



Hollywood Dell Civic Association

P.O. Box 93094

Hollywood, CA 90093

www.HollywoodDell.com

April 17, 2012

Los Angeles Planning Commission

City Hall Council Chambers- Room 340

200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012

Attention: James.K.Williams@lacity.org, sharon.gin@lacity.org

RE: CPC-2005-6082-CPU, CEQA: ENV-2005-2158-EIR

Related Case: CPC-1997-43-CPU, Council File 12-0303

Dear Commissioners,:

The Hollywood Dell Civic Association, a 501 (c) 4, representing a residential community of approximately 1,200 single family homes, condominiums and apartment units, located immediately north of the Hollywood Redevelopment Area ("HRA") and bounded by Franklin Avenue on the south, Vine Street on the east, Cahuenga Blvd. on the west and Cahuenga Terrace on the west, have major reservations regarding the Hollywood Community Plan ("HCP") presently before the Council for consideration.

We believe the plan, as presently written, draws conclusions from inaccurate data and proposes significant up-zoning that will have significant negative impact to local Hollywood infrastructure, traffic congestion, quality of life and potentially reduce residential values by allowing mega-projects of unlimited height to be developed east of Cahuenga Blvd. We believe the HCP be sent back to Planning for further consideration prior to any further consideration of the HCP by the Planning Commission.

Key areas we believe should be reconsidered:

- Height limits on future developments between Franklin Avenue and Sunset Boulevard, east of Cahuenga Boulevard. As presently written, the HCP could allow projects over 1-million square feet and building heights of 50-stories plus;

Los Angeles Planning Commission

April 16, 2012

Page 2 of 2

- Down-zoning was not considered by the Planning Department as an alternative in the HCP;
- Traffic mitigation measures are not required to be funded or installed prior to start of future project development;
- Infrastructure mitigations to accommodate future commercial and mixed use developments, while providing for adequate fire, life, safety and sewer services for existing residential communities north of Franklin were not addressed;
- Data used in population forecasting was dated and inconsistent with actual population growth in the HRA (see Census data from 2010);
- The HCP is in conflict with the terms of the General Plan which supports neutral growth while the HCP promotes excessive growth;

Sincerely,



Patti Negri

President

Hollywood Dell Civic Association

Cc: Michael J. LoGrande, Director
Eva Yuan-McDaniel, Deputy Director
Alan Bell, AICP ,Deputy Director
Ken Bernstein, AICP
Kevin Keller, AICP
Mary Richardson, Staff

Antonio R. Villaraigosa, Mayor
Tom LaBonge Council District 4
Eric Garcetti Council District 13
Paul Koretz Council District 5