Punta Drive  
Los Angeles, CA. 90068





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood

1 message

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holly.badurek@gmail.com <holly.badurek@gmail.com>

Sun, Sep 30, 2018 at 4:27 PM

To: elva.nuno-odonnell@lacity.org

Hello there-

Please do not go ahead with the building of skyrises in Hollywood. With so many beautiful and iconic views in our town, tall buildings will completely disrupt the historical feel of the city and ruin views for thousands of people.

Thank you for your consideration,  
Holly Badurek

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Re: Millenium Hollywood Project

1 message

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**Helena Lipstadt** <helenalips@gmail.com>

Sun, Sep 30, 2018 at 7:54 AM

To: elva.nuno-odonnell@lacity.org

To Whom it May Concern,

As a near neighbor of the proposed project, I have many concerns about the Millenium Hollywood Project

1. It is inadvisable/dangerous/foolhardy to build in a geologically unsafe location.
2. Deleterious impact on livability of the neighborhood, including issues of unbearable traffic and increasing neighborhood parking problems.
3. Impact on affordable housing options for low income residents displaced by the gargantuan Millenium Hollywood Project
4. Scale. The Millenium Hollywood Project is vastly disproportionate to the scale and aesthetics of the neighborhood.

Thank you for your consideration in this matter.

Our neighborhood is holding you accountable to address these issues in a serious and responsible way.

Helena Lipstadt  
1965 Canyon Dr  
Los Angeles CA 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR

1 message

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**Bradley Owen** <paxonus@gmail.com>

Sun, Sep 30, 2018 at 4:43 AM

To: elva.nuno-odonnell@lacity.org

I am writing in opposition to the Millenium Hollywood Center building project. I am a resident of the Beachwood Canyon neighborhood. I commute to work in Pacific Palisades. Although it is less than a 20 mile drive, it takes me on average 90 minutes each way. This building project will only make traffic cogestion even worse than it already is. The additional traffic will also put increased wear and tear on roads that are already under constant, and seeming neverending repair, causing further traffic congestion on a daily basis. As a homeowner and tax-paying resident, I see no benefit from this project to current residents of the area. The plan for 1 acre of green space is laughable, at best. This project serves only to enrich New York developers, who will then reap the profits and spend them in New York. If they wish to further degrade the livability of the area, the least they can do is live here themselves. We need a development plan for Hollywood tha benefits the residents. A good start would be by doing something about the increasing homeless population and the general run-down appearance of the area. Simply adding new buildings does not address these issues.

Bradley Owen  
6226 Scenc Avenue



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Project No. ENV-2018-2116-EIR (One residents concerns)

1 message

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**Michael Jakubow** <mikejakubow@gmail.com>

Sat, Sep 29, 2018 at 10:46 PM

To: elva.nuno-odonnell@lacity.org

Hello,

Writing to you as a concerned resident in the Hollywood area of this project.

I have lived near the corner of Franklin & Argyle for over 5 years.

I have seen all the new buildings and apartment complexes in my immediate area. Just walk south on Argyle from Franklin to Sunset Blvd. Argyle House, Everly Hotel, Eastown, El Centro Apartments and The Camden.

That's just a four block walk.

Those buildings immediately add to our traffic concerns, among environmental, sewer, and overall quality of life for everyone in this area.

Franklin Avenue unto itself... how much more can that street handle?

These new buildings not only stand out much greater then any project before (because of the sheer height of both towers), but they sit on fault lines. I'm not one to raise irrational fears, but that seems like a massive potential risk.

Lastly, the impact on rent it has for those already paying more then they likely can. These new projects empower all greedy apartment owners to raise rent. They all see the new building prices and suddenly have market reports saying all of us are paying "below market" rent. Though it's lost on them the realities of new construction and amenities.

If there's an arguement it helps the housing crisis, how? Increased rents across the board? Just look at the tent cities in this area. Nothing new to the city as a whole, but I can tell you with certainty the volume increase.

I hope you consider the residents many concerns. I believe in progress and a strong economy... but sensibility has to play a roll. A massive overhaul of the identity of the area and all the negativities one large project brings is not forward thinking. It's short term gain for long term loss.

Thank you. My concerns are environmental, rent, earthquake fears, sewer, traffic, quality of life and congestion.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Millennium Center

1 message

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**Ann Haugen** <ann@south-music.com>

Sat, Sep 29, 2018 at 2:34 PM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

To Whom It May Concern:

I am a home owner in Beachwood Canyon and have lived in my home at 6240 Scenic Ave for 20 years. Over the past several years we have seen traffic and crime rise. It takes 20 minutes to get down to the Gelsons on Franklin because people use Franklin Blvd to get to the 101 on-ramp.

I strongly disapprove of the Hollywood Millennium project! First off, Hollywood is not downtown. We have small buildings that fit the landscape. The huge towers are too big for our community - aesthetically and practically. The hotel they built in our neighborhood has added so much additional traffic and we can't handle anymore.

NO on this project!!!

Sincerely, Ann Haugen

**Ann Haugen**

EVP/Director of Production

P (310) 566-6678 C (310) 990-5947

**SOUTH Music and Sound Design**

**Brilliant composition. Innovative production**

**SO  
UTH**  
MUSIC & SOUND DESIGN



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## ENV-2018-2116-EIR

1 message

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**mikeyp** <me@mikeyp.tv>  
To: elva.nuno-odonnell@lacity.org

Fri, Sep 28, 2018 at 4:23 PM

Hello!

I own property near this project. Traffic will certainly be worse then it currently is, BUT I am all for it as long as street infrastructure is included for bicycles/scooters etc. (**BIKE LANES**). If that happens I will fully support. Let me know if you have any questions.

mikey pendola  
323.712.5947  
[www.mikeyp.tv](http://www.mikeyp.tv)



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center

1 message

---

**Natasha Ward** <natashaward@mac.com>

Fri, Sep 28, 2018 at 8:13 AM

To: elva.nuno-odonnell@lacity.org

Dear Elva Nuno,

This letter is intended to convey our disapproval of the Hollywood Center project.

The traffic in Hollywood is already in gridlock every night there is an event at the Hollywood Bowl or a premier at Hollywood Highland, or a show at the Pantages.

The other night it took 30 minutes from Sunset Blvd to Franklin Ave. a distance of less than mile.

The freeway exits at Vine and entrance at Arglye are already overtaken by gridlock every night.

The developer of this project has built a building in SanFrancisco that is sinking.

Last but not least this is being built on an earthquake fault.

Anyone who approves this project is either being paid off, does not care about Hollywood or just plain stupid.

Hopefully by the time this is built, my husband and I will no longer be residents of Hollywood , California or even the United States.

The lack of code enforcement at party house noise, construction &

Airbnb hotels above my house in a R1 residential neighborhood .

These are all factors, in our decision to no longer support this city or even this country with our tax dollars.

God bless those who stay in a city where the residents are last to decide the future of their neighborhood.

My husband and I in direct opposition of the Hollywood Center Project.

Thank you,

Natasha & Liam Ward

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Millenium Towers Hollywood ~ Please Stop This Nightmare

1 message

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**Kevin Ackerman** <Citizenack@aol.com>

Fri, Sep 28, 2018 at 9:00 AM

To: elva.nuno-odonnell@lacity.org

27 Years resident Beachwood [Canyon Drive](#) & 14 Years tenant at Hollywood & Vine TAFT BLDG:

This monstrosity being built by greedy investors living across the country will invite in a tenant body that is discordant with the existing environment of Hollywood. As such, less wealthy and older residents' rents will go up in cost and they will, ultimately and eventually, be displaced from their homes potentially (ie as other similar buildings are erected).

The building is being built ON A KNOWN FAULT-LINE for Christ sakes!!! That endangers not only the tenants who will live there but anyone below when a seismic event or earthquake transpired. Again—When. Not if.

And finally, the AESTHETICS. These towers will exist as a blight on Hollywood's historic skyline of mountains and landmark buildings from the bygone era; it all will serve to encourage other ill begotten buildings of similar ilk to be thrown up with disregard for the existing citizenry and its current and time-honored culture... Not only does it look like Century City but the target demographic it aims to secure as residents - upwardly mobile wealthy and specifically young millennials - will import those sensibilities and lifestyle on the ground. I'm short? It's an ENVIRONMENTAL disaster on ALL fronts, literally and metaphorically.

Sent from my iPhone





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## Capitol Records Towers / Millenium Project

1 message

---

Kevin Ackerman <Citizenack@aol.com>

Fri, Sep 28, 2018 at 8:58 AM

To: elva.nuno-odonnell@lacity.org

Comment Submission:

This monstrosity being built by greedy investors living across the country will invite in a tenant body that is discordant with the existing environment of Hollywood. As such, less wealthy and older residents' rents will go up in cost and they will, ultimately and eventually, be displaced from their homes potentially (ie as other similar buildings are erected).

The building is being built ON A KNOWN FAULT-LINE for Christ sakes!!! That endangers not only the tenants who will live there but anyone below when a seismic event or earthquake transpired. Again—When. Not if.

And finally, the AESTHETICS. These towers will exist as a blight on Hollywood's historic skyline of mountains and landmark buildings from the bygone era; it all will serve to encourage other ill begotten buildings of similar ilk to be thrown up with disregard for the existing citizenry and its current and time-honored culture... Not only does it look like Century City but the target demographic it aims to secure as residents - upwardly mobile wealthy and specifically young millennials - will import those sensibilities and lifestyle on the ground. I'm short? It's an ENVIRONMENTAL disaster on ALL fronts, literally and metaphorically.

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## Hollywood Center

1 message

---

**Natasha Ward** <natashaward@mac.com>

Fri, Sep 28, 2018 at 8:13 AM

To: elva.nuno-odonnell@lacity.org

Dear Elva Nuno,

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Airbnb hotels above my house in a R1 residential neighborhood .

These are all factors, in our decision to no longer support this city or even this country with our tax dollars.

God bless those who stay in a city where the residents are last to decide the future of their neighborhood.

My husband and I in direct opposition of the Hollywood Center Project.

Thank you,

Natasha & Liam Ward

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

## Comments on Notice of Preparation for Hollywood Center Project (ENV-2018-2116-EIR)

2 messages

**Veronica Lebron** <veronica@robertsilversteinlaw.com>

Thu, Sep 27, 2018 at 3:53 PM

To: elva.nuno-odonnell@lacity.org, holly.wolcott@lacity.org, vince.bertoni@lacity.org

Cc: Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>, Veronica Lebron <Veronica@robertsilversteinlaw.com>

Please see attached.

Veronica Lebron  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd Floor  
Pasadena, CA 91101-1504  
Telephone: (626) 449-4200  
Facsimile: (626) 449-4205  
Email: Veronica@RobertSilversteinLaw.com  
Website: www.RobertSilversteinLaw.com

=====  
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=====  
 **9-27-18 [SCAN] Comments on the Notice of Preparation (NOP) of EIR for Hollywood Center Project.PDF**  
625K

**Veronica Lebron** <veronica@robertsilversteinlaw.com>

Thu, Sep 27, 2018 at 3:54 PM

To: elva.nuno-odonnell@lacity.org, holly.wolcott@lacity.org, vince.bertoni@lacity.org

Cc: Dan Wright <Dan@robertsilversteinlaw.com>, Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>

[Quoted text hidden]

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 **9-27-18 [SCAN] Comments on the Notice of Preparation (NOP) of EIR for Hollywood Center Project.PDF**  
625K

# THE SILVERSTEIN LAW FIRM

*A Professional Corporation*

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ROBERT@ROBERTSILVERSTEINLAW.COM  
WWW.ROBERTSILVERSTEINLAW.COM

September 27, 2018

**VIA EMAIL [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)  
[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org),  
[holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org)**

Elva Nuno-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

**Re: Comments on the Notice of Preparation of an EIR for the Hollywood  
Center Project ENV-2018-2116-EIR (Millennium Project II)**

**Related Cases: CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR; CPC-2018-  
2115-DA; VTT-82152**

Dear Ms. Nuno-O'Donnell:

## **I. INTRODUCTION AND PRELIMINARY OBSERVATIONS.**

This firm and the undersigned represent StopTheMillenniumHollywood.com (hereinafter "STMH") and other interested stakeholders in the community. Please keep this office on the list of interested persons to receive timely notice of all hearings, votes and determinations related to the proposed approval of the Hollywood Center Project at the east and west sites of the former Millennium Hollywood Project ("Project").

Pursuant to Public Resources Code Section 21167(f), please provide a copy of each and every Notice of Determination issued by the City in connection with this Project. STMH adopts and incorporates by reference all Project comments and objections raised by all others during the environmental review and land use entitlement processes for the Project. STMH also incorporates by reference the entire administrative record for the original Millennium Hollywood Project, LASC Case No. BS144606.

The City has recently issued two Notices of Preparation (“NOP”) for the Project, one dated August 28, 2018, and a later one dated September 4, 2018. As far as we could determine, the two NOPs are identical except for their date of issuance, and the due date for comments. The City provided in its second NOP notice no explanation for why it was issuing the NOP twice, and therefore, comments submitted in response to both notices must be accepted and incorporated into the process of preparing a Draft EIR.

We will provide comments today, the comment deadline for the City’s first NOP notice, but reserve the right to provide additional comments by October 4, 2018, in response to the second notice. We note that at the City’s Scoping Meeting, the City had posters informing the public that it had until October 4, 2018 to submit NOP comments.

The Hollywood Center Project is the second project proposed by the principals of Millennium Partners, the New York-based development company, for these sites on either side of Vine Street in Hollywood. Although the application and EIR indicate that six limited liability companies constitute the Applicant, we are informed and believe that all of them are controlled by Millennium Partners and its principals.

The first Project, the “Millennium Hollywood Project,” had the name “Millennium” in it to indicate a “brand” of luxurious housing projects its owners have developed in cities such as New York and San Francisco. However, since the international scandal surrounding Millennium’s faulty construction design of the sinking and tilting Millennium Tower in San Francisco, Millennium Partners has distanced its name from new projects going forward, including the new version of the Millennium Hollywood Project rechristened with the generic-sounding “Hollywood Center Project.” The new Project name thus attempts to disassociate the architects of the tilting disaster in San Francisco from this recycled Hollywood proposal to place high rise housing, office and/or hotel facilities directly over officially mapped fault traces of the 7.0-magnituded Hollywood Earthquake Fault.

## **II. NOP SPECIFIC COMMENTS.**

As our Supreme Court has held, the Environmental Impact Report under CEQA

“is an ‘environmental ‘alarm bell’ whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.’ [Citation.] The EIR is also intended ‘to demonstrate to an apprehensive citizenry that the agency has,

in fact, analyzed and considered the ecological implications of its action.’ [Citations.] Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. [Citations.] The EIR process protects not only the environment but also informed self-government.” Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 392.

Critical to the environmental review process is the opportunity of the public and other public agencies to identify information they require to be included in the Draft EIR to enable informed public review and comment. This also means that it is the lead agency’s job to assure that negative and inconvenient information is not withheld from the public in the Draft EIR, so as to impair the public and expert agencies in their vital role to help shape a project and to hold the lead agency accountable in the process. All required information must be included at the Draft EIR stage, and not later in the process, as occurred during the Millennium Hollywood review process.

We would ask that the Draft EIR address all issues raised by commenting agencies and members of the public. Among other agencies that we request you put on the responsible agency list and/or list of interested agencies are Caltrans and the California Geologic Survey. We also demand that the following information be included in the Draft EIR:

1. Aesthetics. The Initial Study prepared by the applicant’s consultant and apparently adopted by City Planning staff materially misrepresents the City’s obligations to disclose and analyze aesthetic impacts. While SB 743 purported to exempt some aesthetic and parking impacts, it included an express exception related to impacts on historic and cultural resources. The City acknowledges that there are significant historic resources located on-site or immediately adjacent to the proposed project. Accordingly, it is troubling that the City’s environmental review unit, on this first new environmental document, failed to disclose to the public that Pub. Res. Code Section 21099(d)(2)(B) states: “For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources.” Therefore, when the City asserts that the Draft EIR will include information related to aesthetic impacts for only “informational purposes,”

that statement is false. The CEQA statute expressly mandates analysis and mitigation of the aesthetic impacts of the Project upon the historic resources on and off site. To contend otherwise is misleading to the public.

2. Cultural and Historic Resources. The Initial Study asserts that the Project will have no direct impact on cultural and historic resources in the area. That contention is not accurate. Foreseeable direct impacts could occur to the Capitol Records building Echo Chambers which themselves are significant cultural resources since their original construction.

The request to rezone and significantly increase the residential density and floor area will confer up to more than \$100 million in additional value to the Applicant, yet the Project fails to include any significant and legally enforceable historic preservation for all of the resources located on site. The Project as proposed will dramatically undermine the prominence of the Capitol Records building as an iconic symbol of Hollywood, and replace it with a sterile set of gigantic high rise towers. The increase in density is discretionary. The City does not have to enrich the Applicant without requiring, as a condition of the Project, a detailed, legally enforceable, and comprehensive historic restoration of all buildings and structures on site.

The original Millennium Hollywood Project proposed no significant, legally enforceable historic preservation program. The City should not hand millions in profit to the Applicant without a significant historic preservation program that respects the Capitol Records and other buildings, instead of denigrating them with the destruction of their significance to Hollywood. It is well established that “a project that may cause a substantial adverse change in the significance of an historical resource is subject to CEQA.” Eureka Citizens for Responsible Government v. City of Eureka (2007) 147 Cal.App.4th 357, 374; Pub. Res. Code § 21084.1. “Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Guidelines § 15064.5, subd. (b)(1) (emphasis added).

3. Geology and Soils. The proposed placement of two towers across and over the top of an officially mapped Alquist-Priolo fault trace of the Hollywood Fault is unconscionable. Public and public agency comment during the original Millennium Hollywood Project expressed tremendous concern about possible catastrophic collapse of the towers if portions of the site suddenly moved, shearing the buildings' supporting columns, foundations and structures. With towers built this tall, and over the fault trace, Millennium asks this City Council to put at risk not only the lives of residents and users of the onsite Project, but property and lives of persons in immediately adjoining buildings and streets.

When the Hollywood Earthquake Fault ruptures, placing the Applicant's proposed 30+ and 40+ story towers on this site would not only kill and injure thousands of occupants, residents, workers and visitors, but it would cause enormous environmental impacts should the buildings also topple over onto surrounding structures, as well as blocking streets for weeks or months creating severe traffic impacts, which in turn would impact emergency services and response times. Air quality and health risk impacts would also be severe.

Following the City Council's hasty project approvals of the Millennium Hollywood Project on July 24, 2013, the Applicant fired its first engineering firm, Langan Engineering, and hired Group Delta to conduct further geologic study of only a portion of the East Site. After excavating a trench in the northern portion of the East Site, Group Delta failed to excavate the trench to the southernmost portion of the Project site where investigators from the State Geologist's office were most interested in examining the trench. In fact, Group Delta officials, over objections, excluded State Geologist investigators from fully examining the trench that was excavated. Ultimately, the State adopted an official Alquist-Priolo map across the site. During the State's administrative proceedings prior to that map adoption, Millennium's attorneys insisted Group Delta had evidence showing no fault on or through the East Site, and promised to submit such evidence to the State. However, as noted by the State in its report, no such contrary evidence was ever produced by Millennium. Accordingly, the Draft EIR must fully include all of the data and studies that led to the State's mapping of both the East and West Sites to include a fault rupture trace of the Hollywood Fault.



Other than some selective drilling of the West Site as part of the “limited” fault investigation conducted by Langan Engineering in July 2015, the Applicant has never conducted a full trench excavation of either the East Site or the West Site. Therefore, the Draft EIR must include the result of a full trenching of both the East and West Sites, including the parking lot of the Enterprise Car Rental, to determine if splays of the Hollywood Fault exist where the Applicant proposes new construction, or within 50 feet of proposed construction of any “habitable structures,” as that term is defined in law.

