

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/28/2020 12:54:12 PM  
**To:** Theo Green <theogreen@me.com>  
**Subject:** Re: Hollywood Center Project - Opposition letter

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Hi Theo,

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 9:19 PM Theo Green <[theogreen@me.com](mailto:theogreen@me.com)> wrote:

Dear Ms Nguyen,

As a resident and homeowner at the Broadway Hollywood Building at 1645 Vine St, I'm writing to register my opposition to the proposed Hollywood Center Project.

I'm broadly in favour of the development of Hollywood. New buildings have been appearing regularly in the five years I've lived here, and I welcome them all. I would welcome this new development too, but only if its height was restricted to match the other buildings in the area.

For almost a hundred years since the Hollywoodland sign went up, city planners in this area have carefully preserved line-of-sight views of the hills and the iconic sign. Those views, from streets such as Vine, Hollywood Blvd, but also Argyle, Gower, Ivar and others add value and iconic beauty to whole blocks of this neighborhood.

Views of the hills and iconic sign from my property, and most of the properties in those streets, will be blocked if the towers are built at the proposed height. I believe that would reduce the intrinsic value of whole swathes of Hollywood, and damage both property values and tourism in the area. Those views from street level and from properties, not only of the Hollywood sign, but also the iconic Capitol Records building have been preserved for decades by careful development.

To block the views and introduce to the skyline two giant skyscrapers seems to violate the care previous decades of city planners have taken to preserve what makes this area special.

When considered together with the inevitable strain such huge buildings would put on the area's already congested traffic, the aesthetic concerns become existential ones. Rather than attract more residents to the area, impossibly congested streets and a loss of iconic views will surely encourage many to look elsewhere, for well-planned streets without constant traffic jams.

Finally, I'm concerned that this developer's other Californian skyscraper, the Millennium Tower in San Francisco, is a famously poorly planned and executed building: leaning, sinking, tilting and now subject to over \$500 million of lawsuits, its residents bitterly regret having moved into a building where the lack of diligence by developers has wiped out their investment. To build such an oversized development in an inappropriate area of Los Angeles, with a troubled developer, on streets not designed to take even as much traffic as they currently have, seems to be folly however you look at it.

Again, I would support this application if the height of the building were in the 12 storey range, but not at the current proposed height.

Many thanks for your time,

Theo Green,  
Homeowner, Apt 510  
Broadway Hollywood Building,  
Los Angeles 90028



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674

