



Hollywood Dell Civic Association
P.O. Box 93094
Hollywood, CA 90093
www.HollywoodDell.com

May 7, 2012

**City Council of Los Angeles
Council Members**

Eric Garcetti, District 13

Tom LaBonge, District 4

Paul Koretz, District 5

200 N. SPRING STREET,
LOS ANGELES, CALIFORNIA 90012

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 Council Members and Commissioners:

Hollywood Dell Civic Association and other residential community groups surrounding the Hollywood Redevelopment Area ("HRA") together have major reservations regarding the proposed revisions to the Hollywood Community Plan ("HCP") presently before the Planning Commission and City Council for consideration.

Each of the following organizations concurred with our letter and provided additional comments, if warranted.

Argyle Civic Association
Beachwood Canyon Neighborhood Association
Hollywood Heights Association
Hollywoodland Homeowner's Association
Hollywood United Neighborhood Council
Yucca Corridor Coalition
Whitley Heights Civic Association

Los Angeles Planning Commission

April 25, 2012

Page 2 of 3

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 should be sent back to the Planning Department for further review 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 (see attached visual representation);
- 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.

We request you postpone consideration of the HCP until such time that the Plan has been revised by the Planning Department to reflect our concerns and promote a less invasive revision to the Hollywood Community Plan.

Sincerely,

Name of Civic Association



Hollywood Dell Civic Association
323.465.8407
pinkkaire@aol.com

Patti Negri, President
Association Name
Phone#
Email Address

Cc:

Antonio R. Villaraigosa, Mayor
Michael J. LoGrande, Director
Eva Yuan-McDaniel, Deputy Director
Alan Bell, AICP, Deputy Director
Ken Bernstein, AICP

Los Angeles Planning Commission

April 25, 2012

Page 3 of 3

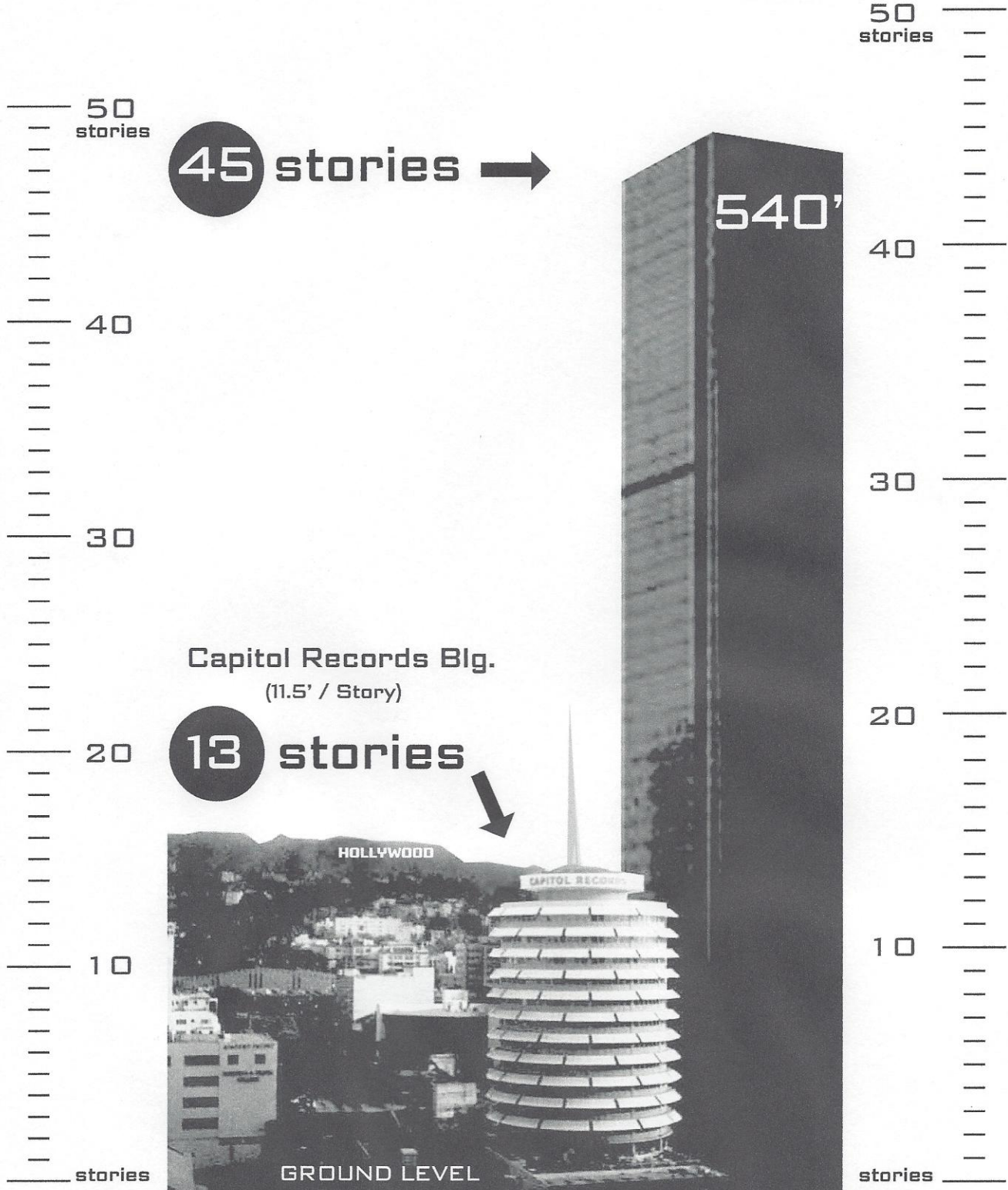
Kevin Keller, AICP
Mary Richardson, Staff