Given the extreme controversy over the Applicant’s claims that the Hollywood Fault trace is not located on its property, or allegedly is not active, when the adopted State map establishes otherwise, this requires the City to order full trenching of both sides of the Project site, and to require that both City and State geologists shall have full access to all of the trenches. This is not a time to allow an Applicant to evade proper environmental review of the likely presence of the Hollywood Fault on its property. A refusal of the City to order such trenching to reassure a skeptical public would strongly suggest that once again politics will overrule common sense and prudent safe development practices – practices that during the first project approvals brought the City into international condemnation for its previous reckless approval.

4. Alternatives. The Draft EIR must include a reasonable range of alternatives that do **not** place habitable structures, including buildings for occupancy and parking structures (above ground or subterranean) over or across the officially-mapped fault zones, or within 50 feet thereof. Further, alternatives that are scaled down to reduce height, density and FAR must also be included and analyzed in the Draft EIR.
5. Land Use. CEQA requires that the analysis under the Land Use topic disclose and analyze how the Project is inconsistent with plans, programs, statutes, ordinances and policies adopted to avoid or mitigate environmental impacts. The Project conflicts with numerous such programs and the Land Use section of the EIR is required by law to focus on the potential inconsistencies and conflicts. Nowhere does the CEQA statute call for an analysis of how a Project might be consistent with a cherry-picked list of other policies and program. Therefore, if the City wants to engage in an

City of Los Angeles  
Elva Nuno-O'Donnell  
September 27, 2018  
Page 7

extended "analysis" of consistency, it must be excluded from the Land Use section in the EIR, and placed in an appendix. To make consistency the focus of the Land Use section instead of inconsistency is to mislead the public of the purpose of the Land Use section of an EIR. Therefore, to focus the public and agencies on the inconsistencies with plans, programs, statutes, ordinances and policies, the Land Use section of the Draft EIR must fulfill this specific statutory purpose.

Very truly yours,



ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM, APC

RPS:vl



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center Project

1 message

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**N G** <shire90068@gmail.com>

Thu, Sep 27, 2018 at 3:51 PM

To: elva.nuno-odonnell@lacity.org

Elva Nuno-O'Donnell  
City of Los Angeles, Dept. of City Planning

Dear Ms. Nuno-O'Donnell,

Thank you for reading this. I have lived near the Argyle and Franklin intersection for about fourteen years.

I apologize in advance for the repetitive nature of my comments, compared to what you will receive from others. Please know that I already realize the futility of my comments, as I have watched this road-show before. I know exactly what weight they will be given by my local government. I am not even quite sure why I am bothering, except that I wouldn't want you to imagine that people in this area don't care. That is not so. I know of at least 3 people off-hand who feel exactly as I do, but they are too busy to write to you. Moreover, we all know how the government here "works." Our officials have managed to drive participation into the ground, while they increase the filing of lawsuits. I know all this from direct observation.

In that time, I have seen the traffic congestion in this area go from bad to worse. I know what Caltrans said the last time this project came up, and that it was ignored out of hand by the City, and as things have become much worse, it will all happen again soon. (Like I said - futility.)

Maybe the best way to approach this is to just spit out words. Traffic. Infrastructure. Emergency Response Times. Water. (Not in order of importance, obviously.). Earthquakes!!!

I used to serve on the land use committee of the neighborhood council in whose area the project lies, the Hollywood United Neighborhood Council. We worked fairly closely with some of Millenium's representatives. On the whole, I really liked them. From that experience, I do believe that this developer is not a normal one at all. I think they may very well be above average, and that they build quality projects, and usually hold onto them. If they are allowed to build, it will be something lovely to look at, and for the lucky few, nice to live in. (Is it funny that 10% affordable is unusually high for LA, or is that sad?)

That said, this project is gargantuanly large, completely out of scale, and it will be a disaster for the people who live here \*now\*. I get that LOS is not supposed to be important anymore - however, as a design professional, I assume you are given some kind of discretion. Please, if you have a conscience, for heaven's sake, \*use it.\* TOD is a farce. I don't believe it works, and I don't believe that a theoretical 15% decrease compared to some other imagined fantasy

should count as progress. Please do not "dream" as do the actual planning commissioners, per the LAT. We the citizens need you to act based on reality.

And that's just traffic. Just our daily lives and our time, of which human life is made. I'm not going to go into a whole thing about safety, infrastructure, water, earthquakes, etc. I trust someone else will cover that.

If you and your colleagues do your jobs, and observe your responsibility to make decisions based on existing conditions (per CEQA, duty to monitor, etc etc), I will be surprised and happy. At a minimum, please at least speak the truth about what you see.

It is a shame that the City has fallen down so badly, that by the time an actual good developer comes along, we are unable to accommodate them. It seems pretty obvious to me though.

Sincerely,  
N.



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

1 message

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**Bob Adjemian** <ultra1bob@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Sep 27, 2018 at 1:28 PM

### **Comments on Proposed Building Project Public Services**

Since the project will bring an estimated 2000 to 5000+ people in a small area, it will increase emergency response times for emergency services, and greatly increase the load of the LAFD for their two closest stations, FS 27 and 82.

As with other problems the increased population causes, the general public will likely be called to pay for infrastructure and Emergency Response improvement. This is unacceptable. The builder should pay large part of the public costs associated with his project.

### **Air Quality**

Already we have poor air quality in Hollywood. This project will cause more problems that affect the health of all of us.

### **Transportation and Traffic**

The traffic in Hollywood is almost always heavy, approaching gridlock. We do not have the subway system of New York City, yet we approaching them in density even now in downtown, and it will only get worse, especially if more high rise buildings are built. I don't know how the builder can compensate for this, but perhaps the traffic study will help. There is also an issue with the closest on ramp going south on the 101 South freeway. CalTrans was concerned about massive traffic problems on the ramps due to the increased population regarding the Millennium Project. it will be a bigger problem now.

### **Utilities**

The increase of people brought to Hollywood by the resulting project is likely to require DWP projects to be able to handle the increased load of water and power usage. I am concerned that the current taxpayers in Hollywood will be asked to bear the expenses, The builder should pay as appropriate. The resulting increased water and power consumption will affect all of us during times of drought and power consumption. The builders should be required to take all measures to have as small an energy footprint as possible.

### **Summary**

The building project will bring many thousands of additional people to Hollywood with their thousands of cars and trucks. Hollywood is already crowded. I suggest the Planning Commission regard quality of life as more important than outside developers who want to make their millions and then leave. It is not proper that projects like the Hollywood Center should, in the long run, cause increased costs that have to be paid by everyone who lives here. The developers should pay for costs to the city that their project causes at least for the first few years.

(signed)

Robert Adjemian

**Hollywood Center Project  
Scoping Comments  
Submitted by Agencies**

**August 28 – September 27, 2018**

**And**

**September 4 – October 4, 2018**



**Matthew Rodriguez**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Barbara A. Lee, Director  
9211 Oakdale Avenue  
Chatsworth, California 91311



**Edmund G. Brown Jr.**  
Governor

October 16, 2018

**RECEIVED**  
CITY OF LOS ANGELES

OCT 22 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

Ms. Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401

### DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HOLLYWOOD CENTER PROJECT (PROJECT)

Dear Ms. Nuño-O'Donnell:

The Department of Toxic Substances Control (DTSC) has received your Notice of Availability of a Draft Environmental Impact Report (EIR) for the above-mentioned project.

Based on the review of the document, the DTSC comments are as follows:

- 1) The draft EIR needs to identify and determine whether current or historic uses at the project site have resulted in any release of hazardous wastes/substances at the project area.
- 2) The draft EIR needs to identify any known or potentially contaminated site within the proposed project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 3) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
- 4) If during construction of the project, soil contamination is suspected, construction in the area should stop and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil exists, the draft EIR should identify how any required investigation or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

Ms. Elva Nuño-O'Donnell  
October 16, 2018  
Page 2

DTSC provides guidance for Preliminary Endangerment Assessment (PEA) preparation, and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP, please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov). If you would like to meet and discuss this matter further, please contact me at (818) 717-6555 or [Pete.Cooke@dtsc.ca.gov](mailto:Pete.Cooke@dtsc.ca.gov).

Sincerely,



Pete Cooke  
Site Mitigation and Restoration Program - Chatsworth Office

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Dave Kereazis  
Hazardous Waste Management Program, Permitting Division  
CEQA Tracking  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806





# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

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CITY OF LOS ANGELES

OCT 10 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

SENT VIA USPS AND E-MAIL:

[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

Elva Nuño-O'Donnell

City of Los Angeles, Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

September 27, 2018

## Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Hollywood Center Project (ENV-2018-2116-EIR)

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>1</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

### Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD staff recommends that the lead agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). The SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional

<sup>1</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the lead agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>2</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the lead agency compare the emission results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the proposed project, the lead agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the Draft EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the Draft EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and

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<sup>2</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, the air quality impacts from the overlap should be combined and compared to SCAQMD's regional air quality CEQA operational thresholds to determine significance.

The lead agency should identify any potential adverse air quality impacts that could occur from all phases of the proposed project and all air pollutant sources related to the proposed project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

#### Mobile Source Health Risk Assessment

Notwithstanding the court rulings, SCAQMD staff recognizes that the lead agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of SCAQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of, SCAQMD staff recommends that, prior to approving the project, lead agencies consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary.

When specific development is reasonably foreseeable as a result of the goals, policies, and guidelines in the proposed project, the lead agency should identify any potential adverse health risk impacts using its best efforts to find out and a good-faith effort at full disclosure in the CEQA document. Based on a review of aerial photographs and the Project Location Map attached in the NOP, SCAQMD staff found that the proposed project will be located immediately next to US Highway 101 (US-101). Because of the close proximity to the existing freeway, residents at the proposed project would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen. Diesel particulate matter emitted from diesel powered engines (such as trucks) has been classified by the state as a toxic air contaminant and a carcinogen.

Since future residences of the proposed project would be exposed to toxic emissions from the nearby sources of air pollution (e.g., diesel fueled highway vehicles), SCAQMD staff recommends that the lead agency conduct a health risk assessment (HRA)<sup>3</sup> to disclose the potential health risks to the residents from the vehicle emissions coming from vehicles operating on the Harbor Freeway in the Draft EIR.<sup>4</sup>

#### Guidance Regarding Residences Sited Near a High-Volume Freeway or Other Sources of Air Pollution

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local

<sup>3</sup> "Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis," accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

<sup>4</sup> SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the lead agency, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the lead agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>5</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

### **Mitigation Measures**

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the lead agency with identifying possible mitigation measures for the proposed project, including:

- Chapter 11- Mitigating the Impact of a Project, of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAG's MMRP for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy available here: [http://scagtrpccs.net/Documents/2016/peir/final/2016fP\\_EIR\\_ExhibitB\\_MMRP.pdf](http://scagtrpccs.net/Documents/2016/peir/final/2016fP_EIR_ExhibitB_MMRP.pdf)
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

### **Alternatives**

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

### **Permits**

In the event that the proposed project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the proposed project. For more information on permits, please visit

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<sup>5</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

**Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the lead agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. Please contact Robert Dalbeck, Assistant Air Quality Specialist, at [rdalbeck@aqmd.gov](mailto:rdalbeck@aqmd.gov), if you have any questions regarding these comments.

Sincerely,

*Daniel Garcia*

Daniel Garcia  
Program Supervisor  
Planning, Rule Development & Area Sources

DG/RD  
RVC180904-07  
Control Number

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 897-0362  
FAX (213) 897-0360  
www.dot.ca.gov



*Making Conservation a  
California Way of Life!*

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CITY OF LOS ANGELES  
OCT 10 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

October 4, 2018

Ms. Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, Ca 91401

RE: Hollywood Center Project  
GTS # LA-2018-01879-NOP  
Vic., LA-101

Dear Ms. Nuño-O'Donnell:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed Project includes a new mixed-use development on an approximately 4.46-acre site in the Hollywood Community Plan Area of the City of Los Angeles. Four new buildings are proposed, including a 35-story, a 46-story, and two 11-story senior buildings set aside for extremely-low and very-low income households. The Project would develop approximately 1,287,150 square feet of developed floor area, including 1,005 residential dwelling units totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area, approximately 160,707 square feet of common and private residential and publicly accessible open space, 1,521 vehicle parking spaces, and 551 bicycle parking spaces.

Caltrans encourages the City to fully utilize the Transportation Demand Management (TDM) Program to reduce vehicle miles traveled (VMT) and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

When adopting TDM measures the project should state what reasonable percentage of reduction the project will achieve. Provide details as to how the project plans to achieve the percent trip reduction target, including details on how trip reduction will be monitored and enforced. Transportation Demand Management effectiveness should be documented with annual monitoring reports by an onsite TDM coordinator. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take to achieve those targets. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on State facilities.

For TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8).

The reference is available online at:

<https://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We support measures to increase sustainable mode shares, thereby reducing VMT. The Lead Agency should also consider fair share fees for shuttles that use the public curb space. Caltrans welcomes the opportunity to work with the Lead Agency and local partners to secure the funding for needed mitigation. Traffic mitigation or cooperative agreements are examples of such measures.

Any reduction in vehicle speed benefits pedestrian and bicyclist safety, since there is a direct link between impact speeds and the likelihood of fatality. Methods to reduce pedestrian and bicyclist exposure to vehicles improve safety by lessening the time that the user is in the likely path of a motor vehicle. These methods include the construction of physically separated facilities such as sidewalks, raised medians, refuge islands, and off-road paths and trails, or a reduction in crossing distances through roadway narrowing.

Pedestrian and bicyclist warning signage, flashing beacons, crosswalks, and other signage and striping should be used to indicate to motorists that they should expect to see and yield to pedestrians and bicyclists. Formal information from traffic control devices should be reinforced by informal sources of information such as lane widths, landscaping, street furniture, and other road design features. We support these improvements in addition to those listed in the City of Los Angeles Bicycle Plan.

We look forward to reviewing the environmental impact report and will provide additional comments at that time, if warranted. If you have any questions or would like to schedule a meeting, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8397 and refer to GTS # LA-2018-01879.

Sincerely,



PAUL ALBERT MARQUEZ

Deputy District Director, Planning, Goods Movement and Local Assistance

cc: Scott Morgan, State Clearinghouse



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center Project Comment Letter

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Edmonson, Miya R@DOT <miya.edmonson@dot.ca.gov>  
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Thu, Oct 4, 2018 at 2:48 PM

Good Afternoon,

Attached please find Caltrans comment letter for the Hollywood Center Project. I will be sending the hardcopy ou later today.

Thank you,

*Miya Edmonson*

Local Development-Intergovernmental Review Branch Chief

Caltrans District 7, Office of Regional Planning

100 S. Main Street, MS-16

Los Angeles, CA 90012

213. 897.6536 Office

213. 897.1337 Fax

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 **LA-2018-01879-NOP Hollywood Center Project.pdf**  
830K



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*Making Conservation a  
California Way of Life!*

October 4, 2018

Ms. Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, Ca 91401

RE: Hollywood Center Project  
GTS # LA-2018-01879-NOP  
Vic., LA-101

Dear Ms. Nuño-O'Donnell:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed Project includes a new mixed-use development on an approximately 4.46-acre site in the Hollywood Community Plan Area of the City of Los Angeles. Four new buildings are proposed, including a 35-story, a 46-story, and two 11-story senior buildings set aside for extremely-low and very-low income households. The Project would develop approximately 1,287,150 square feet of developed floor area, including 1,005 residential dwelling units totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area, approximately 160,707 square feet of common and private residential and publicly accessible open space, 1,521 vehicle parking spaces, and 551 bicycle parking spaces.

Caltrans encourages the City to fully utilize the Transportation Demand Management (TDM) Program to reduce vehicle miles traveled (VMT) and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

When adopting TDM measures the project should state what reasonable percentage of reduction the project will achieve. Provide details as to how the project plans to achieve the percent trip reduction target, including details on how trip reduction will be monitored and enforced. Transportation Demand Management effectiveness should be documented with annual monitoring reports by an onsite TDM coordinator. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take to achieve those targets. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on State facilities.

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The reference is available online at:

<https://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We support measures to increase sustainable mode shares, thereby reducing VMT. The Lead Agency should also consider fair share fees for shuttles that use the public curb space. Caltrans welcomes the opportunity to work with the Lead Agency and local partners to secure the funding for needed mitigation. Traffic mitigation or cooperative agreements are examples of such measures.

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Pedestrian and bicyclist warning signage, flashing beacons, crosswalks, and other signage and striping should be used to indicate to motorists that they should expect to see and yield to pedestrians and bicyclists. Formal information from traffic control devices should be reinforced by informal sources of information such as lane widths, landscaping, street furniture, and other road design features. We support these improvements in addition to those listed in the City of Los Angeles Bicycle Plan.

We look forward to reviewing the environmental impact report and will provide additional comments at that time, if warranted. If you have any questions or would like to schedule a meeting, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8397 and refer to GTS # LA-2018-01879.

Sincerely,



PAUL ALBERT MARQUEZ

Deputy District Director, Planning, Goods Movement and Local Assistance

cc: Scott Morgan, State Clearinghouse



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center Project Comment Letter

---

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: "Edmonson, Miya R@DOT" <miya.edmonson@dot.ca.gov>

Thu, Oct 4, 2018 at 3:05 PM

Good Afternoon Ms. Edmonson,

The City has received Caltrans' scoping comments for the Hollywood Center Project. As indicated in your email, you will send a hard copy via USPS mail.

Thank you,

Elva

[Quoted text hidden]

--  
Elva Nuno-O'Donnell, City Planner  
Major Projects  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Metro DevRev - Comment Letter - Hollywood Center Project

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Barrita, Michael <BarritaM@metro.net>

Thu, Oct 4, 2018 at 3:01 PM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Cc: "Sheridan, Georgia" <SheridanG@metro.net>

Ms. Oropeza,

Thank you for the opportunity to comment on the "Hollywood Center Project" located in the City of Los Angeles. The Metro comment letter is attached along with the associated attachments.

Please contact Eddi Zepeda at 213.418.3483 if you have any questions.

Regards,

**Michael A. Barrita**

LA Metro

Transportation Associate II, Countywide Planning & Development

Joint Development/Strategic Initiatives

213.418.3482

[metro.net](http://metro.net) | [facebook.com/losangelesmetro](https://www.facebook.com/losangelesmetro) | @metrolosangeles

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### 3 attachments

 **Metro DevRev - Comment Letter - Hollywood Center Project.pdf**  
121K

 **CMP Appendix D -Transport Impact Analysis Guidelines.pdf**  
51K

 **Adj Constr Design Manual - Metro Design Criteria\_Rev 2 121615.pdf**  
80K



**Metro**

Los Angeles County  
Metropolitan Transportation Authority

One Gateway Plaza  
Los Angeles, CA 90012-2952

213.922.2000 Tel  
metro.net

October 4, 2018

Elva Nuno-O'Donnell  
Department of City Planning  
Los Angeles  
6262 Van Nuys Blvd., Room 351  
Downey, CA 91401

**RE: Hollywood Center Project – Notice of Preparation and Environmental Impact Report and Public Scoping Meeting**

Dear Ms. Nuno-O'Donnell:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed Hollywood Center Project (Project) located in the City of Los Angeles (City). Metro is committed to working with local municipalities, developers, and other stakeholders across Los Angeles County on transit-supportive developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

The purpose of this letter is to briefly describe the proposed Project, based on the Notice of Preparation of Environmental Impact Report (EIR) and Public Scoping Meeting, and to outline recommendations from Metro concerning issues that are germane to our agency's statutory responsibility in relation to the Metro Redline and bus facilities and services, which may be affected by the proposed Project.

