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Sent time: 09/20/2020 01:31:50 PM
To: councilmember.ofarrell@lacity.org; David Ryu (david.ryu@lacity.org) <david.ryu@lacity.org>; vince.bertoni@lacity.org; Mindy Nguyen (Mindy.Nguyen@lacity.org) <Mindy.Nguyen@lacity.org>
Cc: George Skarpelos <George@myhunc.com>
Subject: Hollywood United Neighborhood Council's Hollywood Center Project Motion - CPC-2018-2115-DA, et al
Attachments: 20200920 HUNC HCP Motion for City Planning Commission.pdf

Mindy, Attached is HUNC's motion for the City Planning Commission Meeting tentatively scheduled for October 15, 2020.
Jim

Jim Van Dusen
Hollywood United Neighborhood Council
Area 2 Representative (Beachwood Canyon)
Chair: Planning and Land Use Management Committee
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HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
Certified Neighborhood Council #52
P.O. Box 3272, Los Angeles, CA 90078
Email:info@myhunc.com

September 15, 2020

Councilmember Mitch O'Farrell
Councilmember David Ryu
Vincent P. Bertoni, AICP
Mindy Nguyen

Re: Hollywood Center Project
CPC-2018-2115-DA
CPC-2018-2114-DB-CU-MCUP-SPR

The Hollywood United Neighborhood Council (HUNC) is concerned that the project approval has been rushed through with little time to review adequately the final Environmental Impact Report as well as the Determination Letter issued by the Planning Department on September 14, 2020. There are significant issues that need to be resolved and until they are resolved, HUNC cannot approve or support this project. Specifically:

1. The buildings of this very large project built on top of multiple existing earthquake faults is a significant danger and requires compliance with the Alquist-Priolo Earthquake Fault Zoning Act.
2. HUNC restates their request for a time extension to review the Final EIR and their extreme concern at how this final approval has been rushed through by the City Planning Department with reduced opportunity for public study and comment.
3. HUNC requests an extension of time of 30 days from the Planning Commission scheduled hearing date (October 15, 2020) to be granted to adequately review the final EIR.
4. The planning documents offer no explanation of Alternative 8's senior housing realignment. It does state there will be 133 units, but the project is now 3 buildings and the senior housing from the original plan was two buildings for senior housing at 11 stories per building. It would appear that the senior housing square footage per unit has decreased significantly as the total building space has decreased from a total of 22 stories to 17 stories and the size per unit has apparently therefore decreased by 23%. One analysis has the average square footage per unit in the Draft EIR at 932 square feet with the new size to average 612 square feet. This is a significant difference and could severely affect the quality of life for the senior citizens.

5. HUNC requests that the qualifying income of eligible seniors retain the initial levels as noted in the DEIR.
6. HUNC's considers the concerns stated in its May 30, 2020 response to the DEIR as still significant and we have attached the response to this letter for review at the October 15, 2020 City Planning Commission meeting.

Sincerely yours,

Jim Van Dusen*
Chair, Planning and Land Use Management Committee
*signed electronically

George Skarpelos*
President

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May 30, 2020

Councilmember Mitch O'Farrell
Councilmember David Ryu
Vincent P. Bertoni, AICP
Mindy Nguyen

**Re: Hollywood Center Project Draft Environmental Impact Report (DEIR)
ENV-2018-2116-EIR**

The Hollywood United Neighborhood Council's (HUNC) Board of Directors at their May 28, 2020 Special Joint Board and PLUM Committee Meeting voted to approve the following comments, questions and decisions regarding the Hollywood Center Project's DEIR:

1. We restate our dissatisfaction and concern with the blanket denial of an extension to review the DEIR in light of the pandemic and extreme size and complexity of this project. Allowing only 45 days is extraordinarily short and a denial of an extension flies in the face of most projects that come before the planning department. The project has been in the works for many years and an extension of 30-60 days is entirely appropriate and consistent with past Planning Department practices. The denial of the extension with a boiler plate denial seems to ignore widespread community concerns and demonstrates a lack of transparency needed for these types of projects.
2. DENY: Pursuant to LAMC Section 12.32 F, a Height District Change for the project Site to remove the D Limitation to allow a 7:0:1 FAR.
3. The project has requested a change from C4 to C2. Why has the request been made and what other businesses will be included by changing from C4 to C2?
4. DENY: Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from C4-2-SN to C2-2-SN.
5. APPROVE: Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from C4-2D-SN or C2-2D-SN with an Amended D limitation to allow for 5.0:1 FAR.

6. APPROVE WITH CHANGE Section 8, Anticipated Project Approvals, II Project Description – page 74 to read as follows:

Pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k) or the applicable Housing Incentive Program, one (1) incentive, concession, reduction or modification of zoning code requirements to provide for affordable housing cost as follows:

- A floor area bonus consistent with a C4-2D-SN or C2-2D-SN zoning with an Amended D Limitation of 5:0:1.
 - The floor area of any residential balconies and terraces may be exclude for purposes of calculating the buildable floor area.
7. The project has requested a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption with 12 establishments. It appears excessive to grant such a wide MCUP.
- a. What will the 12 establishments functions be? Will they be restaurants, bars, night clubs, etc.?
 - b. What mitigation for noise and public drunkenness will be put in place?
8. APPROVE WITH CHANGE: Pursuant to LAMC Section 12.24 W.19, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption with 4 establishments.
9. DENY: Pursuant to LAMC Section 12.24 W.19, A Conditional Use Permit for a unified development to allow Floor Area Ratio (FAR) averaging and residential density transfer between the East and West Sites.
10. Transportation: The Hollywood Center Project due to its potential immediate and long-range impact on the traffic flow and traffic management in Hollywood, a crucial center of the Los Angeles transportation network, should prepare:
- a. A comprehensive traffic study to be included that will cover all of the different neighborhoods impacted by the proposed project, from the Hollywood Dell, Hollywood Grove and the rest of the Hollywood Hills east to Western Avenue;
 - b. A global parking study for Hollywood and its neighborhoods that will be affected by the project that specifically documents the existing total number of parking spaces as well as the real global parking needs of the residents and businesses with a plan on how the deficit number of spaces will be reduced or mitigated altogether.
 - c. Secure CalTran’s input, determination and recommendations on the affects and remedies for the increased traffic flow that is planned for this project for the on and off ramps of the 101 Freeway (specifically, Gower Street, Cahuenga Blvd, and Argyle Street) in light of this project and the concurrent planned project to be built opposite this project on the corner of Argyle and Yucca streets.
11. Earthquakes: This project’s extraordinarily close proximity to the Hollywood Fault Line is a serious safety concern. The EIR should include: an investigation into the projects determination that the fault line is inactive by an independent geological source; a review that the site is engineered to comply with AB1857; an analysis of California EPA guidelines for resiliency on water and waste water vis-à-vis this project, and a thorough investigation

of the acknowledged blind thrust fault which the DEIR acknowledges could cause a 6.7 magnitude quake.

12. Senior housing: What safety features with the two senior housing facilities have for potential earthquake activity? A safety review and outline of the architecture and systems in the senior housing in case of said emergencies should be included.
13. Outdoor advertising signs: What provisions is the project making to ensure that there will be a prohibition on excessive lighting or electronic billboards or neon type advertisements that face north or west to the hill communities, or east facing that adversely impact the Griffith Park Observatory?

Sincerely yours,

Jim Van Dusen *
Chair, Planning and Land Use Management Committee

George Skarpelos *
President

*signed electronically