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February 18, 2013

Advisory Agency/Hearing Officer
Department of Planning, City of Los Angeles
200 North Spring Street, Room 350
Los Angeles, CA 90012

REGARDING: PROPOSED MILLENIUM PROJECT CPC-2008-3440-ZC-CUB-CU-ZV-HD

Dear Hearing Officer,

Hollywood United Neighborhood Council voted **unanimously** on February 18, 2013 to take the following position on the eight items proposed in the CUB.

1. **APPROVE:** Pursuant to Los Angeles Municipal Code Section 12.32-F, a Vesting Zone Change from C4-2D-SN to C2-2D-SN (to allow a health club);
2. **DENY:** Pursuant to Los Angeles Municipal Code Section 12.3-Q, removal of the 'D' **Limitation in Height District '2D'**, to correspond with the proposed Zone Change; (current height restriction to FAR 4.5:1 should be maintained)
3. **APPROVE:** Pursuant to Los Angeles Municipal Code Section 12.24-W,24 and 12.24-T, a Vesting Conditional Use to permit a hotel use within 500 feet of a R Zone;
4. **DENY:** Pursuant to Los Angeles Municipal Code Section 12.24-W,19 a Conditional Use to allow floor area averaging in a unified development;
5. **DENY:** Pursuant to Los Angeles Municipal Code 12.24-W,1 and 12.24-W, 18(a), a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages and live entertainment and dancing; We object to this variance as approving this would eliminate the requirement that each such business apply independently to the City for the variance allowing/approving such uses and would remove any public hearings regarding these proposed business uses and operations.
6. **APPROVE:** Pursuant to Los Angeles Municipal Code Section 12.27, a Zone Variance to permit outdoor eating areas above the ground floor **on the following conditions: a) that these are south or east facing only, b) that there is no outside music at any time, c) that these outside facilities close by 10:00 pm each evening, and d) that there is no excessive lighting or lighting that projects outside the seating area to neighboring buildings or environments.**

7. **DENY:** Pursuant to Los Angeles Municipal Code Section 12.27, a Zone **Variance to allow less than the required parking for the sports club/fitness facility;**

8. **DENY:** Pursuant to Los Angeles Municipal Code Section 12.21-A,4(y), **City Planning Commission Authority for Reduced On-Site Parking with Remote Off-Site Parking for Transportation Alternatives to allow for shared/reduced on-site parking.**

We also wish to express our concern that we as the neighborhood council in which the project is proposed, are ask to take a position on a development where much of the details remain unknown. Given the unprecedented size and height of the proposed development in relation to the existing buildings and historic nature of the Capitol Records building, given this project would – if built – sit directly over the active Hollywood earthquake fault, given the current congestion and traffic in Hollywood at present, given the already overburdened and aging infrastructure, and given the persistent parking issues in Hollywood at present, we strongly urge the Department of City Planning and the City Council to act in accordance with the above recommendations.

Moreover, we ask that Department of Planning take appropriate action to initiate the following actions that will help ensure Hollywood remains a vibrant entertainment capitol with a high quality of life for its residents and businesses. These include:

- a. a comprehensive traffic study 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 all of Hollywood and its neighborhoods that specifically documents the existing total number of parking spaces as well as the real global parking needs of the residents and businesses currently with a plan on how the deficit number of spaces will be reduced or mitigated all together;
- c. a review and determination on the safe height of buildings that might be built directly over or adjacent to the Hollywood and Yucca earthquake faults; and,
- d. A prohibition in Hollywood 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.

Hollywood United Neighborhood Council, as the neighborhood council in which this project is proposed, and after much testimony from our stakeholders, respectfully urges you to adopt the abovementioned position.

Sincerely,

Susan Swan
President