### **Project Description**

The Project would be comprised of a new mixed-use development on an approximately 4.46 acre site. It would include four new buildings, including a 35-story "West Building," 46-story "East Building," and two 11-story senior buildings set aside for extremely-low and very-low income households. The Project would include a total of 872 market-rate units, 133 senior affordable housing units, and 30,176 square feet of commercial floor area for retail and restaurant uses. The Project would include a total of 1,521 vehicle parking spaces and 551 bicycle parking spaces.

### **Metro Comments**

In addition to the specific items outlined below, Metro would like to provide the Project Sponsor with a user-friendly resource, the Metro Adjacent Development Handbook (attached), which provides an

overview of common concerns for development adjacent to Metro right-of-way (ROW), as well as the Adjacent Construction Manual with technical information (also attached). These documents and additional resources are available at [www.metro.net/projects/devreview/](http://www.metro.net/projects/devreview/).

### *Transit Orientation*

Considering the Project's proximity to the Hollywood and Vine Station (Station), Metro would like to identify the potential synergies associated with transit-oriented development:

1. **Land Use:** Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options for the users of developments. Metro encourages the City and Project Sponsor to be mindful of the Project's proximity to the Station, including orienting pedestrian pathways towards the station.
2. **Walkability:** Metro strongly encourages the installation of wide sidewalks, pedestrian lighting, a continuous canopy of shade trees, enhanced crosswalks with ADA-compliant curb ramps, and other amenities along all public street frontages of the development site to improve pedestrian safety and comfort to access the nearby rail station. The City should consider requiring the installation of such amenities as part of the conditions of approval for the Project.
3. **Access:** The Project should address first-last mile connections to transit, encouraging development that is transit accessible with bicycle and pedestrian-oriented street design connecting transportation with housing and employment centers. For reference, please view the First Last Mile Strategic Plan, authored by Metro and the Southern California Association of Governments (SCAG), available on-line at: [http://media.metro.net/docs/sustainability\\_path\\_design\\_guidelines.pdf](http://media.metro.net/docs/sustainability_path_design_guidelines.pdf)
4. **Active Transportation:** Metro encourages the City to work with the Project Sponsor to promote bicycle use through adequate short-term bicycle parking, such as ground-level bicycle racks, as well as secure and enclosed long-term bicycle parking, such as bike lockers or a secured bike room, for guests, employees, and residents. Bicycle parking facilities should be designed with best practices in mind, including: highly visible siting, effective surveillance, easy to locate, and equipment installed with preferred spacing dimensions, so they can be conveniently accessed. The Project Sponsor should coordinate with the Metro Bike Share Program for a potential Bike Share station at this development, in the future if applicable. Additionally, the Project Sponsor should help facilitate safe and convenient connections for pedestrians, people riding bikes, and transit users to/from the Project site and nearby destinations,
5. **Wayfinding:** The Project is also encouraged to support these connections with wayfinding signage inclusive of all modes of transportation. Any temporary or permanent wayfinding signage with content referencing Metro services, or featuring the Metro brand and/or associated graphics (such as bus, rail, bike share, or other standard Metro pictograms) requires review and approval by Metro Art & Design. Please contact Lance Glover at 213-922-2360 or [GloverL@metro.net](mailto:GloverL@metro.net) for current Metro Design Standards and coordination.

6. **Multi-modal Connections:** With an anticipated increase in traffic, Metro encourages an analysis of impacts on non-motorized transportation modes and consideration of improved non-motorized access to the Project and nearby transit services, including pedestrian connections and bike lanes/paths. Appropriate analyses could include multi-modal LOS calculations, pedestrian audits, etc.
7. **Parking:** Metro strongly encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements for specific areas and the exploration of shared parking opportunities. These strategies should be pursued to reduce automobile-orientation in design and travel demand.
8. **Transit Pass:** Metro would like to inform the Project Sponsor of Metro's employer transit pass programs including the Annual Transit Access Pass (A-TAP) and Business Transit Access Pass (B-TAP) programs which offer efficiencies and group rates that businesses can offer employees as an incentive to utilize public transit. For more information on these programs, contact Devon Deming at 213-922-7957 or [DemingD@metro.net](mailto:DemingD@metro.net).

#### *Congestion Management Program*

Beyond impacts to Metro facilities and operations, Metro must also notify the Project Sponsor of state requirements. A Transportation Impact Analysis (TIA), with roadway and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2010 Congestion Management Program for Los Angeles County," Appendix D (attached). The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed Project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic).
2. If CMP arterial segments are being analyzed rather than intersections, the study area must include all segments where the proposed Project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
3. Mainline freeway-monitoring locations where the Project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.
4. Caltrans must also be consulted through the NOP process to identify other specific locations to be analyzed on the state highway system.

The CMP TIA requirement also contains two separate impact studies covering roadways and transit, as outlined in Sections D.8.1 – D.9.4. If the TIA identifies no facilities for study based on the criteria above, no further traffic analysis is required. However, projects must still consider transit impacts. For all CMP TIA requirements please see the attached guidelines.

Hollywood Center Project  
Notice of Preparation of (EIR) & Public Scoping Meeting – Metro Comments  
October 4, 2018

If you have any questions regarding this response, please contact Eddi Zepeda by phone at 213-418-3484, by email at [DevReview@metro.net](mailto:DevReview@metro.net), or by mail at the following address:

**Metro Development Review  
One Gateway Plaza MS 99-23-4  
Los Angeles, CA 90012-2952**

Sincerely,



Georgia Sheridan, AICP  
Senior Manager, Transit Oriented Communities

Attachments and links:

- Adjacent Construction Design Manual
- Adjacent Development Handbook: <https://www.metro.net/projects/devreview/>
- CMP Appendix D: Guidelines for CMP Transportation Impact Analysis



# GUIDELINES FOR CMP TRANSPORTATION IMPACT ANALYSIS

*Important Notice to User: This section provides detailed travel statistics for the Los Angeles area which will be updated on an ongoing basis. Updates will be distributed to all local jurisdictions when available. In order to ensure that impact analyses reflect the best available information, lead agencies may also contact MTA at the time of study initiation. Please contact MTA staff to request the most recent release of "Baseline Travel Data for CMP TIAs."*

## D.1 OBJECTIVE OF GUIDELINES

The following guidelines are intended to assist local agencies in evaluating impacts of land use decisions on the Congestion Management Program (CMP) system, through preparation of a regional transportation impact analysis (TIA). The following are the basic objectives of these guidelines:

- Promote consistency in the studies conducted by different jurisdictions, while maintaining flexibility for the variety of project types which could be affected by these guidelines.
- Establish procedures which can be implemented within existing project review processes and without ongoing review by MTA.
- Provide guidelines which can be implemented immediately, with the full intention of subsequent review and possible revision.

These guidelines are based on specific requirements of the Congestion Management Program, and travel data sources available specifically for Los Angeles County. References are listed in Section D.10 which provide additional information on possible methodologies and available resources for conducting TIAs.

## D.2 GENERAL PROVISIONS

Exhibit D-7 provides the model resolution that local jurisdictions adopted containing CMP TIA procedures in 1993. TIA requirements should be fulfilled within the existing environmental review process, extending local traffic impact studies to include impacts to the regional system. In order to monitor activities affected by these requirements, Notices of Preparation (NOPs) must be submitted to MTA as a responsible agency. Formal MTA approval of individual TIAs is not required.

The following sections describe CMP TIA requirements in detail. In general, the competing objectives of consistency & flexibility have been addressed by specifying standard, or minimum, requirements and requiring documentation when a TIA varies from these standards.

### D.3 PROJECTS SUBJECT TO ANALYSIS

In general a CMP TIA is required for all projects required to prepare an Environmental Impact Report (EIR) based on local determination. A TIA is not required if the lead agency for the EIR finds that traffic is not a significant issue, and does not require local or regional traffic impact analysis in the EIR. Please refer to Chapter 5 for more detailed information.

CMP TIA guidelines, particularly intersection analyses, are largely geared toward analysis of projects where land use types and design details are known. Where likely land uses are not defined (such as where project descriptions are limited to zoning designation and parcel size with no information on access location), the level of detail in the TIA may be adjusted accordingly. This may apply, for example, to some redevelopment areas and citywide general plans, or community level specific plans. In such cases, where project definition is insufficient for meaningful intersection level of service analysis, CMP arterial segment analysis may substitute for intersection analysis.

### D.4 STUDY AREA

The geographic area examined in the TIA must include the following, at a minimum:

- All CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic).
- If CMP arterial segments are being analyzed rather than intersections (see Section D.3), the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
- Mainline freeway monitoring locations where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hours.
- Caltrans must also be consulted through the Notice of Preparation (NOP) process to identify other specific locations to be analyzed on the state highway system.

If the TIA identifies no facilities for study based on these criteria, no further traffic analysis is required. However, projects must still consider transit impacts (Section D.8.4).

### D.5 BACKGROUND TRAFFIC CONDITIONS

The following sections describe the procedures for documenting and estimating background, or non-project related traffic conditions. Note that for the purpose of a TIA, these background estimates must include traffic from all sources without regard to the exemptions specified in CMP statute (e.g., traffic generated by the provision of low and very low income housing, or trips originating outside Los Angeles County. Refer to Chapter 5, Section 5.2.3 for a complete list of exempted projects).

**D.5.1 Existing Traffic Conditions.** Existing traffic volumes and levels of service (LOS) on the CMP highway system within the study area must be documented. Traffic counts must

be less than one year old at the time the study is initiated, and collected in accordance with CMP highway monitoring requirements (see Appendix A). Section D.8.1 describes TIA LOS calculation requirements in greater detail. Freeway traffic volume and LOS data provided by Caltrans is also provided in Appendix A.

**D.5.2 Selection of Horizon Year and Background Traffic Growth.** Horizon year(s) selection is left to the lead agency, based on individual characteristics of the project being analyzed. In general, the horizon year should reflect a realistic estimate of the project completion date. For large developments phased over several years, review of intermediate milestones prior to buildout should also be considered.

At a minimum, horizon year background traffic growth estimates must use the generalized growth factors shown in Exhibit D-1. These growth factors are based on regional modeling efforts, and estimate the general effect of cumulative development and other socioeconomic changes on traffic throughout the region. Beyond this minimum, selection among the various methodologies available to estimate horizon year background traffic in greater detail is left to the lead agency. Suggested approaches include consultation with the jurisdiction in which the intersection under study is located, in order to obtain more detailed traffic estimates based on ongoing development in the vicinity.

## D.6 PROPOSED PROJECT TRAFFIC GENERATION

Traffic generation estimates must conform to the procedures of the current edition of Trip Generation, by the Institute of Transportation Engineers (ITE). If an alternative methodology is used, the basis for this methodology must be fully documented.

Increases in site traffic generation may be reduced for existing land uses to be removed, if the existing use was operating during the year the traffic counts were collected. Current traffic generation should be substantiated by actual driveway counts; however, if infeasible, traffic may be estimated based on a methodology consistent with that used for the proposed use.

Regional transportation impact analysis also requires consideration of trip lengths. Total site traffic generation must therefore be divided into work and non-work-related trip purposes in order to reflect observed trip length differences. Exhibit D-2 provides factors which indicate trip purpose breakdowns for various land use types.

For lead agencies who also participate in CMP highway monitoring, it is recommended that any traffic counts on CMP facilities needed to prepare the TIA should be done in the manner outlined in Chapter 2 and Appendix A. If the TIA traffic counts are taken within one year of the deadline for submittal of CMP highway monitoring data, the local jurisdiction would save the cost of having to conduct the traffic counts twice.

## D.7 TRIP DISTRIBUTION

For trip distribution by direct/manual assignment, generalized trip distribution factors are provided in Exhibit D-3, based on regional modeling efforts. These factors indicate Regional Statistical Area (RSA)-level tripmaking for work and non-work trip purposes.

(These RSAs are illustrated in Exhibit D-4.) For locations where it is difficult to determine the project site RSA, census tract/RSA correspondence tables are available from MTA.

Exhibit D-5 describes a general approach to applying the preceding factors. Project trip distribution must be consistent with these trip distribution and purpose factors; the basis for variation must be documented.

Local agency travel demand models disaggregated from the SCAG regional model are presumed to conform to this requirement, as long as the trip distribution functions are consistent with the regional distribution patterns. For retail commercial developments, alternative trip distribution factors may be appropriate based on the market area for the specific planned use. Such market area analysis must clearly identify the basis for the trip distribution pattern expected.

## D.8 IMPACT ANALYSIS

CMP Transportation Impact Analyses contain two separate impact studies covering roadways and transit. Section Nos. D.8.1-D.8.3 cover required roadway analysis while Section No. D.8.4 covers the required transit impact analysis. Section Nos. D.9.1-D.9.4 define the requirement for discussion and evaluation of alternative mitigation measures.

**D.8.1 Intersection Level of Service Analysis.** The LA County CMP recognizes that individual jurisdictions have wide ranging experience with LOS analysis, reflecting the variety of community characteristics, traffic controls and street standards throughout the county. As a result, the CMP acknowledges the possibility that no single set of assumptions should be mandated for all TIAs within the county.

However, in order to promote consistency in the TIAs prepared by different jurisdictions, CMP TIAs must conduct intersection LOS calculations using either of the following methods:

- The Intersection Capacity Utilization (ICU) method as specified for CMP highway monitoring (see Appendix A); or
- The Critical Movement Analysis (CMA) / Circular 212 method.

Variation from the standard assumptions under either of these methods for circumstances at particular intersections must be fully documented.

TIAs using the 1985 or 1994 Highway Capacity Manual (HCM) operational analysis must provide converted volume-to-capacity based LOS values, as specified for CMP highway monitoring in Appendix A.

**D.8.2 Arterial Segment Analysis.** For TIAs involving arterial segment analysis, volume-to-capacity ratios must be calculated for each segment and LOS values assigned using the V/C-LOS equivalency specified for arterial intersections. A capacity of 800 vehicles per hour per through traffic lane must be used, unless localized conditions necessitate alternative values to approximate current intersection congestion levels.

**D.8.3 Freeway Segment (Mainline) Analysis.** For the purpose of CMP TIAs, a simplified analysis of freeway impacts is required. This analysis consists of a demand-to-capacity calculation for the affected segments, and is indicated in Exhibit D-6.

**D.8.4 Transit Impact Review.** CMP transit analysis requirements are met by completing and incorporating into an EIR the following transit impact analysis:

- ❑ Evidence that affected transit operators received the Notice of Preparation.
- ❑ A summary of existing transit services in the project area. Include local fixed-route services within a ¼ mile radius of the project; express bus routes within a 2 mile radius of the project, and; rail service within a 2 mile radius of the project.
- ❑ Information on trip generation and mode assignment for both AM and PM peak hour periods as well as for daily periods. Trips assigned to transit will also need to be calculated for the same peak hour and daily periods. Peak hours are defined as 7:30-8:30 AM and 4:30-5:30 PM. Both “peak hour” and “daily” refer to average weekdays, unless special seasonal variations are expected. If expected, seasonal variations should be described.
- ❑ Documentation of the assumption and analyses that were used to determine the number and percent of trips assigned to transit. Trips assigned to transit may be calculated along the following guidelines:
  - Multiply the total trips generated by 1.4 to convert vehicle trips to person trips;
  - For each time period, multiply the result by one of the following factors:
    - 3.5% of Total Person Trips Generated for most cases, except:
      - 10% primarily Residential within 1/4 mile of a CMP transit center
      - 15% primarily Commercial within 1/4 mile of a CMP transit center
      - 7% primarily Residential within 1/4 mile of a CMP multi-modal transportation center
      - 9% primarily Commercial within 1/4 mile of a CMP multi-modal transportation center
      - 5% primarily Residential within 1/4 mile of a CMP transit corridor
      - 7% primarily Commercial within 1/4 mile of a CMP transit corridor
      - 0% if no fixed route transit services operate within one mile of the project

To determine whether a project is primarily residential or commercial in nature, please refer to the CMP land use categories listed and defined in Appendix E, *Guidelines for New Development Activity Tracking and Self Certification*. For projects that are only partially within the above one-quarter mile radius, the base rate (3.5% of total trips generated) should be applied to all of the project buildings that touch the radius perimeter.

- ❑ Information on facilities and/or programs that will be incorporated in the development plan that will encourage public transit use. Include not only the jurisdiction’s TDM Ordinance measures, but other project specific measures.

- Analysis of expected project impacts on current and future transit services and proposed project mitigation measures, and;
- Selection of final mitigation measures remains at the discretion of the local jurisdiction/lead agency. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the existing mitigation monitoring requirements of CEQA.

## D.9 IDENTIFICATION AND EVALUATION OF MITIGATION

**D.9.1 Criteria for Determining a Significant Impact.** For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ( $V/C \geq 0.02$ ), causing LOS F ( $V/C > 1.00$ ); if the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ( $V/C \geq 0.02$ ). The lead agency may apply a more stringent criteria if desired.

**D.9.2 Identification of Mitigation.** Once the project has been determined to cause a significant impact, the lead agency must investigate measures which will mitigate the impact of the project. Mitigation measures proposed must clearly indicate the following:

- Cost estimates, indicating the fair share costs to mitigate the impact of the proposed project. If the improvement from a proposed mitigation measure will exceed the impact of the project, the TIA must indicate the proportion of total mitigation costs which is attributable to the project. This fulfills the statutory requirement to exclude the costs of mitigating inter-regional trips.
- Implementation responsibilities. Where the agency responsible for implementing mitigation is not the lead agency, the TIA must document consultation with the implementing agency regarding project impacts, mitigation feasibility and responsibility.

Final selection of mitigation measures remains at the discretion of the lead agency. The TIA must, however, provide a summary of impacts and mitigation measures. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the mitigation monitoring requirements contained in CEQA.

**D.9.3 Project Contribution to Planned Regional Improvements.** If the TIA concludes that project impacts will be mitigated by anticipated regional transportation improvements, such as rail transit or high occupancy vehicle facilities, the TIA must document:

- Any project contribution to the improvement, and
- The means by which trips generated at the site will access the regional facility.

**D.9.4 Transportation Demand Management (TDM).** If the TIA concludes or assumes that project impacts will be reduced through the implementation of TDM measures, the TIA must document specific actions to be implemented by the project which substantiate these conclusions.

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**D.10 REFERENCES**

1. *Traffic Access and Impact Studies for Site Development: A Recommended Practice*, Institute of Transportation Engineers, 1991.
2. *Trip Generation*, 5th Edition, Institute of Transportation Engineers, 1991.
3. *Travel Forecast Summary: 1987 Base Model - Los Angeles Regional Transportation Study (LARTS)*, California State Department of Transportation (Caltrans), February 1990.
4. *Traffic Study Guidelines*, City of Los Angeles Department of Transportation (LADOT), July 1991.
5. *Traffic/Access Guidelines*, County of Los Angeles Department of Public Works.
6. *Building Better Communities*, Sourcebook, Coordinating Land Use and Transit Planning, American Public Transit Association.
7. *Design Guidelines for Bus Facilities*, Orange County Transit District, 2nd Edition, November 1987.
8. *Coordination of Transit and Project Development*, Orange County Transit District, 1988.
9. *Encouraging Public Transportation Through Effective Land Use Actions*, Municipality of Metropolitan Seattle, May 1987.

