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Sent time: 10/04/2018 04:03:05 PM
To: elva.nuno-odonnell@lacity.org
Subject: EIR Letter from HDCA re Hollywood Center Development
Attachments: HWood Center Project EIR Letter.pdf



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
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