

**From:** Kevin Keller <kevin.keller@lacity.org>  
**Sent time:** 09/23/2020 12:27:37 PM  
**To:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Subject:** Hollywood Center Project

FW: Response to CGS Letter dated July 16, 2020 re the Hollywood Center Project [MB-AME.FID1683707].eml Fwd: FW: Response to CGS Letter dated July 16, 2020 re the Hollywood Center Project [MB-AME.FID1683707].eml Fwd: Councilmember Ryu's Position on the Hollywood Center Project.eml Comments to the Hollywood Center Project.eml attachment.eml Public Comment-Hollywood Center Project.eml Letter for Hollywood Center Project, Case Number : ENV-2018-2116\_EIR.eml Public Comment - Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.:2018051002.eml Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.:2018051002.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml RE: Public Comment – Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml FOR PUBLIC RECORD: Comment for Hollywood Center Project Draft Environmental Impact Report; Case Number ENV-2018-2116-EIR.eml ENV-2018-2116-EIR Hollywood Center Project.eml Hollywood Center.eml ENV-2018-2116-EIR Hollywood Center Project.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml Broadway Hollywood Building Public Comments on the Hollywood Center EIR- Traffic Study.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml Hollywood Center Project-Environmental Impact Report.eml Hollywood Center Project.eml Public Comment --Hollywood Center Project Environmental Case: Project Environmental Case: ENV-2018-2116-EIR.eml Broadway Hollywood Building Public Comments on the Hollywood Center EIR.eml Argyle Civic Association response to Hollywood Center DEIR Case No. ENV-2018-2116-EIR.eml Hollywood Center Project.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml ENV-2018-2116-EIR Hollywood Center Project.eml Hollywood Center Project Environmental Case.eml URGENT - Extend the Hollywood Center DEIR comment period (ENV-2018-2116-EIR).eml The Hollywood Center.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002 Opposition.eml Re: Public comment-Hollywood Center Project Environmental Case :ENV-2018-2116-EIR state clearinghouse No:2018051002.eml RE: Public Comment--Hollywood Center Project.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml Hollywood Center Project.eml Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002.eml RE: Hollywood Center Project - Case # ENV-2018-2016-EIR, state clearinghouse #2018051002.eml Hollywood Center Project - Case # ENV - 2018 - 2016 - EIR.eml FW: Hollywood Center Project - Case # ENV-2018-2016-EIR.eml RE: Hollywood Center Project - Case # ENV-2018-2016-EIR, state clearinghouse #2018051002.eml Hollywood Center Project ENV-2018-2116-EIR.eml Letter in regards to Case Number: ENV-2018-2116-EIR and State Clearinghouse Number: 2018051002.eml Hollywood Center: Further Request to Extend 45-Day Comment Period and Objections re Corrupted Documents in Hollywood Center Draft EIR; Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002.eml Hollywood Center Project, HHWNC Comment Letter.eml Public Comment Deadline Extension - Hollywood Center Project.eml MILLENNIUM HOLLYWOOD CENTER - EIR: Does the City Really Want to Hear from the Public?.eml extension of the public comment period for the proposed Hollywood Center Development DEIR).eml Hollywood Center EIR, Case No. ENV-2018-2116-EIR, Refusal to Extend Comment Period.eml Extension of Hollywood Center Development (aka: Millennium Group) Comment Period.eml Request Extension of Minimal 45-day public comment period on Hollywood Center project (AKA Millennium Hollywood project).eml Extension of Hollywood Center Development (aka: Millennium Group) Comment Period.eml Hollywood Center Project.eml Millennium Group Development.eml Objection to Denial of Request for Extension of 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report (“DEIR”); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002.eml Request to extend comment on the EIR.eml Extension request Hollywood Center, ENV-2018-2116-EIR.eml Hollywood Center Project... Objection to 45 Day Comment Period for DEIR.... ENV - 2018 - 2116 - EIR.eml Re: Hollywood Center Development ALERT!.eml Further Objection to 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report (“DEIR”); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002.eml Hollywood Center - Public Comment Period.eml LFIA Objection to 45 Day Comment Period DEIR ENV-2018-2116-EIR.eml Hollywood Center Development (AKA: Millennium Group).eml Millennium / Hollywood Center / Hollywood Epicenter.eml ENV-2018-2116-EIR - Request to Extend 45-Day Comment Period for Draft EIR.eml Hollywood Center Development EIR..eml Objection to 45-Day Comment Period for Hollywood Center Project DEIR.eml Extend the comment period for the Hollywood Center Project to 120 days..eml Objection to 45-Day Comment Period for Hollywood Center Draft Environmental Impact Report; Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002.eml Hollywood Center Achieves Important Milestone.eml

**Attachments:**

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Hi Mindy,

Here are the emails per your request from Kevin's in-box. Lily



**Kevin Keller, AICP**  
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**From:** David Gadd <president@argylecivic.org>  
**Sent time:** 06/01/2020 01:26:30 PM  
**To:** Mindy Nguyen <mindy.nguyen@lacity.org>  
**Cc:** councilmember.ofarrell@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org  
**Subject:** Argyle Civic Association response to Hollywood Center DEIR Case No. ENV-2018-2116-EIR

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**Re: Response to Hollywood Center Project Draft Environmental Impact Report (“DEIR”); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002**

June 1, 2020

Dear Ms. Nguyen:

The Argyle Civic Association (ACA) is a non-profit neighborhood group representing residents of Argyle Avenue and surrounding and intersecting streets in Hollywood. As the neighborhood association covering the site of the proposed Hollywood Center project and areas immediately adjacent, *our group represents the demographic that will be most affected by the project.*

Our concerns about the Draft Environmental Impact Report (DEIR) are many, but in the astonishingly limited time of 45 days (in the middle of the COVID crisis) that was allotted to respond to this massive document (in spite of our request for an extension), we have limited our objections to these:

TRAFFIC

We take exception to the finding of “No Conflict” mentioned in Table IV:L-3 (which examines consistency of the project with applicable policies and programs of Mobility Plan 2035). Section 2.7 of this table states: “All existing roadways adjacent to the Project Site, including Yucca Street, Argyle Avenue, Ivar Avenue and Vine Street would continue to provide access to the regional freeway system, particularly US-101 located approximately 380 feet north of the Project Site, *similar to existing conditions.*” [emphasis added]

As our members know, the feeder streets to the Hollywood Freeway on-ramp at Argyle Avenue and Franklin Avenue, especially Argyle Avenue northbound and Franklin Avenue westbound, are often gridlocked at evening rush hour, not only causing massive delays for commuters trying to access the 101 Freeway to leave Hollywood, but also for local residents trying to access their own neighborhood streets north of Franklin.

Appendix N-1 (“Traffic Assessment”), pages 59-60, estimates the project will generate 4,931 total external trips (or 5,663 total external trips with the east site hotel option). *Nearly (or well over) 5,000 extra vehicle trips in and out of the project would add unbearable strain on surrounding streets which are already overburdened.* In particular, Argyle Avenue will see increased strain, because, as mentioned in the Traffic Assessment, “loading access to the East Site would also be provided via Argyle Avenue.”

Additionally, we are concerned about the placement of a new stop light at Argyle Avenue and Carlos to control access to the project (“The driveway [aligned with Carlos Avenue] would be signalized at Argyle Avenue & Carlos Avenue with a pedestrian crossing across Argyle Avenue, while the Ivar Street driveway and the Yucca Street driveway would be stop-controlled”). This new traffic signal would create yet another impediment to northbound traffic trying to access the Hollywood Freeway and the residential streets north of Franklin Avenue.

Far from being “similar to existing conditions” as asserted by the DEIR, access to the regional freeway system will be *far worse than existing conditions.*

*We feel that further study of the effect of the project on the heavily congested intersection of Argyle Avenue and Franklin Avenue, which includes the busy 101 Freeway northbound on-ramp, is needed.* In response to the former Millennium Project, Caltrans had strong concerns about project-induced traffic at ramp intersections, including this one, but these were excluded from the Hollywood Center project Traffic Assessment, as has been pointed out in a technical memorandum prepared by traffic consultancy KOA commissioned by The Oaks Homeowners Association (included with their response to the DEIR).

**Has the project consulted with Caltrans and has Caltrans expressed an opinion on this matter? If so, why is no Caltrans correspondence available as an appendix (as is LADOT correspondence)?**

PARKING

Parking near the project on the residential streets north of Franklin Avenue is notoriously difficult. We are particularly concerned with the projections (as stated in Appendix N-1) that only 25% of employees in the East Building and only 50% of those in the West Building will be “subject to priced parking.” In other words, 75% of employees in the East Building and 50% of those in the West Building will not be parking in the building.

Even assuming that some of those employees will walk, bicycle or take public transportation to work, *there will almost certainly be a significant number of them who will wind up parking north of Franklin* (where there are no hourly restriction and no permit parking) while at work, occupying parking spaces that are sorely needed by the residents of the neighborhood.

**Has the project considered the impact on neighborhood parking north of Franklin Avenue? What measures, if any, does the project propose to mitigate this impact?**

#### EARTHQUAKE AND SAFETY

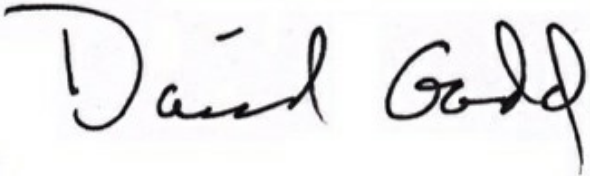
While the Argyle Civic Association does not currently have the technical expertise to address possible shortcomings or inaccuracies in the geological studies presented in Section VI:D of the DEIR as well as in Appendices G-1-4, we are very concerned about the bonafides of Millennium Partners, given their very public debacle with the “leaning” Millennium Tower in San Francisco.

**How will the City of Los Angeles assure local residents that Millennium Partners will be held *entirely responsible* in the event of engineering flaws and/or structural inadequacies that result in one or both buildings of the Hollywood Center to become uninhabitable? Will Millennium Partners be responsible for the eventual demolition of the building(s) in the event they are rendered uninhabitable because of earthquake or other events?**

Argyle Civic Association members are vested stakeholders in this part of Hollywood. We would like to have our concerns addressed by the Planning Department as soon as possible (within 45 days, please).

A printable Word document is attached for your files.

Sincerely,



**David Gadd, President**

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**From:** Kevin Keller <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>  
**Sent time:** 07/20/2020 11:02:08 AM  
**To:** Lisa Webber <[lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)>  
**Subject:** Fwd: attachment  
**Attachments:** Ltr.pdf

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----- Forwarded message -----

**From:** **Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
**Date:** Mon, Jul 20, 2020 at 10:52 AM  
**Subject:** attachment  
**To:** Kevin Keller <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>

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\* For appointments, please contact Darlene Navarrete at (213) 847-3683 or [Darlene.Navarrete@lacity.org](mailto:Darlene.Navarrete@lacity.org)



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July 16, 2020

Mindy Nguyen  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**SUBJECT: Comments on the April 16, 2020 Draft Environmental Impact Report for proposed “Hollywood Center” project. State Clearinghouse Number SCH 2018051002.**

Dear Ms. Nguyen:

The Department of Conservation’s California Geological Survey (CGS) received the April 16, 2020 Notice of Completion and Availability of Draft Environmental Impact Report (DEIR) for the “Hollywood Center” development project, located near Yucca Street, Argyle Avenue, Ivar Avenue, and Vine Street, in the Hollywood Community Plan area of Los Angeles, CA 90028. This letter conveys comments from CGS regarding geologic and seismic conditions affecting the site, including new information not addressed in the DEIR.

Under state law, including the Alquist-Priolo Earthquake Fault Zoning Map Act<sup>1</sup>, the Seismic Hazards Mapping Act<sup>2</sup>, and Public Resources Code section 2201, CGS provides technical information regarding earthquake faults and other hazards to local governments. This includes publishing detailed earthquake fault maps and other hazard maps and continually reviewing new seismic-hazard data to inform local decision-making. CGS apprises local governments of new seismic information since those maps were published if it is aware that a local government is considering approval of action impacted by this new information.

Due to emerging scientific information near the project site, and the project’s height, construction materials, and proximity to active faults and densely populated urban areas, on September 24, 2018, CGS submitted comments in response to the notice of preparation of the DEIR. Our comments on the notice of preparation provided information on the 2014 CGS Fault Evaluation Report 253<sup>3</sup> and the related Earthquake

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<sup>1</sup> Pub. Resources Code §§ 2621-2630

<sup>2</sup> Pub. Resources Code §§ 2690-2699.6.

<sup>3</sup> <https://gmw.conservacion.ca.gov/shp/EZRIM/Reports/FER/253/>

Zones of Required Investigation Map (Hollywood Quadrangle), dated November 6, 2014<sup>4</sup>, (the 2014 Hollywood Fault Map); faulting and ground-shaking hazard information developed in 2015, after the 2014 Hollywood Fault Map; and older information that provided general geologic context such as rock formation and soil profiles not directly related to faulting.

After CGS commented on the NOP, and after the DEIR was published, the United States Geological Survey (USGS) on May 8, 2020, issued a new, peer-reviewed analysis of the Hollywood Fault zone in the immediate area of this proposal.<sup>5</sup> The 2020 USGS analysis analyzed multiple seismic datasets and models, all of which consistently infer near-surface fault traces of the Hollywood Fault in the same locations. Importantly, the combined data indicate that more than one near-surface fault trace of the Hollywood Fault crosses the proposed project site. Based on the project's proximity to these fault traces, as well as the proposed development's height, construction materials, and location in a densely populated area, CGS staff determined that this new information is important to convey through comment on this DEIR. CGS summarizes findings from these new studies below and assesses how the USGS study, and other studies conducted after the 2014 Hollywood Fault Map, affect the consideration of seismic risk of the proposed development.

- 1. Fault traces depicted in CGS's 2014 Hollywood Fault Map do not appear in Appendix G-1's figures of the project site** where locations of their subsurface investigations are presented. Therefore, we attach a figure showing both the location of traces as shown on the 2014 Hollywood Fault Map and the areas of investigation reported in Appendix G-1 (**Figure 1**). (DEIR Appendix G-2 shows the location of the fault trace at a lower level of resolution.) We note below that Figure 1 reflects new information indicating the active fault, which was not cleared by either the 2014 trench or the other investigative techniques reflected in Appendix G-1.
- 2. The 2020 USGS study, and other studies that post-date CGS's 2014 Hollywood Fault Map, strongly suggest an active strand of the fault crosses the project site.** CGS considered the 2020 USGS study in light of other studies conducted after the 2014 Hollywood Fault Map. These studies are listed at the end of this letter and, for your convenience, are also available on CGS' FTP server ([FTP Link](#)). These studies, conducted east of the project site, postdate the studies included as Appendix G-1 to the DEIR, and are therefore new information of importance to public safety. These studies strongly support the presence of an active southern fault strand entering the eastern Hollywood Center property in the vicinity of the alley at Argyle, south of the

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<sup>4</sup> [https://gmw.conservation.ca.gov/SHP/EZRIM/Maps/HOLLYWOOD\\_EZRIM.pdf](https://gmw.conservation.ca.gov/SHP/EZRIM/Maps/HOLLYWOOD_EZRIM.pdf)

<sup>5</sup> Catchings, et al., 2020, 2018 U.S. Geological Survey–California Geological Survey fault-imaging surveys across the Hollywood and Santa Monica Faults, Los Angeles County, California: U.S. Geological Survey Open-File Report 2020–1049, 42 p., <https://doi.org/10.3133/ofr20201049>

Ltr.pdf

fault trench excavated in 2014 as described in Appendix G. Based on these studies, CGS expects to revise the Hollywood Earthquake Fault Zone Map within the next two years by extending the southern strand of the Hollywood Fault further east from where it is currently mapped.

In light of the 2020 USGS study and others referred to above regarding the seismic fault near the proposed development, CGS has assessed whether geotechnical analysis performed as part of the DEIR effectively addresses risks identified within this new information. CGS finds the following limitations in geotechnical analysis of the site given this new information:

3. **The fault trench excavated in 2014 did not clear the entire site of active faults.** Based upon review of the information presented in Appendix G-1 of the DEIR, the GDC trench on the east property did not completely expose the base of the Holocene-age geologic section across the north-south extent of the site and therefore cannot be considered to exclude the presence of an active fault at or near where it is depicted in CGS's 2014 Hollywood Fault Map, or in the more recent studies mentioned above.
  
4. **Other fault investigation techniques used on the site are not definitive in clearing the site of active faults.** Based on review of the information presented in Appendix G-1 of the DEIR, the fault studies prepared for the proposed Hollywood Center Project, both east and west properties, primarily rely upon subsurface investigations conducted by Cone Penetration Testing (CPT) and small-diameter boreholes. While these types of investigations can provide beneficial information, they are subject to ambiguous interpretations, particularly regarding the activity of faulting because geologists cannot clearly see which stratigraphic horizons are cut by a fault. A third-party review of the geologic studies conducted for the Hollywood Center Project (see Earth Consultants International, Project No. 3425, June 3, 2015; [FTP Link](#)), which was not included in Appendix G-1 of the DEIR, acknowledges the limitations of the project CPT and borehole subsurface investigations, including unresolvable errors in the re-survey efforts of these data locations. The third-party review also presents multiple possible interpretations of the locations and activity of the faults under the site (ECI, 2015, Plate 4), including an interpretation showing the distinct possibility that the southern strand of the Hollywood Fault is active beneath the project site (ECI, 2015, Plate 4, Interpretation A). CGS understands the project proponents report the project site is underlain by older stratigraphy, capped by Holocene age deposits (<11,700 years old). In their interpretation of boreholes and CPT's, they have postulated the faulting they have identified does not extend into the Holocene units. CGS' interpretation of the CPT and borehole data finds the fault can be drawn to extend into the Holocene units, such as Scenario A in the ECI report. These differing interpretations of fault activity along the southern strand are because only



indirect data from the CPT's and boreholes are available. CGS recognizes these uncertainties can only be resolved by fault trenching, which allows direct observations of subsurface geologic relationships and the ability to sample geologic materials for chronologic dating (see Section 5.4 of CGS Special Publication 42; [https://www.conservation.ca.gov/cgs/Documents/SP\\_042.pdf](https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf))

5. **Fault investigations are incompatible with construction excavation.** Appendix G-1 of the DEIR indicates that conditional approval of the geologic report was granted in July 2015. The main condition stipulated by the conditional approval is that the project engineering geologist observe basement excavations during site construction and inform the City's Grading Division if evidence of active faulting is observed. As noted in CGS Special Publication 42 (see pages 32-33), fault trench investigations require detailed, time-intensive analyses of vertical sections of geologic materials. If fault investigations are not completed prior to final project design and approval, these practices may be compromised by typically efficient construction practices.

In conclusion, further assessment of the southern strand of the Hollywood Fault, following, for example, best practices outlined in CGS Special Publication 42 as discussed above, is important to adequately understand seismic risks of the proposed development in light of recently available information.

Please let us know if you have any questions regarding these comments. CGS is available for consultation with the City on evaluating fault activity and other seismic hazard issues.

Sincerely,



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Senior Engineering Geologist, PG #7237, CEG #2260  
California Geological Survey  
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Timothy McCrink  
Supervising Engineering Geologist PG #4466, CEG #1549  
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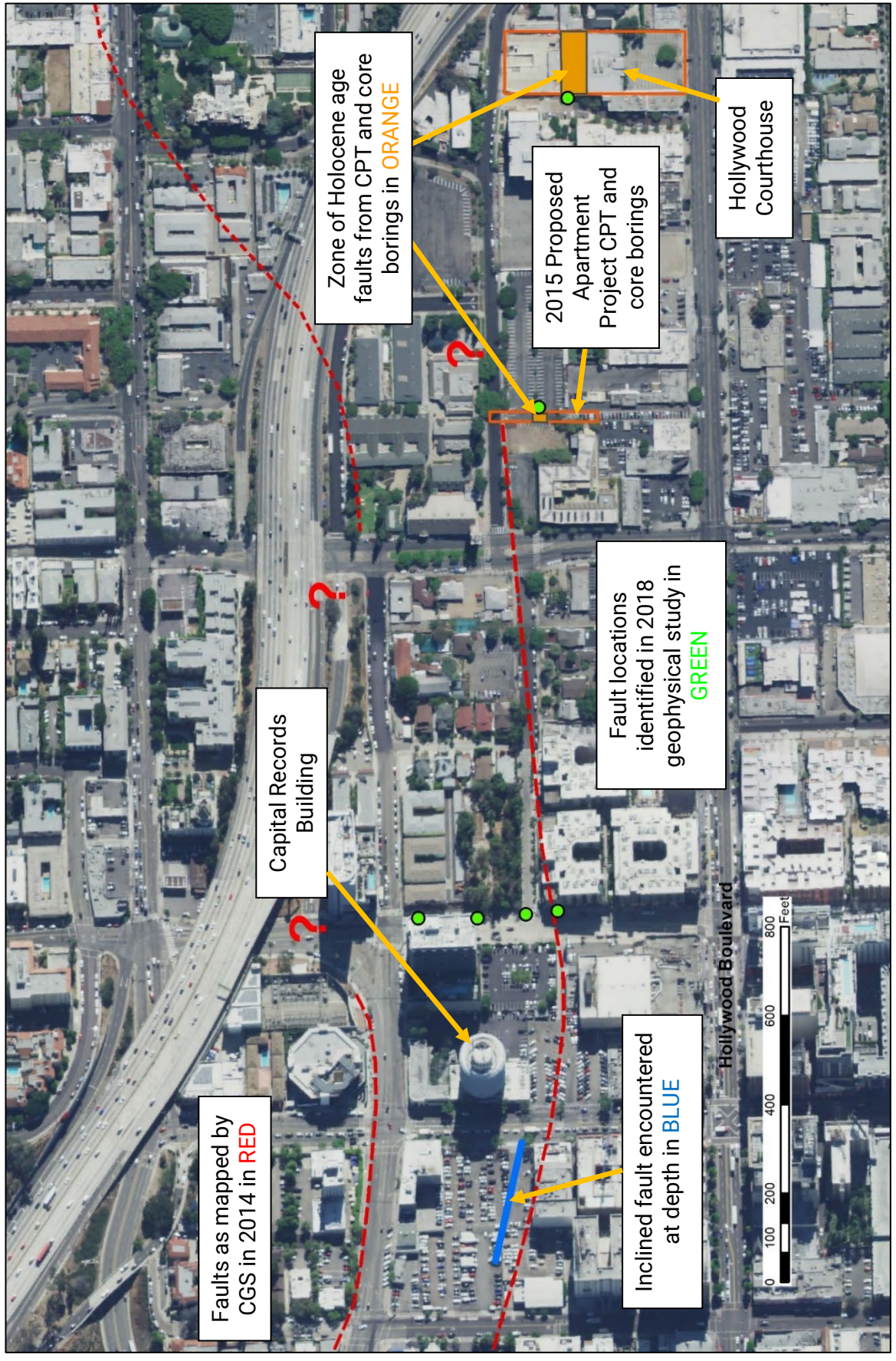
## Attachments:

Figures 1 and 2

CGS Comments on the scope and content on the NOP for the Environmental Impact Report for the "Hollywood Center" project, September 24, 2018.

References cited ([FTP Link](#)):

- Catchings, R.D., Hernandez, J., Goldman, M.R., Chan, J.H., Sickler, R.R., Olson, B., and Criley, C.J., 2020, 2018 U.S. Geological Survey–California Geological Survey fault-imaging surveys across the Hollywood and Santa Monica Faults, Los Angeles County, California: U.S. Geological Survey Open-File Report 2020–1049, 42 p., <https://doi.org/10.3133/ofr20201049>.
- City of Los Angeles Department of Building and Safety, Grading Division, 2015, Geology Report Correction Letter, Log # 88174, Soils/Geology File – 2 AP, Tract 2058, lot 26, 6044 Carlos Avenue., reference report LA-1230, dated April 28, 2015 by Group Delta.
- Earth Consultants International, Response to Request from the City of Los Angeles Reviewer, East and West Millennium Sites, Project No. 3425, Dated June 3, 2015.
- Group Delta, 2015, Fault Activity Investigation, Proposed Apartment Development, 6044 Carlos Avenue, Hollywood Area, City of Los Angeles, CA, GDC Project No. LA-1230, dated April 28, 2015.
- Ninyo & Moore Geotechnical and Environmental Sciences Consultants, 2015, Fault Rupture Hazard Evaluation, Hollywood Courthouse, 5925 Hollywood Boulevard, Los Angeles, CA, Project No. 402132006, draft report dated February 24, 2015.
- Ninyo & Moore Geotechnical and Environmental Sciences Consultants, 2015, Supplemental Fault Rupture Hazard Evaluation, Hollywood Courthouse, 5925 Hollywood Boulevard, Los Angeles, CA, Project No. 402132007, draft report dated June 15, 2015.



**Figure 1.** Air photo image of the Hollywood area of Los Angeles with annotation by CGS. Red dashed lines are surface traces of active faults from the CGS Hollywood Fault Evaluation Report, 2014. Green dots represent locations where the Hollywood Fault has been located based on 2018 geophysical studies by the USGS. Orange rectangle inside the Hollywood Courthouse represents the location of the zone of faulting from a CPT and boring transect from Ninyo & Moore reports. Orange rectangle inside the Apartment project represents a zone of faulting from both CPT and core boring study by Group Delta. Blue line represents the steeply inclined Hollywood fault where it was encountered in Group Delta CPT and borings at depth.





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Edmund G. Brown Jr., Governor  
John G. Parrish, Ph.D., State Geologist

September 24, 2018

Elva Nuño-O'Donnell  
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**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  
916-451-5519  
[Eleanor.Spangler@conservation.ca.gov](mailto:Eleanor.Spangler@conservation.ca.gov)



Timothy McCrink  
Supervising Engineering Geologist, PG #4466, EG #1549  
California Geological Survey  
801 K Street, MS 12-31, Sacramento, CA 95814  
916-324-2549  
[Tim.McCrink@conservation.ca.gov](mailto:Tim.McCrink@conservation.ca.gov)

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 05:27:02 PM  
**To:** Bescher Éric Pascal <bescher@ucla.edu>  
Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Daniel Halden <Daniel.Halden@lacity.org>;  
**Cc:** Craig Bullock <craig.bullock@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Broadway Hollywood Building Public Comments on the Hollywood Center EIR- Traffic Study

---

Dear Eric,

Thank you for your email. As with your previous comments, your subsequent 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 Sat, May 30, 2020 at 10:11 PM Bescher Éric Pascal <[bescher@ucla.edu](mailto:bescher@ucla.edu)> wrote:

Dear Ms. Nguyen,

As a homeowner at the Broadway Hollywood building on the corner of Hollywood and Vine. I am writing in opposition to the draft EIR, on the following bases.

**1- The city did not allow for an extension of the June 1 deadline.** We are in the middle of a pandemic and a stay-at-home order imposed by the City. It is unreasonable for the Planning Department to expect that a proper response could be prepared under such circumstances. Only 45 days to review a document of 1,300 pages is unacceptable. I quote your response from 5/21/20 on our request for extension:

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances (*emphasis added*). While we agree that these are unprecedented times (*emphasis added*) as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

It is nonsensical to state that these are unprecedented time, yet a sentence earlier state that the period could be extended under unusual circumstances. Is this pandemic not sufficiently unusual, or are you expecting a worse one?

**2-This discriminates against residents who do not have a computer.** Forcing Angelenos to have access to a computer in order to file a comment is wrong.

**2-The draft EIR is deeply flawed**, as outlined in the response sent to you earlier by our Homeowner's Association. The EIR did not take into account the impact on our building, inter alia:

- impact to the only ingress/egress to our 96 unit building. This is safety hazard.
- impact on the scramble crosswalk and on the Heart of Hollywood project.
- impact on our building as a historical resource.

Furthermore, concluding that a project of this magnitude will not affect the VMT is ludicrous on its face.

**3-This project is egregiously incongruous and out of scale for the neighborhood.** It is better suited for downtown. A 46-story building will dwarf the Capitol Records building and will block our view of the Hollywood Hills. I am not opposed to development but the magnitude of this project is simply outrageous.

**4- The project will decrease the value of my home.**

**5- The project will affect trips to and from the Hollywood Bowl.**

**7-We are under lockdown, under curfew and the National Guard has been activated in the City.** Under these circumstances, granting an extension is imperative.



Your immediate response to this matter is appreciated

Sincerely,

Prof. Eric Bescher, Ph.D..  
President – Broadway Hollywood Homeowners Association

Vice President, Technology  
CTS Cement Manufacturing Co.  
12442 Knott St, Garden Grove, CA 92841

Professor Eric Bescher  
2121 Engineering V  
Department of Materials Science and Engineering  
University of California Los Angeles  
Los Angeles, California 90095  
[+13103833011](tel:+13103833011)

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 05:01:08 PM  
**To:** Bescher Éric Pascal <bescher@ucla.edu>  
Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Daniel Halden <Daniel.Halden@lacity.org>;  
**Cc:** Craig Bullock <craig.bullock@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcampus.com  
**Subject:** Re: Broadway Hollywood Building Public Comments on the Hollywood Center EIR

---

Dear Eric,

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 Sat, May 30, 2020 at 12:18 PM Bescher Éric Pascal <[bescher@ucla.edu](mailto:bescher@ucla.edu)> wrote:

Dear Ms. Nguyen,

Please find attached the comments of the Broadway Hollywood Homeowners Association regarding the Hollywood Center Draft EIR.

We reiterate that our Association, which represents 96 owners at the corner of Hollywood and Vine, is dismayed and very troubled that no extension to the June 1 deadline was granted. We are in the middle of stay-at-home order imposed by the City.

This was conveyed to you in our prior communication, and we are very unhappy with your response.

Your denial of an extension is incomprehensible and unfair. It affects the legitimacy of the approval process for a project that is already mired in significant public controversy.

