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NEIGHBORHOOD COUNCIL**  
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December 10, 2012

Srimal Hewawitharana  
Environmental Review Coordinator  
Los Angeles Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

Re: Follow-up letter with further comments about Millennium DEIR

Dear Ms. Hewawitharana:

On December 6, 2012, at a special joint meeting of its PLUM Committee and Board, HUNC voted 9-0-2, with input from a number of different community groups and dozens of individual stakeholders, to request that the following suggestions be considered as part of the consideration of the DEIR for the Hollywood Millennium Project, which is located within our area:

- 1) Consider a new expanded traffic study, to be paid for by HUNC and the community, which will cover all of the different neighborhoods impacted by the project, from the Hollywood Dell and the rest of the Hollywood Hills east to Western Avenue.
- 2) Reject the variance to increase the FAR for the project from 4.5 to 6. HUNC has long been opposed to allowing high rises in the greater Hollywood area. The new Hollywood Community Plan has height limits along the Vine corridor, among other area. There also has been a recent proposal before City Council for general heights limits across Hollywood (see motion Garcetti-LaBonge).
- 3) Support expenditure of roughly \$5 Million in Quimby fees for parks all around the vicinity of the project, including the lot in development at Ivar and Franklin, the Gateway to Hollywood monument on Cahuenga and the Hollywood Freeway Cap Park.
- 4) Require that infrastructure improvements (sidewalks, lighting, etc.) be done around the various intersections near the project, including Franklin and Vine, Ivar and Yucca, and Yucca and Argyle. This should also include new pedestrian improvements, including the north side of Franklin and at intersection with Argyle.
- 5) Support for a right turn lane at the intersection of Cahuenga and Franklin (northbound traffic), as proposed by developer.
- 6) Oppose variance for reducing parking for health club from 10 spaces for every 1,000 ft<sup>2</sup> to 2 spaces for every 1,000 ft<sup>2</sup>. The nearby Gold's Gym has severe parking problems and usage would likely be at a level greater than 2 spaces for every 1,000 ft<sup>2</sup>.
- 7) Support fixes proposed for Argyle/Franklin at 101/DOT connection. Have Hollywood Dell and HUNC representatives included in all future discussions about specifics as we are stakeholders of both local and State governments and can serve as a bridge.
- 8) Limit the number and size of concerts to be held outdoors at facility and coordinate all proposed events through CD13 Hollywood Boulevard Street Closure Committee to ensure proper notification and minimal disruption to local traffic patterns.
- 9) Require that developers pay for left turn signals for all directions of the intersection of Hollywood and Vine that do not have them now as a general traffic mitigation. This intersection has been listed as one of two that will be impacted within the first five years.

10) Return a portion of the nearly \$6 Million in additional General Fund revenue expected to be generated by the project to the Hollywood Community to pay for additional police and fire services that will be needed by the new residents of the project.

11) Oppose the waiver of D limitation status for the parcels proposed for development to ensure that, even though the CRA is defunct, there will still be a review of how the project would impact the Hollywood redevelopment zone area. Section V 506.2.1 of the CRA Hollywood Community Redevelopment Plan, under the title of "Hollywood Boulevard District," states that:

"The objectives of the District are to: .....2) Assure that new development is sympathetic to and complements the existing scale of development."

12) The height of the new towers could be nearly as high comparatively as the downtown skyline and more than twice as tall as any existing structure in Hollywood. This would largely obscure the view of the Hollywood sign, a historic resource, which needs to be addressed. Section V 506.2.2 of the CRA Hollywood Community Redevelopment Plan, under the title of "Hollywood Core Transition District," states that properties along Hollywood Boulevard, which is deemed to be a hillside/flats transition area:

"shall be given special consideration due to the low density of the adjacent residential areas. The objective of this District is to provide for a transition in the scale and intensity of development between Regional Center Commercial uses and residential neighborhoods. The Agency shall review all building permits in this District to ensure that circulation patterns, landscaping, parking and scale of new construction is not detrimental to the adjacent residential neighborhoods. Development guidelines shall be prepared for this District to ensure that new development is compatible with adjacent residential areas."

Sincerely,

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SUSAN SWAN  
President

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ERIK SANJURJO  
Vice President

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SCOTT LARSON  
PLUM Co-Chair

\_\_\_\_\_  
JIM VAN DUSEN  
PLUM Co-Chair

*NOTE- signed electronically.*