## ADJACENT CONSTRUCTION DESIGN MANUAL

## 1.0 INTRODUCTION

- 1.1 Parties planning construction over, under or adjacent to a Metropolitan Transportation Authority (MTA) facilities or structures are advised to submit for review ~~seven (7)~~ **two (2) hard** copies **and one (1) electronic copy** of their **design** drawings and ~~four (4) copies of their calculations~~ showing the relationship between their project and the MTA facilities, for MTA review. The purpose of the MTA review is to reduce the chance of conflict, damage, and unnecessary remedial measures for both MTA and the parties. Parties are defined as developers, agencies, municipalities, property owners or similar organizations proposing to perform or sponsor construction work near MTA facilities.
- 1.2 Sufficient drawings and details shall be submitted at each level of completion such as Preliminary, In-Progress, Pre-final and Final, etc. to facilitate the review of the effects that the proposed project may or may not have on the MTA facilities. An MTA review requires internal circulation of the construction drawings to concerned departments (~~usually includes Construction, Operations, Maintenance, and Real Estate~~) **for MTA departments review**. Parties shall be responsible for all costs related to **MTA drawing reviews by MTA**. MTA costs shall be based upon the actual hours taken for review at the hourly rate of pay plus overhead charges. Drawings normally required for review are:
- A. Site Plan
  - B. Drainage Area Maps and Drainage Calculations
  - C. Architectural drawings
  - D. Structural drawings and calculations
  - E. Civil Drawings
  - F. Utility Drawings
  - G. Sections showing Foundations and MTA Structures
  - H. Column Load Tables
  - I. Pertinent Drawings and calculations detailing an impact on MTA facilities
  - J. A copy of the Geotechnical Report.
  - K. Construction zone traffic safety and detour plans: Provide and regulate positive traffic guidance and definition for vehicular and pedestrian traffic adjacent to the construction site to ensure traffic safety and reduce adverse traffic circulation impact.
  - L. Drawings and calculations should be sent to:  
**MTA Third Party Administration (Permits Administration)**  
**Los Angeles County Metropolitan Transportation Authority**  
One Gateway Plaza  
Los Angeles, California 90012



- 1.3 If uncertainty exists on the possible impacts a project may have on the MTA facilities, and before submitting a formal letter requesting a review of a construction project adjacent to the Metro System, the party or his agent may contact the MTA Third Party Administrator (Permits). The Party shall review the complexity of the project, and **contact MTA** to receive an informal evaluation of the amount of detail required for the MTA review. In those cases, whereby it appears the project will present no risk to MTA, the Third Party Administrator (Permits) shall immediately route the design documents to **Engineering**, Construction, Operations, Maintenance, and Real Estate departments for a preliminary evaluation. If it is then confirmed that MTA risk is not present, the Administrator shall process an approval letter to the party.
- 1.4 A period of 30 working days should be allowed for review of the drawings and calculations. Thirty (30) work days should be allowed for each successive review as required. It is noted that preliminary evaluations are usually produced within 5 working days.
- 1.5 The party shall reimburse the MTA for any technical review or support services costs incurred that are associated with his/her request for access to the Metro **Transit**Rail System
- 1.6 The following items must be completed before starting any construction:
- A. Each part of the project's design may be reviewed and approved by the MTA. The prime concern of the MTA is to determine the effect of the project on the MTA structure and its transit operations. A few of the other parts of a project to be considered are overhead protection, dust protection, dewatering, and temporary use of public space for construction activities.
  - B. Once the Party has received written acceptance of the design of a given project then the Party must notify MTA prior to the start of construction, in accordance with the terms of acceptance.
- 1.7 Qualified Seismic, Structural and Geotechnical Oversight
- The design documents shall note the name of the responsible Structural Engineer and Geotechnical Engineer, licensed in the State of California.

## 2.0 REVIEW PROCEDURE

- 2.1 All portions of any proposed design that will have a direct impact on an MTA facility or structure will be reviewed to assure that the MTA facility or structure is not placed in risk at any time, and that the design meets all applicable codes and criteria. Any portion of the proposed design that is to form part of an MTA controlled area shall be designed to meet the MTA Design Criteria and Standards.
- 2.2 Permits, where required by the local jurisdiction, shall be the responsibility of the party. City of L.A. Dept. of Bldg. and Safety and the Bureau of Engineering permit review shall remain in effect. Party shall refer to MTA Third Party Administration policies and procedures, THD5 for additional information.
- 2.3 Monitoring of the temporary support of excavation structures for adjacent construction shall be required in all cases for excavations within the geotechnical zone of influence of MTA structures. The extent of the monitoring will vary from case to case.

- 2.4 Monitoring of the inside of MTA tunnels and structures shall be required when the adjacent excavation will unload or load the MTA structure or tunnel. Monitoring of vertical and horizontal distortions will include use of extensometers, inclinometers, settlement reference points, tiltmeters, groundwater observation wells, tape extensometer anchor points and load cells, as appropriately required. Acceptable limits of movement will depend on groundwater conditions, soil types and also the length of service the stations and tunnels have gone through. Escorts will be required for the survey parties entering the Metro operating system in accordance with MTA Operating Rules and Procedures. An MTA account number will be established and the costs for the escort monitoring and surveying service will be billed directly to the party or his agent as in section 1.2.
- 2.5 The calculations submitted for review shall include the following:
- A. A concise statement of the problem and the purpose of the calculation.
  - B. Input data, applicable criteria, clearly stated assumptions and justifying rationale.
  - C. References to articles, manuals and source material shall be furnished with the calculations.
  - D. Reference to pertinent codes and standards.
  - E. Sufficient sketches or drawing references for the work to be easily understood by an independent reviewer. Diagrams indicating data (such as loads and dimensions) shall be included along with adequate sketches of all details not considered standard by MTA.
  - F. The source or derivation of all equations shall be shown where they are introduced into the calculations.
  - G. Numerical calculations shall clearly indicate type of measurement unit used.
  - H. Identify results and conclusions.
  - I. Calculations shall be neat, orderly, and legible.
- 2.6 When computer programs are used to perform calculations, the following information shall accompany the calculation, including the following:
- A. Program Name.
  - B. Program Abstract.
  - C. Program Purpose and Applications.
  - D. Complete descriptions of assumptions, capabilities and limitations.
  - E. Instructions for preparing problem data.
  - F. Instructions for problem execution.
  - G. List (and explanation) of program acronyms and error messages.
  - H. Description of deficiencies or uncorrected errors.
  - I. Description of output options and interpretations.
  - J. Sample problem(s), illustrating all input and output options and hardware execution statements. Typically, these problems shall be verified problems.
  - K. Computer printout of all supporting calculations.

- L. The "User's Manual" shall also include a certification section. The certification section shall describe the methods and how they cover the permitted options and uses of the program.
- 2.7 Drawings shall be drawn, to scale, showing the location and relationship of proposed adjacent construction to existing MTA structures at various stages of construction along the entire adjacent alignment. The stresses and deflections induced in the existing MTA structures should be provided.
- 2.8 The short-term and long-term effects of the new loading due to the adjacent construction on the MTA structures shall be provided. The soil parameters and other pertinent geotechnical criteria contained in existing contract documents for the affected structure, plus any additional conditions shall be used to analyze the existing MTA structures.
- 2.9 MTA structures shall be analyzed for differential pressure loadings transferred from the adjacent construction site.

### 3.0 MECHANICAL CRITERIA

- 3.1 Existing services to MTA facilities, including chilled water and condenser water piping, potable and fire water, storm and sanitary sewer, piping, are not to be used, interrupted nor disturbed without written approval of MTA.
- 3.2 Surface openings of ventilation shafts, emergency exits serving MTA underground facilities, and ventilation system openings of surface and elevated facilities are not to be blocked or restricted in any manner. Construction dust shall be prevented from entering MTA facilities.
- 3.3 Hot or foul air, fumes, smoke, steam, etc., from adjacent new or temporary facilities are not to be discharged within 40 feet of existing MTA ventilation system intake shafts, station entrances or portals. Tunnel ventilation shafts are both intake and discharge structures.
- 3.4 Clear access for the fire department to the MTA fire department connections shall be maintained at all times. Construction signs shall be provided to identify the location of MTA fire department connections. No interruption to fire protection water service will be permitted at any time.
- 3.5 Modifications to existing MTA mechanical systems and equipment, including ventilation shafts, required by new connections into the MTA System, shall only be permitted with prior review and approval by MTA. If changes are made to MTA property as built drawings shall be provided reflecting these changes.

At the option of MTA, the adjacent construction party shall be required to perform the field tests necessary to verify the adequacy of the modified system and the equipment performance. This verification shall be performed within an agreed time period jointly determined by MTA and the Party on a case by case basis. Where a modification is approved, the party shall be held responsible to maintain original operating capacity of the equipment and the system impacted by the modification.

#### 4.0 OPERATIONAL REQUIREMENTS

##### 4.1 GENERAL

- A. Normal construction practices must be augmented to insure adequate safety for the general public entering Metro Stations and riding on Metro Trains and Buses. Design of a building, structure, or facility shall take into account the special safety considerations required for the construction of the facility next to or around an operating transit system.
- B. Projects which require working over or adjacent to MTA station entrances shall develop their construction procedures and sequences of work to meet the following minimum requirements:
1. Construction operations shall be planned, scheduled and carried out in a way that will afford the Metro patrons and the general public a clean, safe and orderly access and egress to the station entrance during revenue hours.
  2. Construction activities which involve swinging a crane and suspended loads over pedestrian areas, MTA station entrances and escalators, tracks or Metro bus passenger areas shall not be performed during revenue hours. Specific periods or hours shall be granted on a case-by-case basis, **with the approval of Construction Work Plan by MTA Construction Safety Department.**
  3. All cranes must be stored and secured facing away from energized tracks, when appropriate.
  4. All activity must be coordinated through the MTA Track Allocation process in advance of work activity. **All members of the work crew will be required to attend MTA Safety Training.**
  5. **In order to provide a safe zone to maintain adjacent developments. All developments adjacent to Metro At-Grade Stations, Aerial Stations or Track Guideways shall provide a minimum 5 foot setback from the Metro and developer's shared property line to the outside face of the proposed structure at Metro or the developer's property for maintenance to be performed or installed from within the zone created by this setbacks.**

##### 4.2 OVERHEAD PROTECTION - Station Entrances

- A. Overhead protection from falling objects shall be provided over MTA facilities whenever there is possibility, due to the nature of a construction operation, that an object could fall in or around MTA station entrances, bus stops, elevators, or areas designed for public access to MTA facilities. Erection of the overhead protection for these areas shall be done during MTA non-revenue hours.
1. The design live load for all overhead protection shall be 150 pounds per square foot minimum. The design wind load on the temporary structures shall be 20 pounds per square foot, on the windward and leeward sides of the structure.
  2. The overhead protection shall be constructed of fire rated materials. Materials and equipment shall not be stored on the completed shield. The roof of the

shield shall be constructed and maintained watertight.

- B. Lighting in public areas and around affected MTA facilities shall be provided under the overhead protection to maintain a minimum level of twenty-five (25) footcandles at the escalator treads or at the walking surface. The temporary lighting shall be maintained by the Party.
- C. Wooden construction fencing shall be installed at the boundary of the areas with public access. The fencing shall be at least eight-feet high, and shall meet all applicable code requirements.
- D. An unrestricted public access path shall be provided at the upper landing of the entrance escalator-way in accordance with the following:
  - 1. A vertical clearance between the walking surface and the lowest projection of the shield shall be 8'-0".
  - 2. A clear pedestrian runoff area extending beyond the escalator newel shall be provided, the least dimension of which shall be twenty (20) feet.
  - 3. A fifteen (15) foot wide strip (other than the sidewalk) shall be maintained on the side of the escalator for circulation when the escalator is pointed away from a street corner.
  - 4. A clear path from any MTA emergency exit to the public street shall be maintained at all times.
- E. Temporary sidewalks or pedestrian ways, which will be in use more than 10 days, shall be constructed of four (4") inch thick Portland cement concrete or four (4") inches of asphaltic concrete placed **over a minimum four (4") inches of untreated base material**, and finished by a machine.

#### 4.3 OVERHEAD PROTECTION - Operating Right-of-Way Trackage

- A. MTA Rail Operations Control Center shall be informed of any intent to work above, on, or under the MTA right-of-way. Crews shall be trained and special flagging operations shall be directed by MTA Rail Operations Control Center. The party shall provide competent persons to serve as Flaggers. These Flaggers shall be trained and certified by MTA Rail Operations prior to any work commencing. All costs incurred by MTA shall be paid by the party.
- B. A construction project that will require work over, under or adjacent to the at grade and aerial MTA right-of-way should be aware that the operation of machinery, construction of scaffolding or any operation hazardous to the operation of the MTA facility shall require that the work be done during non-revenue hours and authorized through the MTA Track Allocation process.
- C. MTA flagmen or inspectors from MTA Operations shall observe all augering, pile driving or other work that is judged to be hazardous. Costs associated with the flagman or inspector shall be borne by the Party.

- D. The party shall request access rights or track rights to perform work during non-revenue hours. The request shall be made through the MTA Track Allocation process.-

#### 4.4 OTHER METRO FACILITIES

- A. Access and egress from the public streets to fan shafts, vent shafts and emergency exits must be maintained at all times. The shafts shall be protected from dust and debris. See Exhibit A for details.
- B. Any excavation in the vicinity of MTA power lines feeding the Metro System shall be through hand excavation and only after authorization has been obtained through the MTA Track Allocation process. MTA Rail Operations Control Center shall be informed before any operations commences near the MTA power system.
- C. Flammable liquids shall not to be stored over or within 25 feet horizontally of MTA underground facilities. If installed within 25 to 100 feet horizontally of the structure, protective encasement of the tanks shall be required in accordance with NFPA STD 130. Existing underground tanks located within 100 feet horizontally of MTA facilities and scheduled to be abandoned are to be disposed of in accordance with Appendix C of NFPA STD 130. NFPA STD 130 shall also be applied to the construction of new fuel tanks.
- D. Isolation of MTA Facilities from Blast  

Subsurface areas of new adjacent private buildings where the public has access or that cannot be guaranteed as a secure area, such as parking garages and commercial storage and warehousing, will be treated as areas of potential explosion. NFPA 130, Standard for Fixed Guideway Transit Systems, life safety separation criteria will be applied that assumes such spaces contain Class I flammable, or Class II or Class III Combustible liquids. For structural and other considerations, isolation for blast will be treated the same as seismic separation, and the more restrictive shall be applied.
- E. Any proposed facility that is located within 20 feet radius of an existing Metro facility will require a blast and explosion study and recommendations to be conducted by a specialist who is specialized in the area of blast force attenuation. This study must assess the effect that an explosion in the proposed non-Metro facility will have on the adjacent Metro facility and provide recommendations to prevent any catastrophic damage to the existing Metro facility. Metro must approve the qualifications of the proposed specialist prior to commencement of any work on this specialized study.

#### 4.5 SAFETY REGULATIONS

- A. Comply with Cal/OSHA Compressed Air Safety Orders Title 8, Division 1, Chapter 4, Subchapter 3. Comply with California Code of Regulations Title 8, Title 29 Code of Federal Regulations; and/or the Construction Safety and Health Manual ( Part F ) of the contract whichever is most stringent in regulating the safety conditions to be maintained in the work environment as determined by the Authority. The Party recognizes that government promulgated safety regulations are minimum standards and that additional safeguards may be required

- B. Comply with the requirements of Chemical Hazards Safety and Health Plan, (per 29 CFR 1910.120 entitled, ( Hazardous Waste Operations and Emergency Response) with respect to the handling of hazardous or contaminated wastes and mandated specialty raining and health screening.
- C. Party and contractor personnel while within the operating MTA right-of-way shall coordinate all safety rules and procedures with MTA Rail Operations Control Center.
- D. When support functions and electrical power outages are required, the approval MUST be obtained through the MTA Track Allocation procedure. Approval of the support functions and power outages must be obtained in writing prior to shutdown.

## 5.0 CORROSION

### 5.1 STRAY CURRENT PROTECTION

- A. Because stray currents may be present in the area of the project, the Party shall investigate the site for stray currents and provide the means for mitigation when warranted.
- B. Installers of facilities that will require a Cathodic Protection (CP) system must coordinate their CP proposals with MTA. Inquiries shall be routed to the Manager, Third Party Administration.
- C. The Party is responsible for damage caused by its contractors to MTA corrosion test facilities in public right-of-way.

**End of Section**



September 24, 2018

Elva Nuño-O'Donnell  
City of Los Angeles  
Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

**RECEIVED**  
CITY OF LOS ANGELES

OCT - 1 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

**SUBJECT: Comments on the scope and content on the NOP for the Environmental Impact Report for the “Hollywood Center” project.**

Dear Ms. Nuño-O'Donnell:

The California Geological Survey (CGS) has received the Notice of Preparation for the draft Environmental Impact Report (EIR) for the “Hollywood Center” development project in the vicinity of Vine Street, Yucca Street, Ivar Avenue, and Argyle Avenue in the Hollywood Community Plan Area of Los Angeles, CA, 90028. This letter conveys suggestions and recommendations from the California Geological Survey concerning geologic and soils issues related to the planning area.

The California Geological Survey recommends the EIR address the following items and issues within the planning area:

1) Regional and Site Specific Geology

The EIR should include a discussion of the geologic and structural history of the area and a description of the rock types in the region and across the project site. At a minimum, the following geologic maps should be reviewed:

*Dibblee Jr., T.W., 1991, Geologic map of the Hollywood and Burbank (south ½)*

*Quadrangles, Los Angeles County, California: Dibblee Geological Foundation, Map DF-30, 1:24,000 scale.*

*Campbell, R.H., Wills, C.J., Irvine, P.J., and Swanson, B.J., 2014, Preliminary geologic map of the Los Angeles 30' x 60' Quadrangle, California, Version 2.1. California Geological Survey, available at: [http://www.conservation.ca.gov/cgs/Pages/Maps-Data/preliminary\\_geologic\\_maps.aspx](http://www.conservation.ca.gov/cgs/Pages/Maps-Data/preliminary_geologic_maps.aspx)*

*Yerkes, R.F., 1997, Preliminary geologic map of the Hollywood 7.5' quadrangle, southern California: U.S. Geological Survey, Open-File Report OF-97-255, scale 1:24,000.*

2) Geologic Hazards

Numerous potential geologic hazards exist within the Hollywood Center Project planning area. Each of the hazards listed below should be addressed in the EIR.

a. *Earthquake Fault Zones*



CGS has completed seismic hazard zone mapping for the Hollywood 7.5-minute quadrangle and the Hollywood Center Project planning area is within a defined Alquist-Priolo Earthquake Fault Zone. Digital versions of this zone map (PDF and Shapefiles) and associated reports can be downloaded from the CGS Information Warehouse, here: <http://maps.conservation.ca.gov/cgs/informationwarehouse/> or accessed as web interactive maps, here: [https://spatialservices.conservation.ca.gov/arcgis/rest/services/CGS\\_Earthquake\\_Hazard\\_Zones](https://spatialservices.conservation.ca.gov/arcgis/rest/services/CGS_Earthquake_Hazard_Zones).

These zones can also be viewed with a parcel base map on CGS's interactive Earthquake Hazards Zone Application, here: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

- b. *Faulting Hazards* – Numerous earthquake faults are mapped within and nearby the Hollywood Center Project planning area. The Hollywood Fault, and its associated splays, are the closest faults to the project area and the entire project lies within an Alquist-Priolo Earthquake Fault Zone for this fault. In addition, at least one trace of the Hollywood Fault is believed to cross the southern part of the planning area, between Hollywood Blvd and Yucca Street, and is considered active. Because the Hollywood Center Project lies within the regulatory Earthquake Fault Zone, site-specific fault investigations are required before the City of Los Angeles can issue permits and, if an active fault trace is found, appropriate fault setbacks must be determined.

At a minimum, the EIR should identify where active traces of the Hollywood fault pass through the planning area and discuss any surface rupture hazards they pose to the project. The most recent understanding of the location of the Hollywood fault is shown on the CGS interactive Data Viewer, here: <https://maps.conservation.ca.gov/cgs/#datalist>. From the Layer List, select "Seismic Hazards Program: Alquist-Priolo Fault Traces." Please note that these fault traces have been prepared at a regional scale (1:24,000) for the purpose of delineating the hazard zones. They should not replace site-specific geologic fault studies.