Sincerely,

Prof. Eric Bescher, Ph.D.  
President – Broadway Hollywood Homeowners Association

Vice President, Technology  
CTS Cement Manufacturing Co.  
12442 Knott St, Garden Grove, CA 92841

Professor Eric Bescher  
2121 Engineering V  
Department of Materials Science and Engineering  
University of California Los Angeles  
Los Angeles, California 90095  
[+13103833011](tel:+13103833011)

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
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T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/11/2020 10:47:49 AM  
**To:** mary ledding <ledfam6384@sbcglobal.net>  
**Cc:** Eric Garcetti <eric.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Alexa Iles <alexa@mediaart.com>; vincebertoni@lacity.org  
**Subject:** Re: Comments to the Hollywood Center Project

---

Hi Mary,

"Non-CEQA related issues" would include general comments or opinions of the project that do not relate to any environmental concerns. For instance, general opposition to or support for the Project, comments related to the entitlement requests, or concerns pertaining to the architecture or operations of the Project, etc. would be better directed towards the decision-maker for their consideration.

We are currently working on the Final EIR, and aim to release it towards the end of July. As you are an interested party, you will receive a notice of when it becomes available.

Let me know if you have any other questions.

Thanks,

On Wed, Jun 10, 2020 at 5:58 PM mary ledding <[ledfam6384@sbcglobal.net](mailto:ledfam6384@sbcglobal.net)> wrote:

Thanks you Mindy. I wonder if you could give me an example of "non-CEQA related issues".

Also do you have an estimate of how long it will take for the Final EIR to be completed?

Thanks,  
Mary

On Monday, June 1, 2020, 06:54:39 PM PDT, Mindy Nguyen <[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)> wrote:

Hi Mary,

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 Sun, May 31, 2020 at 6:54 PM <[ledfam6384@sbcglobal.net](mailto:ledfam6384@sbcglobal.net)> wrote:

Please note the attached letter regarding the Hollywood Center Project DEIR.

Sincerely,

Mary Ledding

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
[Planning4LA.org](http://Planning4LA.org)

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E-NEWS



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/28/2020 03:03:50 PM  
**To:** jeff straebler <jeff.straebler@gmail.com>  
**Cc:** Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alexa@hollywooddell.com  
**Subject:** Re: ENV-2018-2116-EIR - Request to Extend 45-Day Comment Period for Draft EIR

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Hi Jeff,

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 note that a response to your extension request has been provided in a separate email.

Let me know if you have any other questions.

On Mon, Apr 27, 2020 at 9:57 AM jeff straebler <[jeff.straebler@gmail.com](mailto:jeff.straebler@gmail.com)> wrote:

Mindy,

I hope you are well. I was concerned to learn that the City has provided the minimum allowed comment period for the Hollywood Center Project (ENV-2018-2116-EIR) during the current COVID-19 pandemic. This virus has resulted in emergency declarations and "Safer At Home" orders that prohibit our community from gathering for neighborhood meetings and organizing discussions and in-person review of the documents.

The proposed project is of great concern and I think many Hollywood-area residents would want to understand and comment on the full impact on our community, especially as it regards to public safety, traffic and other long-term effects.

I ask that the City grant an extension of the public comment period to the DEIR of at least 90 days AFTER the lifting of local and state "Safer At Home"-type orders. This seems the reasonable and fair way to proceed given the extraordinary circumstances under which we are all operating.

Sincerely,

Jeff Straebler

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 06:59:06 PM  
**To:** Alexa Iles <alex@mediaart.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: ENV-2018-2116-EIR Hollywood Center Project

---

Hi Alexa,

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 Mon, Jun 1, 2020 at 11:11 AM Alexa Iles <[alex@mediaart.com](mailto:alex@mediaart.com)> wrote:

Dear Mindy,

Here attached are my comments as a resident of Hollywood on the DEIR for the Hollywood Center Project.

Please confirm receipt.

Sincerely,

Alexa Iles Skarpelos  
6421 La Punta Drive  
Hollywood, CA 90068

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

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**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 06:58:44 PM  
**To:** Oaks Planning <planning@oakshome.org>  
Mayor Eric Garcetti <Mayor.Garcetti@lacity.org>; Councilmember David Ryu, CD4 <Councilmember.Ryu@lacity.org>; Councilmember Mitch O'Farrell, CD13 <Councilmember.OFarrell@lacity.org>; Vince Bertoni, Director of City Planning <Vince.Bertoni@lacity.org>; Kevin Keller, Executive Officer of City Planning <Kevin.Keller@lacity.org>; George Skarpelos, President, Hollywood United Neighborhood Council <George@myhunc.com>; Emma Howard, Director of Planning, CD4 <Emma.Howard@lacity.org>; Nicholas Greif, Chief of Staff, CD4 <Nicholas.Greif@lacity.org>; Paola Mendez, Planning Deputy, CD4 <Paola.Mendez@lacity.org>; Rachel Fox, Field Deputy, CD4 <Rachel.Fox@lacity.org>  
**Cc:**  
**Subject:** Re: ENV-2018-2116-EIR Hollywood Center Project

---

Dear Holly,

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 Mon, Jun 1, 2020 at 9:30 AM Oaks Planning <[planning@oakshome.org](mailto:planning@oakshome.org)> wrote:

Ms. Nguyen,

Please enter two attached documents into the record for ENV-2018-2116-EIR, Hollywood Center Project.

Please confirm timely receipt.

Thank you.

THE PLANNING COMMITTEE



--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

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T: (213) 847-3674





**From:** Judy Kass Dowden <judykass@sbcglobal.net>  
**Sent time:** 06/01/2020 11:43:10 AM  
**To:** Mindy Nguyen <mindy.nguyen@lacity.org>  
**Cc:** mayor.garcetti@lacity.org; City of Los Angeles <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; vince.bertoni@lacity.org; kevin.keller@lacity.org  
**Subject:** ENV-2018-2116-EIR Hollywood Center Project  
**Attachments:** Dowden Comments on Hollywood Center Project.pdf

---

Dear Mindy-

Please find attached to this email my comments and questions on the DEIR for the Hollywood Center Project.

Sincerely-

Judy and Jeff Dowden

Judy Kass Dowden  
Hollywood Dell resident  
323-464-1591

Jeff and Judy Dowden  
6375 La Punta Drive  
Hollywood, CA 90068  
[judy@hollywooddell.com](mailto:judy@hollywooddell.com)  
[jdowden@sbcglobal.net](mailto:jdowden@sbcglobal.net)

May 31, 2020

Mindy Nguyen  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)

Re: Hollywood Center Project  
Environmental Impact Report ENV2018-2116-EIR  
State Clearing House No. 2018051002

Dear Ms. Nguyen:

I, along with my husband, am a 23-year resident of the Hollywood Dell. I have been an active member of the Hollywood Dell Civic Association, and currently serve on the HDCA Board as Outreach Chair. My husband was integral in writing the grant proposal that funded the creation of the Franklin Ivar Park, which was dedicated in November of 2017. We are both very concerned that any large-scale developments in Hollywood be done thoughtfully and sensitively.

The Hollywood Dell Neighborhood is situated in the hills just north of the Project site. The Dell is bordered by Cahuenga Blvd. to the west, Argyle Avenue to the east, Franklin Avenue to the south and extends north to the Hollywood Reservoir.

Figure 1: Hollywood Dell Civic Association Neighborhood Map

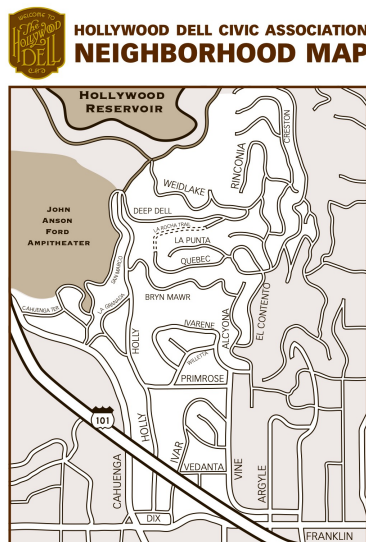


Figure 2: Photo from residence in Hollywood Dell facing south towards the proposed Project



**1. Despite its proximity to the Project site, why was the Hollywood Dell neighborhood omitted in the noise-sensitive receptor locations?**

**2. What was the rationale for excluding the hillside neighborhoods north of the Project site from consideration with regards to NOISE?**

“Noise is unwanted sound and, therefore, is an important factor in the quality of urban life. There are two main types of sound: ambient and intrusive. Ambient sound is the background sound that aggregates all sound emissions, far and near, as received within a particular locale. It is the “given” level of sound to which we are accustomed in our residential, work or other particular environments; the generally not unpleasant “hum” of sound about us. Intrusive sound is greater than the ambient sound level; it is perceived as ‘noise’.”

“Noise-sensitive receptors are locations where people reside or where the presence of unwanted sound could adversely affect or disrupt the types of activities associated with the land use...”

Generally, noise is most audible when traveling by direct line-of-sight. Line-of-sight is the straight line along which an observer has unobstructed vision. Barriers such as walls, berms, trees or buildings that break the line-of-sight between the sound source and the receiver greatly reduce noise levels by filtering or interrupting the projection. Sound barriers can reduce sound levels by up to 20 dBA. However, if a barrier is not high or long enough to break the line-of-sight from the source to the receiver, its effectiveness is greatly reduced.

In recent years Hollywood Dell residents have been impacted by noise from concerts emanating from the Hollywood Bowl. The volume had become an issue as the Hollywood Bowl sound system became more powerful. Neighbors on

my street, as far as 2,300 feet away from the Bowl, were unable to ignore the din from both inside and outside their homes. In response to feedback from the community, the Hollywood Bowl management took steps to address the issue. They conducted sound tests and made significant efforts to monitor sound levels and adjust their operations to minimize the negative impacts on adjacent neighborhoods.

Over the past 10 years, south of our neighborhood, there has been a proliferation of rooftop venues at trendy boutique hotels in the Hollywood Entertainment District. The amplified music and noise from these popular hotspots have become intrusive and annoying to many hillside residents, as it flows without a break in the line-of-sight across great distance.

In January of 2010 the W Hotel Hollywood (12 stories) opened its popular rooftop pool deck at Hollywood and Argyle.

In June of 2016, Mama Shelter, at Selma & Wilcox is a boutique hotel (6 stories) with a rooftop venue that projects sound into the surrounding neighborhoods.

The Dream Hotel, (10 stories) which opened in July of 2017, near the intersection of Selma & Wilcox, features an 11,000 square foot rooftop venue called the Highlight Room.

All three of these examples are south of the Project site, and further away from the Hollywood Dell. They are also significantly lower (less than 50% on average) in overall height than the 46-story proposed towers of the Project, and equivalent in height to the two 11-story structures. The sound carries, unimpeded from these rooftops to our hillside and can be heard as far as 4,000 feet away.

The planned outdoor spaces listed for this Project are:

- (i) Westside Site Plaza
- (ii) Amenity Deck (level 2), West Site
- (iii) Amenity Terrace, West Senior Building
- (iv) Rooftop Terrace, West Senior Building
- (v) East Site Plaza, Performance Stage
- (vi) Amenity Deck (level 2), East Site
- (vii) Roof Terrace, East Senior Building

**3. What is the plan for making sure similar NOISE resulting from the operation of the completed Project doesn't have a significant negative impact on the adjacent neighborhoods? How can this be enforced?**

**4. How can the sound emanating from these massive skyscrapers be stopped from flowing, especially from the upper floors and outdoor spaces that face the hills to the north?**

**5.. Why wasn't there any mention of the Community-Police Advisory Board (CPAB) "Recommended Conditions for Unenclosed / Open Rooftop / Elevated Patio operations?"** Please see attachment at end of this letter.

These conditions were created to ensure public safety and maintain a quality of life for the visitors and stakeholders within the Hollywood community. They were in response to the proliferation of rooftop venues and the increase in noise complaints. The recommendations address hours of use, low / ambient sound and amplified sound. The full document is included as an attachment to this letter.

**6.. Why isn't the environmental impact of light pollution addressed in the EIR?**

*Light pollution is the presence of artificial light in the night environment and is exacerbated by excessive, misdirected or obtrusive use of light. Light trespass occurs when unwanted light enters one's property from another property. Over-illumination is the excessive use of light.*

*Recent developments in lighting technology, and specifically LED lighting has resulted in a new source of intrusion in our residential neighborhoods. Newly built, ultra modern homes integrate elaborate lighting systems that can run 24/7, use low amounts of energy, and project light across greater distance. These "light boxes" create glaring and jarring impacts on those who live around them.*

*While light might not seem like "noise" it does travel and impact neighbors in similar ways. Uninterrupted bright lighting can create a visual disturbance and invade the space of neighbors.*

*We're deeply troubled that the public comment period of 45 days was not given an extension under the very "unusual circumstances" caused by the safer at home restrictions of the COVID-19 pandemic. If not for these unusual circumstances, the Hollywood Dell Civic Association and Hollywood Dell residents would be frequently meeting and discussing this DEIR—as would many of our neighboring communities. The public has been left at a great disadvantage due to these circumstances. I can't help but wonder if this was a strategic decision by the City to fast-track this Project.*

*We also must ask why our City leadership, and The City Planning Department always seem to be behind rather than in front of planning, with the residents being the ones to plead with the City to ameliorate the outcome of a lack of City Planning. Examples are the McMansion laws, the Party House Ordinance, and the present problem of the intense annoyance and quality of life issues caused by rooftop / outdoor decks. Rather than working on city planning for residents, it sometimes feels that the City of Los Angeles works on developer support.*

*Avoiding a problem is more effective than trying to correct an existing one.*

*We look forward to your response to our questions.*

*Sincerely,*

*Judy Kass Dowden and Jeff Dowden*

*Cc: Mayor Eric Garcetti [mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)  
Council Member Mitch O'Farrell [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)  
Council Member David [david.ryu@lacity.org](mailto:david.ryu@lacity.org)  
Director of City Planning Vince Bertoni [vince.berton@lacity.org](mailto:vince.berton@lacity.org)  
Executive Officer of City Planning Kevin Keller [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)*



**Unenclosed / Open Rooftop / Elevated Patio**  
Community-Police Advisory Board (C-PAB)  
Recommended Conditions

## **Overview**

The City of Los Angeles Planning Department is tasked with preparing, maintaining, and implementing a General Plan for the development of the City of Los Angeles. In order to ensure development is done so with respect to the community, Conditional Use Permits and Zone Variances are used to condition any development that is deemed to have potential impacts and intensifications beyond the guide of the Community Plan. Public hearings are held to ensure that community voices are heard when these Conditional Uses and Variances are considered.

The LAPD Hollywood Division has taken an active role in recommending conditions to ensure public safety and maintain quality of life for the visitors and stakeholders within the Hollywood community. With the increasing vertical development of high-rise hotels, commercial businesses, and residential buildings, the division is more frequently involved with developing condition recommendations related to rooftop entertainment venues. It is imperative that these recommendations reflect a consistency that balances encouragement of business development with community welfare and quality of life.

The attached list of proposed conditions represents a baseline for rooftop operational regulations with respect to the mitigation of associated noise issues. This baseline list of recommendations has proven to be an effective tool in safeguarding the surrounding residents from any unnecessary noise impacts. However, with these baseline recommendations ever present in our minds, the members of the LAPD Hollywood Division are also well aware that any development project has the potential to require customized deviations on a case-by-case basis. To afford a level of flexibility, the baseline rooftop condition recommendations can be altered or even removed in the instance that an applicant/developer effectively designs a sound mitigation plan that sufficiently eases concerns.

While the onus falls on the applicant/developer to present a comprehensive sound mitigation plan, this opportunity affords the applicant/developer an ability to utilize any available technology and design features to achieve a project vision. The standard by which any sound mitigation plan is judged would at minimum attain an equivalency to the proposed condition recommendations. With this proposal, the LAPD Hollywood Division succeeds in the mission of effectively promoting business development while maintaining public safety and quality of life standards for the residents of the community.

Hollywood Community Police Station 1358 North Wilcox Avenue, Los Angeles CA 90028 (213) 972-2971

**UNENCLOSED / OPEN ROOFTOP CONDITIONS**

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**Hours of Use**

Use of any unenclosed outdoor rooftop area shall be limited to the hours of 7:00 am to 12:00 am (Midnight), daily. After-hours use of these areas, other than routine cleanup and maintenance, is not permitted.

**Low / Ambient Sound**

Low volume, ambient, background music that is utilized in any unenclosed outdoor rooftop area shall not be audible or otherwise perceivable beyond the subject premises.

**Amplified Sound**

Live entertainment and / or amplified music or sound is prohibited in any unenclosed outdoor rooftop area, during ALL hours of operation.

**UNENCLOSED / OPEN ELEVATED PATIO CONDITIONS**

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**Hours of Use**

Use of any unenclosed outdoor rooftop area shall be limited to the hours of 7:00 am to 12:00 am (Midnight), daily. After-hours use of these areas, other than routine cleanup and maintenance, is not permitted.

**Low / Ambient Sound**

Low volume, ambient, background music that is utilized in any unenclosed outdoor rooftop area shall not be audible or otherwise perceivable beyond the subject premises.

**Amplified Sound**

Live entertainment and / or amplified music or sound is prohibited in any unenclosed outdoor rooftop area, during ALL hours of operation.

**ROOFTOP ENCLOSED STRUCTURE CONDITIONS**

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**Doors, Windows & Openings**

Any doors, windows and / or openings to a rooftop enclosed structure shall be kept closed from 10:00 pm through 7:00 am or anytime in which live entertainment and / or amplified music or sound is featured inside the enclosed structure. Patron ingress and egress shall be limited to a single door that is designated for such purpose. All other doors shall be equipped on the inside with an automating locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies, trash removal, and emergencies. These doors shall be solid; no screen or ventilated materials permitted.

**Amplified Sound**

Any live entertainment and / or amplified music or sound featured within the enclosed structure shall not be audible or otherwise perceivable beyond the subject premises.

*NOTE: The condition recommendations are presented as a standard but can be modified or withdrawn if an applicant / developer is able to effectively design a sound mitigation plan that sufficiently eases concerns of noise.*

Submitted & Approved By C-PAB  
May 29, 2019

**From:** Stephen Twining <belaircpa90077@gmail.com>  
**Sent time:** 04/26/2020 11:54:03 AM  
**To:** Kevin Keller <kevin.keller@lacity.org>; Mayor.garcetti@lacity.org; councilmember.ofarrell@lacity.org; vince.bertoni@lacity.org  
**Subject:** Extend the comment period for the Hollywood Center Project to 120 days.  
**Attachments:** Silverstein Law Firm's e-mail on Hollywood Center Project.pdf

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Please extend the comment period for the Hollywood Center Project to 120 days. Please see the email sent by the Silverstein law firm dated April 17, 2020.

Two other points in addition: We do not want the Manhattanization of Los Angeles and I specifically make reference to the Los Angeles Times claiming that our layout with single family homes has diminished the spread of the Virus.

Chairman Emeritus Federation of Hillside and Canyons Association, Inc., President Emeritus Bel-Air Beverly Crest NC, Secretary WRAC (11 NC's and 3 CC's in Los Angeles Westside, 20 year member Community Police Advisory Board West Los Angeles.

-- See Attached Silverstein Law Firm E-mail

11693 San Vicente Blvd. #131

Los Angeles, CA 90049

310 472-6091

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



# **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

April 17, 2020

**VIA EMAIL [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)**

Mindy Nguyen  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

Re: Objection to 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report (“DEIR”); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002

Dear Ms. Nguyen:

This firm and the undersigned represent [stopthemillenniumhollywood.com](http://stopthemillenniumhollywood.com) (“STMH”), a community group that actively participated in, and litigated against, the prior iteration of the newly-named “Hollywood Center” project. STMH and its supporters have an interest in actively and meaningfully participating in the current DEIR comment process, but cannot do so in the constrained, 45-day comment period imposed by the City.

We object to the City providing only the minimum allowed comment period during the unprecedented economic, social and public health upheaval resulting from the COVID-19 pandemic. The pandemic has resulted in City and State emergency declarations and stay-at-home orders that prohibit members of the public from conducting travel to visit the Department of City Planning offices for in-person review of documents. Members of the public who rely on in-person document review risk being silenced altogether, as public libraries have closed and residents are legally prohibited from non-essential travel to use a friend or neighbor’s computer and internet. Greater time is essential for the public to safely and lawfully access the DEIR and to be able to formulate comments on it.

The bare minimum 45-day comment period further prejudices STMH and the public by preventing other governmental agencies from having adequate time to fairly review and comment on the DEIR. At least two state agencies, Caltrans and the California Geological Survey, were previously involved in and actively commented on

City of Los Angeles, Department of City Planning  
April 17, 2020  
Page 2

the prior iteration of the proposed project. There is every reason to expect they will be concerned about the public safety impacts posed by the project this time. However, they are hobbled by limited staffing and access to their offices and materials. For example, Caltrans District 7's entire offices are closed and its personnel scattered. Indeed, I assume that you yourself, as well as Planning Department officials copied on this letter, are not physically in your offices in any normal sense.

It cannot be possible that Mayor Garcetti, Councilman O'Farrell, and City Planning believe the minimum 45 days for the public to comment is appropriate under these trying circumstances.

The commencement of the running of the DEIR comment period, which period should be at least 90 days, should be tolled to a date after the lifting of local and state stay-at-home orders. At a minimum, it should be extended to 120 days from yesterday.

Given the thousands of pages of technical documents just released, and the impacts of the crisis now raging, anything less will prejudice the public and governmental agencies whose duties are to protect the public health, safety and welfare.

Please include this letter in the administrative record for this matter, and please promptly reply with a public announcement tolling or extending the comment period. Thank you.

Very truly yours,

*/s/ Robert P. Silverstein*  
ROBERT P. SILVERSTEIN  
FOR  
THE SILVERSTEIN LAW FIRM, APC

RPS:vl

cc: Mayor Eric Garcetti ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))  
Councilman Mitch O'Farrell ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))  
Vince Bertoni, Dir. Of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))  
Kevin Keller, Exec. Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/07/2020 05:02:37 PM  
**To:** Christopher Brown <wchrisbrown@gmail.com>  
**Cc:** Alexa Iles <alexa@hollywooddell.com>; Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Extension of Hollywood Center Development (aka: Millennium Group) Comment Period

---

Hi William,

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.

The City has also received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed) please let us know immediately, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order. In addition, and as also indicated in the NOA, the Draft EIR can be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

While we understand that the "Stay at Home" Order prevents neighborhood groups from meeting in person, please be advised that CEQA does not require people to meet and confer on the EIR, and should not preclude anyone from reviewing the EIR and providing comments.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Thu, May 7, 2020 at 2:19 PM Christopher Brown <[wchrisbrown@gmail.com](mailto:wchrisbrown@gmail.com)> wrote:

Hello Mindy Nguyen,

As a resident of Hollywood I am asking for the LA Department of City Planning to extend the public comment period for the proposed Hollywood Center Development (aka: Millennium Group) for a period of 90 days minimum once the "Safer at Home" order has been lifted. This proposed project is of great concern to our community, and while we are under a "Safer at Home" order due to the COVID-19 pandemic, we request more time in regards to stating our concerns on the project.

Personally, I am opposed to this project. Not just for its irresponsible architecture that is both unsafe (active fault

line) and unappealing, or because it strips away the historical value that is Hollywood, or because it has no intention of solving a housing crisis in L.A. that is economically drive by offering rents no Hollywood resident should have to afford. NO. Today, we have a new threat, it's called social proximity. And I find it surprising that the cities solution is to stack people on top of one another. Have we not learned anything from our cousins in New Jersey/Long Island, who are so densely packed in high-rise communities (and public transportation) that 1/3 of the nations 70,000 COVID-19 deaths can be accounted for in this region alone?

Space, that is something we need to be concerned about. Restoring and re-thinking our preexisting infrastructures that California has been known for - instead of striping them away and rebuilding a "modern" vision from non-Californian developers, would still drive our construction economy, create jobs; and all without caving to the international conglomerates and special interests groups. Because, stacking people on top of each other in NOT the answer.

I believe that everyone should be able to have their opinion heard in an open forum. And it is for that reason I, like many other voting continuants, am alarmed to hear that the City has only provided the minimum comment period (April 16 - May 31st), during the "Safer At Home" order. This projects overall impact on the city needs to be thoroughly considered, and everyone deserves the right to speak. Not everyone has access to the internet to be able to review and comment in the time frame allotted. Further more, those opposed to this action deserve more time to inform the public on what we can do to voice our opinions, considering physical public forums, rallies and other group actions are not possible.

Sincerely,  
William C Brown  
[wchrisbrown@gmail.com](mailto:wchrisbrown@gmail.com)

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/07/2020 05:01:42 PM  
**To:** Mary Brown <marysfilmm@gmail.com>  
**Cc:** Alexa Iles <alexai@hollywooddell.com>; Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Extension of Hollywood Center Development (aka: Millennium Group) Comment Period

---

Hi Mary,

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.

The City has also received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed) please let us know immediately, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order. In addition, and as also indicated in the NOA, the Draft EIR can be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

While we understand that the "Stay at Home" Order prevents neighborhood groups from meeting in person, please be advised that CEQA does not require people to meet and confer on the EIR, and should not preclude anyone from reviewing the EIR and providing comments.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Thu, May 7, 2020 at 2:13 PM Mary Brown <[marysfilmm@gmail.com](mailto:marysfilmm@gmail.com)> wrote:

Hello Mindy Nguyen,

As a resident of Hollywood I am asking for the LA Department of City Planning to extend the public comment period for the proposed Hollywood Center Development (aka: Millennium Group) for a period of 90 days minimum once the "Safer at Home" order has been lifted. This proposed project is of great concern to our community, and while we are under a "Safer at Home" order due to the COVID-19 pandemic, we request more time in regards to stating our concerns on the project.

Personally, I am opposed to this project. Not just for its irresponsible architecture that is both unsafe (active fault line) and unappealing, or because it strips away the historical value that is Hollywood, or because it has no intention of solving a housing crisis in L.A. that is

economically drive by offering rents no Hollywood resident should have to afford. NO. Today, we have a new threat, it's called social proximity. And I find it surprising that the cities solution is to stack people on top of one another. Have we not learned anything from our cousins in New Jersey/Long Island, who are so densely packed in high-rise communities (and public transportation) that 1/3 of the nations 70,000 COVID-19 deaths can be accounted for in this region alone?

Space, that is something we need to be concerned about. Restoring and re-thinking our preexisting infrastructures that California has been known for - instead of striping them away and rebuilding a "modern" vision from non-Californian developers, would still drive our construction economy, create jobs; and all without caving to the international conglomerates and special interests groups. Because, stacking people on top of each other in NOT the answer.

I believe that everyone should be able to have their opinion heard in an open forum. And it is for that reason I, like many other voting continuants, am alarmed to hear that the City has only provided the minimum comment period (April 16 - May 31st), during the "Safer At Home" order. This projects overall impact on the city needs to be thoroughly considered, and everyone deserves the right to speak. Not everyone has access to the internet to be able to review and comment in the time frame allotted. Further more, those opposed to this action deserve more time to inform the public on what we can do to voice our opinions, considering physical public forums, rallies and other group actions are not possible.

Sincerely,

--

Mary Brown  
First Assistant Camera  
IATSE Local 600  
310-422-1807  
[marysfilmm@gmail.com](mailto:marysfilmm@gmail.com)

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 847-3674



E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/18/2020 10:17:57 AM  
**To:** Diane Alancraig <dralancraig@sbcglobal.net>  
**Cc:** alexa@hollywooddell.com; mayor.garcetti@lacity.org; councilmember.ofarrell@lacity.org; david.ryu@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org  
**Subject:** Re: extension of the public comment period for the proposed Hollywood Center Development DEIR).

---

Hi Diane,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR.

The City has also received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed), or if you are aware of anyone who has limited access to the document online, we have also offered that the Draft EIR be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order.

While we understand that the "Stay at Home" Order prevents neighborhood groups from meeting in person, please be advised that CEQA does not require people to meet and confer on the EIR, and should not preclude anyone from reviewing the EIR and providing comments.

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If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Sat, May 16, 2020 at 1:12 PM Diane Alancraig <[dralancraig@sbcglobal.net](mailto:dralancraig@sbcglobal.net)> wrote:

Dear Ms Nguyen,

I would like to add my voice to those asking for an extension to the Hollywood Center Development Project. Covid is interrupting all our daily lives and it is inconceivable to that the City Planning Department does not consider this a reason to extend the 45 day public comment period for this Project.

Please reconsider and extend the deadline for 90 days after the "Safer at Home" order has been lifted. This will give everyone enough time to really look at the specs on this project that will affect so many lives in our neighborhood and city

Thank you

Diane Alancraig























**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/30/2020 10:56:43 AM  
**To:** Oaks Planning <planning@oakshome.org>  
**Cc:** Mitch O'Farrell <mitch.ofarrell@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; David Ryu <david.ryu@lacity.org>; Emma Howard <emma.howard@lacity.org>  
**Subject:** Re: Extension request Hollywood Center, ENV-2018-2116-EIR

---

Dear Holly,

Thank you for your email.

The City has received your request, together with other requests, for an extension of the Hollywood Center Project Draft Environmental Impact Report (Draft EIR) comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed) please let us know immediately, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order. In addition, and as also indicated in the NOA, the Draft EIR can be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

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If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Tue, Apr 28, 2020 at 5:10 PM Oaks Planning <[planning@oakshome.org](mailto:planning@oakshome.org)> wrote:

Dear Ms. Nguyen,

RE: Case Number ENV-2018-2116-EIR, Hollywood Center

Please see attached letter from Oaks Homeowners.

Thank you,

THE PLANNING COMMITTEE



--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 07:03:52 PM  
**To:** Helen Jacks <thejacksfamilyla@gmail.com>  
**Cc:** mayor.garcetti@lacity.org; councilmember.ofarrell@lacity.org; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <Kevin.keller@lacity.org>  
**Subject:** Re: FOR PUBLIC RECORD: Comment for Hollywood Center Project Draft Environmental Impact Report; Case Number ENV-2018-2116-EIR

---

Hi Helen,

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 Mon, Jun 1, 2020 at 3:55 PM Helen Jacks <[thejacksfamilyla@gmail.com](mailto:thejacksfamilyla@gmail.com)> wrote:

Dear Ms. Nguyen and City Officials,

This proposed project is unethical. We all know it is in violation of existing zoning laws and would further exacerbate the traffic congestion and air pollution in the Hollywood community.

