

**Date** : 6/26/2017 8:22:22 AM  
**From** : helenberman@mac.com  
**To** : "william.lamborn@lacity.org"  
**Subject** : Hollywood & Wilcox Project/Case No.: ENV-2016-3177-EIR/6430-6440 W. Hollywood Blvd. and 1624-1648 N. Wilcox Ave. L.A. Ca. 90028  
**Attachment** : Comment Letter Hollywood and Wilcox.pdf;

# **Helen A. Berman**

7135 Hollywood Boulevard, Apartment 1004, Los Angeles, California 90046

Telephone (310) 592-8854 Email: helenberman@mac.com

Via email:

June 26, 2017

Mr. William Lamborn  
Department of City Planning  
City of Los Angeles  
City Hall  
200 North Spring Street, Room 750 Los Angeles, CA 90012

**Case No.** ENV-2016-3177-EIR  
**Project Name:** Hollywood & Wilcox Project  
**Locations:** 6430-6440 W. Hollywood Blvd. and 1624-1648 N. Wilcox  
Ave. L.A. Ca. 90028

Dear Mr. Lamborn:

I have been living in Hollywood for more than thirty years and I am writing to express my concern with the project as follows:

The area is already over-developed and this project is not being considered with respect to other dense projects that are already slated for the area.

The traffic in this area is already gridlocked or slow moving almost constantly and that is when Hollywood Boulevard is not closed for special events when it often is. The gridlocked traffic is not just inconvenient but represents a danger to residents with respect to emergency services.

The project is being allowed to be developed without an EIR which is a complete abrogation of the duties of the City Planning Office to ensure that there is responsible development.

There are significant zoning variances being requested without any justification as to why such variances are necessary or how such variances will impact the area.

The infrastructure of the area is already completely overburdened and without an EIR, there is no ability to determine objectively the impact of the development or to impose mitigating measures.

The development is razing a significant amount of affordable housing and the development consists entirely of luxury housing intended for high income occupants. Recent studies of Los Angeles housing indicate that there is no shortage of luxury market rate housing and that the shortage is solely for affordable housing.

For this and myriad other reasons which others in our community are raising, I urge you to not approve the project without at least requiring that an EIR be done by THIRD PARTY experts who are not in league with the developer.

Sincerely,

A handwritten signature in black ink that reads "Helen Berman". The signature is written in a cursive style with a large initial "H" and a long, sweeping underline.

Helen Berman