We also recommend that the following CGS Fault Evaluation Report for the Hollywood Fault in the Hollywood 7.5-Minute Quadrangle be reviewed in the EIR: [http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/FER/253/FER\\_253\\_Report\\_20140214.pdf](http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/FER/253/FER_253_Report_20140214.pdf)

- c. *Ground Shaking Hazards* – The Hollywood Center Project planning area is located near many active faults capable of producing severe ground shaking during an earthquake. The EIR should include a discussion on nearby active faults and the likelihood of the planning area to experience strong ground shaking from an earthquake during the life of the project. The earthquake shaking potential for various regions in California can be viewed on the CGS interactive Data Viewer, here: <https://maps.conservation.ca.gov/cgs/#datalist>. From the Layer List, select "MS48: Earthquake Shaking Potential for

California (revised 2016).” This map can also be downloaded as PDF, here:  
[ftp://ftp.conservation.ca.gov/pub/dmg/pubs/ms/048/MS\\_048\\_revised\\_2016.pdf](ftp://ftp.conservation.ca.gov/pub/dmg/pubs/ms/048/MS_048_revised_2016.pdf)

In addition, the USGS Earthquake Hazards Program provides many tools and resources,  
here: <https://earthquake.usgs.gov/hazards/>

Please let me know if you have any questions or concerns with the comments in this letter.

Sincerely,



Eleanor Spangler  
Engineering Geologist, PG #9440  
California Geological Survey  
801 K Street, MS12-31, Sacramento, CA 95814  
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Timothy McCrink  
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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## SCAQMD Staff NOP Comments for the Hollywood Center Project

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**Robert Dalbeck** <RDalbeck@aqmd.gov>

Thu, Sep 27, 2018 at 9:43 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Cc: Daniel Garcia <dgarcia@aqmd.gov>

Dear Ms. Nuño-O'Donnell,

Attached are the SCAQMD staff comments on the Notice of Preparation of a Draft Environmental Impact Report for the Hollywood Center Project (SCAQMD Control Number: LAC180904-07). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. Please contact me if you have any questions regarding these comments.

Best Regards,

**Robert Dalbeck** | Assistant Air Quality Specialist, CEQA IGR

South Coast Air Quality Management District

21865 Copley Drive | Diamond Bar, CA 91765

Phone: (909) 396-2139 | Email: [RDalbeck@aqmd.gov](mailto:RDalbeck@aqmd.gov)

*\*Please note that the SCAQMD is closed on Mondays.*

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 **LAC180904-07 NOP Hollywood Center Project.pdf**  
353K



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA USPS AND E-MAIL:

[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

Elva Nuño-O'Donnell

City of Los Angeles, Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

September 27, 2018

## **Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Hollywood Center Project (ENV-2018-2116-EIR)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>1</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD staff recommends that the lead agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). The SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional

<sup>1</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NO<sub>x</sub>) emissions in 2023 and an additional 55 percent NO<sub>x</sub> reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the lead agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>2</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the lead agency compare the emission results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the proposed project, the lead agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the Draft EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the Draft EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and

<sup>2</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, the air quality impacts from the overlap should be combined and compared to SCAQMD's regional air quality CEQA operational thresholds to determine significance.

The lead agency should identify any potential adverse air quality impacts that could occur from all phases of the proposed project and all air pollutant sources related to the proposed project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

#### Mobile Source Health Risk Assessment

Notwithstanding the court rulings, SCAQMD staff recognizes that the lead agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of SCAQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of, SCAQMD staff recommends that, prior to approving the project, lead agencies consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary.

When specific development is reasonably foreseeable as a result of the goals, policies, and guidelines in the proposed project, the lead agency should identify any potential adverse health risk impacts using its best efforts to find out and a good-faith effort at full disclosure in the CEQA document. Based on a review of aerial photographs and the Project Location Map attached in the NOP, SCAQMD staff found that the proposed project will be located immediately next to US Highway 101 (US-101). Because of the close proximity to the existing freeway, residents at the proposed project would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen. Diesel particulate matter emitted from diesel powered engines (such as trucks) has been classified by the state as a toxic air contaminant and a carcinogen.

Since future residences of the proposed project would be exposed to toxic emissions from the nearby sources of air pollution (e.g., diesel fueled highway vehicles), SCAQMD staff recommends that the lead agency conduct a health risk assessment (HRA)<sup>3</sup> to disclose the potential health risks to the residents from the vehicle emissions coming from vehicles operating on the Harbor Freeway in the Draft EIR.<sup>4</sup>

#### Guidance Regarding Residences Sited Near a High-Volume Freeway or Other Sources of Air Pollution

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local

<sup>3</sup> "Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis," accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

<sup>4</sup> SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the lead agency, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the lead agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>5</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

### **Mitigation Measures**

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the lead agency with identifying possible mitigation measures for the proposed project, including:

- Chapter 11- Mitigating the Impact of a Project, of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 -- Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 -- Asbestos Emissions from Demolition/Renovation Activities
- SCAG's MMRP for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy available here: [http://scagrtpscs.net/Documents/2016/peir/final/2016ffEIR\\_ExhibitB\\_MMRP.pdf](http://scagrtpscs.net/Documents/2016/peir/final/2016ffEIR_ExhibitB_MMRP.pdf)
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

### **Alternatives**

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

### **Permits**

In the event that the proposed project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the proposed project. For more information on permits, please visit

<sup>5</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

**Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the lead agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. Please contact Robert Dalbeck, Assistant Air Quality Specialist, at [rdalbeck@aqmd.gov](mailto:rdalbeck@aqmd.gov), if you have any questions regarding these comments.

Sincerely,

*Daniel Garcia*

Daniel Garcia  
Program Supervisor  
Planning, Rule Development & Area Sources

DG/RD  
RVC180904-07  
Control Number





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## SCAG Comments on NOP of a DEIR for the Hollywood Center Project [SCAG NO. IGR9706]

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Anita Au <au@scag.ca.gov>  
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>  
Cc: Ping Chang <CHANG@scag.ca.gov>

Thu, Sep 27, 2018 at 8:44 AM

Good morning Elva,

Please find attached SCAG Comments on NOP of a DEIR for the Hollywood Center Project [SCAG NO. IGR9706].

Please contact me at (213) 236-1874 if you have any questions or difficulties with the attached file.

Thank you,

**Anita Au**

Associate Regional Planner

Tel: (213) 236-1874

[au@scag.ca.gov](mailto:au@scag.ca.gov)



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017



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 **IGR9706 NOP Hollywood Center Project.pdf**  
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## SCAG Comments on NOP of a DEIR for the Hollywood Center Project [SCAG NO. IGR9706]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thu, Sep 27, 2018 at 8:55 AM

To: Anita Au <au@scag.ca.gov>

Cc: Ping Chang <CHANG@scag.ca.gov>

Good Morning Anita,

The Department of City Planning has received SCAG's comments on the NOP of a DEIR for the Hollywood Center Project. I will contact you if I have any questions.

Kind regards,

Elva

[Quoted text hidden]

Elva Nuno-O'Donnell, City Planner

Major Projects

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to 4:30 p.m. \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*

### 8 attachments





SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017  
T: (213) 236-1800  
www.scag.ca.gov

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Transportation  
**Curt Hagman, San Bernardino  
County**

September 27, 2018

Ms. Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, California 91401  
Phone: (818) 374-5066  
E-mail: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

**RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Hollywood Center Project [SCAG NO. IGR9706]**

Dear Ms. Nuño-O'Donnell,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Hollywood Center Project ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Hollywood Center Project in Los Angeles County. The proposed project includes a mixed-use development with up to 1,005 residential units (including up to 133 senior affordable units), 30,176 square feet of retail and restaurant spaces, 160,707 square feet of open space, and up to 200 hotel rooms on a 4.46-acre site.

**When available, please send environmental documentation to SCAG's Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to [au@scag.ca.gov](mailto:au@scag.ca.gov) providing, at a minimum, the full public comment period for review.**

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or [au@scag.ca.gov](mailto:au@scag.ca.gov). Thank you.

Sincerely,

Ping Chang  
Acting Manager, Compliance and Performance Monitoring

<sup>1</sup> Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

**COMMENTS ON THE NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
HOLLYWOOD CENTER PROJECT [SCAG NO. IGR9706]**

**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

**2016 RTP/SCS GOALS**

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

<b>SCAG 2016 RTP/SCS GOALS</b>	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>

\*SCAG does not yet have an agreed-upon security performance measure.

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why;                      Not-Consistent: Statement as to why;                      Or                      Not Applicable: Statement as to why;                      DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why;                      Not-Consistent: Statement as to why;                      Or                      Not Applicable: Statement as to why;                      DEIR page number reference</i>
etc.	etc.

**2016 RTP/SCS STRATEGIES**

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscsc.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

**DEMOGRAPHICS AND GROWTH FORECASTS**

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Los Angeles Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	4,017,000	4,442,500	4,609,400
Households	6,458,000	7,325,000	7,412,300	1,441,400	1,618,900	1,690,300
Employment	8,414,000	9,441,000	9,871,500	1,899,500	2,104,100	2,169,100

**MITIGATION MEASURES**

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscsc.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA USPS AND E-MAIL:

[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

Elva Nuño-O'Donnell

City of Los Angeles, Department of City Planning  
6226 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

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September 19, 2018

SEP 25 2018

CITY PLANNING DEPT.  
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## Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Hollywood Center Project (ENV-2018-2116-EIR)

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>1</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

### Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). The SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional

<sup>1</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>2</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency compare the emission results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the Draft EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the Draft EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and

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<sup>2</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, the air quality impacts from the overlap should be combined and compared to SCAQMD's regional air quality CEQA operational thresholds to determine significance.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

#### Mobile Source Health Risk Assessment

Notwithstanding the court rulings, SCAQMD staff recognizes that the Lead Agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of SCAQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of, SCAQMD staff recommends that, prior to approving the project, Lead Agencies consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse health risk impacts using its best efforts to find out and a good-faith effort at full disclosure in the CEQA document. Based on a review of aerial photographs and information in the NOP, SCAQMD staff found that the Proposed Project will be located immediately next to State Route 91 (SR-91). Because of the close proximity to the existing freeway, residents at the Proposed Project<sup>3</sup> would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen. Diesel particulate matter emitted from diesel powered engines (such as trucks) has been classified by the state as a toxic air contaminant and a carcinogen.

Since future residences of the Proposed Project would be exposed to toxic emissions from the nearby sources of air pollution (e.g., diesel fueled highway vehicles), SCAQMD staff recommends that the Lead Agency conduct a health risk assessment (HRA)<sup>4</sup> to disclose the potential health risks to the residents from the vehicle emissions coming from vehicles operating on the Harbor Freeway in the Draft EIR<sup>5</sup>.

#### Guidance Regarding Residences Sited Near a High-Volume Freeway or Other Sources of Air Pollution

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the

<sup>3</sup> According to the Project Description in the Notice of Preparation, the Proposed Project would include new construction of up to approximately 425 new housing units.

<sup>4</sup> "Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis," accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

<sup>5</sup> SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.



SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>6</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd/technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd/technical_advisory_final.PDF).

### **Mitigation Measures**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11- Mitigating the Impact of a Project, of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAG's MMRP for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy available here: [http://scagtrpccs.net/Documents/2016/peir/final/2016fP/EIR\\_ExhibitB\\_MMRP.pdf](http://scagtrpccs.net/Documents/2016/peir/final/2016fP/EIR_ExhibitB_MMRP.pdf)
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

### **Alternatives**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

### **Permits**

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit

<sup>6</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

**Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. Please contact Robert Dalbeck, Assistant Air Quality Specialist, at [rdalbeck@aqmd.gov](mailto:rdalbeck@aqmd.gov), if you have any questions regarding these comments.

Sincerely,

*Daniel Garcia*

Daniel Garcia

Program Supervisor

Planning, Rule Development & Area Sources

DG/RD

RVC180904-07

Control Number

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**RECEIVED**  
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SEP 24 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

**DATE:** September 18, 2018

**TO:** Vincent P. Bertoni, Director of Planning  
Department of City Planning

**Attn:** Elva Nuño-O'Donnell, City Planner  
Department of City Planning

**FROM:** Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation and Environment



**SUBJECT: HOLLYWOOD CENTER PROJECT - NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING**

This is in response to your August 28, 2018 letter requesting a review of your proposed mixed-use located at 1720-1724, 1740-1768, 1745-1753, and 1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue, 6236, 6270, and 6334 West Yucca Street, Los Angeles CA 90028. The project will consist of senior buildings, Restaurant/Retail areas, and a hotel. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

**WASTEWATER REQUIREMENT**

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

**Projected Wastewater Discharges for the Proposed Project:**

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: APT- 1 BDR	110 GPD/UNIT	411 UNITS	45,210
Residential: APT- 2 BDR	150 GPD/UNIT	347 UNITS	52,050
Residential: APT-3 BDR	190 GPD/UNIT	126 UNITS	23,940
Residential: AMENITIES	25 GPD/1,000 SQ.FT	58,733 SQ.FT	1,468
Restaurant	30 GPD/SEAT	2,012 SEAT	60,360
Hotel	120 GPD/ROOM	220 ROOMS	26,400
<b>Total</b>			<b>209,428</b>

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Vine St. The sewage from the existing 8-inch line feeds into a 21-inch line on Vine St before discharging into a 42-inch sewer line on Vine St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow levels (d/D) in the 8-inch line and the 21-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Vine St.	*	497,160 GPD
21	Vine St.	*	6.66 MGD
42	Vine St.	0.23	21.35 MGD

\* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at [chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org).

## STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

## POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, Bureau of Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall

be prepared consistent with the requirements of the Development Best Management Practices Handbook.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: [www.lacitysan.org](http://www.lacitysan.org). It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

## GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: [www.eng2.lacity.org/techdocs/stdplans/](http://www.eng2.lacity.org/techdocs/stdplans/)

## CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Additionally, construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.

## GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party

performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or [greg.reed@ladwp.com](mailto:greg.reed@ladwp.com).

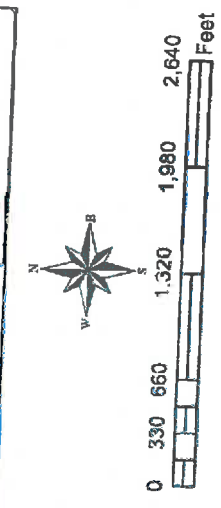
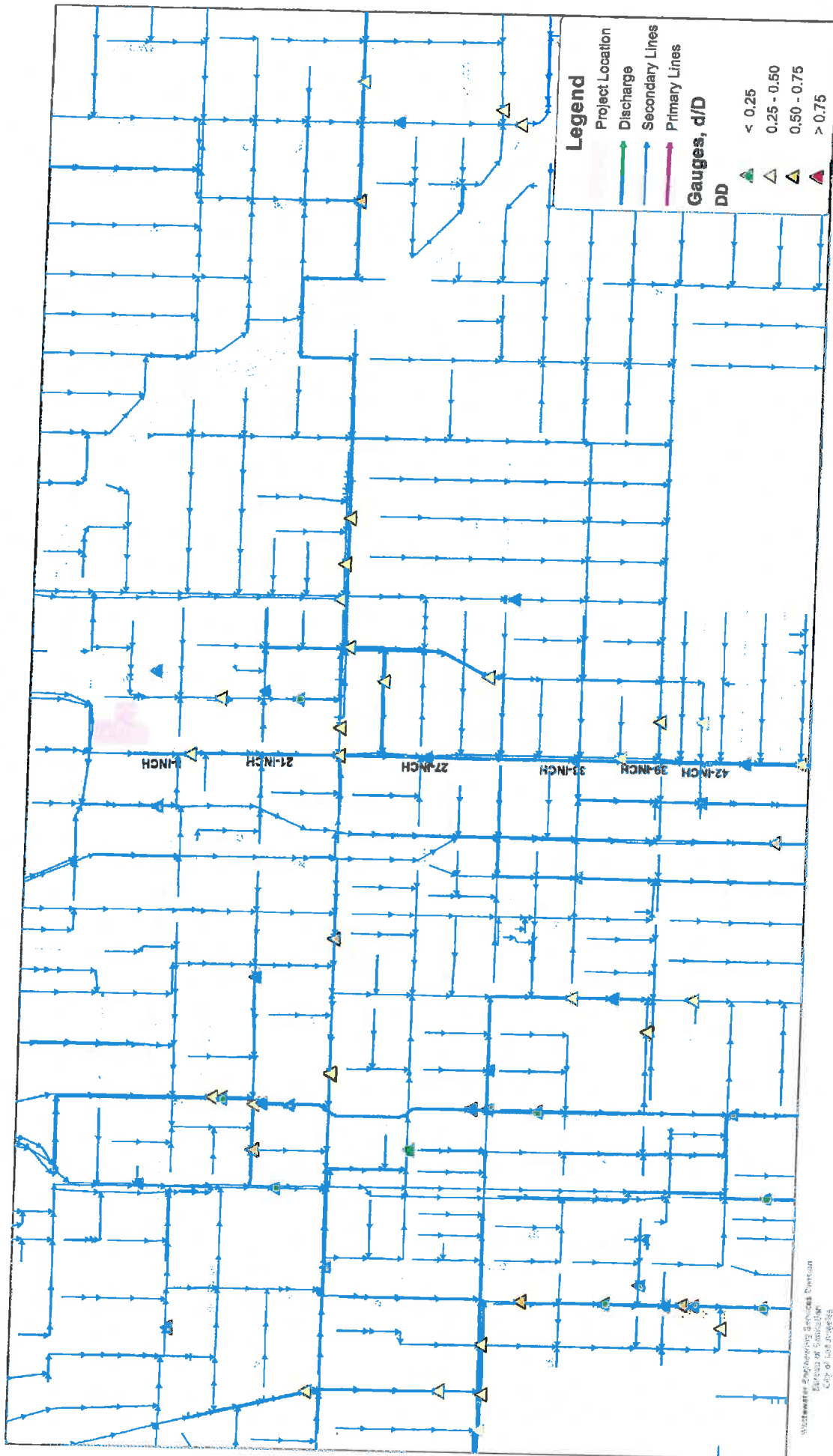
### **SOLID RESOURCE REQUIREMENTS**

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline (213) 922-8300.

CD/AP: tn

**Attachment: Figure 1 - Sewer Map**

c: Kosta Kaporis, LASAN  
Christopher DeMonbrun, LASAN



**Figure 1**  
**HOLLYWOOD CENTER PROJECT**  
**Sewer Map**

Wastewater Engineering Services Division  
 Bureau of Sanitation  
 City of Los Angeles



Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## SCAQMD Staff NOP Comments for the Hollywood Center Project

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Robert Dalbeck <RDalbeck@aqmd.gov>

Wed, Sep 19, 2018 at 9:08 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Cc: Daniel Garcia <dgarcia@aqmd.gov>

Dear Ms. Nuño-O'Donnell,

Attached are the SCAQMD staff comments on the Notice of Preparation of a Draft Environmental Impact Report for the Hollywood Center Project (SCAQMD Control Number: LAC180904-07). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. Please contact me if you have any questions regarding these comments.

Best Regards,

**Robert Dalbeck** | Assistant Air Quality Specialist, CEQA IGR

South Coast Air Quality Management District

21865 Copley Drive | Diamond Bar, CA 91765

Phone: (909) 396-2139 | Email: [RDalbeck@aqmd.gov](mailto:RDalbeck@aqmd.gov)

*\*Please note that the SCAQMD is closed on Mondays.*

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 **LAC180904-07 NOP Hollywood Center Project.pdf**  
353K



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA USPS AND E-MAIL:

[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

Elva Nuño-O'Donnell

City of Los Angeles, Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

September 19, 2018

## Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Hollywood Center Project (ENV-2018-2116-EIR)

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>1</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

### Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). The SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional

<sup>1</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>2</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency compare the emission results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the Draft EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the Draft EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and

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<sup>2</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, the air quality impacts from the overlap should be combined and compared to SCAQMD's regional air quality CEQA operational thresholds to determine significance.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

#### Mobile Source Health Risk Assessment

Notwithstanding the court rulings, SCAQMD staff recognizes that the Lead Agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of SCAQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of, SCAQMD staff recommends that, prior to approving the project, Lead Agencies consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse health risk impacts using its best efforts to find out and a good-faith effort at full disclosure in the CEQA document. Based on a review of aerial photographs and information in the NOP, SCAQMD staff found that the Proposed Project will be located immediately next to State Route 91 (SR-91). Because of the close proximity to the existing freeway, residents at the Proposed Project<sup>3</sup> would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen. Diesel particulate matter emitted from diesel powered engines (such as trucks) has been classified by the state as a toxic air contaminant and a carcinogen.