As I sit in my home, receiving emergency alerts about curfews due to civil unrest, I wonder if any of my elected city officials have read Eric Klinenberg's excellent book, PALACES FOR THE PEOPLE: How Social Infrastructure Can Help Fight Inequality, Polarization, and the Decline of Civic Life. I highly recommend you take a look at it, set aside your thoughts about campaign donations from developers, and do the right thing. There is no honest way to evaluate this project as beneficial to the citizens of Hollywood. Instead, it typifies political corruption and looting.

Sincerely,  
Helen Jacks  
2036 Holly Hill Terrace

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



**From:** Kevin Keller <kevin.keller@lacity.org>  
**Sent time:** 04/28/2020 07:31:53 PM  
**To:** Bonstin, Shana <shana.bonstin@lacity.org>  
**Subject:** Fwd: Further Objection to 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report ("DEIR"); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002  
**Attachments:** 4-27-20 [SCAN] OPR Notice & Further Objection to City Planning (Nguyen) re 45-day comment period.PDF

---



**Kevin Keller, AICP**  
Executive Officer  
200 N. Spring Street, Ste 525  
Los Angeles, CA 90012-2601  
Planning4LA.org  
T: 213-978-1272  
E: [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)

----- Forwarded message -----

From: **Veronica Lebron** <[Veronica@robertsilversteinlaw.com](mailto:Veronica@robertsilversteinlaw.com)>  
Date: Mon, Apr 27, 2020 at 3:38 PM  
Subject: Further Objection to 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report ("DEIR"); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002  
To: <[councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)>, <[david.ryu@lacity.org](mailto:david.ryu@lacity.org)>, <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>, <[mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)>, <[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)>, <[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)>  
Cc: Dan Wright <[Dan@robertsilversteinlaw.com](mailto:Dan@robertsilversteinlaw.com)>, Esther Kornfeld <[Esther@robertsilversteinlaw.com](mailto:Esther@robertsilversteinlaw.com)>, Robert Silverstein <[Robert@robertsilversteinlaw.com](mailto:Robert@robertsilversteinlaw.com)>

Please see attached. Please confirm receipt.

Thank you.

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](mailto:Veronica@RobertSilversteinLaw.com)  
Website: [www.RobertSilversteinLaw.com](http://www.RobertSilversteinLaw.com)

=====  
The information contained in this electronic mail message is confidential information intended only for the use of the individual or entity named above, and may be privileged. The information herein may also be protected by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone (626-449-4200), and delete the original message. Thank you.  
=====



# THE SILVERSTEIN LAW FIRM

*A Professional Corporation*

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PHONE: (626) 449-4200 FAX: (626) 449-4205

ROBERT@ROBERTSILVERSTEINLAW.COM  
WWW.ROBERTSILVERSTEINLAW.COM

April 27, 2020

**VIA EMAIL [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)**

Mindy Nguyen  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

Re: Further Objection to 45-Day Comment Period for Hollywood Center  
Project Draft Environmental Impact Report (“DEIR”); Case Number ENV-  
2018-2116-EIR; State Clearinghouse Number 2018051002

Dear Ms. Nguyen and City Officials:

As a follow-up to my April 17, 2020 letter requesting a tolling or extension of the minimal 45-day public comment period provided for the controversial “Hollywood Center” (aka Millennium Hollywood) project Draft EIR, and as a further follow-up to my April 20, 2020 email to you which, as of the date of this letter, has not been responded to, please see the link below and relevant language excerpted from the State Office of Planning and Research (“OPR”) encouraging public agencies to extend CEQA public review and comment periods during the COVID-19 crisis.

My office, my clients, many other community members with whom I have spoken, and governmental agencies – most of which are operating at extremely reduced capacity – are all severely prejudiced by the City’s imposition of a minimum comment period during these unprecedented times.

I renew my April 17, 2020 request for a tolling or extension of the current, 45-day public comment period on the Draft EIR.

<http://opr.ca.gov/ceqa/>

**“Public Meetings and Public Review of Documents**

“As to providing CEQA documents at public libraries, CEQA Guidelines section 15087(g) states that “[l]ead agencies should furnish copies of draft EIRs to public library systems serving the area involved.”

Providing copies of CEQA documents at libraries may not be feasible at this time, as many libraries are closed. Agencies should be considering other methods to make CEQA documents publicly available, such as posting on the Internet and on [CEQAnet](#), that do not require the public to obtain copies in person.

**“Regarding public review and comment periods for CEQA documents, such as notices of preparation and EIRs, OPR encourages public agencies to consider extending those periods.** Given that public agencies are using new methods to make public documents available in light of the current pandemic, additional time for public review and comment periods may be appropriate.” (Emphasis added.)

While Mayor Garcetti announces that “LA is ‘under attack’ and will need to furlough thousands of city workers” (LA Times, April 19, 2020), the public is doubly under attack by a process so transparently designed to harm community members and groups under attack not only by COVID-19, but by a cynical Draft EIR comment process meant to elevate the interests of a developer over the rights of the public that City officials were elected to serve.

The commencement of the running of the DEIR comment period, which period should be at least 90 days, should be tolled to a date after the lifting of local and state stay-at-home orders. At a minimum, it should be extended to 120 days.

Please confirm that the comment period will be tolled or extended as requested not only by this office and the groundswell of similar requests you are receiving, but also pursuant to OPR’s recommendation.

Alternatively, if the City refuses to act responsibly and fairly, please prominently announce to the public that the comment period will not be extended.

Thank you.

Very truly yours,

*/s/ Robert P. Silverstein*  
ROBERT P. SILVERSTEIN  
FOR  
THE SILVERSTEIN LAW FIRM, APC

City of Los Angeles, Department of City Planning  
April 27, 2020  
Page 3

cc: Mayor Eric Garcetti ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))  
Councilman Mitch O'Farrell ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))  
Councilman David Ryu ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))  
Vince Bertoni, Dir. Of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))  
Kevin Keller, Exec. Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/27/2020 04:22:53 PM  
**To:** Beverly Freeman <bevsvine@pacbell.net>  
**Cc:** David Ryu <david.ryu@lacity.org>; Mayor Garcetti <mayor.garcetti@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: FW: Hollywood Center Project - Case # ENV-2018-2016-EIR

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Hi Beverly,

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 1:17 PM Beverly Freeman <[bevsvine@pacbell.net](mailto:bevsvine@pacbell.net)> wrote:

Dear Ms. Nguyen,

I have lived on upper Vine Street, just above Franklin Ave. for most of my life and I am very concerned about the proposed Hollywood Center Project.

The following questions are but a few I have concerning the impact I have regarding my quality of life, property value and general well-being.

1. Will additional lanes on the 101 Freeway be added to handle the large increase in car traffic caused by your Hollywood Center Project?
2. Will alternate routes for cars traveling through the Franklin and Argyle on ramps north and south to the 101 Freeway be found to accommodate the additional traffic?
3. What compensation will the city give to current property owners living in the Hollywood Hills for their transportation, air quality, water quality, noise, sewage and parking inconveniences caused by the project?
4. What compensation will the city give to property owners that will have their current views of Hollywood and the surrounding areas obscured by the Hollywood Center Project?
5. Will property taxes go down for current homeowners impacted negatively because of the Hollywood Center Project?
6. How many years will the project take to complete?
7. If the builder cannot finish the project on time – will the city give extensions of time? If so for how long will that be allowed?
8. Should the builder default-what legal recourses will the city have to recoup losses?
9. Will the city take out additional Earthquake insurance for the huge skyscraper being built should an earthquake cause it to fall?
10. If the builder should default and leave the property unfinished-what will be the actions of the City of Los Angeles?
11. Will the city provide detailed inspections reports to the public of the builder's quality of construction, progress and end result?
12. What additional accommodations will be made for the health and safety of homeowners when homeless populations and their camps are uprooted because of the new project?

13. What funds have been set aside to cover the up-grade of the infrastructure of our historic area to accommodate this massive project?
14. How will the City provide complete transparency to the public of the their monies being spent on this project?
15. What is the city's watchdog policy if crime or corruption is found regarding this project?

Thank you,

Beverly Freeman

2018 Vine Street

Hollywood, Ca 90068

Phone: (323) 463-4207

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**Mindy Nguyen**

City Planner

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**From:** Khalatian, Edgar <EKhalatian@mayerbrown.com>  
**Sent time:** 08/25/2020 03:28:06 PM  
**To:** Kevin Keller <kevin.keller@lacity.org>  
**Subject:** FW: Response to CGS Letter dated July 16, 2020 re the Hollywood Center Project [MB-AME.FID1683707]  
**Attachments:** Mayer Brown Letter re CGS Letter Dated 07162020.PDF

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Kevin,


Please see below/attached.

Thanks.

**Edgar Khalatian**

**Partner**

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213-229-9548  
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**From:** Khalatian, Edgar  
**Sent:** Tuesday, August 25, 2020 3:24 PM  
**To:** 'steve.bohlen@conservation.ca.gov' <steve.bohlen@conservation.ca.gov>  
**Cc:** 'wade.crowfoot@resources.ca.gov' <wade.crowfoot@resources.ca.gov>  
**Subject:** Response to CGS Letter dated July 16, 2020 re the Hollywood Center Project [MB-AME.FID1683707]


Mr. Bohlen,

Please see attached correspondence.

**Edgar Khalatian**

**Partner**

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August 25, 2020

**BY EMAIL**

Mr. Steve Bohlen  
State of California Natural Resources Agency  
Department of Conservation  
Office of the State Geologist  
801 K Street, MS 12-30  
Sacramento, CA 95814

**Edgar Khalatian**  
Partner  
228053  
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Re: CGS Comment Letter dated July 16, 2020  
regarding the Hollywood Center Project

Dear Mr. Bohlen:

This firm represents the owners of the property located at 1720 North Vine Street<sup>1</sup> (the “Property”) in the City of Los Angeles (the “City”). We write today to address the false and misleading statements made by the California Geological Survey (“CGS”) regarding the planned mixed-use project at the Property (the “Hollywood Center Project” or the “Project”).

Specifically, in a letter to the City dated July 16, 2020 (“the CGS Letter”), CGS claims that a recent USGS Study<sup>2</sup> presents “new” evidence that demonstrates the presence of an active fault strand on the Property. This highly inflammatory claim misconstrues the USGS Study, ignores basic scientific standards, and sadly represents yet another example of a concerted, years-long effort from somewhere within CGS to push a preordained conclusion at the risk of the agency’s reputation and basic scientific principles.

This letter evidences how the CGS Letter intentionally omitted critical data to influence unfounded conclusions of fault activity and propagated biased interpretations based on impaired and selective interpretations out of context without regard for facts.

The underlying bias is clear from the letter’s unwarranted dismissal of exhaustive subsurface studies that consistently found evidence precluding the possibility of an active fault on the Property.<sup>3</sup> These studies – conducted in full compliance with CGS standards by renowned

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<sup>1</sup> The Property consists of the following assessor parcel numbers: 5546-004-006, 5546-004-029, 5546-004-020, 5546-004-021, 5546-004-032, 5546-030-028, 5546-030-031, 5546-030-032, 5546-030-033, and 5546-030-034.

<sup>2</sup> The United States Geological Survey (“USGS”) issued a report on May 8, 2020 entitled “2018 U.S. Geological Survey – California Geological Survey Fault-Imaging Surveys Across the Hollywood and Santa Monica Faults, Los Angeles County, California” (the “USGS Study”).

<sup>3</sup> An active fault is one that has had surface displacement within Holocene time (since the last Ice Age, i.e., within the last 11,700 years).

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geologists – utilized the most scientifically-credible methods of fault investigation, including extensive trenching, transect CPTs and core borings. Importantly, all of the studies were also subjected to peer review, including review by paleoseismic experts and the City. Furthermore, at least one of the authors of the CGS Letter was also present during all of the fault trench viewings and participated in review of the transect data, which proves that CGS is fully familiar with the fault studies and yet omitted the relevant scientific data from its letter to the City.

The CGS Letter ignores these findings and seeks to obfuscate the science by claiming a recent USGS Study provides “new” evidence that demonstrates an active fault on the Property. A simple read of the USGS Study shows that is not the case.

The USGS Study does not conflict with the prior findings nor does it provide new data that illustrates fault activity contrary to the approved site-specific fault studies. All of the studies infer fault traces, but only the site-specific trenching and transect studies sought to determine the rupture history, which is determinative on whether the fault is considered active under Alquist-Priolo Zone regulations. The site-specific studies found evidence precluding the possibility of an active fault for at least the last 30,000 years. By contrast, the USGS Study never even sought to date the last rupture. In fact, the first page of the USGS Study makes clear that its seismic data provides “*little or no information*” about the rupture history of the fault traces.”

In other words, the USGS Study admits on its face that it contains no scientific evidence by which CGS or any other geologist could ascertain whether the fault is active, undercutting the entire foundation of CGS’ argument. The CGS Letter, not surprisingly, fails to point this out. It also fails to point out that USGS urged “*extreme caution*” in evaluating its data because of the noisy conditions caused by high-cultural noise levels on North Argyle Avenue, heavy traffic along the 101 overpass and Hollywood Boulevard, and subway trains.

No doubt recognizing the fallacy of relying on the USGS Study, the CGS Letter also clings to two other investigations cited in that study (Ninyo & Moore, 2015; and Group Delta, 2015). That is again misleading, as one of the investigations was never signed and the other fault was considered indeterminate and needed further investigation. Moreover, both investigations involved sites that are blocks away from the Property and are of little probative value relative to the Property.

CGS’ claim that “new” evidence casts doubt on the findings from the 2015 and 2019 Fault Studies is factually inaccurate. The USGS Study identified four potential locations of fault “activity” along North Argyle Avenue. However, the on-site trenching determined that there are no active faults at three of the four locations identified in the CGS Letter. The CGS Letter fails to acknowledge this salient point. Furthermore, CGS, without explanation, intentionally located this supposed fault approximately 30 feet south of where USGS interpreted possible faulting.

Lastly, and equally disturbing, is the CGS Letter’s recount of the site-specific fault study peer review (ECI, 2015). Not only does the CGS Letter misquote simple geologic legend definitions provided in the peer review figures, but it misguides readers as to the interpretations presented in

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the peer review. If the peer review is read in the context for which it was prepared, as all scientific based documents are, it is obvious that the conclusions of the data evaluation lead the reviewer to support the findings in the site-specific fault studies for the Property that the faulting below the Property has been inactive through at least the Holocene time (i.e., since the Ice Age). In short, like the USGS Study, the two other investigations referenced by CGS provide no credible basis to question the peer-reviewed conclusions reached in the prior site-specific fault studies.

We will not speculate on CGS' motives for submitting such a misleading letter at this late stage, other than to say that over the last several years, it appears that factions at CGS have pursued an arbitrary and capricious campaign to reach a preordained conclusion on this Project, regardless of what the scientific evidence demonstrated. Whether that effort was motivated by hubris or an improper effort to aid Project opponents is not yet clear. What is clear, though, is that CGS' actions on the Hollywood Center Project stand in stark contrast to its silence on the many other entitlement projects pending in the Property's immediate surroundings.

Below are additional details regarding our concerns. We respectfully request that you immediately investigate the facts surrounding the issuance of the CGS Letter and either rescind the letter or provide immediate contextual clarification that the studies presented in the CGS Letter do not provide a scientific basis to infer an active fault on the Property.

I. The 2015 and 2019 Fault Studies Both Found No Active Fault on the Property.

Two geological studies were performed on the Property by Group Delta Consultants, Inc. ("Group Delta"), a leading geotechnical engineering firm that has been practicing with professional geologists on earthquake hazards for more than thirty years; one was dated March 6, 2015 (the "2015 Fault Study") and another was dated July 19, 2019 (the "2019 Fault Study"). Both studies were peer reviewed by another leading geological consulting firm, Earth Consultants International. The studies collectively involved:

- A review of previous site exploration data;
- A review of site vicinity fault investigation data;
- 48 core borings;
- 117 cone penetration tests; and
- Excavation and logging of four trenches, the locations of which were reviewed by CGS and approved by the City, to evaluate the stratigraphic horizons and potential fault traces.

Germane to the issue here, Group Delta geologists, the City geologist, and CGS geologists personally entered the trenches to observe whether there was any Holocene-age fault movement. Following this inspection, all of the geologists unanimously concluded that there was clear evidence precluding the possibility of an active fault.

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In addition to the trenching, the following on-site geotechnical investigations were performed:

**PRIOR ON-SITE GEOTECHNICAL INVESTIGATIONS PERFORMED**

<b>Consultant</b>	<b>Report Date and Type</b>	<b>Fault Related Investigation/Conclusions</b>
Langan Engineering & Enviro. Services	5/10/2012 Geotechnical	<ul style="list-style-type: none"> <li>Four geotechnical borings to depths ranging from 61.5 to 101.5 feet</li> <li>Feasible Project with conditions that could be mitigated</li> </ul>
Group Delta Consultants (See Appendix G)	3/6/2015 Fault Activity Investigation	<ul style="list-style-type: none"> <li>35 continuous core borings, 78 Cone Penetrometer Tests (CPTs), maximum explored depth of 60 feet, two fault study trenches on the East Site</li> <li>No Holocene-active faults – Project approved for redevelopment</li> </ul>
Earth Consultants International	3/9/2015 & 6/3/2015 Fault Study Review	<ul style="list-style-type: none"> <li>Third-party opinion of 2015 Group Delta investigation</li> <li>Agreed no Holocene-active faults – Project approved for redevelopment</li> </ul>
Rockwell Consulting	12/13/2018 Fault Study Review	<ul style="list-style-type: none"> <li>Paleoseismic and soil specialist interpretation of the Holocene seismic history at the Project Site</li> <li>No Holocene-active faults – Project approved for redevelopment</li> </ul>
Earth Consultants International	7/18/2019 Fault Study	<ul style="list-style-type: none"> <li>Third-party review of 2019 Group Delta investigation</li> <li>Agreed no Holocene-active faults – Project approved for redevelopment</li> </ul>
Group Delta Consultants (See Appendix G)	7/19/2019 Surface Fault Rupture Hazard Evaluation Report	<ul style="list-style-type: none"> <li>8 continuous core borings to maximum depth of 55 feet, 18 cone penetrometer test borings to maximum depth of 60 feet, three trenches to maximum depth of 15 feet, soil horizon dating, concluded no fault activity within at least the last 120,000 years</li> <li>No Holocene-active faults</li> <li>Recommended removal of 50-foot building setback zone for Project Site</li> </ul>
Feffer Geological Consulting (See Appendix G)	9/23/2019 Geotechnical Investigation	<ul style="list-style-type: none"> <li>Researched previous investigations, 4 soil borings to maximum depth of 135.5 feet, installation of one groundwater monitoring well, geotechnical testing of soil samples, provided preliminary geotechnical recommendations for project design, concluded project feasible with mitigatable conditions</li> </ul>



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The following local geotechnical investigations were also performed in the Property’s vicinity:

**LOCAL GEOTECHNICAL INVESTIGATIONS PERFORMED**

Consultant	Location	Report Date and Type	Fault Related Investigations/Conclusions
Group Delta Consultants	1800 Argyle Avenue	6/30/2014 Geotechnical	<ul style="list-style-type: none"> <li>• See 2015 Fault Study</li> <li>• Feasible project with mitigatable conditions</li> </ul>
Group Delta Consultants	1756,1760 Argyle Avenue	9/7/2014 Fault Study	<ul style="list-style-type: none"> <li>• 13 CPTs, 5 continuous core borings, fault trenches, bucket auger borings</li> <li>• No Holocene-active faults – project approved for redevelopment</li> </ul>
Group Delta Consultants	6220 West Yucca Street	10/7/2015 Geotechnical	<ul style="list-style-type: none"> <li>• See 2015 Fault Study</li> <li>• Feasible project with mitigatable conditions</li> </ul>
Group Delta Consultants	1800 Argyle Avenue	11/10/2015 Fault Study	<ul style="list-style-type: none"> <li>• 20 CPTs, 2 Bucket auger borings, 9 Continuous core borings, fault trenches</li> <li>• No Holocene-active faults – project approved for redevelopment</li> </ul>
Group Delta Consultants	1718 Vine Street	7/28/2016 Fault Study	<ul style="list-style-type: none"> <li>• 7 continuous core borings, 14 CPTs, maximum explored depth of 80 feet</li> <li>• No Holocene-active faults; feasible project with mitigatable conditions; project approved for redevelopment</li> </ul>
Rockwell Consulting	6305 Yucca Street	7/9/2018 Fault Study	<ul style="list-style-type: none"> <li>• Paleoseismic and soil specialist interpretation of the Holocene seismic history at the site</li> <li>• No Holocene-active faults – project approved for redevelopment</li> </ul>
Group Delta Consultants	6305 Yucca Street	8/30/2018 Fault Study	<ul style="list-style-type: none"> <li>• Core borings and fault trenches</li> <li>• No Holocene-active faults – project approved for redevelopment</li> </ul>

The above charts demonstrate that the Property and the surrounding area have been subjected to extensive subsurface testing and multiple layers of review consistent with best practices and CGS standards. Evaluations were performed and reviewed by renowned geologists, including CGS. And they were approved by the City. They provide the best technical evaluation of the surface fault rupture hazards at the Property and the surrounding area, yet CGS inexplicably dismisses them outright.

II. CGS’ Efforts to Discredit the 2015 and 2019 Fault Studies Ring Hollow.

CGS seeks to discredit the 2015 and 2019 Fault Studies by erroneously suggesting they were not sufficient. That is nonsense.

This is not the first time that CGS has attempted to “move the goal posts” on this Project when the scientific data did not support its preordained conclusion. For example, after the 2014 fault trench exposure refuted the presence of Holocene faults that CGS had mapped, CGS simply moved the fault strands north into Yucca Street and south, just outside the southern limits of trenching. Similarly, CGS decided to extend the width of its zone, but again only after trenching was

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completed and revealed no active fault. When the science does not support an active fault, that science should be respected, not undermined by repeatedly moving the fault traces to avoid inconvenient data.

As for the CGS call for additional trenching, this ignores the extensive subsurface testing already conducted on the Property. Trenching is not the only way to evaluate fault recency. As outlined in CGS SP 42 and LABC 1803.5.11 Document No. P/BC 2020-129, transects of closely spaced CPTs and core boring investigations are considered a reliable method when interpreted by a trained certified engineering geologist. In fact, they are often the only subsurface investigation method used to evaluate fault recency below an urban site. Here, several transects of closely spaced CPTs and core borings were extended to the southern perimeter of the Property. After evaluating the transects, combined with the stratigraphy evaluated in the extensive trenching, experienced geologists unanimously concluded that there has been no fault activity for at least 30,000 years. And again, these interpretations were already subjected to peer review and approved by the City.

### III. CGS Did Not Present “New” Evidence Pointing to an Active Fault on the Property.

CGS’ claim that “new” evidence casts doubt on the findings from the 2015 and 2019 Fault Studies is likewise nonsense. The USGS Study identified four potential locations of fault “activity” along North Argyle Avenue. However, the trenching already found evidence to refute active faults at three of the four locations identified in the CGS Letter, which are in fact identified as two fault zones in the USGS report (not four individual fault traces as CGS claimed). The CGS Letter fails to acknowledge this salient point, and instead focuses attention on the one location that was not subject to previous trenching along the southern Property line and disregards continuous core data that shows unfaulted near surface stratigraphy dated to be pre-Holocene deposition (i.e., not an active fault). As further proof that CGS is trying to reach its preordained position on where this fault is located, CGS, without any explanation, intentionally located their supposed fault a full 30 feet south of where USGS pointed to possible fault activity. If CGS were to locate the fault activity where the USGS located it (even though the USGS study was supposedly the basis for the “new information” CGS uncovered), CGS would not be able to claim an active fault as the 2015 Fault Study overlaps with the USGS interpreted possible fault zone showing continuous pre-Holocene deposition. Instead, CGS chose to manipulate the data to reach their desired conclusion.

But even this is misleading. The USGS Study cited by CGS does not dispute the 2015 and 2019 Fault Studies; it is agreeable with them. The faults inferred by the USGS survey can be evaluated for recency with significantly more accurate data generated by the subsurface investigations in 2015 and 2019 Fault Studies. The site-specific fault studies were specifically designed to evaluate the age of the faults (and proved them to be inactive and pre-Holocene), while the USGS methodology was not. In fact, USGS specifically disclaimed any attempt to date the fault, stating that its data provides “*little or no information about the rupture history of the fault traces.*” The age of the fault is, of course, determinative on whether the fault is active, so the USGS Study provides no scientific evidence of an active fault. Yet somehow, the CGS Letter misleadingly uses

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the study to assert there is an active fault without definition in the context of an Alquist-Priolo Zone study nor the available stratigraphic context in the local area.

The CGS Letter also fails to mention that USGS urged “*extreme caution*” in evaluating its data because of the noisy conditions caused by high-cultural noise levels on North Argyle Avenue, heavy traffic along the 101 overpass and Hollywood Boulevard, and subway trains. Again, though, regardless of the reliability of the USGS data, the USGS Study did not attempt to ascertain the rupture history, which is determinative on whether the fault is active.

Finally, CGS’ attempt to bootstrap two other investigations (Ninyo & Moore, 2015; and Group Delta, 2015) cited in the USGS Study is of no moment. For one, USGS should have never calibrated their study with incomplete studies that required more investigation for fault determination when there was more reliable, City approved data available. And both investigations involved sites blocks away from the Property. Like the USGS Study, these investigations provide no scientific basis to question the findings of the site-specific Group Delta studies.

The 2015 Fault Study and the 2019 Fault Study, both conducted within the Property, represented an exhaustive subsurface investigation of the Property. Those studies were conducted by leading geologists, peer-reviewed by internationally-recognized experts, and approved by the City. All agree they clearly preclude the possibility of an active fault. Yet at the eleventh hour, CGS still refuses to accept the science and continues to chase a preordained conclusion that has been repeatedly disproven by the facts. This conduct appears to be part of a concerted, years-long effort to undermine the Hollywood Center Project, potentially in concert with Project opponents. If so, these actions put the reputation of CGS at great risk.

Based on our review of the relevant technical information, all of which is publically available, it is our opinion that the CGS Letter is either (i) extremely poor quality with no basis in science, (ii) intentionally misleading to achieve a preordained conclusion, or (iii) prepared by a government agency working in concert with local project opponents who continue to oppose and litigate the development of much-needed housing in Hollywood (this later point is highlighted by the apparent fact that CGS provided individuals opposing the Project with information related to the CGS Letter prior to the letter being finalized or provided to the public). In any of these instances, the actions of CGS must be investigated by a neutral third-party.

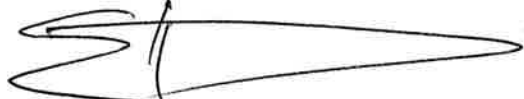
We respectfully urge you to immediately investigate this matter and ask that CGS either rescind its misleading letter or provide the necessary qualifications to make clear that the studies presented in that letter do not provide a scientific basis to infer an active fault on the Property.

Mayer Brown LLP

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August 25, 2020  
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We are also simultaneously referring this matter to the Department of Consumer Affairs, Board for Professional Engineers, Land Surveyors, and Geologists to request a complete and transparent investigation into CGS' actions related to this matter.

Sincerely,



Edgar Khalatian  
Partner

Department of Consumer Affairs, Board for Professional Engineers, Land Surveyors, and Geologists  
California State Mining and Geology Board  
California Board for Professional Engineers, Land Surveyors, and Geologists  
The Honorable Gavin Newsom, Governor of California  
Mr. Xavier Becerra, Attorney General of California  
State Senator Ben Allen  
Assemblymember Richard Bloom  
Mr. Wade Crowfoot, California Secretary for Natural Resources  
The Honorable Eric Garcetti, Mayor of Los Angeles  
The Honorable Mitch O'Farrell, Councilman for the 13<sup>th</sup> District  
Mr. Vince Bertoni, Department of City Planning, Director  
Mr. Osama Younan, Department of Building & Safety, General Manager, Superintendent of Building  
Ms. Luci Ibarra, Department of City Planning

**From:** Vince Bertoni <vince.bertoni@lacity.org>  
**Sent time:** 08/19/2020 05:18:59 PM  
**To:** Yeghig Keshishian <yeghig.keshishian@lacity.org>  
**Cc:** Kevin Keller <Kevin.Keller@lacity.org>  
**Subject:** Re: Councilmember Ryu's Position on the Hollywood Center Project

---

Thanks!

Sent from my iPhone

On Aug 19, 2020, at 5:02 PM, Yeghig Keshishian <[yeghig.keshishian@lacity.org](mailto:yeghig.keshishian@lacity.org)> wrote:

FYI



**Yeghig L. Keshishian**  
Chief External Affairs Officer  
**Los Angeles City Planning**  
200 N. Spring St., Room 525  
Los Angeles, CA. 90012  
[Planning4LA.org](http://Planning4LA.org)  
T: (213) 978-1324



----- Forwarded message -----

**From:** Emma Howard <[emma.howard@lacity.org](mailto:emma.howard@lacity.org)>  
**Date:** Wed, Aug 19, 2020 at 4:51 PM  
**Subject:** Councilmember Ryu's Position on the Hollywood Center Project  
**To:**

Dear All,

I'm emailing to share the Councilmember's position on the Hollywood Center Project with those of you who have written in to ask us about the status of the EIR and shared your additional concerns.

///

When I consider development projects, such as the [Hollywood Center Project](#), I closely consider the reports prepared by experts in the relevant fields and verified as true by City Departments with review authority. I am not an expert in seismic engineering, and must rely on the conclusions of experts to help me determine if a development project can be constructed safely.

Which is why I am so deeply concerned by the results of the recent California Geological Survey report indicating the possible presence of an active fault strand at the project site. Given that previous studies and this new study differ so widely, I don't believe there can be confidence in the project's safety until there is clarity on the conflicting reports and data. Until such time as there is clarity, I stand in opposition to the Hollywood Center Project. Safety must be the first priority at the site.

I and my constituents are left with uncertainty, not only about the safety of the proposed future project, but also the current safety of existing buildings in the area. As I understand it, if the site has an active fault strand on it, it may not be possible for any future building at the site to ever be safe to build, no matter how sophisticated the engineering.

