

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent time: 08/26/2020 07:53:57 AM
To: Miki Jackson <mikijackson@mac.com>
Cc: Lauren Natoli <lauren.natoli@aidshealth.org>; Adam Cohen <adam.cohen@aidshealth.org>; Susan Hunter <heysuzhunter@gmail.com>; Kathy Vu <kathy.vu@ahf.org>
Subject: Re: Letter of objection Millennium Hollywood center project Aug 26, 2020 hearing

Hi Miki,

Thank you for your comments. Both of your emails have been received and will be included in the administrative record for the Hollywood Center Project.

Regards,

On Tue, Aug 25, 2020 at 7:42 PM Miki Jackson <mikijackson@mac.com> wrote:

Regarding - Project Site:

1750 NORTH VINE STREET; 1720-1770 NORTH VINE STREET, 1746-1764 NORTH IVAR AVENUE, 1733-1741 ARGYLE AVENUE, AND 6236, 6270, AND 6334 WEST YUCCA STREET

Case Nos. VTT-82152; CPC-2018-2114-DB-CU-MCUP-SPR; and CPC-2018-2115-DA

CEQA No. ENV-2018-2116-EIR

Held By: Deputy Advisory Agency and Hearing Officer for the City Planning Commission

Date: August 26, 2020

To: Mindy Nguyen, City Planner
221 North Figueroa Street, Suite 1350 Los Angeles, CA 90012

From: Miki Jackson
For AHF/Housing is a Human Right
6255 Sunset Blvd
Suite 21
Hollywood, Ca 90028
323-855-0764

This hearing is a sham. It is a mockery of the CEQA and planning process.. The EIR for this hearing has not been released or certified. "Taking comments" on an EIR that no one has been able to see is so ridiculous as be laughable, if the City was not going to try to avoid the correct and legitimate process by ramming this aborted process down our collective throats.

I will comment on the issues, but this cannot be a comment a on a certified EIR which has not been released.

There are serious active earthquake faults on this property. This enormous development should be built on the property.

The City Grading division has ordered more trenching on the property as no less an authority than the US Geological Survey identified the previous trenching done by the developer in 2014 as not adequate to disprove the presence of faults.

I quote from The Los Angeles Times, July 2020,

A letter from the California Geological Survey to Los Angeles city planners, obtained through a public records act request, raises new questions about the Hollywood Center development. The project calls for 46- and 35-story skyscrapers that flank the famed Capitol Records Tower, along with two buildings for low-income senior residents that would each stand 11 stories tall.

"These studies strongly support the presence of an active ... fault strand entering the eastern Hollywood Center property," the letter said. "Importantly, the combined data indicate that more than one ... fault trace of the Hollywood Fault crosses the proposed project site."

The state also noted a recent [U.S. Geological Survey report](#) that found four parallel sections of the Hollywood fault identified just east of the property which are believed to extend under the

development.

For years, state scientists have said there's evidence an earthquake fault slices through a strip of Hollywood. In 2014, state officials mapped out the Hollywood fault — capable of a magnitude 7 earthquake — shown running through the area.

*The California Geological Survey said there were limitations in the previous studies cited by the developer as evidence of the absence of a fault. For instance, **the state agency said a fault trench excavated in 2014 was not dug long enough for the developer to disprove the state's previous conclusion that an active earthquake fault ran underneath the property.***

Seismologist Lucy Jones said the California Geological Survey is the gold-standard scientific authority for recognizing the locations of faults in California.

"That's their job," said Jones, a former chair of the California Seismic Safety Commission and former science advisor for seismic safety for Los Angeles Mayor Eric Garcetti. "And they say the studies they have strongly support the presence of an active fault strand in the property."

I do not believe that any project anywhere near this magnitude has been approved when such agencies of the authority of both the State and US geological authorities have weighed in with findings of earthquakes faults anything like these in our City. It would be insane to go ahead and take such extreme risks to the safety of the public.

This alone should be a flashing red light to slow down and take care in this process.

This project rests on another shaky foundation, that of previous questionable acts by city officials, some of which may yet come under further legal scrutiny.

Again, from the LA Times, July 2020 article:

The existing map of the Hollywood fault drawn by state officials in 2014 already places the path of the Hollywood fault under the proposed 46-story East Building and under or very near the 11-story east senior residence building.

*In 2015, however, the Los Angeles Department of Building and Safety, then led by **Raymond Chan**, rejected the state's conclusion and sided with the developer's geologist.*

Raymond Chan and a number of projects he was involved with are part of an ongoing and expanding FBI investigation of City Hall corruption in land use.

Two of the three City Council PLUM committee members who approved the original version of this project have been indicted by the FBI. One, Mitch Englander is in jail, the second, Jose Huizar is out on bond awaiting trial. The FBI has stated the investigation is ongoing and may well bring further charges.

The negative impacts to traffic on the nearby 101 were called out as very severe by Cal Trans in 2014 - 15 and this project does not look to be less severe. Construction will greatly negatively impact the area surrounding the project. Emergency services such as fire and police will be negatively impacted, both during construction and by added congestion if it is constructed/ Construction may go on for more than 5 years.

These outrageously oversized buildings will have a negative effect on nearby historic resources, the skyline and views.

Furthermore the nature of "segregating the lower income potential residents from the occupants of the luxury units is an unacceptable form of 'separate - but not really equal - accommodations. It has a nasty connotation of the famous "Brown vs Board of Education" Supreme Court Decision. There will be separate entrances and other features that effectively keep the lower income tenants away from their more wealthy market rate "neighbors".

Do not move ahead with this project, it is dangerous on many levels, public health safety, the unsafe placing of massive structures on earthquake faults, the shadow of the questionable process by which it has been advanced and the possible massive liability it could bring to taxpayer of our city.

On the subject of considering option 8 in the as yet uncertified EIR, the stress on option 8 is concerning. It seems the least likely of several options to be built, and it is only one of several. Why stress it above others? This has the whiff of being a distraction to avoid possible negative comments on other options. At the very least, this is not the way to collect a good overall sampling of comments on the various options. Then again, it isn't as though we have been able to read these options in a certified EIR.

This entire process seems to be designed to avoid actual public comment on a certified EIR. Is this because those in charge do not want to have to deal with those informed comments and any attendant attention to that could bring to a questionable process surrounding a terrible project?

Furthermore, the planned 10 days of comment for the certified EIR - after this rushed and not legitimate hearing, are completely inadequate. A real hearing once the EIR is certified, with sufficient time for considered comment is imperative if this process is to have any legitimacy.

We are in a difficult time - and officially declared state of emergency. It is not acceptable to ignore the proper process and in effect “take advantage”, of how difficult it is for the public to access their government and its proceedings.

I nearby adopt all other objections to this projects submitted.

Miki Jackson
8/25/2020

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