

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent time: 05/27/2020 04:26:09 PM
To: Stuart Freeman <stufreem@pacbell.net>
Subject: Re: Hollywood Center Project - Case # ENV-2018-2016-EIR, state clearinghouse #2018051002

Hi Stuart,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR. Response to your comments will be provided in the Final EIR, for which you will be notified once available for public review.

Once the Final EIR is released, there will be a public hearing process for the related entitlements, at which time, I would advise that you provide any comments regarding non-CEQA related issues for the decision maker's consideration.

Please let me know if you have any questions in the meantime.

On Wed, May 27, 2020 at 3:12 PM Stuart Freeman <stufreem@pacbell.net> wrote:

Dear Mindy –

I am a resident living in upper Vine Street and I am directly impacted by this project.

I have several questions regarding the upcoming Hollywood Center Project proposed construction.

1. I have read many stories about how people who move into these areas when built do not actually take the subway or other rapid transit but rather use their cars. It is also typical for these projects to claim to not need as many car parking spaces because of their proximity to rapid transit. How many parking spaces are going to be provided and what guarantees can be provided that people living in the new construction will not each have a car and seek parking on the adjacent neighborhood streets as a result?
2. What steps will be taken to assure local residents that all of the trucks hauling away dirt from the construction site will be handled with forethought to avoid traffic accidents, smog, and pavement erosion in the area?
3. How loud will back-up generators be if power is intermittent for a time, and back-up power generation is needed? The Everly had this problem, and the neighborhood suffered listening to loud noises for many, many hours.
4. Our neighborhood is already woefully deficient in having enough parking spaces for the apartments on Argyle. This causes people to park up on our street, Vine so that parking is very difficult. Is there provision for creating more parking spaces than the project needs, and making the spots available to local apartment dwellers? In Pasadena, there are large public parking structures available for people coming into the city to eat, drink, or see a play. Is there a large public parking structure included with this development?
5. What tax concessions have been awarded this project, and for how long? Increased traffic, and more densely populated buildings will require more fire, police, and other public services to be available. If tax concessions are given to the project, does that mean that the rest of us poor homeowners will be picking up the tab?
6. We as residents have endured the Everly, the W, and many more projects being constructed here in Hollywood in the last few years. As you might imagine, we grow tired of the never ending construction issues. Can we put a stop to other additional projects in the area after this one? This one will go on for quite some time, and residents should be given a break from this endless construction.
7. Why is such a tall tower needed for this project? It is taller than any other in the area, and seems out of place of Hollywood.
8. Hollywood traffic is a nightmare at about 5pm each weekday. People que up for entrance to the freeway, or go

up Cahuenga to Barham to get to the valley. What steps can be taken to mediate the impact that so many new vehicles to the area will cause? Are freeway onramps going to be made to flow better?

9. I grew up here. I went to Cheremoya Elementary, LeConte Jr. High, and Hollywood High School. What impact on the schools will this project have? How many school age children are envisioned to live in this new project? What tax revenue will the schools receive?

10. Homeless people have taken over many of the underpasses, and freeway medians in Hollywood. What steps are being considered by the city government and your project to help mitigate this problem? If you create loud noise, and congestion, it is likely they will just head up into the hills to our properties to camp out which would be unacceptable to property owners who have been here far longer than any of these many, many building projects and the people living in them.

11. What new infrastructure will be required to provide power and water to all of these new residents, and how much will existing homeowners in the area be expected to pay in increased taxes to provide that new infrastructure?

Thank you,

Stuart Freeman

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