

**From:** Terri Gerger <TGerger@pacbell.net>  
**Sent time:** 05/31/2020 09:29:27 PM  
**To:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Cc:** The Hollywood Dell Civic Association <alexa@hollywooddell.com>; mayor.garcetti@lacity.org; councilmember.ofarrell@lacity.org; david.ryu@lacity.org; vincebertoni@lacity.org; kevin.keller@lacity.org; jim@myhunc.com; george@myhunc.com; president@hillsidefederation.org  
**Subject:** Comment Letter for Hollywood Center Project, Case Number : ENV-2018-2116\_EIR  
**Attachments:** Parks and Recreation Questions - Hollywood Center Project - TG.pdf

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Mindy,

Please confirm receipt.

Thank you,

Terri Gerger

May 28, 2020

**Mindy Nguyen – City Planner**

City of Los Angeles Department of Planning

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

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

RE: Hollywood Center Project, Case Number: ENV-2018-2116-EIR and State  
Clearinghouse Number: 2018051002

Section IV.K.4 – Public Services – Parks and Recreations

Dear Ms. Nguyen:

I am a homeowner and twenty-four year resident of the Hollywood Dell. I have been an active member of the Hollywood Dell Civic Association since 1996, served on the HDCA Executive Board, and was the past President of HDCA for roughly 8 years. The Hollywood Dell is the hillside neighborhood directly north of the Project site.

These comments are specific to IV.K.4 –Public Services – Parks and Recreation

I. Existing Parks in the Project Area

According to the Report – page IV.K.4-12

*“The nearest public park, Selma Park at 6567 is located approximately 0.35 miles southwest of the Project Site.”*

This is incorrect. This is incorrect (actually .42 miles). The Department of Recreation and Parks (RAP) has been operating and maintaining the Franklin Ivar Park at 6351 Franklin Avenue since July 1, 2018. Franklin Ivar Park is just a two blocks (.20 miles) from the Project site See attached Board of Recreation and Park Commissioner’s Board Report Dated July 17, 2019 (No. 19-139)

Excerpt from the Board Report:

SMMC, a state agency, is the sole owner of real property commonly referred to as Franklin-Ivar Park (Park), a 0.75 acre passive park located at 6351 Franklin Avenue in the community of Hollywood, which opened to the public in 2017. SMMC had previously requested that RAP operate the Park on its behalf. This request was approved by the Board on June 11, 2018 (Report No. 18-148)....

**QUESTIONS:**

**Why was the Franklin Ivar park not included in your Project Analysis? This park is just 2 blocks (.2 miles) from the Project site and will certainly be the main park utilized both during construction and by the Project's residents once the project is completed.**

**What is the impact on the Franklin Ivar park that would be generated by the long term operation of the Project?**

**What is the potential impact on the Franklin Ivar park caused by the temporary construction activities?**

II. Hollywood Community Plan

According to the Report – page IV.K.4-7

*“Policy 1- states that the desires of the local residents should be considered in the planning of recreational facilities.”*

Local residents have met with representatives of this project on numerous occasions and discussed neighborhood mitigations relating to park and recreation services, yet there's been no commitment by the applicant to address any of them.

**QUESTION:**

**Is there a draft Development Agreement designating of some, or all, of the Quimby Fee payment by the Project for the use of the Franklin Ivar Park, the nearest park to the Project?**

**Please let us know if there is a draft Development Agreement? And, how the community can receive a copy so that we may comment on it.**

**This park will most certainly be used by the construction workers during construction and by the residents of the Project, once completed.**

**Quimby Fees could be utilized by the Franklin Ivar Park to improve lighting and security; purchase children's play equipment and shade structures, add to the tree canopy in the par, and fund Phase II of the Franklin Ivar Park plan.**

**As the closest existing park to the Project site it should receive the bulk of the Quimby Fees from the Project to maintain and improve the park experience for the Hollywood community.**

III. Inconsistency in DEIR

According to the Report – page IV.K.4-9

*“The Project’s entitlement applications, including its Vesting Tentative Map application, were deemed complete on April 10, 2018, subsequent to the Park Fee Ordinance becoming effective. As such, the Project is subject to the park fee provisions of the Park Fee Ordinance.”*

According to the Report – page IV.K.4-20

*“On April 5, 2017, the RAP Board of Commissioners approved payment of in-lieu fees for the Project via a recommendation to the Advisory Agency.”*

**Questions:**

**How can the RAP Board of Commissioners approve payment in-lieu fees for the Project (April 5, 2017) before the Vesting Tentative Map is complete (April 10, 2018)? Please explain.**

**Please provide a copy of the documents supporting this approval. The RAP website does not have a resolution for this approval on April 5, 2017.**

<https://www.laparks.org/commissioners/agendas-minutes-reports/2017>

**Will the RAP Board of Commissioners approve a new payment of in-lieu fees based on the Park Fee Ordinance in effect at the time the Vesting Tentative Map was completed?**

**Where is the Park Fee Calculation Application (PF – 1001) required to be submitted for this project? Please provide a copy.**

<https://www.laparks.org/planning/park-fees>.

IV. Project Impacts - Methodology

According to the Report – page IV.K.4-16

*“The commercial, retail, and potential hotel uses are not considered to generate additional demand to park and recreational facilities.”*



**QUESTIONS:**

**How many people are expected to be at the commercial, retail or hotel properties on a daily basis?**

**Why are these additional people to the project considered not to generate additional demand to the park and recreational facilities. Especially the Franklin Ivar park only 2 blocks away?**

**Considering the COVID-19 impacts, and the desire for safe outdoor recreation, how will the increased demand for park and outdoor recreation be addressed by the Project?**

These comments are my specific observations and questions to the Parks and Recreations section of the EIR. I would also like to go on record and say that it is absolutely disgraceful that the Planning Department has continued with this limited public comment period (45 days) during a global pandemic, despite the pleas of numerous community-members, despite the quarantine orders, which can only be described as “unusual circumstances,” and despite the massive size of the EIR.

Thank you,



Terri Gerger  
Hollywood Dell Resident

- Cc:  
Hollywood Dell Civic Association  
Hollywood United Neighborhood Council  
The Federation of Hillside & Canyon Associations  
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))  
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