

OFFICERS:

PRESIDENT George Skarpelos  
VICE-PRESIDENT Tom Meredith  
TREASURER Adam Miller  
SECRETARY Erin Penner



BOARD MEMBERS:

Brandi D'Amore	Danielle Paris
Chona Galvez	Jeff Ramberg
Sheila Irani	Luis Saldivar
Susan Swan	Coyote Shivers
Margaret Marmolejo	Matt Wait
Adam Miller	Jim Van Dusen
Greg Morris	Violet Williams

**HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL**  
**Certified Neighborhood Council #52**  
**P.O. Box 3272, Los Angeles, CA 90078**  
**Email:info@myhunc.com**

ISSUES TO BE INCLUDED IN THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HOLLYWOOD CENTER PROJECT - ENV 2018-2116-EIR – OCTOBER 3, 2018

The Hollywood United Neighborhood Council (HUNC) held a Joint Board and Planning and Land Use Management (PLUM) Committee meeting on October 1, 2018 at which time a quorum was present. The HUNC Board unanimously voted to support the below requests to be incorporated in the upcoming draft Environmental Impact Report (EIR) per the instructions of the EIR Scoping Meeting of September 12, 2018.

The Hollywood United Neighborhood Council requests that the following be incorporated in the draft EIR:

1. Earthquake Issues:
  - a. Review the proximity of the project to the Hollywood Fault line and any other fault lines near or at the project (the project may sit on top of a fault line in violation of state law). There was partial trenching performed on only one side during the prior attempt of this developer to build on the various lots. It is appropriate that trenching be implemented on all sides of the project and be deep enough to determine if a rupture fault lies under the project. It must be determined if the project is under-designed for earthquakes in light of recent geologic studies. All studies must be coordinated with changes in State or Federal definitions of any earthquake related issues.
  - b. Determine the extent of potential damage to property and death to persons and financial costs as a result of a total collapse of the project due to earthquake. The city's financial liability for such an occurrence needs to be estimated.
2. Traffic easement to the 101 Freeway: The impact of this project on the on and off-ramps of the 101 Freeway need to be studied with CalTrans to determine the best way to reengineer the intersections and ramps to handle the expected increased traffic from the project to the freeway. Costs and time schedules need to be determined.

3. Infrastructure: The total impact of all aspects of this project on the infrastructure of the area (central Hollywood, Franklin Boulevard, the Hollywood Hills) needs to be studied. This must include water, sewage, electricity, police and fire personnel. How will the extreme size of the project affect the costs that the city will have to assume to cover the increased stress on the infrastructure and to what financial extent?
4. Light Reflection and shading:
  - a. The extraordinary size of this project will cause significant reflective effects from the windows in the project. What will be done to negate the potential extreme light reflection on the neighborhoods that will receive the excessive light and resultant heat? This must include studies of the effect of the light and heat on wildlife in the surrounding area extending to the hillside areas.
  - b. Conversely, the extreme height of the two proposed towers will cast unprecedented shading from sunlight. How will unnatural shading impact the vegetation, wildlife, pets and human conditions within all residential and business areas within the impacted area?
5. Traffic mitigation:
  - a. In addition to studies of the anticipated traffic increases caused by the project on intersections around the project, the entertainment venues and major transit routes need to be studied and mitigation measures implemented. Specifically, studies must include the traffic increase coordination around the Hollywood Bowl, Ford Theater, Pantages Theater, Franklin Avenue and the major streets surrounding the project during and after construction.
  - b. The studies must include mitigation measures for emergency service mobility and availability.
  - c. The impact of ride sharing coming to the destination and consideration of a designated drop off and arrival location(s) needs to be determined.
6. Parking:
  - a. Although the project complies with the city guidelines regarding the number of parking spaces provided, that policy requires that there is to be inadequate amount of parking for employees and guests in or around the project and that they must rely only on public transit and bicycles for all their transportation needs. The reality as currently experienced is that people will still need cars now and in the future to get to and from work and they will seek to park in the hillside neighborhoods as a result (this is already happening due to the current construction in Hollywood). This is also a major entertainment destination and cars accessing the area will increase as a result of this project as the developers want to add entertainment venues and many bars and restaurants in an area already saturated with bars and restaurants. As a result, parking requirements for employees and guests need to be studied and plans put forth to mitigate the negative effects of the severe increase of vehicles in the surrounding area that will result from this project.

- b. In addition, studies of hillside parking need to be completed and potential Permit Parking Districts analyzed so that those who will live and work in the project do not inundate the surrounding neighborhoods with parking their cars.
7. Air quality: Any carbon credits need to be identified as to source and amount to determine if there is a net negative effect of the air quality caused by the project. The addition of trees and vegetation needs to be analyzed for compensation of increased project CO2 gases. In addition, it must be studied how the project will mitigate known incidence of black lung loft for those living and working in close proximity of the freeway.
8. Loss of Business: Calculate the potential loss of business to the businesses surrounding the project caused by the construction and assess methods to remunerate those businesses for those losses.
9. Residential impact: Review the impact of construction and implementation of the project on all residents in and around the project including the disabled, senior citizens and children in schools close to the project. Access to the Red Line Station from the project needs to be reviewed for their use.
10. Sound: Study the impact of sound emanating from the public areas. Sound reverberation throughout the local and hillside areas is an increasing issue for all residents.
11. Alcohol: The impact of the project's number of establishments selling alcohol and the hours of operation need to be analyzed in light of the already extraordinary increase of bars and restaurants in the area.
12. Overall impact of construction in Hollywood: Although not normally a part of an EIR, the below have become extremely serious problems in Hollywood and need to be addressed.
  - a. Evaluate the effects of all construction in Hollywood on all aspects represented in an EIR. To date, there has been no such analysis nor estimate of cost or loss of services that has resulted from the cumulative effect of the recent construction and anticipated mega-projects such as the Hollywood Center Project.
  - b. Another major issue is the potentially negative effect on affordable rents in the area as this project pursues upper income individuals that can afford to live in the two major towers. This needs to be studied as it is another issue of the cumulative effect of development in Hollywood that is helping drive the homeless and affordable housing crisis as the city does not have a housing crisis, it has an affordable housing crisis.

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

George Skarpelos\*  
President

\*signed electronically