Furthermore, I believe that the Departments of Building and Safety and City Planning need to fully explain the review

process used to verify seismic studies, namely, what the City does to independently confirm the information provided by the project applicants and address conflicting reports. - Councilmember David E. Ryu

///

I have also attached interdepartmental correspondence sent from a Geologist at the Department of Building and Safety containing recommendations for further study and verifications. Please feel free to contact our office if you have further questions. To submit a public comment to the project record also email Mindy Nguyen ([Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)), who is the lead planner at the Department of City Planning. And if you want to email Councilmember O'Farrell's office, my counterpart there is Craig Bullock ([craig.bullock@lacity.org](mailto:craig.bullock@lacity.org)). This project is located in Councilmember O'Farrell's district, Council District 13.

Regards,  
Emma

**DAVID RYU**  
L.A. CITY COUNCILMEMBER



**Emma G. Howard**  
**Director of Planning**  
Office: (213) 473-7004  
<http://davidryu.lacity.org>

<Dept of Building and Safety Hollywood Center letter to DCP 8-18-20 (1).pdf>

**From:** Lisa Webber <lisa.webber@lacity.org>  
**Sent time:** 08/25/2020 04:08:19 PM  
**To:** Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Fwd: FW: Response to CGS Letter dated July 16, 2020 re the Hollywood Center Project [MB-AME.FID1683707]  
**Attachments:** Mayer Brown Letter re CGS Letter Dated 07162020.PDF

---

----- Forwarded message -----

**From:** **Khalatian, Edgar** <[EKhalatian@mayerbrown.com](mailto:EKhalatian@mayerbrown.com)>  
**Date:** Tue, Aug 25, 2020 at 3:28 PM  
**Subject:** FW: Response to CGS Letter dated July 16, 2020 re the Hollywood Center Project [MB-AME.FID1683707]  
**To:** Luci Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
**Cc:** Lisa M. Webber ([lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)) <[lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)>, Milena Zasadzien <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>, Mindy Nguyen <[Mindy.nguyen@lacity.org](mailto:Mindy.nguyen@lacity.org)>

Luci,

Please see below/attached.

Thanks.

**Edgar Khalatian**  
**Partner**  
Mayer Brown LLP  
350 South Grand Avenue, 25th Floor  
Los Angeles, CA 90071-1503 United States of America  
213-229-9548  
[ekhalatian@mayerbrown.com](mailto:ekhalatian@mayerbrown.com)



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**From:** Khalatian, Edgar  
**Sent:** Tuesday, August 25, 2020 3:24 PM  
**To:** '[steve.bohlen@conservation.ca.gov](mailto:steve.bohlen@conservation.ca.gov)' <[steve.bohlen@conservation.ca.gov](mailto:steve.bohlen@conservation.ca.gov)>  
**Cc:** '[wade.crowfoot@resources.ca.gov](mailto:wade.crowfoot@resources.ca.gov)' <[wade.crowfoot@resources.ca.gov](mailto:wade.crowfoot@resources.ca.gov)>  
**Subject:** Response to CGS Letter dated July 16, 2020 re the Hollywood Center Project [MB-AME.FID1683707]

Mr. Bohlen,

Please see attached correspondence.

**Edgar Khalatian**  
**Partner**

Mayer Brown LLP  
350 South Grand Avenue, 25th Floor  
Los Angeles, CA 90071-1503 United States of America  
213-229-9548  
[ekhalatian@mayerbrown.com](mailto:ekhalatian@mayerbrown.com)

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LOS ANGELES  
CITY PLANNING

**Lisa M. Webber, AICP**

Preferred Pronouns: She, Her, Hers

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August 25, 2020

BY EMAIL

**Edgar Khalatian**

Partner  
228053

T: 213.229.9548  
ekhalatian@mayerbrown.com

Mr. Steve Bohlen  
State of California Natural Resources Agency  
Department of Conservation  
Office of the State Geologist  
801 K Street, MS 12-30  
Sacramento, CA 95814

Re: CGS Comment Letter dated July 16, 2020  
regarding the Hollywood Center Project

Dear Mr. Bohlen:

This firm represents the owners of the property located at 1720 North Vine Street<sup>1</sup> (the “Property”) in the City of Los Angeles (the “City”). We write today to address the false and misleading statements made by the California Geological Survey (“CGS”) regarding the planned mixed-use project at the Property (the “Hollywood Center Project” or the “Project”).

Specifically, in a letter to the City dated July 16, 2020 (“the CGS Letter”), CGS claims that a recent USGS Study<sup>2</sup> presents “new” evidence that demonstrates the presence of an active fault strand on the Property. This highly inflammatory claim misconstrues the USGS Study, ignores basic scientific standards, and sadly represents yet another example of a concerted, years-long effort from somewhere within CGS to push a preordained conclusion at the risk of the agency’s reputation and basic scientific principles.

This letter evidences how the CGS Letter intentionally omitted critical data to influence unfounded conclusions of fault activity and propagated biased interpretations based on impaired and selective interpretations out of context without regard for facts.

The underlying bias is clear from the letter’s unwarranted dismissal of exhaustive subsurface studies that consistently found evidence precluding the possibility of an active fault on the Property.<sup>3</sup> These studies – conducted in full compliance with CGS standards by renowned

<sup>1</sup> The Property consists of the following assessor parcel numbers: 5546-004-006, 5546-004-029, 5546-004-020, 5546-004-021, 5546-004-032, 5546-030-028, 5546-030-031, 5546-030-032, 5546-030-033, and 5546-030-034.

<sup>2</sup> The United States Geological Survey (“USGS”) issued a report on May 8, 2020 entitled “2018 U.S. Geological Survey – California Geological Survey Fault-Imaging Surveys Across the Hollywood and Santa Monica Faults, Los Angeles County, California” (the “USGS Study”).

<sup>3</sup> An active fault is one that has had surface displacement within Holocene time (since the last Ice Age, i.e., within the last 11,700 years).

Mayer Brown LLP

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geologists – utilized the most scientifically-credible methods of fault investigation, including extensive trenching, transect CPTs and core borings. Importantly, all of the studies were also subjected to peer review, including review by paleoseismic experts and the City. Furthermore, at least one of the authors of the CGS Letter was also present during all of the fault trench viewings and participated in review of the transect data, which proves that CGS is fully familiar with the fault studies and yet omitted the relevant scientific data from its letter to the City.

The CGS Letter ignores these findings and seeks to obfuscate the science by claiming a recent USGS Study provides “new” evidence that demonstrates an active fault on the Property. A simple read of the USGS Study shows that is not the case.

The USGS Study does not conflict with the prior findings nor does it provide new data that illustrates fault activity contrary to the approved site-specific fault studies. All of the studies infer fault traces, but only the site-specific trenching and transect studies sought to determine the rupture history, which is determinative on whether the fault is considered active under Alquist-Priolo Zone regulations. The site-specific studies found evidence precluding the possibility of an active fault for at least the last 30,000 years. By contrast, the USGS Study never even sought to date the last rupture. In fact, the first page of the USGS Study makes clear that its seismic data provides “*little or no information*” about the rupture history of the fault traces.”

In other words, the USGS Study admits on its face that it contains no scientific evidence by which CGS or any other geologist could ascertain whether the fault is active, undercutting the entire foundation of CGS’ argument. The CGS Letter, not surprisingly, fails to point this out. It also fails to point out that USGS urged “*extreme caution*” in evaluating its data because of the noisy conditions caused by high-cultural noise levels on North Argyle Avenue, heavy traffic along the 101 overpass and Hollywood Boulevard, and subway trains.

No doubt recognizing the fallacy of relying on the USGS Study, the CGS Letter also clings to two other investigations cited in that study (Ninyo & Moore, 2015; and Group Delta, 2015). That is again misleading, as one of the investigations was never signed and the other fault was considered indeterminate and needed further investigation. Moreover, both investigations involved sites that are blocks away from the Property and are of little probative value relative to the Property.

CGS’ claim that “new” evidence casts doubt on the findings from the 2015 and 2019 Fault Studies is factually inaccurate. The USGS Study identified four potential locations of fault “activity” along North Argyle Avenue. However, the on-site trenching determined that there are no active faults at three of the four locations identified in the CGS Letter. The CGS Letter fails to acknowledge this salient point. Furthermore, CGS, without explanation, intentionally located this supposed fault approximately 30 feet south of where USGS interpreted possible faulting.

Lastly, and equally disturbing, is the CGS Letter’s recount of the site-specific fault study peer review (ECI, 2015). Not only does the CGS Letter misquote simple geologic legend definitions provided in the peer review figures, but it misguides readers as to the interpretations presented in

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the peer review. If the peer review is read in the context for which it was prepared, as all scientific based documents are, it is obvious that the conclusions of the data evaluation lead the reviewer to support the findings in the site-specific fault studies for the Property that the faulting below the Property has been inactive through at least the Holocene time (i.e., since the Ice Age). In short, like the USGS Study, the two other investigations referenced by CGS provide no credible basis to question the peer-reviewed conclusions reached in the prior site-specific fault studies.

We will not speculate on CGS' motives for submitting such a misleading letter at this late stage, other than to say that over the last several years, it appears that factions at CGS have pursued an arbitrary and capricious campaign to reach a preordained conclusion on this Project, regardless of what the scientific evidence demonstrated. Whether that effort was motivated by hubris or an improper effort to aid Project opponents is not yet clear. What is clear, though, is that CGS' actions on the Hollywood Center Project stand in stark contrast to its silence on the many other entitlement projects pending in the Property's immediate surroundings.

Below are additional details regarding our concerns. We respectfully request that you immediately investigate the facts surrounding the issuance of the CGS Letter and either rescind the letter or provide immediate contextual clarification that the studies presented in the CGS Letter do not provide a scientific basis to infer an active fault on the Property.

I. The 2015 and 2019 Fault Studies Both Found No Active Fault on the Property.

Two geological studies were performed on the Property by Group Delta Consultants, Inc. ("Group Delta"), a leading geotechnical engineering firm that has been practicing with professional geologists on earthquake hazards for more than thirty years; one was dated March 6, 2015 (the "2015 Fault Study") and another was dated July 19, 2019 (the "2019 Fault Study"). Both studies were peer reviewed by another leading geological consulting firm, Earth Consultants International. The studies collectively involved:

- A review of previous site exploration data;
- A review of site vicinity fault investigation data;
- 48 core borings;
- 117 cone penetration tests; and
- Excavation and logging of four trenches, the locations of which were reviewed by CGS and approved by the City, to evaluate the stratigraphic horizons and potential fault traces.

Germane to the issue here, Group Delta geologists, the City geologist, and CGS geologists personally entered the trenches to observe whether there was any Holocene-age fault movement. Following this inspection, all of the geologists unanimously concluded that there was clear evidence precluding the possibility of an active fault.

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In addition to the trenching, the following on-site geotechnical investigations were performed:

**PRIOR ON-SITE GEOTECHNICAL INVESTIGATIONS PERFORMED**

<b>Consultant</b>	<b>Report Date and Type</b>	<b>Fault Related Investigation/Conclusions</b>
Langan Engineering & Enviro. Services	5/10/2012 Geotechnical	<ul style="list-style-type: none"> <li>Four geotechnical borings to depths ranging from 61.5 to 101.5 feet</li> <li>Feasible Project with conditions that could be mitigated</li> </ul>
Group Delta Consultants (See Appendix G)	3/6/2015 Fault Activity Investigation	<ul style="list-style-type: none"> <li>35 continuous core borings, 78 Cone Penetrometer Tests (CPTs), maximum explored depth of 60 feet, two fault study trenches on the East Site</li> <li>No Holocene-active faults – Project approved for redevelopment</li> </ul>
Earth Consultants International	3/9/2015 & 6/3/2015 Fault Study Review	<ul style="list-style-type: none"> <li>Third-party opinion of 2015 Group Delta investigation</li> <li>Agreed no Holocene-active faults – Project approved for redevelopment</li> </ul>
Rockwell Consulting	12/13/2018 Fault Study Review	<ul style="list-style-type: none"> <li>Paleoseismic and soil specialist interpretation of the Holocene seismic history at the Project Site</li> <li>No Holocene-active faults – Project approved for redevelopment</li> </ul>
Earth Consultants International	7/18/2019 Fault Study	<ul style="list-style-type: none"> <li>Third-party review of 2019 Group Delta investigation</li> <li>Agreed no Holocene-active faults – Project approved for redevelopment</li> </ul>
Group Delta Consultants (See Appendix G)	7/19/2019 Surface Fault Rupture Hazard Evaluation Report	<ul style="list-style-type: none"> <li>8 continuous core borings to maximum depth of 55 feet, 18 cone penetrometer test borings to maximum depth of 60 feet, three trenches to maximum depth of 15 feet, soil horizon dating, concluded no fault activity within at least the last 120,000 years</li> <li>No Holocene-active faults</li> <li>Recommended removal of 50-foot building setback zone for Project Site</li> </ul>
Feffer Geological Consulting (See Appendix G)	9/23/2019 Geotechnical Investigation	<ul style="list-style-type: none"> <li>Researched previous investigations, 4 soil borings to maximum depth of 135.5 feet, installation of one groundwater monitoring well, geotechnical testing of soil samples, provided preliminary geotechnical recommendations for project design, concluded project feasible with mitigatable conditions</li> </ul>

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The following local geotechnical investigations were also performed in the Property’s vicinity:

**LOCAL GEOTECHNICAL INVESTIGATIONS PERFORMED**

Consultant	Location	Report Date and Type	Fault Related Investigations/Conclusions
Group Delta Consultants	1800 Argyle Avenue	6/30/2014 Geotechnical	<ul style="list-style-type: none"> <li>See 2015 Fault Study</li> <li>Feasible project with mitigatable conditions</li> </ul>
Group Delta Consultants	1756,1760 Argyle Avenue	9/7/2014 Fault Study	<ul style="list-style-type: none"> <li>13 CPTs, 5 continuous core borings, fault trenches, bucket auger borings</li> <li>No Holocene-active faults – project approved for redevelopment</li> </ul>
Group Delta Consultants	6220 West Yucca Street	10/7/2015 Geotechnical	<ul style="list-style-type: none"> <li>See 2015 Fault Study</li> <li>Feasible project with mitigatable conditions</li> </ul>
Group Delta Consultants	1800 Argyle Avenue	11/10/2015 Fault Study	<ul style="list-style-type: none"> <li>20 CPTs, 2 Bucket auger borings, 9 Continuous core borings, fault trenches</li> <li>No Holocene-active faults – project approved for redevelopment</li> </ul>
Group Delta Consultants	1718 Vine Street	7/28/2016 Fault Study	<ul style="list-style-type: none"> <li>7 continuous core borings, 14 CPTs, maximum explored depth of 80 feet</li> <li>No Holocene-active faults; feasible project with mitigatable conditions; project approved for redevelopment</li> </ul>
Rockwell Consulting	6305 Yucca Street	7/9/2018 Fault Study	<ul style="list-style-type: none"> <li>Paleoseismic and soil specialist interpretation of the Holocene seismic history at the site</li> <li>No Holocene-active faults – project approved for redevelopment</li> </ul>
Group Delta Consultants	6305 Yucca Street	8/30/2018 Fault Study	<ul style="list-style-type: none"> <li>Core borings and fault trenches</li> <li>No Holocene-active faults – project approved for redevelopment</li> </ul>

The above charts demonstrate that the Property and the surrounding area have been subjected to extensive subsurface testing and multiple layers of review consistent with best practices and CGS standards. Evaluations were performed and reviewed by renowned geologists, including CGS. And they were approved by the City. They provide the best technical evaluation of the surface fault rupture hazards at the Property and the surrounding area, yet CGS inexplicably dismisses them outright.

II. CGS’ Efforts to Discredit the 2015 and 2019 Fault Studies Ring Hollow.

CGS seeks to discredit the 2015 and 2019 Fault Studies by erroneously suggesting they were not sufficient. That is nonsense.

This is not the first time that CGS has attempted to “move the goal posts” on this Project when the scientific data did not support its preordained conclusion. For example, after the 2014 fault trench exposure refuted the presence of Holocene faults that CGS had mapped, CGS simply moved the fault strands north into Yucca Street and south, just outside the southern limits of trenching. Similarly, CGS decided to extend the width of its zone, but again only after trenching was

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completed and revealed no active fault. When the science does not support an active fault, that science should be respected, not undermined by repeatedly moving the fault traces to avoid inconvenient data.

As for the CGS call for additional trenching, this ignores the extensive subsurface testing already conducted on the Property. Trenching is not the only way to evaluate fault recency. As outlined in CGS SP 42 and LABC 1803.5.11 Document No. P/BC 2020-129, transects of closely spaced CPTs and core boring investigations are considered a reliable method when interpreted by a trained certified engineering geologist. In fact, they are often the only subsurface investigation method used to evaluate fault recency below an urban site. Here, several transects of closely spaced CPTs and core borings were extended to the southern perimeter of the Property. After evaluating the transects, combined with the stratigraphy evaluated in the extensive trenching, experienced geologists unanimously concluded that there has been no fault activity for at least 30,000 years. And again, these interpretations were already subjected to peer review and approved by the City.

### III. CGS Did Not Present “New” Evidence Pointing to an Active Fault on the Property.

CGS’ claim that “new” evidence casts doubt on the findings from the 2015 and 2019 Fault Studies is likewise nonsense. The USGS Study identified four potential locations of fault “activity” along North Argyle Avenue. However, the trenching already found evidence to refute active faults at three of the four locations identified in the CGS Letter, which are in fact identified as two fault zones in the USGS report (not four individual fault traces as CGS claimed). The CGS Letter fails to acknowledge this salient point, and instead focuses attention on the one location that was not subject to previous trenching along the southern Property line and disregards continuous core data that shows unfaulted near surface stratigraphy dated to be pre-Holocene deposition (i.e., not an active fault). As further proof that CGS is trying to reach its preordained position on where this fault is located, CGS, without any explanation, intentionally located their supposed fault a full 30 feet south of where USGS pointed to possible fault activity. If CGS were to locate the fault activity where the USGS located it (even though the USGS study was supposedly the basis for the “new information” CGS uncovered), CGS would not be able to claim an active fault as the 2015 Fault Study overlaps with the USGS interpreted possible fault zone showing continuous pre-Holocene deposition. Instead, CGS chose to manipulate the data to reach their desired conclusion.

But even this is misleading. The USGS Study cited by CGS does not dispute the 2015 and 2019 Fault Studies; it is agreeable with them. The faults inferred by the USGS survey can be evaluated for recency with significantly more accurate data generated by the subsurface investigations in 2015 and 2019 Fault Studies. The site-specific fault studies were specifically designed to evaluate the age of the faults (and proved them to be inactive and pre-Holocene), while the USGS methodology was not. In fact, USGS specifically disclaimed any attempt to date the fault, stating that its data provides “*little or no information about the rupture history of the fault traces.*” The age of the fault is, of course, determinative on whether the fault is active, so the USGS Study provides no scientific evidence of an active fault. Yet somehow, the CGS Letter misleadingly uses

Mayer Brown LLP

Mr. Steve Bohlen

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the study to assert there is an active fault without definition in the context of an Alquist-Priolo Zone study nor the available stratigraphic context in the local area.

The CGS Letter also fails to mention that USGS urged “*extreme caution*” in evaluating its data because of the noisy conditions caused by high-cultural noise levels on North Argyle Avenue, heavy traffic along the 101 overpass and Hollywood Boulevard, and subway trains. Again, though, regardless of the reliability of the USGS data, the USGS Study did not attempt to ascertain the rupture history, which is determinative on whether the fault is active.

Finally, CGS’ attempt to bootstrap two other investigations (Ninyo & Moore, 2015; and Group Delta, 2015) cited in the USGS Study is of no moment. For one, USGS should have never calibrated their study with incomplete studies that required more investigation for fault determination when there was more reliable, City approved data available. And both investigations involved sites blocks away from the Property. Like the USGS Study, these investigations provide no scientific basis to question the findings of the site-specific Group Delta studies.

The 2015 Fault Study and the 2019 Fault Study, both conducted within the Property, represented an exhaustive subsurface investigation of the Property. Those studies were conducted by leading geologists, peer-reviewed by internationally-recognized experts, and approved by the City. All agree they clearly preclude the possibility of an active fault. Yet at the eleventh hour, CGS still refuses to accept the science and continues to chase a preordained conclusion that has been repeatedly disproven by the facts. This conduct appears to be part of a concerted, years-long effort to undermine the Hollywood Center Project, potentially in concert with Project opponents. If so, these actions put the reputation of CGS at great risk.

Based on our review of the relevant technical information, all of which is publically available, it is our opinion that the CGS Letter is either (i) extremely poor quality with no basis in science, (ii) intentionally misleading to achieve a preordained conclusion, or (iii) prepared by a government agency working in concert with local project opponents who continue to oppose and litigate the development of much-needed housing in Hollywood (this later point is highlighted by the apparent fact that CGS provided individuals opposing the Project with information related to the CGS Letter prior to the letter being finalized or provided to the public). In any of these instances, the actions of CGS must be investigated by a neutral third-party.

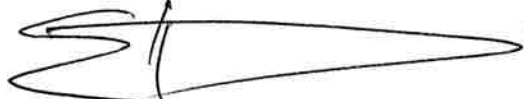
We respectfully urge you to immediately investigate this matter and ask that CGS either rescind its misleading letter or provide the necessary qualifications to make clear that the studies presented in that letter do not provide a scientific basis to infer an active fault on the Property.

Mayer Brown LLP

Mr. Steve Bohlen  
August 25, 2020  
Page 8

We are also simultaneously referring this matter to the Department of Consumer Affairs, Board for Professional Engineers, Land Surveyors, and Geologists to request a complete and transparent investigation into CGS' actions related to this matter.

Sincerely,



Edgar Khalatian  
Partner

Department of Consumer Affairs, Board for Professional Engineers, Land Surveyors, and Geologists  
California State Mining and Geology Board  
California Board for Professional Engineers, Land Surveyors, and Geologists  
The Honorable Gavin Newsom, Governor of California  
Mr. Xavier Becerra, Attorney General of California  
State Senator Ben Allen  
Assemblymember Richard Bloom  
Mr. Wade Crowfoot, California Secretary for Natural Resources  
The Honorable Eric Garcetti, Mayor of Los Angeles  
The Honorable Mitch O'Farrell, Councilman for the 13<sup>th</sup> District  
Mr. Vince Bertoni, Department of City Planning, Director  
Mr. Osama Younan, Department of Building & Safety, General Manager, Superintendent of Building  
Ms. Luci Ibarra, Department of City Planning



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/27/2020 04:49:02 PM  
**To:** Nicholas Freeman <nicholasfreeman@pacbell.net>  
**Cc:** Alexa Iles <alexa@hollywooddell.com>; Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Hollywood Center Project - Case # ENV - 2018 - 2016 - EIR

---

Hi Nick,

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 4:43 PM Nicholas Freeman <[nicholasfreeman@pacbell.net](mailto:nicholasfreeman@pacbell.net)> wrote:

To Ms. Nguyen,

I write as a six-year resident of upper Vine St. and I have some pressing concerns and questions over the project proposed nearby.

1. Why is construction proposed on a confirmed fault line? Is that not recklessly endangering the lives of citizens in the area?
2. Are there any plans to address the local homeless population, with some large camps within a hundred feet of the construction zone, particularly along the freeway overpass? Most efforts seen thus far merely shuffle the homeless somewhere else, a process which repeats until they invariably return to where they were.
3. Will there be any infrastructure improvements, especially in the case of the freeway? Before the quarantine, I was essentially forced to make use of the metro to make the commute to CalState LA, and I can only see additional construction further impacting the roads that already reach gridlock at rush hours.
4. Is there a timetable for the proposed construction, and will the city be transparent about its progress? I cannot help but think of the large 'Target' shopping center on Sunset and Western that was locked in a legal quadmire for years, staying as a big, half-built eyesore for all those around.
5. Is there any compensation planned for the property owners in the area for having their quality of life negatively impacted due to the noise, pollution, and traffic that an active construction zone produces?

Sincerely,

Nick Freeman

**2018 No. Vine St.**

**Los Angeles, CA 90068-3915**



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/26/2020 07:26:07 PM  
**To:** Robert Silverstein <robert@robertsilversteinlaw.com>  
Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Craig Bullock <craig.bullock@lacity.org>; David Ryu <david.ryu@lacity.org>; Emma Howard <emma.howard@lacity.org>; Jeanne Min <jeanne.min@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Luciralia Ibarra <luciralia.ibarra@lacity.org>; Mayor Garcetti <mayor.garcetti@lacity.org>; Nicholas Greif <nicholas.greif@lacity.org>; Nicholas Maricich <nicholas.maricich@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>  
**Cc:**  
**Subject:** Re: Hollywood Center: Further Request to Extend 45-Day Comment Period and Objections re Corrupted Documents in Hollywood Center Draft EIR; Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002

---

Dear Mr. Silverstein,

Thank you for alerting us to the legibility of certain pages included in Appendix G-1, 2015 Fault Activity Investigation of the Draft EIR. We noted that when viewed on the City's website, the entirety of Appendix G-1 was fully legible, including, but not limited to, the example pages G-1, 50 & 51 provided in Exhibit 4 of your comment letter. It was only when the file was downloaded onto a computer as a pdf file, that portions of certain pages of Appendix G-1 with "Figures" and "Plates" became slightly illegible. Please be advised, however, that this issue has since been corrected.

Please also be reminded that the City has continually offered, since April 16, 2020, and continues to offer accommodations for those who do not have access to a computer or the internet, by making the Draft EIR available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

If you or anyone you know has issues accessing the document, please let us know immediately and we can accommodate accordingly.

Regards,

On Fri, May 22, 2020 at 11:46 AM Robert Silverstein <[robert@robertsilversteinlaw.com](mailto:robert@robertsilversteinlaw.com)> wrote:

Dear Mayor Garcetti, Councilmembers O'Farrell and Ryu, Planning Director Bertoni, and City officials:

Please see attached urgent letter, and please reply. Thank you.

Robert P. Silverstein, Esq.  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd Floor  
Pasadena, CA 91101-1504  
Telephone: (626) 449-4200  
Facsimile: (626) 449-4205  
Email: [Robert@RobertSilversteinLaw.com](mailto:Robert@RobertSilversteinLaw.com)  
Website: [www.RobertSilversteinLaw.com](http://www.RobertSilversteinLaw.com)

=====  
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**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

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Los Angeles, CA 90012  
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T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/28/2020 04:58:09 PM  
**To:** Alexa Iles <alexa@mediaart.com>  
**Cc:** Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Hollywood Center - Public Comment Period

---

Hi Alexa,

Thank you for your email.

The City has received your request, together with other requests, for an extension of the Hollywood Center Project Draft Environmental Impact Report (Draft EIR) comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed) please let us know immediately, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order. In addition, and as also indicated in the NOA, the Draft EIR can be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

While we understand that the "Stay at Home" Order prevents neighborhood groups from meeting in person, please be advised that CEQA does not require people to meet and confer on the EIR, and should not preclude anyone from reviewing the EIR and providing comments.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

Please also be reminded that all comments must be provided in writing, and may be submitted electronically via email, or hard copy via mail. Submittal of comments in person is not required, nor recommended.

Let me know if you have any further questions.

On Sun, Apr 26, 2020 at 2:27 PM Alexa Iles <[alexa@mediaart.com](mailto:alexa@mediaart.com)> wrote:

Hello Ms. Nguyen,

Please note the attached letter requesting an extension on the public comment period for the Hollywood Center Project.

All the best,

Alexa Iles Skarpelos

President  
Hollywood Dell Civic Association  
(310) 497-3982



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

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Los Angeles, CA 90012  
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**From:** Hollywood Center <info@hollywoodctr.com>  
**Sent time:** 04/17/2020 12:15:07 PM  
**To:** Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Hollywood Center Achieves Important Milestone

[Having trouble viewing? View web version.](#)



## **HOLLYWOOD CENTER ACHIEVES IMPORTANT MILESTONE**

We hope this email finds you and yours well. The global Covid-19 health crisis has created a challenging time for all. As we all struggle to adjust to the new normal, there are nonetheless signs of progress. On Thursday, April 16, the City of Los Angeles circulated the Draft Environmental Impact Report (DEIR) for Hollywood Center, marking an important milestone for the project. More information on the contents of the DEIR can be found [here](#). A 45-day circulation period has now begun, allowing the public to provide the City comments on the DEIR. Information on providing comments can be found [here](#), or emailed directly to Mindy Nguyen at [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org).

The current public health crisis will by no means ease the housing crisis we are experiencing. In fact, many people, especially seniors living on the edge, will find their housing situations exacerbated. When completed, Hollywood Center will provide much needed affordable housing for older adults, along with permanent jobs and community resources, further establishing Hollywood as a cornerstone community in Los Angeles.

We have been proud and active members of the Hollywood community for the last decade, and we remain committed to Los Angeles and to developing a project that meets the needs of the community as we together look towards our future recovery.

To learn more about how you can support the Hollywood Center project as it moves forward in its approval process, please email Joseph Mariani at [JMariani@hollywoodctr.com](mailto:JMariani@hollywoodctr.com).

Stay safe and be well,

- The Hollywood Center Team

[Click here to Support!](#)

[Learn More](#)

[Unsubscribe](#)



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/28/2020 03:06:23 PM  
**To:** dean katz <deanbrandonkatz@gmail.com>  
**Cc:** Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Hollywood Center Development (AKA: Millennium Group)

---

Hi Dean,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR.

Please note that a response to your extension request has been provided in a separate email.

Let me know if you have any other questions.

On Mon, Apr 27, 2020 at 5:39 AM dean katz <[deanbrandonkatz@gmail.com](mailto:deanbrandonkatz@gmail.com)> wrote:

Ms. Nguyen,

A massive development project proposed for Hollywood does not have a large enough window of time for Public Response. Due to the "Safer at Home" order, I am unable to participate in a proper forum of the impact this proposed development will have on me, and my community here in Hollywood.

The DEIR was released in the midst of April. It is a complex report that requires more time so we can respond in a cogent manner.

It should be noted that this project will exceed the heights of all building in Hollywood, and it will forever change our community. This alone is certainly worth allowing more time for our community to discuss and have input on the project.