Since future residences of the Proposed Project would be exposed to toxic emissions from the nearby sources of air pollution (e.g., diesel fueled highway vehicles), SCAQMD staff recommends that the Lead Agency conduct a health risk assessment (HRA)<sup>4</sup> to disclose the potential health risks to the residents from the vehicle emissions coming from vehicles operating on the Harbor Freeway in the Draft EIR<sup>5</sup>.

#### Guidance Regarding Residences Sited Near a High-Volume Freeway or Other Sources of Air Pollution

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the

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<sup>3</sup> According to the Project Description in the Notice of Preparation, the Proposed Project would include new construction of up to approximately 425 new housing units.

<sup>4</sup> "Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis," accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

<sup>5</sup> SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>6</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

### **Mitigation Measures**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11- Mitigating the Impact of a Project, of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAG's MMRP for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy available here: [http://scagrtpscscs.net/Documents/2016/peir/final/2016fPEIR\\_ExhibitB\\_MMRP.pdf](http://scagrtpscscs.net/Documents/2016/peir/final/2016fPEIR_ExhibitB_MMRP.pdf)
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

### **Alternatives**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

### **Permits**

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit

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<sup>6</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

**Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. Please contact Robert Dalbeck, Assistant Air Quality Specialist, at [rdalbeck@aqmd.gov](mailto:rdalbeck@aqmd.gov), if you have any questions regarding these comments.

Sincerely,

*Daniel Garcia*

Daniel Garcia  
Program Supervisor  
Planning, Rule Development & Area Sources

DG/RD  
RVC180904-07  
Control Number



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center NOP (September 4, 2018)

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Giese, Jodean <Jodean.Giese@ladwp.com>  
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Wed, Sep 12, 2018 at 8:58 AM

Hi Elva,

Thanks for reaching out to me this morning. This is to confirm I received the NOP.

Thanks again!

Jodean

**From:** Elva Nuno-O'Donnell [mailto:[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)]  
**Sent:** Wednesday, September 12, 2018 8:44 AM  
**To:** Giese, Jodean  
**Subject:** Hollywood Center NOP (September 4, 2018)

[Quoted text hidden]

-----Confidentiality Notice-----

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Hollywood Center NOP (September 4, 2018)

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>  
To: Jodean.giese@ladwp.com

Wed, Sep 12, 2018 at 8:43 AM

Good Morning Jodean,

It was a pleasure speaking with you over the phone this morning. I have attached the Notice of Preparation for the above-referenced project. As we discussed, the package was returned due to an incorrect room number on our mailing list. I will correct the room number to Room 1050 for future mailings.

I wanted to make certain you received the NOP as the scoping meeting is tonight should you wish to attend.

Kind regards,

Elva

--

Elva Nuno-O'Donnell, City Planner  
Major Projects  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to 4:30 p.m. \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*

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 **Hollywood Center\_NOP-9-4-18.pdf**  
12606K





# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

September 4, 2018

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2018-2116-EIR
<b>PROJECT NAME:</b>	Hollywood Center Project
<b>PROJECT APPLICANT:</b>	MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC
<b>PROJECT ADDRESS:</b>	1720-1724, 1740-1768, 1745-1753, and 1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue, 6236, 6270, and 6334 West Yucca Street, Los Angeles, CA 90028. APNs: 5546-030-034, -004-020, -030-028, 030-032, -030-031, -030-033, -004-021, -004-032, -004-029, -004-006
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13 – O’Farrell
<b>PUBLIC COMMENT PERIOD:</b>	September 4, 2018 – October 4, 2018
<b>SCOPING MEETING:</b>	September 12, 2018, 6:00 p.m. - 8:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Hollywood Center Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

## PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located within the Hollywood Community Plan Area of the City approximately five miles west of Downtown Los Angeles. The Project Site spans portions of two City blocks generally bounded by Yucca Street to the north, Argyle Street to the east, adjacent development and Hollywood Boulevard to the south, and Ivar Avenue to the west. The Project Site is comprised of the West Site and East Site which are bifurcated by Vine Street, which runs north/south between Yucca Street and Hollywood Boulevard.

The Project Site and vicinity are located within a part of the regional center of Hollywood, an area that is urbanized and generally built out. Land uses in the vicinity of the Project Site are comprised primarily of neighborhood-serving commercial, tourist and entertainment-related commercial uses, offices, hotels, and low-to high-density residential developments.

The Project Site is entirely developed and underutilized, except for the historic Capitol Records Complex. The northern part of the West Site contains an approximately 1,237 square-foot single-story building, that is currently leased by the American Musical and Dramatic Academy (AMDA) and used on a daily basis for sets and props. The remaining part of the West Site (approximately 78,512 square feet) contains a surface parking lot with a parking attendant kiosk. The East Site contains the Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses, as well as the two-story Gogerty Building, all of which total approximately 114,303 square feet of existing floor area.

The Project Site is not included on a list of hazardous materials sites compiled pursuant to California Code Section 65962.5.

(See attached Project Location Map).

### **PROJECT DESCRIPTION:**

The development would be comprised of a new mixed-use development (Project) on an approximately 4.46-acre site (Project Site) in the Hollywood Community Plan (Community Plan) Area of the City of Los Angeles (City). The existing Capitol Records Complex, composed of the Capitol Records Building and the Gogerty Building, would be preserved; although portions of its supporting parking area along with some existing parking not adjacent to the Capitol Records Complex, would be reconfigured and relocated to the new East Site five-floor subterranean and grade-level parking garage. The remaining surface parking uses on the Project Site would be removed in order to develop a mix of land uses, including residential uses (market-rate and senior affordable housing units), commercial uses, parking, and associated landscape and open space amenities. Four new buildings are proposed, including a 35-story "West Building," a 46-story "East Building," and two 11-story senior buildings set aside for extremely-low and very-low income households (one building on each site). The Project would develop approximately 1,287,150 square feet of developed floor area, including 1,005 residential dwelling units (872 market-rate units and 133 senior affordable housing units) totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area (retail and restaurant uses), approximately 160,707 square feet of open space and amenities, 1,521 vehicle parking spaces, and 551 bicycle parking spaces. The Project would have a floor-area ratio (FAR) of 6.975:1 (up to 7:1), which includes the existing 114,303 square foot Capitol Records Complex (consisting of the 92,664 square-foot Capitol Records Building and 21,639 square-foot Gogerty Building), for a total buildable area of 1,401,453 square feet.

Under a proposed Hotel Option associated with the East Site, in lieu of the East Building Residential development described above, the Hotel Option would replace 104 of the market-rate units with a 220-room hotel such that the proposed Project would contain 220 hotel rooms and 319 market-rate residential housing units (there would be no change to the building height and massing for East Building). Under the Hotel Option, the senior housing building on the East Site would be reduced from 11 stories to 9 stories and would contain 48 affordable housing units. There would be no change to the West Site described above under the Hotel Option. Thus, under the Hotel Option, the Project would develop approximately 1,272,741 square feet of developed floor area, including 884 residential dwelling units (768 market-rate units and 116 senior affordable housing units) totaling approximately 1,112,287 square feet of residential floor area, a 220-room hotel totaling approximately 130,278 square feet of floor area, 30,176 square feet of other commercial floor area, 147,366 square feet of open space and amenities, 1,521 vehicle parking spaces, and 554 bicycle parking spaces. The Hotel Option would have a FAR of 6.903:1 (up to 7:1), which includes the existing Capitol Records Complex, for a total buildable area of 1,387,044 square feet.

Assuming the two sites are built one after another, construction of the Project would be completed over an approximately six-year period. Activities would be phased, beginning on the West Site as early as 2021 and

on the East Site in approximately 2024. Construction timing could vary for both sites and could potentially overlap on the West and East Sites, and the EIR will analyze the most conservative construction schedule.

**Existing Uses to be Removed**

Existing Uses	Sizes
AMDA-Leased Commercial Building	1,237 sf

**Proposed Uses under Residential Option**

Proposed Uses	Maximum Sizes
<b>Residential Land Uses</b>	
One-Bedroom	482 units
Two-Bedroom	391 units
Three-Bedroom	132 units
<b>Total Residential</b>	<b>1,005 units / 1,188,105 sf</b>
Residential Amenities and Lobbies	68,869 sf
<b>Commercial Land Uses</b>	
Restaurant/Retail	30,176 sf
<b>Open Space</b>	
<b>Total Open Space</b>	<b>160,707 sf</b>
<b>Total Developed Floor Area</b>	<b>1,287,150 sf</b>
<b>Existing Floor Area to Remain</b>	<b>114,303 sf</b>
<b>Total Floor Area on Project Site</b>	<b>1,401,453 sf</b>

**Proposed Uses under Hotel Option**

Proposed Uses	Maximum Sizes
<b>Residential Land Uses</b>	
One-Bedroom	411 units
Two-Bedroom	347 units
Three-Bedroom	126 units
<b>Total Residential</b>	<b>884 units / 1,053,554 sf</b>
Residential Amenities and Lobbies	58,733 sf
<b>Commercial Land Uses</b>	
Restaurant/Retail	30,176 sf
Hotel	220 rooms / 130,278 sf
<b>Total Commercial</b>	<b>160,454 sf</b>
<b>Open Space</b>	
<b>Total Open Space</b>	<b>147,366 sf</b>
<b>Total Developed Floor Area</b>	<b>1,272,741 sf</b>
<b>Existing Floor Area to Remain</b>	<b>114,303 sf</b>
<b>Total Floor Area on Project Site</b>	<b>1,387,044 sf</b>

**REQUESTED ACTIONS:**

1. Pursuant to the Los Angeles Municipal Code (the "LAMC") Section 12.32-F, a Zone Change to C2-2-SN;
2. Pursuant to LAMC Section 12.32-F, a Height District Change for the Property to remove the D Limitation, which limits FAR;
3. Pursuant to LAMC Section 11.5.11(e) and subsequently California Government Code Section 65915(k) or the Applicable Housing Incentive Program, three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs as follows:
  - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR for a project eligible for up to 8.1:1 FAR;
  - A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
  - A development modification to allow a greater number of smaller affordable units with less bedrooms and a different unit mix and unit type to accommodate Senior Affordable Housing Units in lieu of providing the requisite number of Restricted Affordable Units;
4. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
5. Pursuant to LAMC Section 12.24-W.19, a Conditional Use Permit for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips;
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to merge (i) an alley to add 1,267 square feet to the Property and (ii) portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,114 square feet to the Property; associated haul route, and removal of 19 street trees; and
8. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR:

Aesthetics (Informational), Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks, Libraries), Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Wastewater, Water Supply, Solid Waste).

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** September 12, 2018

**Time:** 6:00 p.m. – 8:00 p.m.

**Location:** First Presbyterian Church of Hollywood  
Henrietta Mears Center  
1760 N. Gower Street, Los Angeles, CA 90028

**Free Parking is Available across La Baig Avenue to the east of the Church**

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., October 4, 2018.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Elva Nuño-O'Donnell  
City of Los Angeles, Department of City Planning  
6262 Van Nuys Blvd., Room 351  
Van Nuys, CA 91401

**E-mail:** [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Elva Nuño-O'Donnell  
Major Projects Section  
Department of City Planning  
(818) 374-5066

**Attachments:**  
Project Location Map  
Conceptual Site Plan  
Conceptual Plot Plan, West Site  
Conceptual Plot Plan, East Site  
Building Sections, West Site  
Building Sections, East Site

*Puede obtener información en Español acerca de esta junta llamando al (818) 374-5066.*

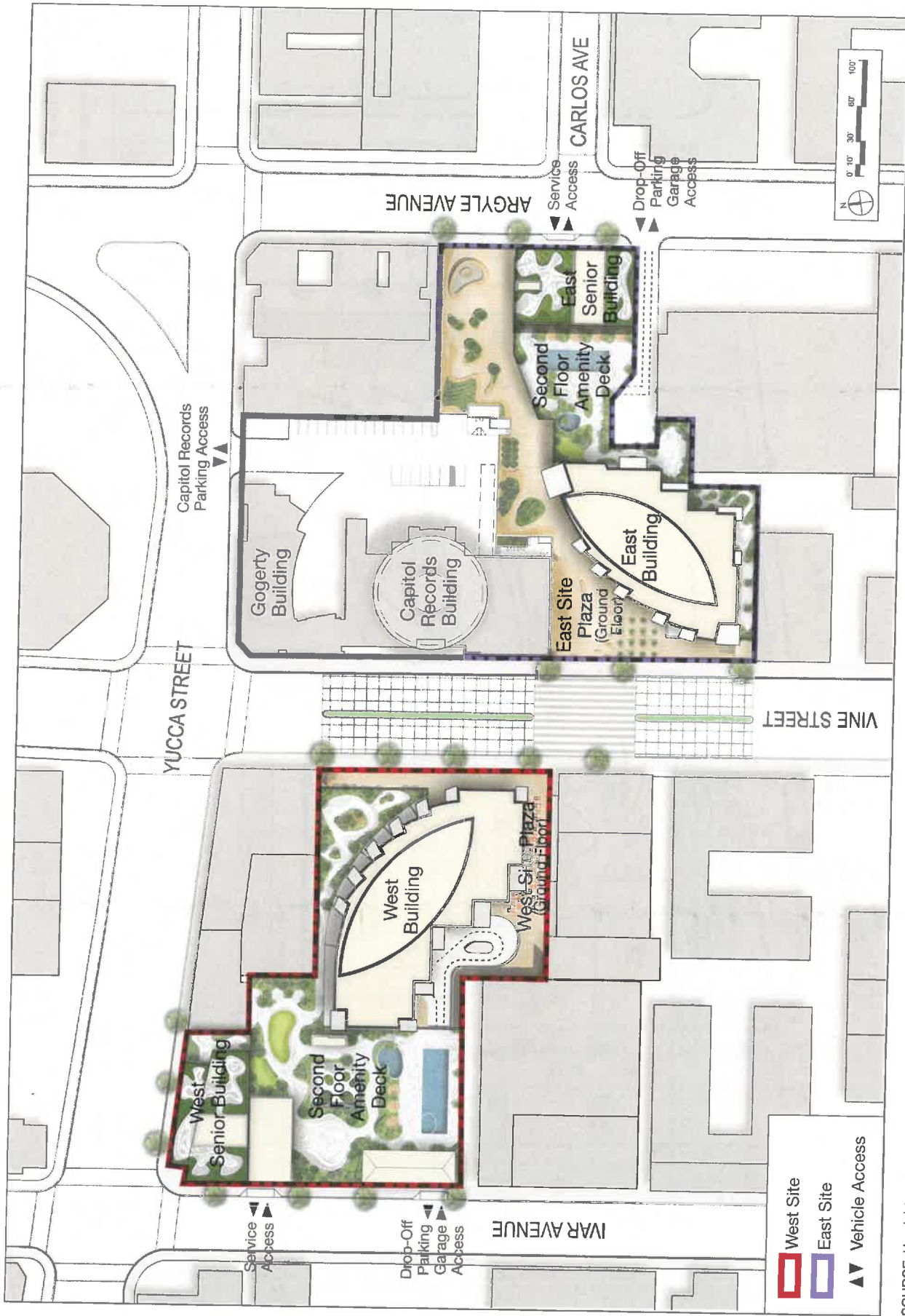


SOURCE: Google Earth, 2016.

