

8. Anticipated Project Approvals

Discretionary entitlements, reviews, and approvals required for implementation of the project would include, but not necessarily be limited to, the following:

1. Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from C4-2-SN to C2-2-SN.
2. 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. 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 costs as follows:
 - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR; and
 - The floor area of any residential balconies and terraces may be excluded for purposes of calculating the buildable floor area.
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments.
5. 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 the West Sites.
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips.
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to allow the merger of 16 existing lots and the subsequent re-subdivision of a 4.613-acre site into three (3) ground lots and 35 airspace lots for a total of 38

lots; the merger of an alley to add 1,313 square feet to the Project Site and portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,163 square feet to the Project Site; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

8. Pursuant to California Government Code Sections 65864 through 65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

In addition to the entitlements identified above, permits are also required from other City entities for the Project, including, but not limited to, permits from the City's Bureau of Engineering for approval of the median along Vine Street and the City's Department of Building and Safety and Public Works (and other municipal agencies) for Project construction activities, such as demolition, haul route, excavation, shoring, grading, foundation, building and interior improvements, and the removal and replacement of trees on public and/or private property. Beyond the environmental requirements being carried out in association with this EIR, to the extent known there are no other related federal, state or local environmental review and consultation requirements that need to be integrated with this CEQA review.

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May 30, 2018

Governor's Office of Planning & Research
Re: HOLLYWOOD CENTER PROJECT
Tracking Number: 2018051002

The Hollywood Center Project (HCP) falls within the boundaries of the Hollywood United Neighborhood Council (HUNC). Our Planning and Land Use Management (PLUM) Committee met with a representative of this project on May 3, 2018 at which time the HCP representative advised us that no Plans or Notices were going to be issued until late Summer or early Fall, 2018.

To the contrary, on May 14 we were very surprised to find out that the HCP had already filed an Application for Environmental Leadership Development Project (AELDP) and that the Public Comment period had already begun on May 2, the day before the PLUM hearing. Approximately one week after that HUNC received the filed Plans from the Los Angeles City Department of Planning.

The original Millennium Project, the precursor project for the HCP, was filed by Millennium Hollywood LLC in 2013. The project did not go forward due, in part, to the question as to whether or not the Hollywood earthquake fault line ran under the project or was next to it and CalTrans concerns for the impact on the adjacent freeway entrances. The HCP is simply the old plan with some changes.

There are other concerns about this project and the developer's methods as the developer is also responsible for the Millennium Tower in San Francisco that is now sinking into the ground because a decision was made that it was unnecessary for the foundations to go down to bedrock. Both the "old" Millennium Hollywood project, the San Francisco Millennium project, and the Hollywood Center Project involves (or involved) extremely tall buildings and dense development and requires (or required) substantial and unusual variances. All of the above demand a greater scrutiny by the public.

The Millennium representative subsequently informed HUNC at its May 21st meeting that the AELDP was a California State issue and that it essentially was a request to limit the timing of any potential lawsuits against the developers. The fact that they have tried to build the earlier version of the current proposed

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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.

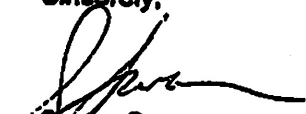
We also wish to express our concern that we as the neighborhood council in which the project is proposed, are ask to take a position on a development where much of the details remain unknown. Given the unprecedented size and height of the proposed development in relation to the existing buildings and 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