Please extend the public response time.

Thank you,

Dean Katz  
6376 Quebec Drive  
Hollywood, Ca 90068

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/28/2020 03:00:28 PM  
**To:** Michael Andreas <sadieson@roadrunner.com>  
**Cc:** Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Hollywood Center Development EIR.

---

Hi Michael,

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 note that a response to your extension request has been provided in a separate email.

Let me know if you have any other questions.

On Mon, Apr 27, 2020 at 12:00 PM Michael Andreas <[sadieson@roadrunner.com](mailto:sadieson@roadrunner.com)> wrote:

Dear MS. Nguyen,

The fact that the Hollywood Center Development (aka Millennium Project) builders are using the Covid-19 provisions to try and ram through approval for their twin monstrosities is repugnant on its face but, totally not unexpected.

Millennium Partners has been trying to ram this project down our throats from the start and in spite of all local neighborhoods' almost universal objection to the scope and size of this project, they have kept coming back with new plans that do little to address our problems with it.

The abbreviated comment period on their EIR just makes things worse. An EIR which does a masterful job of obfuscating the fact that their buildings are to sit on an active fault line and fails to mention the State's own traffic reports that highlight the long term detrimental effect these buildings will have on our freeway off ramps and the physical danger this will create.

Please let this letter serve as a statement against the project and their very biased EIR.

At the very minimum, the public comment period on the Draft Environmental Impact Report should be extended to a minimum of 90 days AFTER the city and state "Stay At Home" order has been lifted.

Let's develop Hollywood yes but, let's do it in a way that reflects the lifestyle associated with its name and with an awareness of the unique and valuable icon our city is to the rest of the world. We aren't Manhattan, we aren't Chicago or even downtown L.A., we are Hollywood... don't kill the unique quality of our mini-city with this horrible project.

Sincerely,

Michael Andreas & Julie Fleischer  
6740 Whitley Terrace  
Hollywood, CA 90068.  
323.876.6214

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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**From:** cmaddren@gmail.com  
**Sent time:** 05/18/2020 08:53:07 AM  
**To:** mayor.garcetti@lacity.org; vince.bertoni@lacity.org; councilmember.ofarrell@lacity.org; ana.guerrero@lacity.org; craig.bullock@lacity.org; kevin.keller@lacity.org; councilmember.cedillo@lacity.org; councilmember.krekorian@lacity.org; councilmember.blumenfeld@lacity.org; councilmember.ryu@lacity.org; paul.koretz@lacity.org; Councilmember.Rodriguez@lacity.org;  
**Cc:** councilmember.martinez@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.price@lacity.org; councilmember.wesson@lacity.org; councilmember.bonin@lacity.org; councilmember.lee@lacity.org; councilmember.huizar@lacity.org; councilmember.buscaino@lacity.org  
**Subject:** Hollywood Center EIR, Case No. ENV-2018-2116-EIR, Refusal to Extend Comment Period  
**Attachments:** UN4LA Hlwd Ctr EIR Comment Period 200518 FINAL.pdf

---



**United Neighborhoods for Los Angeles**

**[www.un4la.com](http://www.un4la.com)**

**UN4LA Board**

**Casey Maddren, President**  
**Cherilyn Smith, Treasurer**  
**Richard Platkin, Secretary**  
**Annie Gagen**  
**Jack Humphreville**  
**Kim Lamorie**  
**Gina Thornburg**  
**Grace Yoo**

May 18, 2020

Mayor Eric Garcetti  
Councilmember Mitch O'Farrell  
Director of Planning Vince Bertoni  
Los Angeles City Hall  
200 N. Spring St.  
Los Angeles, CA 90012

Re: Hollywood Center EIR, Case No. ENV-2018-2116-EIR  
REFUSAL TO EXTEND DEIR COMMENT PERIOD

Mayor Garcetti, Councilmember O'Farrell and Director Bertoni,

I am writing to you on behalf of United Neighborhoods for Los Angeles (UN4LA), to express our amazement over the fact that the Department of City Planning has refused to grant an extension of the review period for the Hollywood Center Draft Environmental Impact Report (DEIR). The project is a massive one, consisting of residential and commercial uses and encompassing over 1.2 million square feet. It includes two 11-story buildings and two skyscrapers, one rising 35 stories and another rising 46 stories. It will have numerous significant impacts on the Hollywood area. The body of the DEIR runs over a thousand pages, and the appendices include thousands of pages more.

The City has claimed over and over again that it makes every effort to encourage public engagement in an open and transparent planning process. Unfortunately, the City's actions in this case make it absolutely clear how empty those claims really are. First, the City of LA chose to release the DEIR in the middle of a deadly global pandemic that has closed schools, offices, shops and restaurants across LA. Second, instead of setting a comment period that runs the full 60 days allowed by the CEQA Guidelines, the City chose to allow only a 45-day comment period. Third, after receiving

requests from numerous groups and individuals asking the City to extend the comment period due to the disruptions caused by the pandemic, the City released a letter rejecting an extension.

You say that the City of LA does everything within reason to engage stakeholders, but let's look at the facts....

On April 16, the day the DEIR was released, LA County reported 782 new infections and 60 new deaths, bringing the totals to 15,683 and 607 respectively. On that day the news was dominated by stories about the pandemic. As a result of the Safer at Home order issued by the Mayor just weeks before, thousands of businesses across the City were closed and tens of thousands of people lost their jobs. Fear and anxiety were growing throughout LA as residents realized that the health impacts of the coronavirus were going to be compounded by painful economic impacts.

And this was the moment that the City chose to release the Draft Environmental Impact Report for one of the most complex and controversial projects ever proposed for Hollywood. If this was not a deliberate attempt to avoid scrutiny, it still raises questions about the judgement of City officials. Thousands of Hollywood residents were scrambling to deal with the disruptions caused by the coronavirus. How can the Department of City Planning credibly claim it's seeking stakeholder input when it dumps a massive environmental assessment on the public at a time like this? Do you seriously believe that in the middle of an unprecedented health and economic crisis Angelenos are going to put everything else on the back burner so they can wade through a mountain of verbose analysis and dense technical reports?

In its response to pleas for an extension of the review period, the DCP argues that the EIR is readily available on-line and that interested parties can obtain a copy on CD-ROM or flash drive. Apparently City Planning doesn't realize that many Hollywood residents have other matters that they need to focus on right now. Unemployed workers have no money for food or bills. Business owners are trying to figure out how to keep from going under. Parents are struggling to be both teachers and entertainers for their school-age children. Adults with aging parents are trying to ensure the well-being of their mothers and fathers. And Neighborhood Councils, the most important community forum for development issues, are just now beginning to meet again, having been shut down for the month of April by the pandemic. But the DCP apparently believes that none of this should deter anyone from submitting comments on the Hollywood Center Project by the current deadline.

Let's also look at the City's claims of transparency. The Mayor and the City Council have told us repeatedly that they base their planning decisions on the merits of the project. It would be reassuring to be able to take this claim at face value. Employees of Millennium Partners have given many thousands in campaign contributions to elected officials over the years, including to you, Mayor Garcetti, and to you, Councilmember O'Farrell. The developer has also spent large sums of money on lobbying LA City officials. So it would be great if we could truly believe that all this money has had absolutely no impact on the decision-making process.

Unfortunately, the recent headlines regarding the on-going Federal corruption investigation make it clear that the planning process in LA is anything but transparent. First we have a guilty plea from a former Councilmember who served on the Planning & Land Use Management Committee, in a case that involved a trip to Vegas, an envelope containing \$10,000 in cash, escort services, \$34,000 in bottle service at a nightclub and \$1,000 in gambling chips. Then another guilty plea from a real estate appraiser and former member of the City Planning Commission who admitted to acting as a middleman in an arrangement to pay a \$500,000 bribe to a Councilmember. And just last week the Department of Justice posted a press release announcing that, 'A real estate development consultant has agreed to plead guilty to a federal racketeering offense for participating in a wide-ranging "pay-to-play" scheme in which developers bribed public officials – including a member of the Los Angeles City Council – to secure official acts that would benefit their projects.'

And you claim the planning process is transparent? Please forgive us if we say we don't buy it.

We will not ask you to extend the comment period for the Hollywood Center DEIR, because you have already shown that you are deaf to such requests. We will only remind you that as officials of the City of Los Angeles, your job is to serve the people of Los Angeles. Not wealthy real estate investors. Not well-connected Downtown lobbying firms.

The people of Los Angeles.

Sincerely,  
Casey Maddren, President  
United Neighborhoods for Los Angeles

CC:

Mindy Nguyen, [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
Ana Guerrero, [ana.guerrero@lacity.org](mailto:ana.guerrero@lacity.org)  
Craig Bullock, [craig.bullock@lacity.org](mailto:craig.bullock@lacity.org)  
Kevin Keller, [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)  
Members of the Los Angeles City Council





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May 18, 2020

Mayor Eric Garcetti  
Councilmember Mitch O'Farrell  
Director of Planning Vince Bertoni  
Los Angeles City Hall  
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Los Angeles, CA 90012

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The people of Los Angeles.

Sincerely,  
Casey Maddren, President  
United Neighborhoods for Los Angeles

CC:

Mindy Nguyen, [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
Ana Guerrero, [ana.guerrero@lacity.org](mailto:ana.guerrero@lacity.org)  
Craig Bullock, [craig.bullock@lacity.org](mailto:craig.bullock@lacity.org)  
Kevin Keller, [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)  
Members of the Los Angeles City Council

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 07:09:22 PM  
**To:** Cyrus Kashfian <cyruskashfian@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; alex@mcapus.com  
**Subject:** Re: Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.:2018051002

---

Hi Cyrus,

Thank you for your email. As with your previous comments, these 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 Mon, Jun 1, 2020 at 3:39 PM Cyrus Kashfian <[cyruskashfian@gmail.com](mailto:cyruskashfian@gmail.com)> wrote:

Please see attached files.

result in an FAR of 2.96:1, and represent an approximately 62.7-percent reduction in the Project's total floor area and a 62.3-percent reduction compared to the Project with the East Site Hotel Option.

I request that Alternative 2 be considered

Sincerely,

Cyrus Kashfian (Resident)



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I request that Alternative 2 be considered

Sincerely,

Cyrus Kashfian (Resident)



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Sincerely,

Cyrus Kashfian (Resident)



E-NEWS

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674

E-NEWS

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**From:** Price Arana <price@thenowstudio.com>

**Sent time:** 05/30/2020 01:03:46 PM

**To:** Mindy.Nguyen@lacity.org; councilmember.ofarrell@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org; kevin.keller@lacity.org; alex@mcampus.com; mayor.garcetti@lacity.org; david.ryu@lacity.org

**Subject:** Hollywood Center Project Environmental Case

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TO:

Department of City Planning

City of Los Angeles

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

RE: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR  
State Clearinghouse No.: 2018051002

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a homeowner at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.I am shocked that the EIR was released on April 15, in the middle of a pandemic, with only a 45-day comment period. To expect me to review a 1500-page document in the middle of a Shelter at Home order that has completely disrupted my daily life is clearly inappropriate. My review has necessarily been limited by this administrative failure. The EIR fails to adequately examine the very negative aesthetic impact of the Hollywood Center. Its two gigantic skyscrapers irreversibly damage the integrated visual look of the Hollywood area from whatever direction you look. Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

Perhaps most importantly, the EIR is completely deficient in its conclusion that the Hollywood Center will have no significant transportation impact. Before the pandemic traffic was jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign (which was not taken into account in the EIR). Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. Neither of these factors is considered in the EIR.

The Broadway Hollywood will be particularly negatively impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/Vine intersection will make it even more difficult to enter our building.

Notwithstanding this, the EIR reaches the ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred.

I hope you and your team will reconsider this project and consider the above issues outlined above.

Sincerely,

Price Arana, Owner  
The Broadway Building  
#901  
Los Angeles, CA 90028  
323 314 0550



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/27/2020 10:00:33 AM  
**To:** Missy Kelly <missykly@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Hollywood Center Project EVN-2018-2116-EIR

---

Dear Missy,

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 7:02 AM Missy Kelly <[missykly@gmail.com](mailto:missykly@gmail.com)> wrote:

--  
Missy Kelly  
LA News Clips  
  
323-962-2029

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LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/26/2020 05:20:22 PM  
**To:** Kevin Keller <kevin.keller@lacity.org>; Flora Melendez <flora.melendez@lacity.org>  
**Cc:** Lisa Webber <lisa.webber@lacity.org>; Luciralia Ibarra <luciralia.ibarra@lacity.org>; Milena Zasadzien <milena.zasadzien@lacity.org>; Varma, Arthi <arthi.varma@lacity.org>  
**Subject:** Re: Hollywood Center Project, HHWNC Comment Letter

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Thank you Angie, Kevin.

The email has been received and I've responded to the sender.

Best,

On Tue, May 26, 2020 at 12:02 PM Kevin Keller <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)> wrote:



**Kevin Keller, AICP**  
Executive Officer  
200 N. Spring Street, Ste 525  
Los Angeles, CA 90012-2601  
Planning4LA.org  
T: 213-978-1272  
E: [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)

----- Forwarded message -----

**From:** Mark Miller <[mark@corniche.com](mailto:mark@corniche.com)>  
**Date:** Tue, May 26, 2020 at 11:36 AM  
**Subject:** Hollywood Center Project, HHWNC Comment Letter  
**To:** [helpdesk@lacity.org](mailto:helpdesk@lacity.org) <[helpdesk@lacity.org](mailto:helpdesk@lacity.org)>, David Ryu <[david.ryu@lacity.org](mailto:david.ryu@lacity.org)>, [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org) <[councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)>, [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org) <[councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)>, [councilmember.krekorian@lacity.org](mailto:councilmember.krekorian@lacity.org) <[councilmember.krekorian@lacity.org](mailto:councilmember.krekorian@lacity.org)>, [councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org) <[councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org)>, Paul Koretz <[paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)>, [councilmember.martinez@lacity.org](mailto:councilmember.martinez@lacity.org) <[councilmember.martinez@lacity.org](mailto:councilmember.martinez@lacity.org)>, [councilmember.rodriguez@lacity.org](mailto:councilmember.rodriguez@lacity.org) <[councilmember.rodriguez@lacity.org](mailto:councilmember.rodriguez@lacity.org)>, [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org) <[councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)>, [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org) <[councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)>, [Councilmember.wesson@lacity.org](mailto:Councilmember.wesson@lacity.org) <[Councilmember.wesson@lacity.org](mailto:Councilmember.wesson@lacity.org)>, Councilmember Mike Bonin <[councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org)>, [councilmember.Lee@lacity.org](mailto:councilmember.Lee@lacity.org) <[councilmember.Lee@lacity.org](mailto:councilmember.Lee@lacity.org)>, [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org) <[councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)>, [councilmember.buscaino@lacity.org](mailto:councilmember.buscaino@lacity.org) <[councilmember.buscaino@lacity.org](mailto:councilmember.buscaino@lacity.org)>, [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org) <[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)>, [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org) <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>, George Skarpelos <[George@myhunc.com](mailto:George@myhunc.com)>, President <[president@hhwnc.org](mailto:president@hhwnc.org)>, Orrin Feldman <[vicepresident@hhwnc.org](mailto:vicepresident@hhwnc.org)>

Please see the attached letter from Hollywood Hills West Neighborhood Council President Anastasia Mann.

Kind regards

Mark Miller - Executive Assistant to HHWNC President Anastasia Mann



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LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/30/2020 10:54:11 AM  
**To:** poonsy6603@aol.com  
**Cc:** Alexa Iles <alex@hollywooddell.com>; David Ryu <councilmember.ryu@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Eric Garcetti <mayor.garcetti@lacity.org>  
**Subject:** Re: Hollywood Center Project... Objection to 45 Day Comment Period for DEIR... ENV - 2018 - 2116 - EIR

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Dear Jim, Annie:

Thank you for your email.

The City has received your request, together with other requests, for an extension of the Hollywood Center Project Draft Environmental Impact Report (Draft EIR) comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Tue, Apr 28, 2020 at 3:33 PM <[poonsy6603@aol.com](mailto:poonsy6603@aol.com)> wrote:

***Hollywood Center Project  
Objection to 45 Day Comment Period for DEIR  
ENV - 2018 - 2116 - EIR  
State Clearing Number 2018051002***

***Dear Ms. Nguyen,***

***We are contacting you to request an extension for comments on The Hollywood Center project.***

***The minimum allowed comment period provided is not nearly enough time since we are obeying 'Safer at Home' orders...***

***We are unable to gather or have meetings with our neighbors....***

***Our Neighborhood Councils are not meeting.....***

*Viewing documents IN PERSON is not possible now...*

*Many of us have children at home and are home schooling them.....*

*Some sadly have loved ones who have come down with the virus....some recovering at home...*

*We are doing all we can to protect our families and neighbors from this horrible coronavirus....*

*Our lives have been upended and nothing is as it was right now.....*

*Due to all that we are having to do, to get through this crisis...*

*We request more time to submit public comments.*

*The DEIR is lengthy and complicated and we are obviously unable to give it the full attention it needs right now.*

*In all fairness to our communities, that will be so greatly impacted by this project, a comment extension of at least 90 days AFTER the "Safer at Home" local and state orders have been lifted would be reasonable.*

*We urge you to please grant this extension to our communities.*

*Stay safe and be well.*

*Thank you for your attention,  
Jim and Ann Geoghan (Annie Gagen)*

*30 Year Whitley Heights Residents  
Former Hollywood Hills West NC & Whitley Heights Civic Association Board Members*



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



E-NEWS



**From:** Kevin Keller <kevin.keller@lacity.org>  
**Sent time:** 06/01/2020 12:54:35 PM  
**To:** Varma, Arthi <arthi.varma@lacity.org>; Bonstin, Shana <shana.bonstin@lacity.org>  
**Subject:** Fwd: Hollywood Center Project

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fyi - we are receiving many such comments. Let's discuss at our next opportunity.



**Kevin Keller, AICP**  
Executive Officer  
200 N. Spring Street, Ste 525  
Los Angeles, CA 90012-2601  
Planning4LA.org  
T: 213-978-1272  
E: [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)

----- Forwarded message -----

From: <[eferry1@aol.com](mailto:eferry1@aol.com)>  
Date: Mon, Jun 1, 2020 at 12:14 PM  
Subject: Hollywood Center Project  
To: [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org) <[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)>  
Cc: [mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org) <[mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)>, [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org) <[councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)>, [david.ryu@lacity.org](mailto:david.ryu@lacity.org) <[david.ryu@lacity.org](mailto:david.ryu@lacity.org)>, [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org) <[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)>, [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org) <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>

Dear Ms. Nguyen:

I live on Vista del Mar in Hollywood and am terribly concerned about the Hollywood Center Project.

First, it has been established that the proposed structures are on an earthquake fault. In addition to the many lives that might be lost were the tower(s) to come down, both in the building(s) themselves and in the surrounding area, what would the responsibility of Millennium Partners be in terms of repair and/or demolition? I cannot be blamed for distrusting the construction and management skills of this corporation, as they are the developers of the infamous, disaster ridden Millennium Tower in San Francisco.

Secondly, traffic in the Hollywood area has become (Prior to Covid-19, of course.) a nightmare. There is already virtually no available parking on my street, and, at rush hour, the back up of cars going west on Franklin, waiting to enter the 101 freeway going north, sometimes comes to a complete standstill, backing up for twenty blocks. If rush hour has become nonnegotiable now, what will happen when thousands of cars are added to the mix? Has Caltrans actually approved this plan? I find it hard to imagine so, and there is no opinion from Caltrans attached to the DEIR.

Thirdly, City services. Where will the water come from? Will our water pressure be effected? Will more firemen and policemen be hired? How will the city pay for this? Will there be a raise in our taxes? And what about our aging sewers? Many of the main lines in this neighborhood were installed in the 1940's and are already breaking from the strain.

Finally, what about air quality? All those additional cars - how can they not make the smog ever so much worse?

The real issue here is transparency. From the very beginning, the Millennium Hollywood, now the Hollywood Center, has reeked of cronyism and malfeasance. As more and more news articles appear about the bribery of City Council members, how do the citizens of Los Angeles know that this practice has been curtailed? How can any resident of this city place trust in the DEIR for the Hollywood Center Project, considering its history?

I beg you to consider these objections.

Thank you.

Emily Ferry  
1958 Vista del Mar  
Los Angeles, CA





**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 05:19:27 PM  
**To:** Hunter Jackson <brandonhunterjackson17@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Hollywood Center Project

---

Dear Hunter,

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 Fri, May 29, 2020 at 4:54 PM Hunter Jackson <[brandonhunterjackson17@gmail.com](mailto:brandonhunterjackson17@gmail.com)> wrote:

TO: Department of City Planning  
City of Los Angeles  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
Attn: Mindy Nguyen, City Planner via Email: [Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)

CC: Eric Garcetti, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))  
Mitch O'Farrell, LA City Council Member District 13 ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)) Central Hollywood Neighborhood Council District ([alex@mcapus.com](mailto:alex@mcapus.com))  
David Ryu, LA City Council Member District 4 ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))  
Vince Bertoni, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))  
Kevin Keller, Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

RE: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a resident at the Broadway Hollywood Building at 1645 Vine Street.

The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

I am writing w/r/t the above captioned EIR regarding the Hollywood Center Project. It was surprising to me that the EIR was released on April 15, in the middle of a pandemic, with only a 45-day comment period. This is far too short a period for review and comment.

The EIR fails to adequately examine the very negative aesthetic impact of the Hollywood Center. Its two gigantic skyscrapers are inconsistent with the height and scale of every other building in the area. I am not opposed to developing these parking lots with facilities like those proposed. I am opposed to the scope of this project as described in the EIR.

One great feature of this area is the Broadway Hollywood sign located at my building, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

---

Perhaps most importantly, the EIR is completely deficient in its conclusion that the Hollywood Center Project will have no significant transportation impact. Before the pandemic, traffic was jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign (which was not taken into account in the EIR). Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. Neither of these factors is considered in the EIR.

The Broadway Hollywood will be particularly negatively impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/Vine intersection will make it even more difficult to enter our building.

Notwithstanding this, the EIR reaches the somewhat ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred.

Sincerely,

Hunter Jackson

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674

E-NEWS

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**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/28/2020 01:02:01 PM  
**To:** Lanny Ziering <zaptrax@gmail.com>  
**Cc:** Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Mayor Garcetti <mayor.garcetti@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Hollywood Center Project

---

Hi Lanny,

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.

The City has also received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed), or if you are aware of anyone who has limited access to the document online, we have also offered that the Draft EIR be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

Please also be advised that this is not your only opportunity to comment on the Project, as we continue to collect general public comment at any time throughout the process.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Thu, May 28, 2020 at 10:53 AM Lanny Ziering <[zaptrax@gmail.com](mailto:zaptrax@gmail.com)> wrote:

Dear Ms. Nguyen,

I live in Hollywood at 1645 Vine Street, Apt 507, LA, CA 90028

I am deeply concerned about the planned Hollywood Center Project. This project is totally out of scale with the surrounding neighborhood and will have significant negative impact on the quality of life for all residents in the area. I am not against there being any residential development in the area, but I am very strongly against a development which is out of scale and character

with our community, especially a project that will have such a large negative impact on traffic, noise, pollution and our urban life.

I was shocked to learn that the approval process for the project is taking place during the Covid-19 pandemic while we are under both State of California and City of Los Angeles Shelter at Home orders. How can the Mayor's office and City Council have allowed this? It certainly appears that the City of LA is facilitating an attempt by the developer to ram through a project while local residents have little or no way to respond.

At a minimum the consideration period for project approval must be extended until residents are able to move around freely so that we can respond to the EIR in an appropriate manner. Hopefully, we can stop this wholly inappropriate project before it does permanent damage to our community.

Sincerely,

Lanny Ziering

Broadway Hollywood Building

1645 Vine Street, Apt 507

Tel: 323.899.4500

email: [zaptrax@gmail.com](mailto:zaptrax@gmail.com)

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 847-3674



**From:** Cynthia Martinez <filmflora@yahoo.com>  
**Sent time:** 05/05/2020 12:09:31 PM  
**To:** Mindy.Nguyen@lacity.org <mindy.nguyen@lacity.org>  
LA City Mayor <mayor.garcetti@lacity.org>; LA City Council Member District 13 <councilmember.ofarrell@lacity.org>; LA City Council Member  
**Cc:** District 4 <david.ryu@lacity.org>; Director of City Planning <vince.bertoni@lacity.org>; Officer of City Planning <kevin.keller@lacity.org>; Alexa  
Iles <alexa@hollywooddell.com>  
**Subject:** Hollywood Center Project

---

Cynthia Martinez  
6314 Deep Dell Place  
Hollywood, CA 90068

**Mindy Nguyen - City Planner**  
**City of Los Angeles Department of City Planning**  
**221 North Figueroa Street, Suite 1350**  
**Los Angeles, CA 90012**

Re:  
Environmental Case Number: State Clearinghouse Number: Project Name:

Dear Ms. Nguyen:

Objection to 45-Day Comment Period for Draft EIR ENV-2018-2116-EIR  
2018051002  
Hollywood Center Project

*We ask that the City grant an extension of the public comment period to the DEIR for at least 90 days AFTER the lifting of local and state "Safer At Home" orders. This seems the reasonable and fair way to proceed given the extraordinary circumstances we are all operating under.*

*Thank you,*  
*Cynthia Martinez*

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 05:22:12 PM  
**To:** vidyaprana@vedanta.org  
**Cc:** Kevin Keller <kevin.keller@lacity.org>; The Hollywood Dell Civic Association <alexa@hollywooddell.com>  
**Subject:** Re: Hollywood Center Project-Environmental Impact Report

---

Dear Sister Renee,

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 Sat, May 30, 2020 at 5:32 PM Renee La Pan <[vidyaprana@gmail.com](mailto:vidyaprana@gmail.com)> wrote:

Dear planners,

I am writing to you on behalf of the Vedanta Society of Southern California in accord with the California Environmental Quality Act.

Our temple is situated almost exactly across the 101 Fwy from the project. We have been here for about 90 years and we also own several rental properties closeby.

Our congregation consists largely of professional Asians of Indian ancestry. They reside mostly south of us in places like Cerritos, Torrance and Rancho Palos Verdes. Consequently they must travel to get to us. So how will **traffic** be handled during that extensive period of construction? And after construction, how much more congestion will there be on the streets?

Secondly, our temple struggles to handle the normal air pollution generated from the freeway. This construction project will likely create a lot more **particulate and non-particulate contaminants**, some of which may be carcinogenic. How will you help us mitigate this increased particulate and possibly toxic load so that we can protect our congregants when they come here for services?

Third, will **homeless** people be pushed further up into the Dell by all the construction disruption?

Finally, although not completely, what about the **noise level** and the times of day that noise will disrupt our routines? Although the freeway and Franklin Ave separates our properties, it is still quite close. For example, our meditation periods are in the morning until 7:30 AM and again in the evening it ends approximately at 7 PM, but that is followed (at least 3 days/wk) by classes that go until beyond 8:30 PM. Will meditators have quiet times and will our speakers have to compete with noise from the project in order to be heard?

We also have Sunday lectures at 11 AM. **Will construction be going on 24/7?** You may verify our weekly schedule on [vedanta.org](http://vedanta.org).

I am a member of the convent which is located at 2027 Vine St. This building sits higher up on the hill, only a block away from the temple. Due to our higher elevation, noise always impacts us more than at the temple.

You may respond to me at the above email.

Sincerely,  
Sister Renee LaPan  
AKA Vidyaprana



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674





**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 06:58:57 PM  
**To:** Peter Varano <petervarano@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Hollywood Center

---

Hi Peter,

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 Mon, Jun 1, 2020 at 10:27 AM Peter Varano <[petervarano@gmail.com](mailto:petervarano@gmail.com)> wrote:

|

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Richard Gerger <rgerger01@gmail.com>  
**Sent time:** 06/01/2020 10:48:13 PM  
**To:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
The Hollywood Dell Civic Association <alexa@hollywooddell.com>; Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell  
**Cc:** <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Jim Van Dusen  
<jim@myhunc.com>; George Skarpelos <George@myhunc.com>; Charley M. Mims <president@hillsidefederation.org>; vincebertoni@lacity.org  
**Subject:** Re: Letter for Hollywood Center Project, Case Number : ENV-2018-2116\_EIR

---

Thank you for the prompt response.

Sent from my iPhone

On Jun 1, 2020, at 7:03 PM, Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

Hi Richard,

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 Mon, Jun 1, 2020 at 1:58 PM Richard Gerger <[rgerger01@gmail.com](mailto:rgerger01@gmail.com)> wrote:

Ms. Nguyen,

Please confirm receipt.

Thank you,

Richard Gerger

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

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Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/27/2020 09:58:09 AM  
**To:** John McCarthy <john@mccarthymusic.com>  
**Cc:** alexa@hollywooddell.com; mayor.garcetti@lacity.org; councilmember.ofarrell@lacity.org; david.ryu@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org  
**Subject:** Re: Letter in regards to Case Number: ENV-2018-2116-EIR and State Clearinghouse Number: 2018051002

---

Hi John,

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 Tue, May 26, 2020 at 10:23 PM John McCarthy <[john@mccarthymusic.com](mailto:john@mccarthymusic.com)> wrote:

To all it may concern,

My name is John McCarthy and I lived with my family in the Hollywood Dell for 22 years at 2222 Holly Drive Los Angeles, CA 90068.

It has come to my attention, again, that the city may grant a permit to a company to build a huge structure that will dwarf the Capitol Records Building at 1750 Vine St, Los Angeles, CA 90028, which is .08 miles from my home.

Please explain to me how you will let this happen?

Beside the current Covid 19 situation that we are ALL living our neighborhood has MANY other pressing issues that this proposed site will only exacerbate.

At the top of the list is the growing (by the day) homeless issue that we and my fellow Dell residents are facing.

It is common knowledge that the number of people grows by the day...these are American Citizens who by the grace of God have found themselves on the street. Many are dealing with mental issues and the unfortunate individuals who find themselves in dire financial need will sure develop mental issues through the struggle they find themselves in trying to live on the street.

Please tell me what you are planning to do about the situation?