Hollywood Center Project

### Attachment 1 Project Location Map



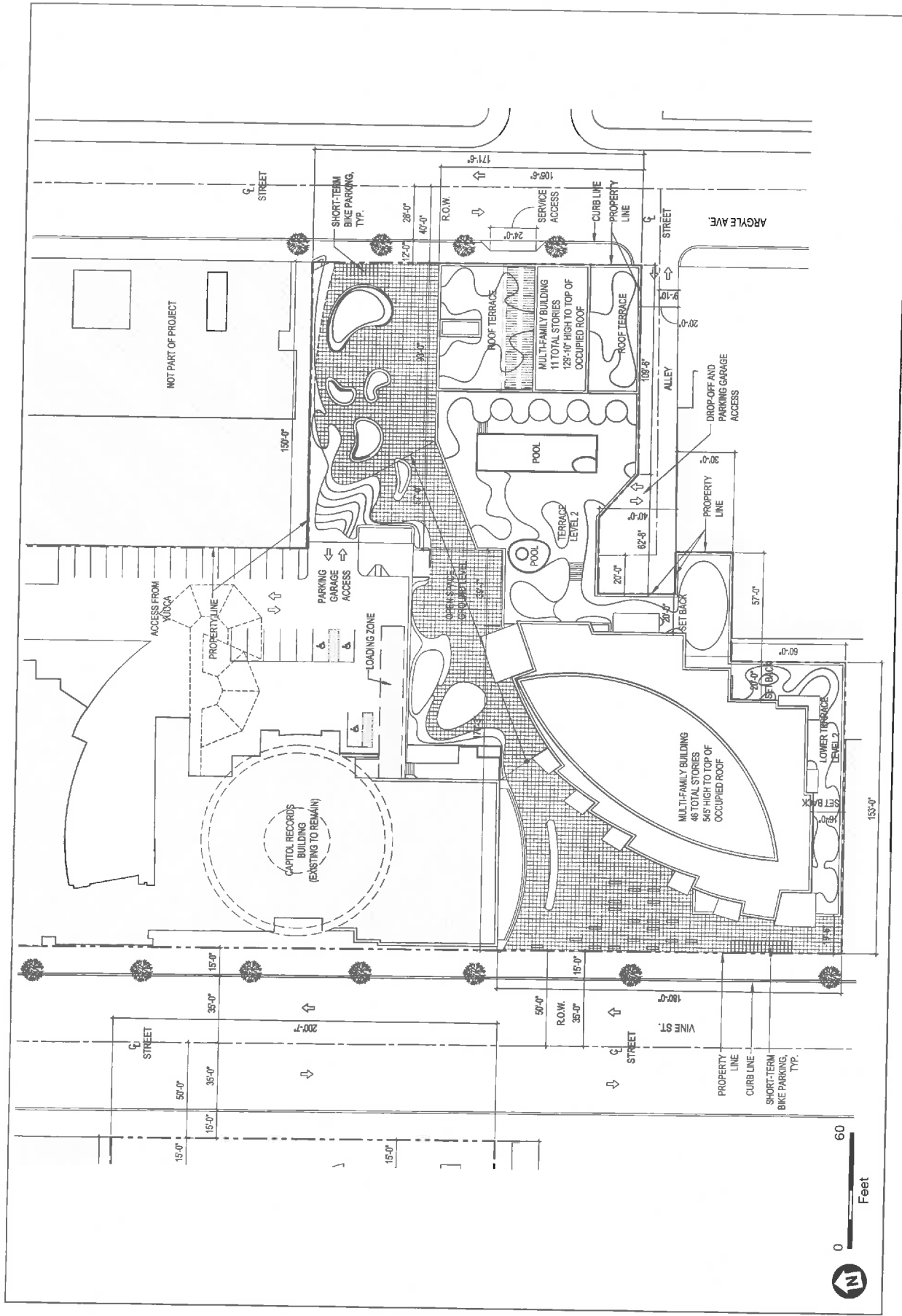


SOURCE: Handel Architects, 2018



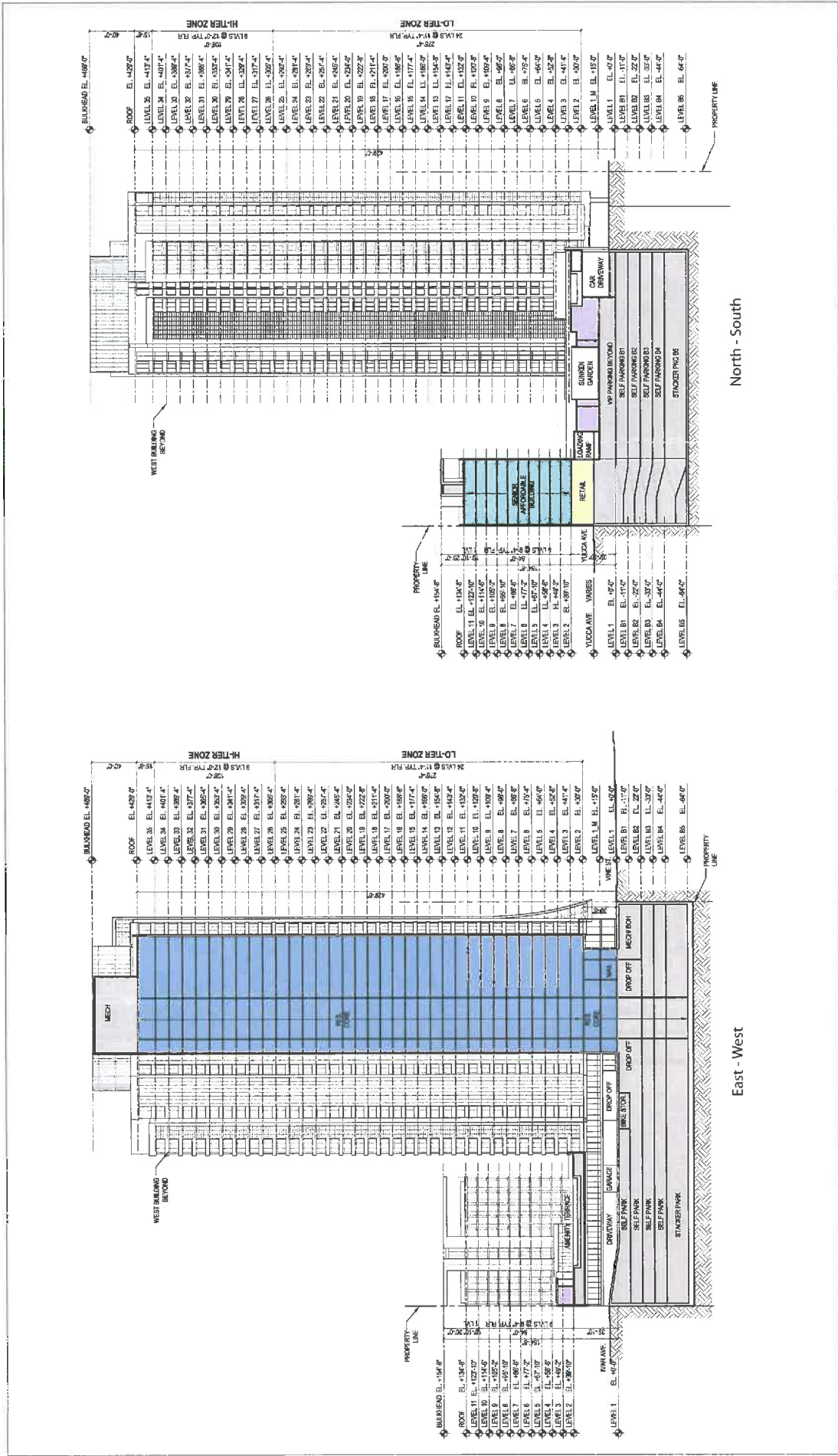






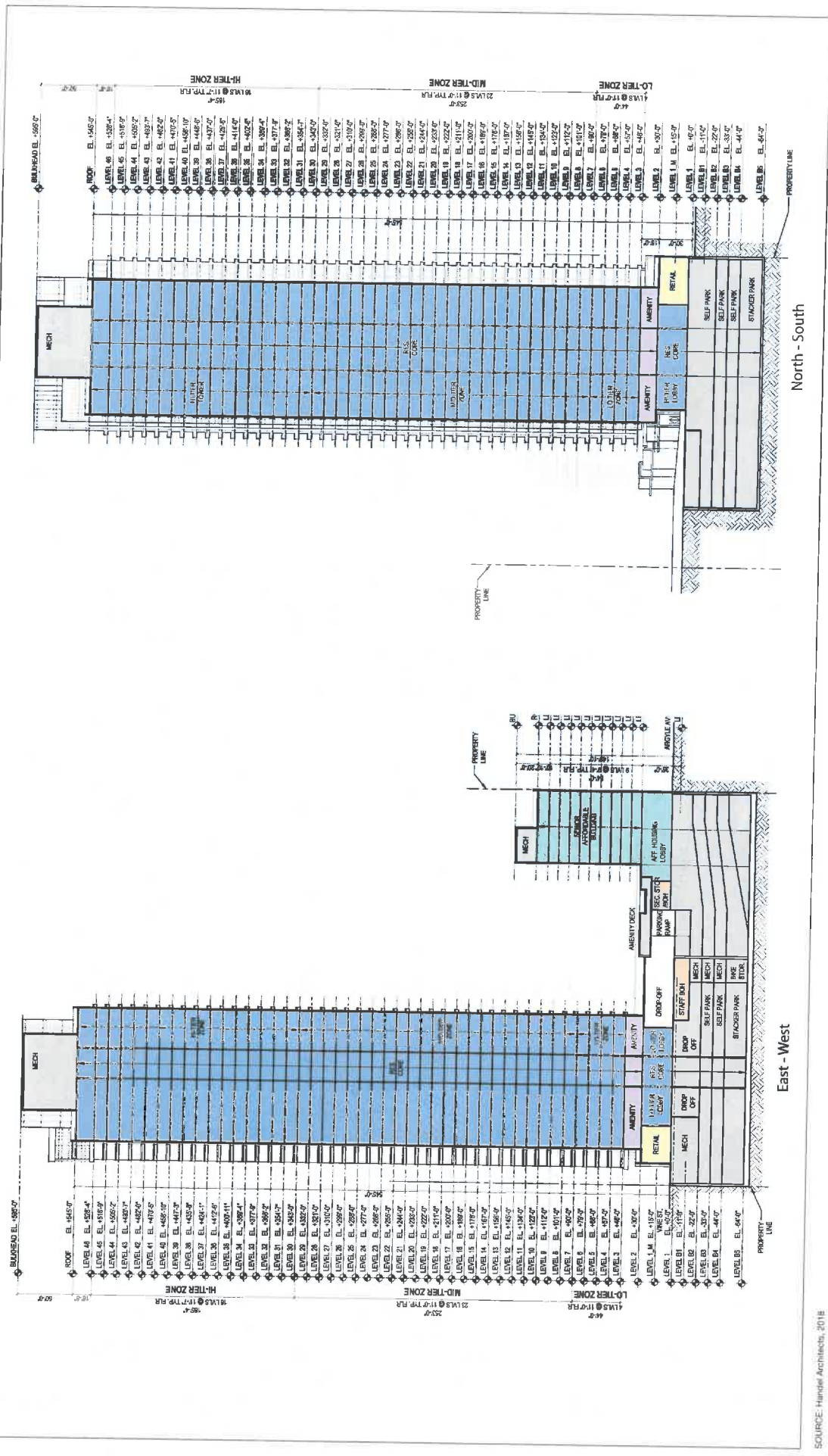
SOURCE: Handel Architects, 2018





North - South

East - West

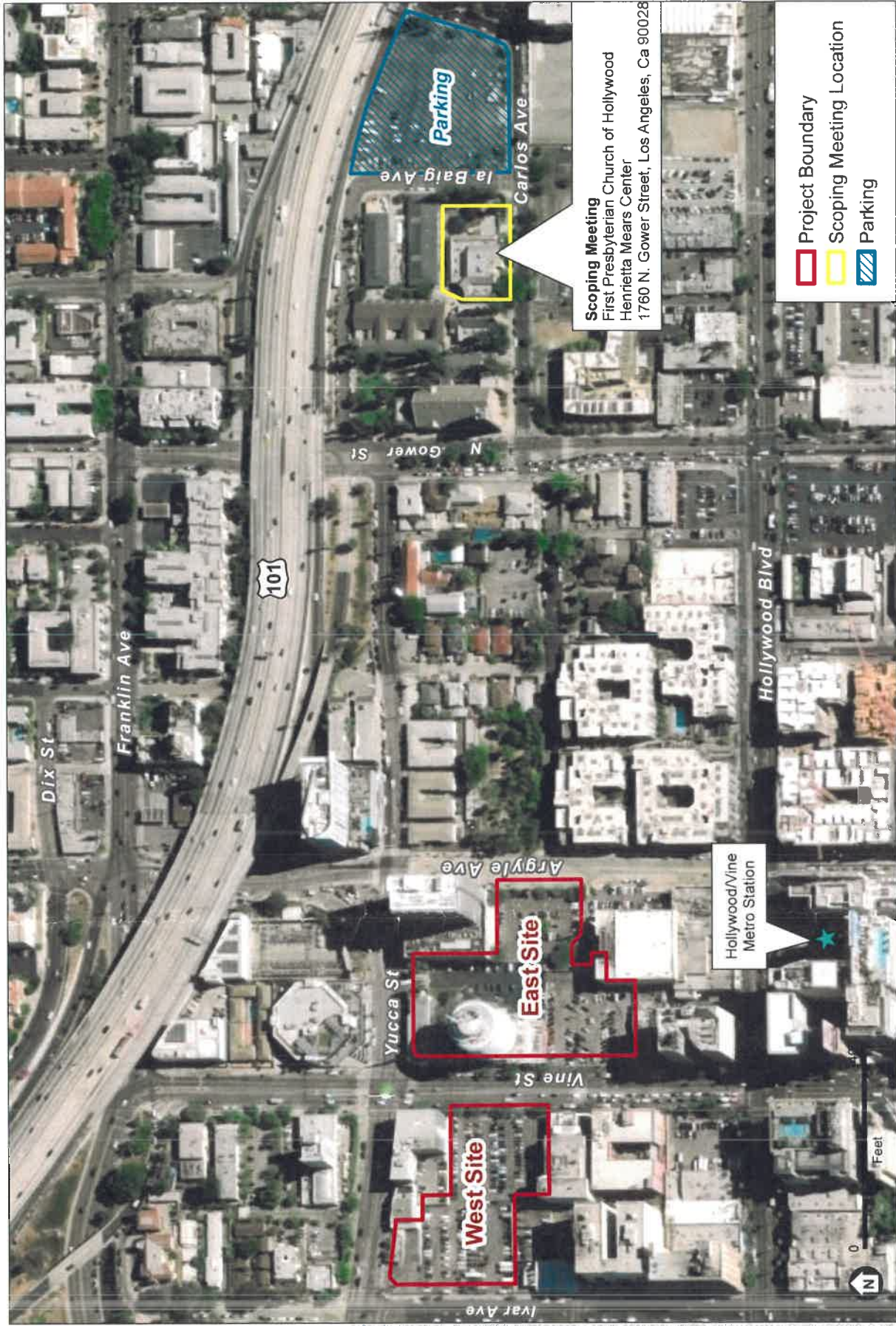


Hollywood Center Project

Attachment 6  
Building Sections, East Site



SOURCE: Hargrett Architects, 2018



SOURCE: ESRI, 2017

Hollywood Center Project

**Attachment 7**

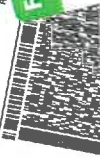
**Project Site and Scoping Meeting Location Map**



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DEPARTMENT OF WATER & POWER  
111 N. HOPE STREET  
ROOM 1121  
LOS ANGELES CA 90012



**URGENT**

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TO  
ELVIA NUND - O'DONNELL  
CITY OF LOS ANGELES  
6262 VAN NUYS BLVD  
ROOM 351  
VAN NUYS CA 91401



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VALLEY OFFICE

(Sept 4, 2018 WOP)  
returned

Align bottom of post-and-stack a ribbl or pouch here



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Andrew Macpherson <macfly@macfly.com>

Mon, Oct 15, 2018 at 7:33 AM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Elva,

Please register my opposition to this development due to the insane and life threatening stupidity of trying to build high rises in the proximity of an earthquake fault that the state and the USGS has said is a serious danger.

Nothing more than a 6 story steel framed structure should be built within a quarter mile of a known fault line.

Warmest regards, Andrew

---

Andrew Macpherson  
Macfly Corp  
8278 Hollywood Blvd  
LA CA 90069

323 620 6565

[macfly@macfly.com](mailto:macfly@macfly.com)

[www.macfly.com](http://www.macfly.com)

@andrewmacphersonofficial



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Stop the Millenium

---

**alix@princesandcrows.com** <alix@princesandcrows.com>  
To: elva.nuno-odonnell@lacity.org

Sat, Oct 13, 2018 at 7:27 PM

Hello,

I am a Los Feliz resident of 10 years.

I would like to let you know I am very much against this project. This will destroy our neighborhood.

Alix Soubiran  
1534 Sanborn Ave  
Los Angeles  
CA 90027

Thank-you

Sent from my iPhone



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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**ENV-2018-2116-EIR**

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**Adele Baughn** <iamadele@icloud.com>  
To: elva.nuno-odonnell@lacity.org

Sat, Oct 13, 2018 at 2:09 PM

There are myriad reasons this development has been stopped year after year. Hollywood is overrun with multi-use luxury/retail Developments. We need sensible minds to take over. Gigantic towers that will be unsafe! The Earthquake fault line is only ONE bad thing. Unsafe density due to Traffic! Emergency response will be slow! Luxury housing instead of affordable (NOT LOW-INCOME... AFFORDABLE). Create affordable housing units to prevent even more homelessness!! Gleaming towers are not the answer.

Sent from Adele



# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

- TRAFFIC! TRAFFIC!! TRAFFIC!!!

THE ARGYLE / FRANKLIN INTERSECTION IS SO DANGEROUS! SO MUCH COULD BE DONE W/ LIGHTING AND SIGNAGE. to help!!

INFRASTRUCTURE! THE ROADS AND FREEWAY EXITS ARE NOT DESIGNED FOR THE VOLUME OF TRAFFIC THEY MUST PROVIDE.

SEWER AND PLUMBING AND ELECTRIC TOO - IS THERE ENOUGH infrastructure? Homeless programs for those under the freeway. AND - AMAZING! - IT LOOKS BETTER BUT SO MUCH MORE TO DO! WE LOVE THE DOG PARK!



CONTACT INFORMATION (Optional, please print clearly)

Name: \_\_\_\_\_ Representing Agency or Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

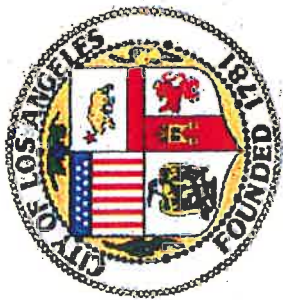
OCT 12 2018  
 CITY PLANNING DEPT.  
 VALLEY OFFICE

## ENVIRONMENTAL ISSUES & IMPACTS:

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.



## Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



### We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to:

[elvanuno-odonnell@lacity.org](mailto:elvanuno-odonnell@lacity.org)

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify Project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is October 4, 2018. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Department of City Planning, 6262 Van Nuys Blvd., Rm 351 and online at: <https://planning.lacity.org/eir/nops/HollywoodCenter/InitialStudy.pdf>

Tape Here

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I AM DEEPLY CONCERNED ABOUT THE PROPOSED MILLENNIUM'S HOUSING CENTER DEVELOPMENT ND TO 46 STORIES TO TRAFFIC & PARKING AND MANY OTHER CONCERNS - I THINK THE MILLENNIUM IS ST IS A DISGRACE AND I DON'T TRUST THEM TO DO THE RIGHT THING MORE STREET PARALLEL PARKING MAYBE IT WILL HELP SLOW DOWN THE CARS SPEEDING DOWN ANGELE - ALSO PARKING PERMITS LIKE IN UTAH RE DESIGN OF THE ON AND OFF RAMP AT THE FREEWAY AT ANGELE.

RECEIVED  
CITY OF LOS ANGELES

OCT 12 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

**CONTACT INFORMATION (Optional, please print clearly):**

Name: D. CHRISTOPHER Representing Agency or Organization:

Address: ARBUCKLE AVE City/State/Zip: HOUSTON TX 77008

**ENVIRONMENTAL ISSUES & IMPACTS:**

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
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- Public Services
- Recreation
- Transportation/Traffic
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Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

ALL ISSUES



**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell  
**Due Date for Public Comments:**  
October 4, 2018

Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



**We need your input!**

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Tap Here

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

CITY PLANNING DEPT.  
VALLEY OFFICE

Hi I am very concerned about the scale of the proposed Millennium Towers in Hollywood. As a home owner located very near the towers I am acutely aware of the already frayed infrastructure - especially around the 107 off ramps for the 107 freeway. which I suggest greater density and accept the pace of growth in Hollywood - these towers are totally out to scale and would diminish the many attributes of the neighborhood. Please consider a scaled down version as an alternative. #Noise # Air quality # traffic # failure to acknowledge the more important and vital contribution of business - keep Hollywood a desirable

CONTACT INFORMATION (Optional, please print clearly):

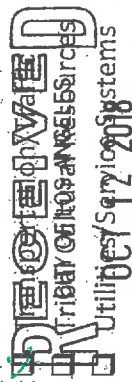
Name: Nick Hercuman Representing Agency or Organization: Argyle Civic Assoc

Address: 200 Vine st City/State/Zip: LA CA 90068

## ENVIRONMENTAL ISSUES & IMPACTS:

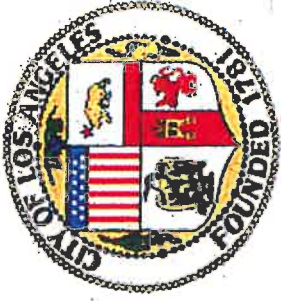
What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation



CITY PLANNING DEPT.  
VALLEY OFFICE

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.



**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell  
**Due Date for Public Comments:**  
October 4, 2018

Herman  
2020 Vine St  
Los Angeles CA 90068



Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

014018700 0001



**We need your input!**

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org).

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Tape Here



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

## Millennium Hollywood Epi-Center - ENV-2018-2116-EIR

Olivia Duke <oliviaduke@yahoo.com>

Thu, Oct 11, 2018 at 8:06 PM

To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Elva,

For 25 years I lived on Beachwood Drive. Around the time that I had to move back to Texas in 2013 for family reasons the Millennium Towers were just starting to be built and opposition was loud and clear at the time that the only people that want these ridiculous towers built are the people who want to make money off of them. Not the property owners or local residents. I can hardly believe that these towers are still even being discussed five years later as even if it was not an esthetic issue there is no way that it is even remotely possible for safety purposes since they are on an earth quake fault that they should be built. I have to step back and ask myself, why would the city in all common since allow this. Well, unless there was money involved being given under the table to the City Planning and Development Dept. it would never happen. I know this for a fact that this happens. While I lived there on Beachwood I watched the slow erosion of Hollywood's by out of control development that was being allowed. The quality of everyone's live living on the flat lands of Hollywood and Hollywood Hills was affected to the extreme: traffic, visual, noise clutter. The last time I visited Hollywood on a Sunday, traffic was so bad due to all of the development, that had I not lived there for 25 years, and new all of the back roads, I would have been stuck in bottlenecked traffic for hours.