Seems to me that all the new construction going up and around Hollywood is targeting high earning individuals.

Take a look at the new Condos on Cahuenga just south of Sunset Blvd...right beside the new multi million dollar building is a camp set up on the sidewalk, right in front on the new building!!...I mean what do you plan to do to help these people?

I have been a 20 year member at the YMCA on Schrader in Hollywood, the new temporary/ permanent structure built in the parking lot, just south of the YMCA, to house a few hundred needy is a great start but that is just a band aid.

When are you going to build permanent low cost housing for the needy?

Another grave concern is the already congested traffic...not only is the 101 a parking lot currently for much of the day now, try getting around on a Hollywood Bowl night, which in better times, are numerous...adding hundreds of cars to an already insane situation is beyond comprehension...what do you plan to do to curb the already over congested car reality?

Another concern is that the new structure is RIGHT ON AN EARTHQUAKE FAULTLINE!!! Please tell me how you plan to allow this structure to go up right on top of it??? I am very interested in your answer as I hope to never have to told you that what I have read (FROM PROPPER SCIENTIST) that it is not IF but WHEN a big earthquake will hit this well known

fault line...how will you account for the many years of research alluding to this fact?...we all live with the understand that we must be ready if a big earthquake happens but to build right on this fault line is just crazy.

Hope this sheds a light on my feelings and please know I am talking for a lot of residence who have been opposed to this development since its inception.

I look forward to your reply and hope that clearer heads prevail in this David vs Goliath situation.

Sincerely,

John McCarthy

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



**From:** Kevin Keller <kevin.keller@lacity.org>  
**Sent time:** 04/28/2020 07:26:36 PM  
**To:** Bonstin, Shana <shana.bonstin@lacity.org>  
**Subject:** Fwd: LFIA Objection to 45 Day Comment Period DEIR ENV-2018-2116-EIR  
**Attachments:** 20200427 Objection to Comment Period Hollywood Center Project.pdf

---



**Kevin Keller, AICP**  
Executive Officer  
200 N. Spring Street, Ste 525  
Los Angeles, CA 90012-2601  
Planning4LA.org  
T: 213-978-1272  
E: [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)

----- Forwarded message -----

**From:** LFIA President <[president@lfia.org](mailto:president@lfia.org)>  
**Date:** Tue, Apr 28, 2020 at 2:20 PM  
**Subject:** LFIA Objection to 45 Day Comment Period DEIR ENV-2018-2116-EIR  
**To:** <[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)>  
**Cc:** <[mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)>, <[councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)>, David Ryu <[david.ryu@lacity.org](mailto:david.ryu@lacity.org)>, <[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)>, <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>

Please see attached letter.  
Thank you.

--

**Amy Gustincic**  
President, LFIA  
Advocacy and Action for Los Feliz  
[LFIA.org](http://LFIA.org)



advocacy and action  
for Los Feliz

20200427 Objection to Comment Period Hollywood.pdf  
**2019-2020**

**President**

Amy Gustincic

**First Vice-President**

Mary Haberle

**Second Vice-President**

Lynne T. Jewell

**Coordinating Secretary**

Donna Kolb

**Recording Secretary**

Stewart Campbell

**Treasurer**

Donald Seligman\*

**Directors**

Marta Alcumbrac

David Bell

Mica Campbell

Dennis Chew

Marian Dodge\*

Philip Gasteier

Ray Hovsepian

Alex Kondracke

Chris Laib\*

Debra Matlock

Deanne Paul

David Roberti

Standolyn Robertson\*

Joel Rochlin

Patricia Ruben

Debbie Simons

Mary Beth Sorensen

Karen Stetler

Angela Stewart

Gail Zaritsky

\*Past President

April 27, 2020

VIA EMAIL [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)

Mindy Nguyen

City of Los Angeles, Department of City Planning

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

Re: **Objection to 45-day Comment Period for Hollywood Center Project Draft Environmental Impact Report ("DEIR"); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002**

Dear Ms. Nguyen:

LFIA, the advocacy group for all residents of Los Feliz, objects to the City providing only the minimum allowed comment period for the Hollywood Center Project Draft DEIR.

LFIA has an interest in this project and would very much like to participate in the comment process, but will be challenged to do so on the constrained timeline.

In normal times, a 45-day comment period for a project as large as this would be difficult given the thousands of pages of technical documents just released, but as we are all also dealing with the COVID-19 pandemic it will be almost impossible.

The pandemic is also limiting members of the public and other governmental agencies from having adequate time and access to documents to be able to review and comment on the DEIR.

The DEIR comment period should start after the lifting of local and state stay-at-home orders and should last for at least 90 days.

It is incumbent upon the City, now more than ever, to ensure that the public and relevant governmental agencies are able to fairly participate in this process.

Sincerely,

Amy Gustincic  
President, LFIA

cc:

Mayor Eric Garcetti ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))

Councilmember Mitch O'Farrell ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))

Councilmember David Ryu ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))

Vince Bertoni, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))

Kevin Keller, Executive Officer, Department of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/28/2020 03:05:23 PM  
**To:** Jack Humphreville <JackH@targetmediapartners.com>  
alexa@hollywooddell.com; Eric Garcetti (mayor.garcetti@lacity.org) <mayor.garcetti@lacity.org>; David Ryu (david.ryu@lacity.org)  
**Cc:** <david.ryu@lacity.org>; Vince Bertoni (VINCE.BERTONI@LACITY.ORG) <VINCE.BERTONI@lacity.org>; kevin.keller@lacity.org; Rob Fisher  
<rob.fisher@lacity.org>; emma.howard@lacity.org; renee.weitzer@lacity.org  
**Subject:** Re: Millennium / Hollywood Center / Hollywood Epicenter

---

Hi Jack,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR.

Please note that a response to your extension request has been provided in a separate email.

Let me know if you have any other questions.

On Mon, Apr 27, 2020 at 9:34 AM Jack Humphreville <[JackH@targetmediapartners.com](mailto:JackH@targetmediapartners.com)> wrote:

For the sake of transparency and honest government, please extend the public comment period on the Draft Environmental Impact Report for a minimum of 90 days AFTER the city and state "Stay At Home" order has been lifted.

Thank you.

Jack Humphreville

**Hollywood Center Development ALERT!**



**Welcome To The Hollywood Dell**



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## **Please Write the LA City Planning Department!**



### **Public Comment Period Extension**

The Hollywood Dell Civic Association, along with the Neighborhood Councils and other community groups, are asking residents to write letters asking for the LA Department of City Planning to extend the public comment period for the proposed Hollywood Center Development (aka: Millennium Group).

The proposed project is of great concern to our community and we were alarmed to hear that the City had only provided the minimum comment period (April 16 - May 31st), despite our being under a "Safer At Home" order due to the COVID-19 pandemic. This is a huge project that will have a major impact on the entire city and should be carefully considered.

We have asked that the public comment period on the Draft Environmental Impact Report be extended to a minimum of 90 days AFTER the city and state "Stay At Home" order has been lifted. Please join by sending your own letters (via email). We need a LOT of people to make this request so that they cannot ignore it.

**The Draft Environmental Impact Report (DEIR)** was completed and was released for public view on April 16th. To read the complete DEIR: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1> The

DEIR is a complicated and lengthy report that will take even the most committed residents time to read thru and understand before thoughtful comments can be made to the Department of City Planning.

### **The Project Features:**

- Multiple buildings including two enormous high-rise towers (46 stories)
- 1,005 residential units
- A 220-room hotel
- Over a million square feet of floor area
- 30,176 square feet of space for commercial use
- 1,500 parking spaces

### **Direct your letter to:**

Mindy Nguyen - City Planner  
City of Los Angeles Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
Email: [Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)

Please cc the Hollywood Dell Civic Association ([alexa@hollywooddell.com](mailto:alexa@hollywooddell.com)) and the following:

- **Eric Garcetti**, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))
- **Mitch O'Farrell**, LA City Council Member District 13  
([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))
- **David Ryu**, LA City Council Member District 4 ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))
- **Vince Bertoni**, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))
- **Kevin Keller**, Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

To read the HDCA letter, click on the button below.

[HDCA Letter Requesting Extension](#)

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## Be A Part of What Makes the Hollywood Dell Special

The Hollywood Dell Civic Association (HDCA) is a non-profit, all-volunteer neighborhood association. The HDCA mission is to enhance life in the Hollywood Dell, represent Dell interests to governmental and commercial entities and support projects and organizations that make a positive contribution to the neighborhood and community.

By becoming a member of HDCA, you help us help you. Won't you join us?

[Click Here To Join HDCA](#)



*Copyright © 2020 Hollywood Dell Civic Association, All rights reserved.*

**Our mailing address is:**

Hollywood Dell Civic Association

PO Box 93094

Hdca

Los Angeles, CA 90093-0094



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**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/04/2020 12:16:50 PM  
**To:** Carolyn Mohr <carolynemohr@gmail.com>  
**Cc:** Alexa Iles <alexahollywood@lacity.org>; Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>  
**Subject:** Re: Millennium Group Development

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Dear Carolyn,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR. The City has also received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed) please let us know immediately, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order. In addition, and as also indicated in the NOA, the Draft EIR can be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

While we understand that the "Stay at Home" Order prevents neighborhood groups from meeting in person, please be advised that CEQA does not require people to meet and confer on the EIR, and should not preclude anyone from reviewing the EIR and providing comments.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Sat, May 2, 2020 at 3:29 PM Carolyn Mohr <[carolynemohr@gmail.com](mailto:carolynemohr@gmail.com)> wrote:

To Mindy:

I'm writing to request an extension to the public comment period for the proposed Hollywood Center Development (Millennium Group).

The concerns of this project that directly impact my family and our residence in the Hollywood Dell are numerous, but here are a few:

--Since we have owned our home here, we have seen the traffic grow to be unbearable. Often, it takes up to an hour just to get past the lines of cars waiting to get onto the 101 when we are returning from work and school with our children. This massive project will exacerbate the traffic problem, blocking us from getting home to our houses.

--The construction noise and disruption of the streets will directly impact our health and ability to get to and from our home safely and within a reasonable time.

--This project will forever impact the beauty, view, charm, and aesthetic of our Hollywood neighborhood that has kept our 5th-generation Hollywood family in the area.

The proposed project is of great concern to our community and we were alarmed to hear that the City had only provided the minimum comment period (April 16 - May 31st), despite our being under a "Safer At Home" order due to the COVID-19 pandemic. This is a huge project that will have a major impact on the entire city and should be carefully considered.

Please extend the public comment period on the Draft Environmental Impact Report to a minimum of 90 days AFTER the city and state "Stay At Home" order has been lifted so that everyone's voices may be heard.

Carolyn Mohr  
2514 Rinconia Dr.  
Los Angeles, CA 90068  
323-465-0925

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

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**From:** emma.riordan@aol.com  
**Sent time:** 05/19/2020 09:44:15 PM  
**To:** emma.riordan@aol.com  
**Subject:** MILLENNIUM HOLLYWOOD CENTER - EIR: Does the City Really Want to Hear from the Public?

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## Hollywood Center EIR: Does the City Really Want to Hear from the Public?

Casey Maddren  
18 May 2020



- [Previous Article Just How Dirty is LA City Hall](#)

**VOICES-***The following letter was sent on Monday, May 18, to Mayor Eric Garcetti, Councilmember Mitch O'Farrell and Director of Planning Vince Bertoni.*

*It concerns the decision by the City of LA to reject requests for an extension of the comment period for the Hollywood Center DEIR.*

Mayor Garcetti, Councilmember O'Farrell and Director Bertoni,

I am writing to you on behalf of United Neighborhoods for Los Angeles (UN4LA), to express our amazement over the fact that the Department of City Planning has refused to grant an extension of the review period for the Hollywood Center Draft Environmental Impact Report (DEIR). The project is a massive one, consisting of residential and commercial uses and encompassing over 1.2 million square feet. It includes two 11-story buildings and two skyscrapers, one rising 35 stories and another rising 46 stories. It will have numerous significant impacts on the Hollywood area. The body of the DEIR runs over a thousand pages, and the appendices include thousands of pages more.

The City has claimed over and over again that it makes every effort to encourage public engagement in an open and transparent planning process. Unfortunately, the City's actions in this case make it absolutely clear how empty those claims really are. First, the City of LA chose to release the DEIR in the middle of a deadly global pandemic that has closed schools, offices, shops, and restaurants across LA. Second, instead of setting a comment period that runs the full 60 days allowed by the CEQA Guidelines, the City chose to allow only a 45-day comment period. Third, after receiving requests from numerous groups and individuals asking the City to extend the comment period due to the disruptions caused by the pandemic, the City released a letter rejecting an extension.

You say that the City of LA does everything within reason to engage stakeholders, but let's look at the facts. . .

On April 16, the day the DEIR was released, LA County reported 782 new infections and 60 new deaths, bringing the totals to 15,683 and 607 respectively. On that day, the news was dominated by stories about the pandemic. As a result of the Safer at Home order issued by the Mayor just weeks before, thousands of businesses across the City were closed and tens of thousands of people lost their jobs. Fear and anxiety were growing throughout LA as residents realized that the health impacts of the coronavirus were going to be compounded by painful economic impacts.

And this was the moment that the City chose to release the Draft Environmental Impact Report for one of the most complex and controversial projects ever proposed for Hollywood. If this was not a deliberate attempt to avoid scrutiny, it still raises questions about the judgement of City officials. Thousands of Hollywood residents were scrambling to deal with the disruptions caused by the coronavirus. How can the Department of City Planning credibly claim it's seeking stakeholder input when it dumps a massive environmental assessment on the public at a time like this? Do you seriously believe that in the middle of an unprecedented health and economic crisis Angelenos are going to put everything else on the back burner so they can wade through a mountain of verbose analysis and dense technical reports?

In its response to pleas for an extension of the review period, the DCP argues that the EIR is readily available on-line and that interested parties can obtain a copy on CD-ROM or flash drive. Apparently, City Planning doesn't realize that many Hollywood residents have other matters that they need to focus on right now. Unemployed workers have no money for food or bills. Business owners are trying to figure out how to keep from going under. Parents are struggling to be both teachers and entertainers for their school-age children. Adults with aging parents are trying to ensure the well-being of their mothers and fathers. And Neighborhood Councils, the most important community forum for development issues, are just now beginning to meet again, having been shut down for the month of April by the pandemic. But the DCP apparently believes that none of this should deter anyone from submitting comments on the Hollywood Center Project by the current deadline.

Let's also look at the City's claims of transparency. The Mayor and the City Council have told us repeatedly that they base their planning decisions on the merits of the project. It would be reassuring to be able to take this claim at face value. Employees of Millennium Partners have given many thousands in campaign contributions to elected officials over the years, including to you, Mayor Garcetti, and to you, Councilmember O'Farrell. The developer has also spent large sums of money on lobbying LA City officials. So it would be great if we could truly believe that all this money has had absolutely no impact on the decision-making process.

Unfortunately, the recent headlines regarding the on-going Federal corruption investigation make it clear that the planning process in LA is anything but transparent. First we have a guilty plea from a former Councilmember who served on the Planning & Land Use Management Committee, in a case that involved a trip to Vegas, an envelope containing \$10,000 in cash, escort services, \$34,000 in bottle service at a nightclub and \$1,000 in gambling chips. Then another guilty plea from a real estate appraiser and former member of the City Planning Commission who admitted to acting as a middleman in an arrangement to pay a \$500,000 bribe to a Councilmember. And just last week the Department of Justice posted a press release announcing that, "A real estate development consultant has agreed to plead guilty to a federal racketeering offense for participating in a wide-ranging 'pay-to-play' scheme in which developers bribed public officials – including a member of the Los Angeles City Council – to secure official acts that would benefit their projects."

And you claim the planning process is transparent? Please forgive us if we say we don't buy it.

We will not ask you to extend the comment period for the Hollywood Center DEIR, because you have already shown that you are deaf to such requests.

We will only remind you that as officials of the City of Los Angeles, your job is to serve the people of Los Angeles.

Not wealthy real estate investors.

Not well-connected lobbying firms.

The people of Los Angeles.

Sincerely,  
Casey Maddren, President  
United Neighborhoods for Los Angeles

<https://citywatchla.com/index.php/cw/los-angeles/19789-hollywood-center-eir-does-the-city-really-want-to-hear-from-the-public>

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Planning Dept. response to requests for Millennium Hollywood Center DEIR comment period extension due to all of the UNUSUAL CIRCUMSTANCES that go with trying to survive COVID-19 Pandemic Crisis.....

"The City has received your request, together with other requests, for an extension of the Hollywood Center Project Draft Environmental Impact Report (Draft EIR) comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days,

except UNDER UNUSUAL CIRCUMSTANCES."

Thank you.



COVID19 is not considered "UNUSUAL CIRCUMSTANCES"

---

COUNCILMEMBER GARCETTI... MILLENNIUM HOLLYWOOD 2013 DEIR COMMENT PERIOD EXTENSION REQUEST.....

(NOT DURING A PANDEMIC CRISIS or "UNDER UNUSUAL CIRCUMSTANCES")



LETTER NO. 04 - COUNCIL OFFICE OF ERIC GARCETTI...

(pg. 41)

Eric Garcetti Councilmember  
13th District Councilmember  
City of Los Angeles  
District 13  
November 2, 2012

Comment No. 04-1

The Planning Department has released the draft Environmental Impact Report (EIR) for the proposed Millennium Project at 1750 Vine Street, which commenced a 45 day public comment period:

The proposed project is large in scale and includes what could be one of the tallest buildings in all of Hollywood.

As I'm sure you are aware, the proposed project has generated controversy among my constituents.

Accordingly, I request that the public comment period be extended to 60 days to increase the public's opportunity to comment on the draft EIR

Letter #4...pg. 41

[http://clkrep.lacity.org/online/docs/2013/13-0593\\_misc\\_05-15-2013.pdf](http://clkrep.lacity.org/online/docs/2013/13-0593_misc_05-15-2013.pdf)

## Despite Corruption Charges, LA Officials are Cutting Corners for Skyscrapers on Earthquake Fault

Ileana Wachtel  
23 April 2020

**LOS ANGELES**-- With media-saturation coverage of COVID-19, three New York billionaires will try to take advantage, moving quietly and swiftly through approvals to build two skyscrapers on the active Hollywood Earthquake Fault in Los Angeles.

There's been no media coverage, yet billionaires Christopher Jeffries, Philip Lovett, and Philip Aarons have infamy – they built the tilting 60-story Millennium Tower condos in San Francisco, embroiled for four years in lawsuits totaling more than \$500 million.

Last week, attorneys for the community coalition Stop the Millennium Hollywood, with no warning, learned that Los Angeles City Planning Director Vince Bertoni approved a fast-track 45-day public comment period for the massive Environmental Impact Report on the proposed Hollywood skyscrapers. This, during the strictest stay-at-home period Angelenos have faced since the pandemic began.

The community coalition urged Mayor Eric Garcetti not to take advantage of the COVID-19 crisis to violate the public's due process rights and urged the mayor to extend the comment period until the stay-at-home order is lifted.

Stop the Millennium Hollywood's attorney, Robert Silverstein, warned that residents without easy access to a computer have been shut out, and that there is "every reason to expect" that Caltrans and the California Geological Survey — both of which actively commented on a previous iteration of the dual skyscraper project — "will be concerned about the public safety impacts posed by the project this time." But, Silverstein said, "they are hobbled by limited staffing and access to their offices and materials. For example, Caltrans District 7's entire offices are closed and its personnel scattered."

The community is wary of the three billionaires for good reason. Wealthy residents of their infamous tilting San Francisco tower, including sports stars Joe Montana, Kevin Durant, Hunter Pence, and Dropbox co-founder Drew Houston, learned they could roll a ball merely by placing it on the floor. One headline from *Business Insider* about the three billionaires' sinking skyscraper stated, "Here's Everything That's Gone Wrong in the Past Decade."

Stung by global press, Jeffries, Lovett, and Aarons tried to rebrand the twin Millennium Towers in Hollywood, proposed just north of Hollywood Boulevard next to the famed landmarks Pantages Theater and Capitol Records Tower. To distance themselves from their Bay Area fiasco, Jeffries, Lovett, and Aarons gave Millennium Towers the bland new moniker "Hollywood Center." Soon after that, several groups opposing the twin structures rebranded it "Hollywood Epicenter."

Frightening nicknames won't stop this ill-advised and, to be clear, illegal development. But shining light on the sudden rush of paperwork through the City Planning Department this month, amidst COVID-19 and mass furloughs of city employees, might give Los Angeles city officials, the media, and members of the public, pause.

The Millennium Towers/Hollywood Center offers a new angle in the growing federal corruption probe into bribery and huge cash payments made to Los Angeles officials. How were the twin towers approved six-and-a-half years ago? Why did the city then defy an extremely powerful, written protest by California State Geologist John Parrish?

Parrish urged L.A. elected officials not to approve the 35-story and 39-story skyscrapers to be built within feet of, and partially atop, the active "rupture fault" that over time sliced open Hollywood, creating its long-broken slope and the flat ribbon that is now Los Feliz Boulevard.

The two pivotal votes in the original approval of the Millennium Towers/Hollywood Center are now the two lead suspects in a widening federal corruption probe of Los Angeles City Hall. Former City Councilmember Mitch Englander last month pled guilty to obstructing a federal bribery investigation, and [sitting City Councilmember Jose Huizar was identified by the Los Angeles Times on April 15 as the unnamed councilmember who, according to federal documents, demanded a \\$1.2 million bribe](#) from a downtown developer, and in the end accepted between \$200,000 and \$400,000 — in a paper sack.

It was Englander and Huizar who in mid-2013 provided two pivotal votes on the City Council's powerful Planning and Land Use Management Committee (PLUM) to approve Millennium Hollywood with a 3-0 vote. After that vote, the skyscrapers were treated by city officials as a done deal. As *Curbed LA* wrote of that vote, "PLUM committee member Mitch Englander also chimed in, agreeing that there was a seismic threat at the site, but that it was the same threat posed to the entire city. Which was not very reassuring."

Aaron Epstein, a respected lifelong business owner on Hollywood Boulevard, said, "This project cannot go forward until we understand why Mitch Englander and Jose Huizar so readily backed these dangerous skyscrapers. Given their corrupt activities alleged by federal investigators, it begs the question of why Englander and Huizar so aggressively ignored the state's mapping of the (Hollywood Earthquake) Fault's location. They ignored experts who agreed the two towers' foundations could be split in the case of a ground rupture, and the towers could collapse upon the community below."

Separately from Stop the Millennium Hollywood's battle with the City of L.A., Sean B. Hecht, co-director of the Frank G. Wells Environmental Law Clinic at UCLA Law School, has informed the mayor that the city's actions in response to COVID-19 "have sharply limited public access to draft EIRs and other documents, and have thus rendered it impossible to have a full, fair, and transparent public review process for projects and plans currently in process." Hecht cited cascading failures in the public hearing process, from "EIRs and other documents inaccessible in paper form" to city notices recommending the public visit city libraries "where the documents are either not, in fact, available, or where members of the public may not appear." After Hecht sent his letter, the libraries all closed.

Members of Stop the Millennium Hollywood say that residents of Los Angeles cannot let city officials rush a strongly disputed project that threatens public safety. While L.A. city officials, under a black cloud, may try to argue that the skyscrapers will create jobs in a year or two, the proposed Hollywood Center towers will threaten those who work, live, walk or drive within its collapse zone, forever.

**Please see a statement by Stop the Millennium Hollywood's attorney Robert Silverstein, [here](#).**

<https://citywatchla.com/index.php/cw/los-angeles/19658-despite-corruption-charges-la-officials-are-cutting-corners-for-skyscrapers-on-earthquake-fault>

## MILLENNIUM...Civil Grand Jury Complaint to Investigate Pay-to-Play

by Ileana Wachtel February 7, 2019

We hereby request that the Los Angeles County Civil Grand Jury open an immediate investigation into practices and decisions made by City of Los Angeles elected and appointed officials and their staffs, involving possible "pay-to-play" and other forms of corruption in land-use, building development, infrastructure and environmental decisions and related areas that fit within your mission of probing public malfeasance and investigating the operation of city and county government to ensure that the county is being governed honestly and efficiently and that county monies are being handled appropriately.

Below, we detail large land development projects that have come before City of Los Angeles decision-making entities, including but not limited to, the Office of the Mayor, the Los Angeles City Planning Commission, Area Planning Commissions, the Los Angeles City Council and the Los Angeles City Council's Planning and Land Use Management Committee (PLUM).

### **Millennium**

The Millennium project is disturbing example of L.A. City leaders trying to get a massive development approved despite formal warnings by the State of California of the project's proximity to the Hollywood Earthquake Fault.

This "rupture fault" is capable of actually rupturing the surface of the land, splitting buildings into pieces.

In 2013, when the project was being considered by the City Council, a rare letter was sent to Council President Herb Wesson by the head of the state's California Geological Survey, alerting Wesson that the project "may fall within an earthquake fault zone."

State Geologist John Parrish said his agency launched a study of the Hollywood fault after several independent studies suggested it may be active. He warned that that if a deeper study, expected by 2014, found the Hollywood fault to be active, the City of L.A. would be required by state law to withhold permits for new development projects *until testing could prove that there is no risk*. (See Attachment 20. Letter from John Parrish, State Geologist, California Geological Survey).

*LA Weekly* reported: "State geologists released a long-awaited new map of the Hollywood fault, which confirmed that the Millennium twin skyscraper project, as activists claimed, sits directly atop a fault trace – an old rupture that marks the active fault – and thus is illegal to build."

Caltrans also jumped in, warning that the massive proposed twin skyscrapers, of a precedent-setting height and size for Hollywood, would severely back up the 101 Freeway, creating hazards and environmental effects that could not be mitigated.

Community activist George Abrahams called for a Grand Jury investigation to review how the Millennium project won backing from the city geologist, Building & Safety, Planning Commission, City Council and the mayor. He told *LA Weekly*: "This whole matter stinks so badly that it's time for a criminal investigation to get to the bottom of how City Hall colluded with the developer for so long to hide the truth." (See Attachment 21. *LA Weekly*, March 6, 2014, "[An Earthquake Could Topple Hundreds of Buildings, and L.A. Leaders Are Doing Nothing](#)")

City safety officials agreed with the developer and ignored the California State Geologist, using old maps pre-dating the new findings, and insisting that there was no active fault and the proposed twin skyscrapers were appropriate.

On July 24, 2013, in a 13-0 vote and backed by Mayor Eric Garcetti, the project was approved by City Council.

In 2015, a judge halted the project, ruling that the City of Los Angeles failed to fully assess how the \$1-billion project would affect surrounding neighborhoods.

According to the *Los Angeles Times*, "In a 46-page decision, Los Angeles County Superior Court Judge James C. Chalfant said Los Angeles inappropriately disregarded the concerns of Caltrans that traffic on the 101 Freeway might significantly worsen with the development and be unsafe." (See Attachment 22. [Los Angeles Times, "Judge halts Millennium Hollywood skyscraper project"](#))

It is chilling that today, the investor-developers still seeking to build the Millennium skyscrapers in Hollywood, are the same investment partners who built the disastrous sinking Millennium Tower in San Francisco. That building is sinking into the earth, and leaning over because of its failing foundation. Millennium Partners anchored the building in sand, not rock.

In 2015, residents of the luxury condo units, which range from \$1.6 to \$10 million, realized their building was sinking. By 2018, Millennium Tower had sunk 17 inches and tilted 14 inches. In September 2018, large cracks appeared in a thick window, prompting the City of San Francisco to issue a notice of violation. (See Attachment 23. *NBC Bay News*, September 4, 2018, "[New Crack in San Francisco's Tilting Millennium Tower](#)")

More than 50 lawsuits are underway in San Francisco by condominium owners living the tilting and sinking Tower. This rare disaster has been widely exposed by *New York Times*, *The Wall Street Journal* and "60 Minutes."

Yet today, same Millennium Partners group of investor-developers are trying, a second time, to get their twin skyscrapers approved — and they have moved one of their proposed tower directly atop the Hollywood Quake Fault, in defiance of the California State Geologist.

The proposed Millennium twin skyscrapers also have a new name, "Hollywood Center," to escape the Millennium Partners' stained name from its sinking building in San Francisco. The name change has worked so far: there's been no L.A. media coverage linking the sinking San Francisco skyscraper to the two men proposing twin skyscrapers next to and atop an L.A. quake fault.

However, the *Los Angeles Times* did report the following: "Most alarming is the fact that the proposed new project is sited astride the Hollywood Fault Zone and the 7.0 magnitude active Hollywood Earthquake Fault, as officially Alquist-Priolo mapped by the State of California." Any construction of an occupied building across this fault is unsafe folly. (See Attachment 24. *Los Angeles Times*, April 12, 2018, "[Controversial \\$1-billion Hollywood high-rise project relaunched by developer](#)").

In the fall of 2018, *The New York Times* reported even worse news: Earthquake scientists gathering in Los Angeles unveiled a seminal new study that upwardly revises estimates of damage to West Coast skyscrapers from a quake. The Southern California Earthquake Center, a research organization of seismologists and engineers, has found that the severity of shaking in L.A. and West Coast cities *has been significantly under-estimated. L.A.'s tall buildings are, as a result, dangerously under-designed.*

Engineers found that buildings higher than 20 stories can suffer far more damage, with greater potential for collapse and widespread death, than believed by local engineers.

The mayor, City Council and city departments took no steps to respond, yet researchers at the Southern California Earthquake Center warned that municipal engineers would undoubtedly push back against the shocking findings. (See Attachment 25. *New York Times*, June 27, 2018, "[A Seismic Change in Predicting How Earthquakes Will Shake Tall Buildings](#)").

<https://www.2preservela.org/grand-jury-complaint-investigate-pay-to-play/>

## Editorial: Just how dirty is L.A. City Hall?

The Times Editorial Board

18 May 2020

Just how dirty is Los Angeles City Hall?

The guilty pleas are piling up in the ongoing federal pay-to-play corruption investigation. Already, former City Councilman Mitch Englander [has admitted](#) to taking envelopes of cash and other gifts from a businessman who wanted to do more work in the city. Then a [political fundraiser](#) admitted to helping a real estate developer pay off another council member — presumably Councilman Jose Huizar, based on the descriptions in court documents — to clear the way for a major project.

And now a [consultant has admitted](#) to being part of a [scheme to bribe a councilman](#) — again, presumably Huizar — with cash, political contributions, concert and sports tickets and other gifts.

Huizar hasn't been named by prosecutors, but the details in the court filings make clear he is at the heart of the federal City Hall investigation. His home and office were raided by the FBI in November 2018. Huizar hasn't been charged, but on Thursday, Council President Nury Martinez moved to suspend him from the council, which would block him from attending meetings or voting on city matters.

These recent cases paint a horrifying picture of how business is conducted in the city, with charges of bribery, racketeering and other illicit schemes orchestrated by city officials with businessmen trying to buy special treatment.

And you know what's really galling? Until this week, there was barely a peep of concern from city leaders, including Mayor Eric Garcetti and Martinez and their colleagues. Only two council members, [Bob Blumenfield](#) and [David Ryu](#), put out statements lamenting the corruption charges.

Where was the shock? The outrage? Where was the righteous indignation that the government they represented had been tarnished? Or the embarrassment that the soft corruption of political contributions from favor-seeking individuals had transformed into raw bribery complete with bags of cash?

If these were normal times, not a pandemic, the plea deals would have rocked City Hall and put its leaders on the defensive. But the all-consuming focus on COVID-19 has allowed them to push the pay-to-play scandal to the side and avoid confronting the systematic problems that enable corruption.

The unwritten understanding in Los Angeles is that council districts are fiefdoms over which council members have sole discretion to make real estate development decisions, including whether a project gets a tax break or an exemption from land-use rules.

That concentration of power leads developers and other business interests to woo council members. Usually people curry favor with campaign contributions or donations to a politician's favorite charity. In some cases, apparently, businesses will resort to bribes and other illegal means to try to get what they want.

Ultimately, Los Angeles has to fundamentally change how real estate developments are approved and land-use decisions are made. That won't end corruption; there will always be some elected officials who abuse their power and some business people who think they can bribe their way to approval. But clear rules for officials and developers and transparent decision-making are obvious, necessary and overdue steps toward a cleaner City Hall.

<https://www.latimes.com/opinion/story/2020-05-15/city-hall-corruption-huizar-silent>

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 04/28/2020 02:56:58 PM  
**To:** David Gadd <president@argylecivic.org>  
**Cc:** Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Objection to 45-Day Comment Period for Hollywood Center Project DEIR

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Hi David,

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.

Please note that a response to your extension request has been provided in a separate email.

Let me know if you have any other questions.

On Mon, Apr 27, 2020 at 1:58 PM David Gadd <[president@argylecivic.org](mailto:president@argylecivic.org)> wrote:

**Re: Objection to 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report (“DEIR”); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002**

April 27, 2020

Dear Ms. Nguyen:

The Argyle Civic Association (ACA) is a non-profit neighborhood group representing residents of Argyle Avenue and surrounding and intersecting streets in Hollywood. This is the exact demographic that will be most affected by the Hollywood Center project.

ACA has an active interest in participating in the current Hollywood Center DEIR comment process, but we find it impossible to do so in the 45-day comment period imposed by the City.

We strongly object to the City providing only the minimum allowed comment period during the unprecedented economic, social and public health upheaval resulting from the COVID-19 pandemic. *The minimum 45 days for the public to comment is entirely inappropriate under current circumstances.*

The commencement of the DEIR comment period should be set to a date after the lifting of local and state stay-at-home orders. Given the enormity of the materials to review and comment on, we suggest a minimum comment period of 120 days.

Sincerely,

**David Gadd, President**

[president@argylecivic.org](mailto:president@argylecivic.org)  
323-459-0823

PO BOX 1935, HOLLYWOOD CA 90078

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



E-NEWS

**From:** Kevin Keller <kevin.keller@lacity.org>  
**Sent time:** 04/17/2020 09:04:53 PM  
**To:** Lisa Webber <lisa.webber@lacity.org>; Luciralia Ibarra <luciralia.ibarra@lacity.org>; Varma, Arthi <arthi.varma@lacity.org>  
**Subject:** Fwd: Objection to 45-Day Comment Period for Hollywood Center Draft Environmental Impact Report; Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002  
**Attachments:** 4-17-2020 letter to Mindy Nguyen objecting to 45-day DEIR comment period.pdf

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**Kevin Keller, AICP**  
Executive Officer  
200 N. Spring Street, Ste 525  
Los Angeles, CA 90012-2601  
Planning4LA.org  
T: 213-978-1272  
E: [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)

----- Forwarded message -----

From: **Robert Silverstein** <[robert@robertsilversteinlaw.com](mailto:robert@robertsilversteinlaw.com)>  
Date: Fri, Apr 17, 2020 at 6:55 PM  
Subject: Objection to 45-Day Comment Period for Hollywood Center Draft Environmental Impact Report; Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002  
To: <[councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)>, <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>, <[mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)>, <[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)>, <[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)>  
Cc: Veronica Lebron <[Veronica@robertsilversteinlaw.com](mailto:Veronica@robertsilversteinlaw.com)>

Dear City Officials:

Please see attached urgent letter. Please promptly respond. Thank you.

Robert P. Silverstein, Esq.  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd Floor  
Pasadena, CA 91101-1504  
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# THE SILVERSTEIN LAW FIRM

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ROBERT@ROBERTSILVERSTEINLAW.COM  
WWW.ROBERTSILVERSTEINLAW.COM

April 17, 2020

**VIA EMAIL [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)**

Mindy Nguyen  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

Re: Objection to 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report (“DEIR”); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002

Dear Ms. Nguyen:

This firm and the undersigned represent [stopthemillenniumhollywood.com](http://stopthemillenniumhollywood.com) (“STMH”), a community group that actively participated in, and litigated against, the prior iteration of the newly-named “Hollywood Center” project. STMH and its supporters have an interest in actively and meaningfully participating in the current DEIR comment process, but cannot do so in the constrained, 45-day comment period imposed by the City.

We object to the City providing only the minimum allowed comment period during the unprecedented economic, social and public health upheaval resulting from the COVID-19 pandemic. The pandemic has resulted in City and State emergency declarations and stay-at-home orders that prohibit members of the public from conducting travel to visit the Department of City Planning offices for in-person review of documents. Members of the public who rely on in-person document review risk being silenced altogether, as public libraries have closed and residents are legally prohibited from non-essential travel to use a friend or neighbor’s computer and internet. Greater time is essential for the public to safely and lawfully access the DEIR and to be able to formulate comments on it.

The bare minimum 45-day comment period further prejudices STMH and the public by preventing other governmental agencies from having adequate time to fairly review and comment on the DEIR. At least two state agencies, Caltrans and the California Geological Survey, were previously involved in and actively commented on



City of Los Angeles, Department of City Planning  
April 17, 2020  
Page 2

the prior iteration of the proposed project. There is every reason to expect they will be concerned about the public safety impacts posed by the project this time. However, they are hobbled by limited staffing and access to their offices and materials. For example, Caltrans District 7's entire offices are closed and its personnel scattered. Indeed, I assume that you yourself, as well as Planning Department officials copied on this letter, are not physically in your offices in any normal sense.

It cannot be possible that Mayor Garcetti, Councilman O'Farrell, and City Planning believe the minimum 45 days for the public to comment is appropriate under these trying circumstances.

The commencement of the running of the DEIR comment period, which period should be at least 90 days, should be tolled to a date after the lifting of local and state stay-at-home orders. At a minimum, it should be extended to 120 days from yesterday.

Given the thousands of pages of technical documents just released, and the impacts of the crisis now raging, anything less will prejudice the public and governmental agencies whose duties are to protect the public health, safety and welfare.

Please include this letter in the administrative record for this matter, and please promptly reply with a public announcement tolling or extending the comment period. Thank you.

Very truly yours,

*/s/ Robert P. Silverstein*

ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM, APC

RPS:vl

cc: Mayor Eric Garcetti ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))  
Councilman Mitch O'Farrell ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))  
Vince Bertoni, Dir. Of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))  
Kevin Keller, Exec. Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/04/2020 12:07:18 PM  
**To:** Veronica Lebron <Veronica@robertsilversteinlaw.com>  
**Cc:** Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Eric Garcetti <mayor.garcetti@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Dan Wright <Dan@robertsilversteinlaw.com>; Esther Kornfeld <Esther@robertsilversteinlaw.com>; Robert Silverstein <Robert@robertsilversteinlaw.com>  
**Subject:** Re: Objection to Denial of Request for Extension of 45-Day Comment Period for Hollywood Center Project Draft Environmental Impact Report ("DEIR"); Case Number ENV-2018-2116-EIR; State Clearinghouse Number 2018051002

Hi Veronica,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR.

Regards,

On Wed, Apr 29, 2020 at 7:09 PM Veronica Lebron <[Veronica@robertsilversteinlaw.com](mailto:Veronica@robertsilversteinlaw.com)> wrote:

Please see attached. Please confirm receipt. Hard copy with flash drive to follow via overnight delivery.

Thank you.

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](mailto:Veronica@RobertSilversteinLaw.com)  
Website: [www.RobertSilversteinLaw.com](http://www.RobertSilversteinLaw.com)

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The information contained in this electronic mail message is confidential information intended only for the use of the individual or entity named above, and may be privileged. The information herein may also be protected by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone (626-449-4200), and delete the original message. Thank you.  
  
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**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
[Planning4LA.org](http://Planning4LA.org)  
T: (213) 847-3674





**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 07:08:46 PM  
**To:** Cyrus Kashfian <cyruskashfian@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Public Comment - Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.:2018051002

Hi Cyrus,

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 Mon, Jun 1, 2020 at 3:21 PM Cyrus Kashfian <cyruskashfian@gmail.com> wrote:

Please see attached letter.

May 18, 2020

TO: Department of City Planning  
City of Los Angeles  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
Attn: Mindy Nguyen, City Planner via Email: [Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)

CC: Eric Garcetti, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))  
Mitch O'Farrell, LA City Council Member District 13 ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))  
Central Hollywood Neighborhood Council District (alex@mcapus.com)  
David Ryu, LA City Council Member District 4 ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))  
Vince Bertoni, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))  
Kevin Keller, Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

RE: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR  
State Clearinghouse No.: 2018051002

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a homeowner at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

I am shocked that the EIR was released on April 15, in the middle of a pandemic, with only a 45-day comment period. To expect me to review a 1500-page document in the middle of a Shelter at Home order that has completely disrupted my daily life is clearly inappropriate. My review has necessarily been limited by this administrative failure.

The EIR fails to adequately examine the very negative aesthetic impact of the Hollywood Center. Its two gigantic skyscrapers irreversibly damage the integrated visual look of the Hollywood area from whatever direction you look. Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

Perhaps most importantly, the EIR is completely deficient in its conclusion that the Hollywood Center will have no significant transportation impact. Before the pandemic traffic was jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign (which was not taken into account in the EIR). Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. Neither of these factors is considered in the EIR.

The Broadway Hollywood will be particularly negatively impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/Vine intersection will make it even more difficult to enter our building.

Notwithstanding this, the EIR reaches the ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred.

Sincerely,



Cyrus Kashfian



**Mindy Nguyen**

City Planner

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E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/21/2020 08:48:37 AM  
**To:** Shawn Bieber <sbieber@actionlife.com>  
**Cc:** mayor.garcetti@lacity.org; councilmember.ofarrell@lacity.org; alex@mcapus.com; david.ryu@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org  
**Subject:** Re: Public Comment Deadline Extension - Hollywood Center Project

Hi Shawn,

Thank you for your email.

The City has received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed), or if you are aware of anyone who has limited access to the document online, we have also offered that the Draft EIR be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order.

While we understand that the "Stay at Home" Order prevents neighborhood groups from meeting in person, please be advised that CEQA does not require people to meet and confer on the EIR, and should not preclude anyone from reviewing the EIR and providing comments.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Wed, May 20, 2020 at 3:59 PM Shawn Bieber <[sbieber@actionlife.com](mailto:sbieber@actionlife.com)> wrote:

Good afternoon Mindy. I hope all is well. Attached is a letter that the Board of Directors from Broadway Hollywood's Homeowners Association put together for everyone's review. We're requesting that the deadline for public comment on the Hollywood Center Project be extended per section 15105 of the Public Resources Code.

If anybody has any questions, or would like to speak with me, please don't hesitate to contact me at this email address or on my cell at (717) 480-3192. I'm sure everyone is very busy with everything that's going on right now, so thank you for taking the time to review the letter. Greatly appreciated. Take care, be safe, and have a wonderful day.

-Please confirm that you received this



**SHAWN BIEBER, CMCA | GENERAL MANAGER**

THE BROADWAY HOLLYWOOD

1645 VINE STREET, LOS ANGELES, CALIFORNIA 90028

OFFICE | (323) 463-2487

[WEBSITE](#) | [VCARD](#) | [SBIEBER@ACTIONLIFE.COM](mailto:SBIEBER@ACTIONLIFE.COM)

\*\*CONFIDENTIALITY NOTICE: This electronic message is intended to be viewed only by the individual to whom it is addressed. It may contain information that is confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient or you receive this communication in error, please notify us immediately by return e-mail and delete the original message and any copies of it from your computer system.\*\* \*\*For further information about Action Property Management, please see our website at [www.actionlife.com](http://www.actionlife.com) or refer to any of our offices. Thank you.\*\*

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 05:09:42 PM  
**To:** David E Gordon <degordon@fwcook.com>  
**Cc:** mayor.garcetti@lacity.org; councilmember.ofarrell@lacity.org; alex@mcapus.com; david.ryu@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org; sbieber@actionlife.com; Éric Pascal Bescher <bescher@g.ucla.edu>  
**Subject:** Re: Public Comment --Hollywood Center Project Environmental Case: Project Environmental Case: ENV-2018-2116-EIR

---

Hi David,

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 Sat, May 30, 2020 at 10:01 AM David E Gordon <[degordon@fwcook.com](mailto:degordon@fwcook.com)> wrote:

Dear Ms. Nguyen,

Attached is my letter protesting the numerous deficiencies in the EIR prepared for the above-referenced project.

As many others have told you, the most glaring deficiency the City's refusal to give impacted persons adequate time to review the report. This has compromised our ability to effectively review and comment on the project.

David E. Gordon

Managing Director

Frederic W. Cook & Co., Inc.

11100 Santa Monica Blvd

Suite 300

Los Angeles, Ca 90025

main-310-277-5070

direct-310-734-0111

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fax-310-277-5068

[degordon@fwcook.com](mailto:degordon@fwcook.com)





**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

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T: (213) 847-3674

E-NEWS

E-NEWS

E-NEWS

E-NEWS

E-NEWS

E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 07:05:57 PM  
**To:** Catherine Collinson <cacollinson@yahoo.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR, State Clearinghouse No.: 2018051002

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Hi Catherine,

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 Mon, Jun 1, 2020 at 12:40 PM Catherine Collinson <[cacollinson@yahoo.com](mailto:cacollinson@yahoo.com)> wrote:

Please see my attached comment letter regarding the Hollywood Center Project Environmental Case: ENV-2018-2116-EIR, State Clearinghouse No.: 2018051002. Thank you.

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
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Los Angeles, CA 90012  
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**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 06:53:41 PM  
**To:** Blumes Tracy <blumestracy@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

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Hi Blumes,

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 Sun, May 31, 2020 at 4:59 PM Blumes Tracy <[blumestracy@gmail.com](mailto:blumestracy@gmail.com)> wrote:

May 31, 2020

TO: Department of City Planning  
City of Los Angeles<sup>[SEP]</sup>  
221 North Figueroa Street, Suite 1350<sup>[SEP]</sup>  
Los Angeles, CA 90012<sup>[SEP]</sup>  
Attn: Mindy Nguyen, City Planner via Email: [Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)

CC: Eric Garcetti, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))<sup>[SEP]</sup>  
Mitch O'Farrell, LA City Council Member District 13 ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))  
Central Hollywood Neighborhood Council District ([alex@mcapus.com](mailto:alex@mcapus.com))<sup>[SEP]</sup> David Ryu, LA City Council Member District 4  
([david.ryu@lacity.org](mailto:david.ryu@lacity.org))<sup>[SEP]</sup> Vince Bertoni, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))<sup>[SEP]</sup> Kevin Keller, Officer of City  
Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

RE: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.:  
2018051002

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am, Blumes Tracy, a resident at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance and exit now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

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I arrived in Hollywood the fall 1991. I lived in Hollywood Hills on Hillside Drive. I was just a kid from Bunkie, Louisiana with \$953.00 and a dream. I knew one person when I arrived in Hollywood. I remember on lonely nights I would walk from my place to the guardrail and sit with my journal as I gazed out at the Hollywood skyline. I would write about how awesome it was to see Capitol Records, the cool Neon Signs that littered the skyline, and the historic old buildings that I had seen in movies and documentaries as a boy. I would cry my eyes out yearning for my family. But I knew this was my journey...In my thirty years since, I have served the entertainment industry and the communities that I have resided. I have always paid taxes individually and as a company...plenty of taxes I might add. A few years back my life took an unexpected turn when I got divorced. I then settled back into a place that I now call home, The Broadway Hollywood. I was on my rooftop looking out at the Hollywood sign and Capitol Records building when I realized my life had come full circle now living less than one mile from where it all started. I began my new life in Hollywood.

I am appalled that the EIR was released on April 15, in the middle of a pandemic, with only a 45-day comment period. To expect me to review a 1500-page document in the middle of a Shelter at Home order that has completely disrupted my daily life is clearly inappropriate and unacceptable. My review has necessarily been limited by this administrative failure.

I am completely dumbfounded that a project of this magnitude is even being considered in the city of Hollywood at the proposed site. It really begs to question if our city council members have a hand on the pulse of our community at large because a project of this scale and scope doesn't belong anywhere in the heart of Hollywood. The EIR fails to adequately examine the very negative aesthetic impact of the Hollywood Center. Its two gigantic skyscrapers irreversibly damage the integrated

visual look of the Hollywood area from whatever direction you look. Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

Perhaps most importantly, the EIR is completely deficient in its conclusion that the Hollywood Center will have no significant transportation impact. Before the pandemic traffic was jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign (which was not taken into account in the EIR). Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. Neither of these factors is considered in the EIR.

The Broadway Hollywood will be particularly negatively impacted because its only entrance and exit is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/ Vine intersection will make it even more difficult to enter our building.

Notwithstanding this, the EIR reaches the ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

There is also no consideration taken into account in the EIR regarding the proposed closure of one lane of traffic heading east and one lane of traffic heading west on Hollywood Blvd as proposed by Council Member O'Farrell's office for, The Heart of Hollywood Project.

The EIR report is so egregious that it smells a lot like the article that posted on May 28 by Andrew Blankstein. Former Council Member, Jack Weiss said, "This is the worst corruption scandal in modern Los Angeles history."

<https://www.nbcnews.com/news/us-news/ex-aide-l-council-member-confesses-massive-bribery-plot-implicates-n1216191>

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred and please consider the cumulative effect of all the capital and development projects happening in the city at the same time because when streets are closed and traffic redirected it leads to more traffic on fewer streets that will be impacted because there are only so many streets that we as residents and the commuters may access leading to more unsightly and intolerable traffic that continues to erode the very fabric of our quality of life.

I request that you all truly consider all the negative impacts that this project would bring to ours and the surrounding communities: totally altering the historical and cultural iconic skyline of Hollywood forever, disrupting our quality of life again, and a health hazard with what little we know of the Corona-Virus.

It would be irresponsible and negligent of our elected and appointed officials to even consider this project for development in our community.

Sincerely,

Blumes Tracy

1645 Vine Street, Unit 810  
Hollywood, CA 90028

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

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T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 06:53:22 PM  
**To:** Francesca Paige <paige.francesca@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

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Hi Francesca,

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 Sun, May 31, 2020 at 2:37 PM Francesca Paige <[paige.francesca@gmail.com](mailto:paige.francesca@gmail.com)> wrote:

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Council member O'Farrell,

My name is Francesca Paige and I'm connecting with you as a homeowner at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

The shock, disbelief and ultimate sadness I feel as I'm privy to the EIR released regarding the two skyscrapers proposed to be erected across from my building, is beyond words but I have to say something.. The fact that I am faced with this kind of proposal and need to connect about something like this tells me there is such corruption happening at the heart of all of this. How could someone let a proposal like this even get this far that you would need community input prior to commencement? WHO approved this? The pandemic, homelessness, traffic... oh have you even noticed the traffic? As I've read in the document you don't think the construction of these two skyscrapers would increase traffic..? Clearly, the document is completely bogus. I LIVE HERE... I don't need an analyst to tell me that traffic in the area wouldn't change... absurd. Absolutely and utterly absurd. Before the pandemic traffic was jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign (which was not taken into account in the EIR). Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. Neither of these factors are considered in the report. My building, The Broadway Hollywood, will be particularly negatively impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/Vine intersection will make it even more difficult to enter my building. If I may request that the traffic study be redone appropriately.

I grew up on a dairy farm nearly an hour from Hollywood and Vine. I've lived in various parts of Southern California but settled in the Hollywood/Vine area more than 6 years ago. I chose to buy in The historical Broadway Building because of the buzz like New York living, but better. I also have a view that I grew up watching on television. I used to dream of living here. I love parking my car and walking everywhere that I need to. The view from my building rooftop is, in my opinion, one of the best in the hills. The iconic Capitol Records building and Hollywood sign are the views that keep me smiling on days that are tough. The very idea that these two monstrosities would be erected and this view would COMPLETELY disappear is reck-less and irresponsible on so many levels. Not to mention the view from my historical, iconic building is one that helped swayed me to choose this building.

Has no one taken a look at the uniform that this area has in terms of the heights of each building here? To commence a project like this would be like seating two NBA players in the front row of a concert obstructing the view for all seated behind them. Why wouldn't you look at this? Or have you and you don't care? ..Take a look at Sunset Blvd. Stay within the patterns that have been laid out already. Tall goes further south of Hollywood, then south of Sunset for taller buildings so that the view is for ALL to continue to enjoy forever...Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally

severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

In conclusion, the document states that the Hollywood Center may take up to six years to build. I would ask that the document be scrutinized thoroughly. It is pretty clear that such scrutiny has not occurred.

Thank you for your time.

Fondly,

Francesca Paige

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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Los Angeles, CA 90012

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E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 05:24:26 PM  
**To:** Susan Fried <SusanRJason@aol.com>  
**Cc:** Vince Bertoni <vince.bertoni@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Mayor Garcetti <mayor.garcetti@lacity.org>; David Ryu <david.ryu@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcampus.com  
**Subject:** Re: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

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Hi Susan,

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 Sat, May 30, 2020 at 8:10 PM Susan Fried <[SusanRJason@aol.com](mailto:SusanRJason@aol.com)> wrote:

**Dear Mindy Nguyen, Mayor Garcetti and Councilmembers O'Farrell and Ryu,**

**As homeowners and members of both the Hollywood Dell Community Association (HDCA) and the Broadway Hollywood Homeowners Association, as well as being owners of four condominiums in the Broadway Hollywood Building at the iconic corner of Hollywood Boulevard and Vine Street, we fully object to the Hollywood Center Project for several reasons:**

**The Broadway Hollywood building and neon sign are a LA Historical and Cultural Monument. The building is a contributor to the Hollywood Blvd Commercial and Entertainment District with the primary entrance now located at 1645 Vine Street, at the corner of Hollywood Boulevard. The building is identified in the EIR as: 6300 Hollywood Boulevard.**

**We are appalled that the EIR was released on April 15, in the middle of a pandemic, with only 45 days to review an over 1,300 page document. It fails to address obstruction of iconic views, 101 freeway and street traffic, access and density, among other issues.**

**This project will not enhance this area. Two gigantic, out-of-place skyscrapers will change the culture, livability and sense of community Hollywood is trying so hard to achieve and maintain.**

**Views from in four directions will be blocked. Views from the hills to the South will be obstructed. Views to the Hollywood Sign, the hills and the Griffith Observatory will be blocked, especially from our north facing unit. These two buildings will be an eyesore, out of place and not in scale for the Hollywood District.**

**Traffic is already a nightmare. Construction could take up to six years and our building has only one alley entrance on Vine.**

**The EIR doesn't even address the extreme existing traffic nightmare that occurs every Summer during Hollywood Bowl season which has been an ongoing issue that remains unresolved. This project will add further insult to injury with respect to an already overwhelming local traffic debacle.**

**The EIR also fails to address the serious objections raised by CalTrans. The 101 freeway entrance at Argyle, Vine and Franklin has traffic backed up several blocks for several hours each weekday and Hollywood Bowl evenings.**

**The EIR fails to examine the negative aesthetic impact of the Hollywood Center. It fails to address the**



density, the traffic, the transportation aspect. We already have more traffic in this area due to ride sharing. Due to the pandemic, people will rethink taking public transportation. This pandemic will have lasting effects. With over 1,000 more apartments in the Hollywood Historic District, our streets will begin to resemble Hong Kong.

We thoroughly and completely disapprove of the Hollywood Center Project and the ridiculous time limit placed on examining and digesting an over 1,300 page EIR.

Thank you very much for your anticipated time, attention and action in both extending the EIR response time and in thoroughly reevaluating and extensively reconceptualizing the Hollywood Center project.

Your immediate response to this very urgent matter will be appreciated.

Best regards,

Susan and Warren Jason

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



E-NEWS

**From:** Danny Sherman <danny@thruline.com>  
**Sent time:** 05/31/2020 10:25:11 AM  
**To:** Mindy.Nguyen@lacity.org; councilmember.ofarrell@lacity.org  
**Cc:** Shawn Bieber <sbieber@actionlife.com>; mayor.garcetti@lacity.org; david.ryu@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org; alex@mcampus.com; monetcorso@mac.com; bescher@ucla.edu  
**Subject:** Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002  
**Attachments:** Dear Department of City Planning.docx

---

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a Danny Sherman at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

I am shocked that the EIR was released on April 15, in the middle of a pandemic, with only a 45-day comment period. To expect me to review a 1500-page document in the middle of a Shelter at Home order that has completely disrupted my daily life is clearly inappropriate. My review has necessarily been limited by this administrative failure.

The EIR fails to adequately examine the very negative aesthetic impact of the Hollywood Center. Its two gigantic skyscrapers irreversibly damage the integrated visual look of the Hollywood area from whatever direction you look. Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

Perhaps most importantly, the EIR is completely deficient in its conclusion that the Hollywood Center will have no significant transportation impact. Before the pandemic traffic was jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign (which was not taken into account in the EIR). Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. Neither of these factors is considered in the EIR.

The Broadway Hollywood will be particularly negatively impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/Vine intersection will make it even more difficult to enter our building.

Notwithstanding this, the EIR reaches the ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred.

Personally, I'm not against development in our neighborhood, but to build something so tall in the middle of Old Historic Hollywood is way over the top and will just increase the stress that we are already living under. Build something at scale that fits in our skyline. All for that! Thanks for your time.

Sincerely,

Danny Sherman

1645 Vine Street

Unit 307

Los Angeles, CA 90028

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a Danny Sherman at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

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The Broadway Hollywood will be particularly negatively impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/Vine intersection will make it even more difficult to enter our building.

Notwithstanding this, the EIR reaches the ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

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Sincerely,

Danny Sherman

1645 Vine Street

#307

Los Angeles, CA 90028



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/29/2020 10:46:11 AM  
**To:** Kevin Hryciw <khryciw@ausd.net>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>  
**Subject:** Re: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002 Opposition

---

Hi Kevin,

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 Fri, May 29, 2020 at 8:59 AM Kevin Hryciw <[khryciw@ausd.net](mailto:khryciw@ausd.net)> wrote:

May 31, 2020

TO: Department of City Planning

City of Los Angeles 221 North Figueroa Street, Suite 1350 Los Angeles, CA 90012 Attn: Mindy Nguyen, City Planner via Email: [Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)

CC: Eric Garcetti, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)) Mitch O'Farrell, LA City Council Member District 13 ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)) Central Hollywood Neighborhood Council District ([alex@mcapus.com](http://alex@mcapus.com)) David Ryu, LA City Council Member District 4 ([david.ryu@lacity.org](mailto:david.ryu@lacity.org)) Vince Bertoni, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)) Kevin Keller, Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

RE: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002 **Opposition**

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a resident/homeowner at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12. **I strongly oppose the current plans for the Hollywood Center Project.**

I am shocked that the EIR was released on April 15, in the middle of a pandemic, with only a 45-day comment period. To expect me to review a 1500-page document in the middle of a Shelter at Home order that has completely disrupted my daily life is clearly inappropriate. My review has necessarily been limited by this administrative failure.

The EIR fails to adequately examine the very negative aesthetic impact of the Hollywood Center. Its two gigantic skyscrapers irreversibly damage the integrated visual look of the Hollywood area from whatever direction you look. Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building. Furthermore, the 40+ story tower would dwarf in scale one of the most iconic buildings in all of Hollywood, Capitol Records. In addition to reducing the visual significance of Capital Records at Hollywood and Vine, the tower, given its

location relative to the sun and its enormous height would cast a dark shadow on the Capitol Records Building.

Perhaps most importantly, the EIR is completely deficient in its conclusion that the Hollywood Center will have no significant transportation impact. Before the pandemic traffic was jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign (which was not taken into account in the EIR). Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. Neither of these factors is considered in the EIR.

The Broadway Hollywood will be particularly negatively impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd and then turning right. The increase in traffic at the Hollywood/Vine intersection will make it even more difficult to enter our building.

Notwithstanding this, the EIR reaches the ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred.

While I am not supportive of the project in its current plan, I am supportive of Alternative 2 approach:

**Alternative 2: Development under Existing Zoning Alternative** The Development Under Existing Zoning Alternative (Alternative 2) would conform to the Project Site's existing zoning designation. The development of Alternative 2 with a mix of residential, retail, and restaurant uses would be similar to the Project, although residential uses would be proportionally reduced to reflect the reduction in floor area ratio (FAR) from 6.973:1 over the Project Site under the Project to 3:1, except for a small section in the northwest corner of the West Site, which would be developed to an FAR of 2:1. Alternative 2 would be developed with a total of 30,176 square feet of retail and restaurant uses, which is the same as the floor area of retail and restaurant uses provided by the Project. Alternative 2 would include approximately 36,141 square feet of publicly accessible open space at the ground level, which would form a paseo through the Project Site. No performance stage would be located within the paseo off of Vine Street on the East Site.