Elva, I know that you are probably bored to tears hearing all of these objections. My friends live in Hollywood, my heart is still in Hollywood but I could never live there again because the city's out of control, selfish allowing of to much development has all but destroyed the joy. The only people having a good time are the greedy developer's and the people that they have paid off within the city by these companies. LA's reputation for this has traveled all the way to Texas and is discussed. The Titanic was built unsafely, and flew in the face of common since. It sank taking hundred's to their death. If these ridiculously dangerous towers are allowed to be built on the next big earth quake that LA has -- and it will -- you can bet that these unstable towers will go down killing hundreds of people. This is the truth and if anyone does not believe this and allow these towers to be built; God help them. The responsibility will be on them. Elva, I know that this is fierce, but is true.

Thank you for you time and consideration.

Sincerely,  
Olivia Duke





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Paula Summers <summersstarr21@yahoo.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 11, 2018 at 3:30 PM

I live on the other side of the 101fwy, up Argyle Avenue, In a Senior building. I don't have a car and I have to walk everywhere! There is already way too much traffic in Hollywood! I am so afraid now, that I will be hit and killed by a truck or car! There Realisticly, is no place to put any more people in Hollywood!!! It's a complete nightmare already!!! By the weekend, there is no food, water or medicine left in the stores! The noise of so many cars and trucks trying to Get on the 101 Fwy. is Insane now!!! They honk, yell and race to get on the on ramp now!!! They do U-turns and come so close to hitting me now!!! They don't stop now when I get lights to walk. Also, are you really even considering letting these developers build such high buildings??? This is historic Hollywood!!! Your going to turn it into New York??? The tourists that flock here, want to see the Old Famous Hollywood!!! You can get rid of Starline Tours!!! They are Not coming from all over the world to get hit by too many cars and trucks, they are Not coming here to Not be able to dine, drink !!!Do you really think they want to see high rises???They never ask me where are the high rise buildings??? This would be insane, if you let these huge buildings be built!!! I find it hard to believe that you would even consider it!!! Also, what would the crime be then, with hundreds of more people??? How many more homeless people would be here, begging for money??? It's a disaster waiting to happen!!! Please don't let this happen, I would have to move!!! Please say No to these developers!!! Thank you for reading this, Paula Summers, 1924 Argyle Avenue, Apt. 301, Hollywood, CA 90068

Sent from my iPad



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## Concerning the Millennium Project

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**Maris Clement** <dmarris711@aol.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 11, 2018 at 2:17 PM

I vote no or against.  
My info is below.

Maris Clement, MFT, Psy. D.  
7250 Franklin Ave. #1015  
Los Angeles, CA 90046-3045

dmarris711@aol.com  
office/cell 310 508 1110



Concerns about proposed Millennium's "Hollywood Center" development (1,005 new units; 46- and 35-story towers)

- **Increased Traffic**
- **Parking Impacts**
- **Wear on Infrastructure:** road quality, water usage/supply and pipes, sewage system, shade/shadows, air quality
- **Dilution of Police + Fire Responses**
- **Structural and Seismic Safety:** earthquake fault lines, nearby subway (ground stability?), Millennium's reputational issue (the LEANING Millennium Tower in San Francisco)
- **Liability Plan to Protect Taxpayers** in light of ongoing SF tower lawsuits
- **Preservation of Historic & Aesthetic Values**
- **Affordable Housing Impact**
- **Traffic and Noise during construction**



T.

I am a resident of Hollywood and have been for 34 years. I own my home.

## Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Recent construction of multi-unit residential buildings (large ones) in Hollywood have resulted in unprecedented levels of traffic congestion and gridlock, particularly in the morning and afternoon hours. It frequently takes me 45 minutes to drive several blocks in my own neighborhood.

If additional density in residential housing is added - WITHOUT widening streets or adding more lanes, Hollywood will become virtually un-navigable - and the quality of life for residents will sorely degrade! We cannot accept additional high-density dwellings unless roads are widened, lanes are added, and we make room on our streets

### CONTACT INFORMATION (Optional, please print clearly)

Name: Dr. Margaret Martin Representing Agency or Organization: Hollywood Dell Civic Assn.  
 Address: 2010 Vine Street City/State/Zip: LA, CA 90068

↳ for all the new residents who will move in.



**Public Scoping Meeting**

**Project Name:** Hollywood Center  
**Case No.:** ENV-2018-2116-EIR  
**Project Location:** 1750 N. Vine Street  
**Community Planning Area:** Hollywood  
**Council District:** 13—Mitch O'Farrell  
**Due Date for Public Comments:** October 4, 2018

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Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401

91401-210030



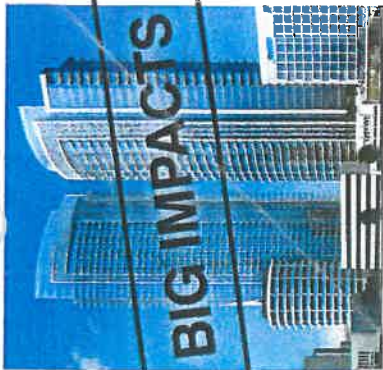
**We need your input!**

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org).

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify Project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is October 4, 2018. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Department of City Planning, 6262 Van Nuys Blvd., Rm 351 and online at: <https://planning.lacity.org/eir/hops/HollywoodCenter/InitialStudy.pdf>.

Tape Here



Concerns about proposed Millennium's "Hollywood Center" development (1,005 new units; 46- and 35-story towers)

- Increased Traffic
- Parking Impacts
- Wear on Infrastructure: road quality, water usage/supply and pipes, sewage system, shade/shadows, air quality
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I am a resident of Hollywood and have been for 34 years. I own my home.

Written Comment Form

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CONTACT INFORMATION (Optional, please print clearly)

Name: Dr. Margaret Martin Representing Agency or Organization: Hollywood Dell Civic Assn. Address: 2010 Vine Street City/State/Zip: LA, CA 90068

As for all the new residents who will move in.

# Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

1) Where are the 5G cell towers located? I have had a myriad of health problems lately and am wondering if there is any correlation between the towers which emit radiation and my health concerns. 2) Is there a ordinance which states that gardeners can not come by before a certain time in the morning? I am in too early in the morning.

RECEIVED  
CITY OF LOS ANGELES

OCT 10 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

## CONTACT INFORMATION (Optional, please print clearly)

Name: Corinne Traynor  
Representing Agency or Organization: NO  
Address: 1940 Carman # 16 City/State/Zip: CA Calif 90068

## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

## We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, by fax to 818-374-5070, or by email to: [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify Project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

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Attn: Elva Nuno-O'Donnell  
RE: ENV-2018-2116-EIR  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys, Room 351  
Los Angeles, CA 91401



### Public Scoping Meeting

**Project Name:** Hollywood Center

**Case No.:** ENV-2018-2116-EIR

**Project Location:** 1750 N. Vine Street

**Community Planning Area:** Hollywood

**Council District:** 13—Mitch O'Farrell

**Due Date for Public Comments:**  
October 4, 2018



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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR Millennium Hollywood project

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**lisa case** <lpcase@sbcglobal.net>  
To: elva.nuno-odonnell@lacity.org

Tue, Oct 9, 2018 at 2:12 PM

To whom it may concern;

After reviewing the Millennium Hollywood project information, I want to voice my disapproval of the project in its current form. A few thoughts:

-I am in Hollywood regularly and find there is already too much traffic congestion. How would it realistically be less impacted?

-The project's allotted parking spaces seem to be insufficient for the number of apartments, hotel and visitor requirements.

-I don't feel that the height of the towers will be safe. Major Earthquake Zone??

Seems to me to be the death of common sense.

-Will the lease rates for "mom & pop" businesses realistically be affordable?

-Would a tower with less floors be possible? Less obtrusive to the current skyline?

-What accommodations will be made for lower income units?

These are my concerns.

Please advise.

Lisa Case  
1612 Waterloo St.  
Los Angeles, CA 90026  
310-779-7881

Sent from my iPhone





Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## ENV-2018-2116-EIR

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Scott Ford <ford@twerp.com>

Fri, Oct 5, 2018 at 11:11 AM

To: elva.nuno-odonnell@lacity.org, Twerp Office <office@twerp.co>

Hello,

As a resident of Argyle Ave for 25+ years, I **oppose** the development of the Hollywood Center.

I am appalled at the persistent of greedy politicians and developers who clearly have no regard for this neighborhood. The citizens here do NOT want this ugly atrocity in this neighborhood and we have made this abundantly clear ... just to be ignored and bullied.

The traffic and parking situation is already at an unacceptable level. I have had to add 30 minutes to any commute just to get out of my neighborhood in a one mile radius. It's unfathomable what wants to be added to the problem. The development in this neighborhood has already almost destroyed any idea of living here.

You are put on blast that, should this development proceed, it will be extra costly as the **neighborhood will RESIST IT before, during and after construction** and I will support these protest efforts with all my efforts. It WILL be a money-loser for the developers if it is the last thing we do. And whatever it takes to cause disruption and cost the developers as much money as possible, we will do. These efforts need the community's help, as you illegally block sidewalks during construction, etc. We will have no patience and you will get a permanent protest occupation at the site. This is already inevitable, so choose wisely the future.

This project needs to go back to the drawing board, cut at least HALF IN SCOPE + incorporate benefits for those of us who actually live here and are getting screwed. Please stop trying to do so.

I'm available for an interview on the topic. Deal with us now, or deal with us later. Which one do you think is going to cost the developers less money and damage to their reputations?

BLOCK THIS BAD IDEA and don't try to bring it back!!! Try working WITH the community and not in defiance of it. Everyone is angry. For every letter you get, times that by 10 people at least. Please don't start a fight here in our peaceful neighborhood.

Thank you.

<S>

Scott Ford

2026 1/4 North Argyle  
Hollywood, CA 90069  
(323) 387-3522

<S>

Scott Ford

Creative Director  
Twerp



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

---

## Millenium...

Bird York <birdyork@icloud.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 2018 at 8:58 PM

Hello,

I've lived in the hills above Vine St and Franklin for 30 years. It has become IMPOSSIBLE to drive up Argyle already during morning, evening commuting as well as any kind of event at the Bowl or Hollywood Blvd. Even getting through Hollywood at most times of the day...the thousand fold increase in traffic in the past 5 years is making the area uninhabitable. (this isn't NYC, or Toronto...public transportation does not exist in the areas it's needed most).

The streets were not made to handle the traffic from the buildings *already* up. SERIOUSLY...look at them. They are small two lane streets that have become congested beyond what they were built for. YOU also MUST THINK ABOUT THE BOWL traffic that is now extending well beyond the two months that the Bowl had events. The Bowl now has lease events starting in April and going through to November. All of Franklin, Yucca, Sunset Vine, Wilcox, Cahuenga...become so congested that it was taken me 40 minutes to go 1 mile to get home via Franklin – the ONLY WAY I CAN GET HOME (this isn't Laurel Canyon where I can take a back route).

Please, stop this insanity. The fault lines alone should have been enough to quell the development. Please look at the latest LA TIMES map. Anything within a mile of the "Hollywood" fault is going to feel the impact. "98 percent chance of a 7.0 quake in the next 30 years", that's what the experts are saying and the LA TIMES is reporting. This development doesn't make ANY SENSE. Lives will be lost. Do you want that on your hands?

Homeowner, tax payer, voter  
Kathleen York  
2235 Alcyona Drive  
La, Ca 90068



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## NO to HOLLYWOOD CENTER PROJECT!!!

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**Bill Doig** <wmdoig@sbcglobal.net>

Thu, Oct 4, 2018 at 5:13 PM

Reply-To: Bill Doig <wmdoig@sbcglobal.net>

To: elva.nuno-odonnell@lacity.org

As a 20 year Los Angeles resident, the last 4 of which have been here at the center of old Hollywood, I can NOT imagine the idea of this ridiculous project. On my morning walks every day it is the norm to see traffic at a standstill on Vine Street from Sunset Boulevard all the way up to the 101. I walk across Yucca and have a clear view of all the frustrated drivers. Are they planning on putting a second level for traffic above or below?

The San Andreas fault line runs along Yucca Street, doesn't seem like a great idea to tempt it.

The iconic Capitol Tower would be so terribly obscured, hard to imagine Old Hollywood looking like another lost suburban high-rise mall.

Please don't let this happen!

WILLIAM DOIG

6358 YUCCA STREET #310

HOLLYWOOD 90028

323.999.8068



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## Hollywood Center Concerns

2 messages

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Georgia Alkov <georgia.alkov6@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 4:09 PM

Hello,

I attended the Hillside Federation meeting last night and heard about the proposal of this huge development. Quality of life issues from our city's development are many. A development of this scope will add significantly to the worsening of our already stretched quality of life issues in our urban areas.

For example:

Sound pollution, traffic pollution, air pollution, impact of hauling dirt away during construction, and impact on old sewer lines.  
What mitigations will occur to counteract the added levels of sound pollution, traffic pollution, air pollution, and added burden on old sewer lines?

These are a few of the many general concerns which need to be addressed during an EIR.

Thank you very much for allowing my input.

Georgia Alkov  
16536 Park Ln Cir, Los Angeles, CA 90049

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Georgia Alkov <georgia.alkov6@gmail.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 5:07 PM

ENV-2018-2116-EIR

Hello,

I attended the Hillside Federation meeting last night and heard about the proposal of this huge development. ENV-2018-2116-EIR  
Quality of life issues from our city's development are many. A development of this scope will add significantly to the worsening of our already stretched quality of life issues in our urban areas.

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These are a few of the many general concerns which need to be addressed during an EIR.

Thank you very much for allowing my input.

Georgia Alkov  
Case# ENV-2018-2116-EIR

[Quoted text hidden]



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## **Please consider the Neighborhood BUILDING 2 SKYSCRAPERS (35 AND 46 STORIES) @ HOLLYWOOD AND VINE**

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**Melanie Lutz** <melanie@melanielutz.com>

Thu, Oct 4, 2018 at 4:08 PM

To: elva.nuno-odonnell@lacity.org

Dear City Planning, City of Los Angeles and Anyone Who is a Part of Decision Making on the project referenced above.

Please hear our voices. I have lived and worked in Beachwood Canyon and Hollywood for years. It is a magical place with deep roots in the City of Los Angeles. The Hollywood City Council, Developers, investment properties and banks are in a position to take advantage of residents looking to live, work, eat, and love. The proposed projects go against what Hollywood and Vine is about. It is unacceptable, environmentally, for the eco-systems of the neighborhood and I am strongly against this second effort to further destroy the flow and health of our community.

In addition, the congestion for getting in and out of our neighborhood, pulling out of our driveways, tires blown due to nails on the streets, and construction debris and the extra hours waiting for construction operations to get their work done, detrimentally effects my work, life, and home. STOP. NOW. ENOUGH is ENOUGH.

I have attended the meetings, been actively involved in many civic actions to create policy that benefits the citizens who live in the community. Please do not do this. Please take a beat on the expansion, take care and provide additional resources, plans and opportunities to create community health above a certain crews wealth.

It is a 117 page report, someone wants to make this happen, but take a look at the photos in this report. Take a look at the BS you are suggesting the City of Hollywood process for what? For who? It is ridiculous. Talk to neighbors, talk to neighborhood businesses, it isn't for us. Living in a box, in a building, with high rents, really, right next to one of the cities most beautiful hiking paths. Get a grip. Wake up. It is a bad idea.

There are ways to make Los Angeles, Hollywood, an example for a well community, the structures proposed, according to your report, is not one of them. It is not in anyone who currently lives in the neighborhood. I repeat enough.

Calling on my sisters and brothers and mothers and fathers and lovers and workers and artists who are thriving in this neighborhood to open our hearts to more earth connections, more health filled construction and co-creation, collaboration and shared vision of a loving world where we don't have to deal with developers desires to create wealth on our streets.

Please consider your actions, please consider your neighbors and please stop this.

I look forward to hearing of this projects demise.

Best,

Melanie

REF: Hollywood Center Project Case Number: ENV-2018-2116-EIR

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Melanie Lutz

Beachwood Canyon, Resident



Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

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## EIR Letter from HDCA re Hollywood Center Development

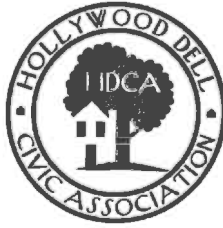
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Alexa Iles <alex@mediaart.com>  
To: elva.nuno-odonnell@lacity.org

Thu, Oct 4, 2018 at 4:03 PM

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 HWood Center Project EIR Letter.pdf  
167K



September 7, 2018

Elva Nuño-O'Donnell  
City Of Los Angeles, Dept. of City Planning  
6262 Van Nuys Boulevard, Room 351

Re: Environmental Case Number: ENV-2018-2116-EIR  
Hollywood Center Project

Dear Ms, Nuño-O'Donnell:

The Hollywood Dell Civic Association represents approximately 1,100 households that fall within the boundaries between Argyle Avenue, Cahuenga Blvd., Franklin Blvd. and the Hollywood Reservoir. We have an active and engaged community that is very interested in the proposed development projects that will impact our neighborhood.

The proposed Hollywood Center Project is adjacent to our neighborhood and Hollywood Dell residents have rightfully and reasonably expressed concerns over this massive development plan. To assist the city of Los Angeles, we are respectfully requesting that these concerns (listed below) be addressed in the Environmental Impact Report.

### **During Construction**

1. **Public Access.** How can the city ensure that the public streets and sidewalks around the project site are not taken out of commission for long, protracted periods to accommodate the construction of this project?
2. **Traffic & Noise.** What can be done to minimize traffic and noise impacts during construction?
3. **Freeway Access.** How will the construction impact the access to the 101 Freeway, since both northbound and southbound access is off of Argyle Avenue within feet of the proposed project?
4. **Capitol Records Building.** How will the historic Capitol Records building be maintained and protected during construction?

### **Impact of the Finished Product**

1. **Roads & Traffic.** This area already has heavy use all day long. The surrounding streets have taken a beating from the traffic and from the heavy equipment from previous construction in the area. What will the project do to improve the conditions of the roads and mitigate the traffic from all of this new residential and commercial activity?
2. **Sufficient Parking.** Building close to the public transit does not eliminate the desire for the ownership and operation of personal vehicles. Additionally, those will be traveling to this area to work in the businesses associated with this project will have a need for parking. Limiting parking to "residential only" spots results in workers parking in the surrounding residential neighborhoods. How will the city ensure this doesn't happen?

Patti Negri, President  
David Brewer, Vice President  
Kelly Ziegler, Treasurer  
Alexa Iles Skarpelos, Secretary

3. **Infrastructure.** Recent water main breaks and resulting property damage in our area have highlighted a real infrastructure problem in Hollywood. These pipes were designed almost 100 years ago to serve a fraction of the population and usage they are burdened with today. What measures will be in place to help bolster this infrastructure to ensure the water and sewage services will function efficiently and safely after this project is up and running?
4. **Emergency Services.** Increased population and commercial activity will require additional Los Angeles Fire and Police services. We are already challenged with slow LAPD response times to our calls, and high fire danger in the hills means we are dependent on the quick action of LAFD to prevent catastrophe. How will the public services be maintained or improved with this project?
5. **Quality of Life.** What will this project bring as benefits to the existing surrounding community? Will those benefits offset the negative impacts? How will they address the increased traffic, degraded air quality, increased noise pollution and visual blight? How will the views of the historic and iconic Capitol Records building be preserved?
6. **Being A Good Neighbor.** What long-term contributions will the developers make to ensure an improved quality of life in the area? How will issues between the surrounding community and the property management be addressed and resolved once complete?

Sincerely,

Patti Negri  
HDCA President  
[Patti@hollywooddell.com](mailto:Patti@hollywooddell.com)

Alexa Iles Skarpelos  
HDCA Secretary  
[Alexa@hollywooddell.com](mailto:Alexa@hollywooddell.com)

David Brewer  
HDCA Vice President  
[David@hollywooddell.com](mailto:David@hollywooddell.com)

Kelly Ziegler  
HDCA Treasurer  
[Kelly@hollywooddell.com](mailto:Kelly@hollywooddell.com)