Alternative 2 would provide a total of 384 market-rate residential units and no senior affordable units. Alternative 2's residential component would be provided within two high-rise buildings, one each on the East Site and West Site, respectively. Each building would provide 192 market-rate residential units. **The East Building would be 18 stories and reach a height of 243 feet at the top of the 18th story and 293 feet at the top of the bulkhead. The West Building would be 14 stories and reach a height of 195 feet at the top of the 14th story and 235 feet at the top of the bulkhead.** The senior affordable buildings would not be constructed under Alternative 2 as this is zoning compliant alternative does not trigger Measure JJJ [Los Angeles Municipal Code (LAMC) Section 11.5.11]]. A three-level subterranean parking structure containing 300 spaces would be provided on the East Site, and a two-level subterranean parking structure containing 193 parking spaces would be provided on the West Site, for a total of 493 parking spaces. Vehicle and bicycle parking would be provided in accordance with LAMC requirements. The total floor area for Alternative 2 would be approximately 480,516 square feet, which would result in an FAR of 2.96:1, and represent an approximately 62.7-percent reduction in the Project's total floor area and a 62.3-percent reduction compared to the Project with the East Site Hotel Option.

In closing, **I strongly oppose the current plans for the Hollywood Center Project.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Hryciw', with a stylized flourish at the end.

Kevin Hryciw, Ed.D.



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/28/2020 01:04:37 PM  
**To:** Joanna Sotomura <joannasotomura@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Shawn Bieber <sbieber@actionlife.com>; alex@mcapus.com  
**Subject:** Re: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

---

Hi Joanna,

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 Thu, May 28, 2020 at 10:54 AM Joanna Sotomura <[joannasotomura@gmail.com](mailto:joannasotomura@gmail.com)> wrote:

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a homeowner at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

Firstly, my husband and I thank you for everything you are all doing to protect our community during the COVID-19 pandemic. However, the EIR being released on April 15, in the middle of this pandemic, with only a 45-day comment period, will certainly limit the quality and number of responses to it. The time required to review a 1500-page document in the middle of a Shelter at Home order that has everyone scrambling daily to find ways to survive financially is an undue burden. My review has necessarily been limited by this administrative failure.

The EIR fails to adequately examine the very negative aesthetic impact of the Hollywood Center. Its two gigantic skyscrapers irreversibly damage the integrated visual look of the Hollywood area from whatever direction you look. Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. This view will be lost. The aesthetic damage is equally severe at the Broadway Hollywood (and neighboring buildings), since the Hollywood Center will block views of such Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

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Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred.



Sincerely,

Joanna MacIver



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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Los Angeles, CA 90012

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E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/28/2020 12:58:14 PM  
**To:** Eric MacIver <ericmaciver@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Shawn Bieber <sbieber@actionlife.com>; alex@mcapus.com  
**Subject:** Re: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

---

Hi Eric,

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 Thu, May 28, 2020 at 10:46 AM Eric MacIver <[ericmaciver@gmail.com](mailto:ericmaciver@gmail.com)> wrote:

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a homeowner at the Broadway Hollywood Building Stakeholder and Historic Resource: The building and sign are a LA Historical-Cultural Monument and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store), Map No. B.12.

Firstly, thank you for everything you are all doing to protect our community during the COVID-19 pandemic. However, the EIR being released on April 15, in the middle of this pandemic, with only a 45-day comment period, will certainly limit the quality and number of responses to it. The time required to review a 1500-page document in the middle of a Shelter at Home order that has everyone scrambling daily to find ways to survive financially is an undue burden. My review has necessarily been limited by this administrative failure.

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Notwithstanding this, the EIR reaches the ridiculous conclusion that the Hollywood Center Project will result in no increased traffic. I am shocked by this conclusion and request that the traffic study be redone appropriately.

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption for a long period. This factor by itself demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade. It is clear to me that such scrutiny has not occurred.

Sincerely,

Eric MacIver

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/04/2020 01:50:19 PM  
**To:** Maureen Toth <maureen@easterntalent.net>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Shawn Bieber <sbieber@actionlife.com>; alex@mcapus.com  
**Subject:** Re: Public Comment-Hollywood Center Project

---

Hi Maureen,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR.

Please let me know if you have any further questions.

On Wed, Jun 3, 2020 at 1:07 PM Maureen Toth <[maureen@easterntalent.net](mailto:maureen@easterntalent.net)> wrote:

TO: Department of City Planning  
City of Los Angeles  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
Attn: Mindy Nguyen, City Planner via Email: [Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)

CC: Eric Garcetti, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))  
Mitch O'Farrell, LA City Council Member District 13 ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)) Central Hollywood Neighborhood Council District ([alex@mcapus.com](mailto:alex@mcapus.com))  
David Ryu, LA City Council Member District 4 ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))  
Vince Bertoni, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))  
Kevin Keller, Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

RE: Public Comment--Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

Dear Department of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

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I am disappointed that the EIR was released on April 15, in the middle of a pandemic, with only a 45-day comment period. To expect me to review a 1500-page document in the middle of a Shelter at Home order that has completely disrupted my daily life is clearly inappropriate. My review has necessarily been limited by this administrative failure.

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will make it even more difficult to enter our building.

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Sincerely,

Maureen Toth



**MAUREEN TOTH**

1645 VINE STREET, STE 402 • LOS ANGELES, CA 90028

(323) 856-3000 • [maureen@easterntalent.net](mailto:maureen@easterntalent.net)

[www.easterntalent.net](http://www.easterntalent.net)

  @EASTERNTALENT

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

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T: (213) 847-3674



**From:** Kevin Keller <kevin.keller@lacity.org>  
**Sent time:** 04/28/2020 07:28:31 PM  
**To:** Bonstin, Shana <shana.bonstin@lacity.org>  
**Subject:** Fwd: Hollywood Center Development ALERT!

---



**Kevin Keller, AICP**  
Executive Officer  
200 N. Spring Street, Ste 525  
Los Angeles, CA 90012-2601  
Planning4LA.org  
T: 213-978-1272  
E: [kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)

----- Forwarded message -----

From: **Frank Chindamo** <[frankchindamo@me.com](mailto:frankchindamo@me.com)>  
Date: Sun, Apr 26, 2020 at 11:38 PM  
Subject: Re: Hollywood Center Development ALERT!  
To: <[Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)>  
Cc: Alexa Iles <[alexa@hollywooddell.com](mailto:alexa@hollywooddell.com)>, <[kevin.keller@lacity.org](mailto:kevin.keller@lacity.org)>, <[vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)>, <[david.ryu@lacity.org](mailto:david.ryu@lacity.org)>, <[councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)>, <[mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)>

My neighbors and I ask that the City grant an extension of the public comment period to the DEIR for at least 90 days AFTER the lifting of local and state “Safer At Home” orders. This seems the reasonable and fair way to proceed given the extraordinary circumstances we are all operating under.

Yours truly,  
Frank Chindamo  
6400 Primrose Ave. #15  
LA, CA 90068  
Cell: +1-323-420-8490

This email is confidential to the addressee only. Do NOT share it with TMZ, thanks.

On Apr 26, 2020, at 4:59 PM, The Hollywood Dell Civic Association <[alexa@hollywooddell.com](mailto:alexa@hollywooddell.com)> wrote:

[View this email in your browser](#)



# Welcome To The Hollywood Dell

*Great Neighborhoods Start With Great Neighbors!*

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## Please Write the LA City Planning Department!



### Public Comment Period Extension

The Hollywood Dell Civic Association, along with the Neighborhood Councils and other community groups, are asking residents to write letters asking for the LA Department of City Planning to extend the public comment period for the proposed Hollywood Center Development (aka: Millennium Group).

The proposed project is of great concern to our community and we were alarmed to hear that the City had only provided the minimum comment period (April 16 - May 31st), despite our being under a "Safer At Home" order due to the COVID-19 pandemic. This is a huge project that will have a major impact on the entire city and should be carefully considered.

We have asked that the public comment period on the Draft Environmental Impact Report be extended to a minimum of 90 days AFTER the city and state "Stay At Home" order has been lifted. Please join by sending your own letters (via email). We need a LOT of people to make this request so that they cannot ignore it.

**The Draft Environmental Impact Report (DEIR)** was completed and was released for public view on April 16th. To read the complete DEIR: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>. The DEIR is a complicated and lengthy report that will take even the most committed residents time to read thru and understand before thoughtful comments can be made to the Department of City Planning.

### **The Project Features:**

- Multiple buildings including two enormous high-rise towers (46 stories)
- 1,005 residential units
- A 220-room hotel
- Over a million square feet of floor area
- 30,176 square feet of space for commercial use
- 1,500 parking spaces

### **Direct your letter to:**

Mindy Nguyen - City Planner  
City of Los Angeles Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
Email: [Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)

Please cc the Hollywood Dell Civic Association ([alexa@hollywooddell.com](mailto:alexa@hollywooddell.com)) and the following:

- **Eric Garcetti**, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))
- **Mitch O'Farrell**, LA City Council Member District 13 ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))
- **David Ryu**, LA City Council Member District 4 ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))
- **Vince Bertoni**, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))
- **Kevin Keller**, Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

To read the HDCA letter, click on the button below.

[HDCA Letter Requesting Extension](#)

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## Be A Part of What Makes the Hollywood Dell Special

The Hollywood Dell Civic Association (HDCA) is a non-profit, all-volunteer neighborhood association. The HDCA mission is to enhance life in the Hollywood Dell, represent Dell interests to governmental and commercial entities and support projects and organizations that make a positive contribution to the neighborhood and community.

By becoming a member of HDCA, you help us help you. Won't you join us?

[Click Here To Join HDCA](#)



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You are receiving this email because you opted in via our website.

**Our mailing address is:**  
Hollywood Dell Civic Association  
PO Box 93094  
Hdca  
Los Angeles, CA 90093-0094

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/28/2020 12:56:12 PM  
**To:** Stuart Freeman <stufreem@pacbell.net>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Alexa Iles <alexa@hollywoodell.com>; Beverly Freeman <bevsvine@pacbell.net>; councilmember.ofarrel@lacity.org  
**Subject:** Re: Hollywood Center Project - Case # ENV-2018-2016-EIR, state clearinghouse #2018051002

---

Hi Stuart,

Thank you for your email. Similar to your correspondence received yesterday, 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 Thu, May 28, 2020 at 10:20 AM Stuart Freeman <[stufreem@pacbell.net](mailto:stufreem@pacbell.net)> wrote:

Dear Mindy –

I am a resident living on 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 so 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 Hollywood 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 the existing homeowners in the area be expected to pay in increased taxes to provide that new infrastructure?

Thank you,

Stuart Freeman

WOOD FREEMAN LLC

BUSINESS MANAGEMENT

2018 Vine Street

Los Angeles, CA 90068

Phone: (323) 469-5196

FAX: (323) 962-6111

EMAIL: [stufreem@pacbell.net](mailto:stufreem@pacbell.net)

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



**From:** Stuart Freeman <stufreem@pacbell.net>  
**Sent time:** 05/27/2020 03:12:23 PM  
**To:** mindy.nguyen@lacity.org  
**Cc:** mayor.garcetti@lacity.org; councilmember.ofarrel@lacity.org; david.ryu@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org; alexa@hollywooddell.com; bevsvine@pacbell.net  
**Subject:** RE: Hollywood Center Project - Case # ENV-2018-2016-EIR, state clearinghouse #2018051002

---

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?
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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.
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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**  
WOOD FREEMAN LLC  
BUSINESS MANAGEMENT  
2018 Vine Street  
Los Angeles, CA 90068  
Phone: (323) 469-5196  
FAX: (323) 962-6111  
EMAIL: stufreem@pacbell.net

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 847-3674

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 06/01/2020 07:05:49 PM  
**To:** Michael Gracey <mg@babyfoot.net>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Public Comment – Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002

---

Hi Michael,

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 Mon, Jun 1, 2020 at 1:26 PM Michael Gracey <[mg@babyfoot.net](mailto:mg@babyfoot.net)> wrote:

**VIA E-MAIL**

June 1, 2020  
Department of City Planning  
City of Los Angeles  
221 North Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Attn: Mindy Nguyen, City Planner

**RE: Public Comment – Hollywood Center Project Environmental Case: ENV-2018-2116-EIR State Clearinghouse No.: 2018051002**

Dear Dept. of City Planning, Mindy Nguyen, Mayor Garcetti and Councilmember O'Farrell,

I am a homeowner at The Broadway Hollywood Building. The building and its sign is a LA Historical-Cultural Monument, and the building is a contributor to the Hollywood Blvd Commercial and Entertainment District, with its primary entrance now located at 1645 Vine Street, at the corner of Hollywood Blvd. The building is identified in the EIR as: 6300 Hollywood Blvd. (B.H. Dyas Department Store Building / Broadway Department Store), Map No. B.12.

I am writing to voice my objection to the EIR that was released on April 15, 2020 regarding the Hollywood Center project. The EIR fails to adequately examine the negative impacts of the proposed project to our district: how it affects the aesthetics of the neighborhood, how it will block views for vital tourism and existing homeowners, and how it will greatly increase traffic and congestion in the area.

Aesthetically, the proposed skyscrapers irreversibly damage the integrated visual look of the historic Hollywood area. They do not resemble the consistent architecture in the area and are nearly twice as big as the surrounding buildings. Additionally, an iconic feature of Hollywood is the Broadway Hollywood sign, which can be viewed by cars on the 101 Freeway as they enter Hollywood. If the project moves forward, this iconic view will be lost.

The aesthetic damage is equally severe from the Broadway Hollywood (and neighboring buildings) since the Hollywood Center will block views of the hills and Hollywood landmarks as the Hollywood Sign and the Griffith Park Observatory, diminishing the aesthetic and cultural significance of the building.

Perhaps most importantly, the EIR is deficient in its conclusion that the Hollywood Center will have no significant transportation impact. Before the pandemic, traffic was consistently jammed at the Hollywood/Vine intersection. This has been exacerbated by the recent installation of a four-way walk sign, which was not taken into account in the EIR. Traffic will be even worse in future years since diminished ridership on public transportation will result from concerns over the spreading of infectious diseases in crowded spaces. On top of this, adding 1,500 new residences within a block of an already crowded intersection will only intensify the congestion problem.

The Broadway Hollywood will be particularly impacted because its only entrance is a narrow alley that can be entered only by going south on Vine past Hollywood Blvd. Any increase in traffic at the intersection will make it even more difficult to enter our existing homes.

Finally, the EIR notes that the Hollywood Center may take up to six years to build. This will clearly result in major traffic disruption and sound pollution for this long period. This factor, alone, demands that the utmost scrutiny be given to the project before it disrupts Hollywood for the better part of a decade.

Highest Regards,

Michael Gracey  
Homeowner

The Broadway Hollywood  
1645 N. Vine St., Unit 806  
Los Angeles, CA 90028

CC: Eric Garcetti, LA City Mayor ([mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org))  
Mitch O'Farrell, LA City Council Member District 13 ([councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org))  
Central Hollywood Neighborhood Council District ([alex@mcapus.com](mailto:alex@mcapus.com))  
David Ryu, LA City Council Member District 4 ([david.ryu@lacity.org](mailto:david.ryu@lacity.org))  
Vince Bertoni, Director of City Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org))  
Kevin Keller, Officer of City Planning ([kevin.keller@lacity.org](mailto:kevin.keller@lacity.org))

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/28/2020 06:29:31 PM  
**To:** Elisha Greenwolf <elisha@greenwolf.la>  
Adam Bregman <adam.bregman@icloud.com>; Shawn Bieber <sbieber@actionlife.com>; Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcampus.com; vince.bertoni@laacity.org  
**Cc:**  
**Subject:** Re: Public comment-Hollywood Center Project Environmental Case :ENV-2018-2116-EIR state clearinghouse No:2018051002

---

Hi Elisha,

Thank you for your email. Mr. Bregman's 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 Thu, May 28, 2020 at 6:21 PM Elisha Greenwolf <[elisha@greenwolf.la](mailto:elisha@greenwolf.la)> wrote:

Hello,

Please see the attached Document on behalf of Adam Bregman resident at 1645 Vine St #1007.

Thank you,  
Elisha

--



**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674





**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/28/2020 04:18:19 PM  
**To:** Maria Margarita Chon <mariamargaritachon@gmail.com>  
**Cc:** Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; alex@mcapus.com  
**Subject:** Re: Public Comment--Hollywood Center Project

---

Hi Maria,

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 Thu, May 28, 2020 at 1:27 PM Maria Margarita Chon <[mariamargaritachon@gmail.com](mailto:mariamargaritachon@gmail.com)> wrote:

Please see attached for my letter regarding the Hollywood Center Project.

--

Maria Margarita Chon  
Project Coordinator  
HALSEY  
Los Angeles, CA  
M: +1.520.227.3947  
E: [mariamargaritachon@gmail.com](mailto:mariamargaritachon@gmail.com)

--



**Mindy Nguyen**  
City Planner  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3674



**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/06/2020 03:22:51 PM  
**To:** Catherine Palmer <council@babnc.org>  
Mayor Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell <councilmember.ofarrell@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>;  
**Cc:** Kevin Keller <kevin.keller@lacity.org>; Marian A Dodge <Chairman@hillsidefederation.org>; BABCNC Board <board@babnc.org>; Robert Silverstein <robert@robertsilversteinlaw.com>  
**Subject:** Re: Request Extension of Minimal 45-day public comment period on Hollywood Center project (AKA Millennium Hollywood project)

---

Dear Cathy,

Thank you for your email.

The City has also received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed) please let us know immediately, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order. In addition, and as also indicated in the NOA, the Draft EIR can be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Wed, May 6, 2020 at 2:37 PM Catherine Palmer <[council@babnc.org](mailto:council@babnc.org)> wrote:

Dear Mayor Eric Garcetti, Councilmember Mitch O'Farrell, and City Planning Officials, Vince Bertoni & Kevin Keller:

On May 1, 2020, the Bel Air Beverly Crest Neighborhood Council held a Brown-Act publicly-noticed virtual tele-conferencing board meeting, and, with a quorum of 23, voted unanimously to formally request an extension of the minimal 45-day public comment period on the huge Hollywood Center project (AKA Millennium Hollywood project). The BABCNC would like a 120-day extension that begins after the Stay at Home order is lifted.

Thank you, on behalf of Robin Greenberg, President,  
Bel Air-Beverly Crest Neighborhood Council

Cathy Palmer  
Board Administrator  
Bel Air-Beverly Crest Neighborhood Council  
Municipal Building  
1645 Corinth Avenue, Room 103-4

Los Angeles, CA 90025  
Office: (310) 479-6247  
Mobile: (323) 304-7444  
[council@babnc.org](mailto:council@babnc.org)

--



LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 847-3674



E-NEWS

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/01/2020 10:14:57 AM  
**To:** leslie Hendry <lesliehendry@gmail.com>  
Alexa@HollywoodDell.com <alexa@hollywooddell.com>; Eric Garcetti <mayor.garcetti@lacity.org>; Mitch O'Farrell  
**Cc:** <councilmember.ofarrell@lacity.org>; David Ryu <david.ryu@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller  
<kevin.keller@lacity.org>  
**Subject:** Re: Request to extend comment on the EIR

---

Dear Leslie, Steve:

Thank you for your email.

The City has also received your request, together with other requests, for an extension of the Hollywood Center Project Draft EIR comment period in light of COVID-19.

Per CEQA Guidelines Section 15105, the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances. While we agree that these are unprecedented times, as indicated in the Notice of Completion and Availability (NOA) for the Hollywood Center Project Draft EIR, the Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, are available for public review on our website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

If you are having difficulty accessing the document in any way (i.e. if links are not working or the attachments cannot be viewed) please let us know immediately, as we are committed to making the document as accessible as possible from the safety of your own homes, and in compliance with the "Stay at Home" Order. In addition, and as also indicated in the NOA, the Draft EIR can be made available on CD-ROM, USB flash drive or hard copy for anyone who requests one.

While we understand that the "Stay at Home" Order prevents neighborhood groups from meeting in person, please be advised that CEQA does not require people to meet and confer on the EIR, and should not preclude anyone from reviewing the EIR and providing comments.

Furthermore, pursuant to the Governor's [Executive Order N-54-20](#), signed April 22, 2020, deadlines for filing, noticing, and posting of CEQA documents with county clerk offices have been suspended for 60 days. However, deadlines for public review and comment periods for CEQA documents, such as for draft EIRs, have not been suspended and the provisions governing public review remain unchanged.

As such, please be advised that, as the Draft EIR remains accessible to all individuals, the comment period will not be extended at this time. We understand your concern regarding this Project, and ask that you let us know if you have any difficulty accessing the Draft EIR or if you need additional accommodations to be able review it offline.

If it would be helpful to schedule a phone call to discuss any specific questions you may have, or to walk you through the logistics of the Draft EIR, please let me know and I will coordinate accordingly.

Regards,

On Fri, May 1, 2020 at 7:45 AM leslie Hendry <[lesliehendry@gmail.com](mailto:lesliehendry@gmail.com)> wrote:

Dear All,

I'm am writing to ask that you extend comment on the EIR in relation to the the Millennium planned development in Hollywood that would greatly impact our neighborhood. We ask that the Draft EIR be extended to a minimum of 90 days after the city and state "Stay at Home" order has been lifted.

Please extend the comment period.

Best regards,

Leslie Hendry and Steve Lawrence



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CITY PLANNING

**Mindy Nguyen**

City Planner

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**From:** Monique de Varennes <ludditem@gmail.com>  
**Sent time:** 05/29/2020 12:35:06 PM  
**To:** vincebertoni@lacity.org  
**Cc:** kevin.keller@lacity.org  
**Subject:** The Hollywood Center

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Dear Mr. Bertoni,

Recently you sent a message celebrating your department's "increasing openness and transparency," which I appreciate. But this does not extend to the situation surrounding the proposed Hollywood Center project. The Draft EIR, which is complex and requires a great deal of analysis, arrived during the current lockdown, and the deadline for comment is still scheduled for this coming Monday. Not only can there be no face-to-face discussions during this time, but people and businesses that will be affected by this huge project are struggling to deal with radically altered circumstances, and in some cases, trying to figure out how to survive. Slipping the approval process forward at this time seems the antithesis of both openness and transparency.

It has been suggested that the comment period be extended until 45 days after the lockdown ends. This seems only fair to me.

As a 45-year resident of District 4 who lives only a fifteen-minute walk from the proposed project, I have attended endless community meetings about this project. Like many others, I have no issues at all with growth in Hollywood. It is the massive size of this project, grossly out of scale with the neighborhood, that I object to, along with the strains it will put on our crumbling infrastructure. Requests by community groups and residents to shrink the size of the project have barely been addressed.

I implore you to extend the comment time, out of respect not only for stakeholders but for the historic dignity of Hollywood's classic buildings, which will be dwarfed by this behemoth.

Sincerely,  
Marie de Varennes  
5950 Foothill Drive  
Hollywood, CA 90068

Sent from [Mail](#) for Windows 10

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 05/29/2020 12:49:21 PM  
**To:** John Given <john@johngiven.com>  
Mayor Garcetti <mayor.garcetti@lacity.org>; Vince Bertoni <vince.bertoni@lacity.org>; Kevin Keller <kevin.keller@lacity.org>; Mitch O'Farrell  
**Cc:** <councilmember.ofarrell@lacity.org>; David Ryu <councilmember.ryu@lacity.org>; Mike Bonin <mike.bonin@lacity.org>; Marian Dodge  
<chairman@hillsidefederation.org>; Charley M. Mims <president@hillsidefederation.org>; david.zahniser@latimes.com; emily.alpert@latimes.com  
**Subject:** Re: URGENT - Extend the Hollywood Center DEIR comment period (ENV-2018-2116-EIR)

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Dear John,

Thank you for your email. Your comments have been received and will be included in the administrative record for the Hollywood Center Project EIR.

Regards,

On Fri, May 29, 2020 at 11:49 AM John Given <[john@johngiven.com](mailto:john@johngiven.com)> wrote:  
Dear Mayor Garcetti, Director Bertoni, Honorable Councilmembers, and others:

It is truly unconscionable that the 45-day public comment period for the massive and complex reboot of the Millennium Hollywood project, now dubbed the Hollywood Center, with its highly technical and lengthy Draft EIR (well over 12,000 pages), has not already been extended. The public review and comment period for this project should have been much, much longer, even if our state and local communities were not still in the midst of the Safer At Home period, which promises to extend well into the summer if not beyond.

A project of this size and impact could never have been adequately vetted by community members in a mere 45 days, even in the best of times. But during the COVID-19 pandemic there are significant environmental justice issues in denying an extension, and in pretending that greater online access, or in some cases delivery of cd-rom or thumb drives or massive print editions (of course, only to those who know to request them) will be adequate to the task. More likely, people with no legitimate hope of making a meaningful review and comment do to lack of time or access will take the chance that they may rely on others with better access and technology.

The City's decision not to use its discretion to do the right thing in this case is beyond perplexing, especially as it occurs against a backdrop of daily news articles on corruption at the highest levels of our City government (for example, today's online story by Ms. Alpert Reyes and Mr. Zahniser, available at <https://www.latimes.com/california/story/2020-05-29/jose-huizar-george-esparza-alleged-secret-sexual-harassment-settlement>). The City hides behind the weak argument that its hands are essentially tied and it *must* limit the public review period. But this is false. As the Hillside Federation's email makes clear, the City has broad discretion to determine the appropriate review period, discretion it has used readily in the past. This is confirmed by the Chief Counsel for the state agency charged with oversight of CEQA.

Our California Supreme Court has held that the environmental review process is intended "to demonstrate to an apprehensive citizenry that the [City] has, in fact, analyzed and considered the ecological implications of its action." An EIR "is a document of accountability . . . protect[ing] not only the environment but also informed self-government." *Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 47 Cal.3d 376, 392.

Angelenos are deservedly apprehensive about the environmental review process in Los Angeles due to the terrible corruption in our City government of which we seem to learn more every day, and also due to the City's business-as-usual approach to planning and land use decision-making, even while we are at the height of the worst public health emergency in the modern era that limits public access to public buildings such as libraries, where environmental review documents are ordinarily available for review, and where computer systems are available to be used by members of the public who do not have the personal resources to own that technology. One cannot review a 12,400 page DEIR on a smartphone.

The City's decision to do the right thing in this case would go a long way to resolving the apprehension of its citizens. I urge you to extend the public comment period in the Hollywood Center by a reasonable amount, but certainly by no less than an additional 45 days. (A more reasonable extension to ensure environmental justice concerns are adequately met would be to extend until 60 days *after* public libraries reopen so that the usual public access to environmental documents is available to interested members of the public.)

Thank you for your consideration.

John Given

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John Given

Law Office of John P. Given

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(310)471-8485

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Dear Hillside Federation Friends,

The City has refused the many reasonable requests to extend the public comment period for the Hollywood Center Draft EIR. Interested members of the public, including many of our members, are currently scrambling to complete their initial review of this highly technical, 12,400-page document describing the potentially significant environmental impacts of this 4.5-acre, 1.3 million square-foot revision of the controversial Millenium Hollywood Project in time to make meaningful public comments. Comments are due this Monday, June 1.

But it is not too late for the City to do the right thing.

Please join us in reaching out to your councilmembers, Mayor Garcetti, and Director of Planning Vince Bertoni to demand that they allow for fully informed public participation by extending the public comment period by a reasonable amount.

The City is well aware of its broad discretion to extend the comment period. Mayor Garcetti requested just such an extension of the Millenium Hollywood DEIR when he was Councilmember for the 13th Council District. The City extended the comment period for its Citywide Sidewalk DEIR (twice) to allow a total public comment period of 157 days.<sup>[1]</sup> Nonetheless, the City hides behind the weak argument that “the public review period for a Draft EIR should not be less than 30 days nor should it be longer than 60 days, except under unusual circumstances.”<sup>[2]</sup> Have there ever been more unusual circumstances?

Thursday the Hillside Federation received guidance from the Chief Counsel of the Governor’s Office of Planning and Research, the regulatory agency with primary oversight of CEQA regulations and environmental justice:

We agree that public review of projects is an important part of the CEQA process. CEQA provides a floor and not a ceiling for the deadlines for public review and comments. Accordingly, **public agencies may use their discretion to extend the time for public review and comment.** We have included language on our website making that clear.<sup>[3]</sup>

Please write to Mayor Garcetti, Director Bertoni, Planner Mindy Nguyen, Councilmember Mitch O’Farrell, Councilmember David Ryu, and your own councilmember, to demand their support for a reasonable extension of the Hollywood Center Draft EIR comment period.

Mayor Eric Garcetti: [mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)

Director of Planning Vince Bertoni: [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)

City Planner Mindy Nguyen: [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)

Councilmember Mitch O’Farrell: [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)

Councilmember David Ryu: [councilmember.ryu@lacity.org](mailto:councilmember.ryu@lacity.org)



Thank you for your continued support.

Best regards,

Marian Dodge, Chairman  
Federation of Hillside and Canyon Associations, Inc.  
[www.hillsidefederation.org](http://www.hillsidefederation.org)

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[1] See <https://sidewalks.lacity.org/environmental-impact-report>.

[2] Project planner Mindy Nguyen, in a boilerplate response made to numerous extension requests. (See, e.g., May 5, 2020 email response to Mary Ledding, available at: [https://planning.lacity.org/eir/HollywoodCenter/Deir/ELDP/\(H\)%20Remainder%20of%20Administrative%20Record/Public%20Comments/Public%20Correspondence/20200511%201819%20M.%20Ledding%20HC%20Request.pdf](https://planning.lacity.org/eir/HollywoodCenter/Deir/ELDP/(H)%20Remainder%20of%20Administrative%20Record/Public%20Comments/Public%20Correspondence/20200511%201819%20M.%20Ledding%20HC%20Request.pdf)).

[3] Email from Jeannie Lee, Chief Counsel of Governor's Office of Planning and Research, to Charley M. Mims, President, Federation of Hillside and Canyon Associations, Inc. (May 28, 2020) (emphasis added), available upon request.

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