Hollywood Dell Civic Association
Outpost Association
Whitley Heights Neighborhood Association
Hollywood Heights Association
Argyle Civic Association
Beachwood Canyon Neighborhood Association
Hollywoodland Homeowner's Association
The Oaks Homeowner's Association
Los Feliz Improvement Association
Yucca Corridor Coalition
Thai Community Development Center
Hollywood Arts Council
Hillside Federation
Communities United for Smart Growth

Hollywood United Neighborhood Council
Hollywood Hills West Neighborhood Council
Hollywood Studio District Neighborhood Council
Hollywood East Neighborhood Council
Hollywood Central Neighborhood Council
Greater Griffith Park Neighborhood Council

Ed Reyes, Councilman, District 1
Paul Krekorian, Councilman, District 2
Dennis P. Zine, Councilman, District 3
Tony Cardenas, Councilman, District 6
Richard Alarcon, Councilman, District 7
Bernard Parks, Councilman, District 8
Jan Perry, Councilwoman, District 9
Herb J. Wesson, Jr., Councilman, District 10
Bill Rosendahl, Councilman, District 11
Mitchell Englander, Councilman, District 12
Jose Huizar, Councilman, District 14
Joe Buscaino, Councilman, District 15

Example 4.5:1 FAR Building (12.0' / Story)





2018 N. Vine Street, Hollywood, CA, 90068

April 27, 2012

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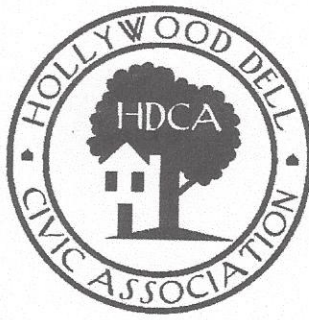
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We request you postpone consideration of the HCP until such time that the Plan has been revised by the Planning Department to reflect our concerns and promote a less invasive revision to the Hollywood Community Plan.

Sincerely,

George Abrahams, President
Argyle Civic Association
info@argylecivic.org



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Dear Council Members and Commissioners:

The *Beachwood Cyn Neigh Assn* along with the Hollywood Dell Civic Association and other residential community groups surrounding the Hollywood Redevelopment Area ("HRA") together have major reservations regarding the proposed revisions to the Hollywood Community Plan ("HCP") presently before the Planning Commission and City Council for consideration.

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Los Angeles Planning Commission

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We request you postpone consideration of the HCP until such time that the Plan has been revised by the Planning Department to reflect our concerns and promote a less invasive revision to the Hollywood Community Plan.

Sincerely,

Name of Civic Association

Fran Reichenbach, President
Beachwood Canyon Neigh Assoc. Association Name
323-462-BCNA (2262) Phone#
Info@beachwoodcanyon.org Email Address

Cc: Hollywood Dell Civic Association
Outpost Association
Whitley Heights Association
Hollywood Heights Association
Hollywood Dell Civic Association
Argyle Civic Association
Beachwood Canyon Neighborhood Association
Hollywoodland Association
The Oaks Association
Los Feliz Improvement Association
Laughlin Park Association
Yucca Corridor Coalition
Thai Community Development Center
Hollywood United Neighborhood Council
Hollywood West Neighborhood Council
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RE: CPC-2005-6082-CPU, CEQA: ENV-2005-2158-EIR
Related Case: CPC-1997-43-CPU, Council File 12-0303

Dear Council Members and Commissioners:

The Hollywood Heights Assoc., along with the Hollywood Dell Civic Association and other residential community groups surrounding the Hollywood Redevelopment Area ("HRA") together have major reservations regarding the proposed revisions to the Hollywood Community Plan ("HCP") presently before the Planning Commission and City Council for consideration.

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Sincerely,

Name of Civic Association

<u>Lisa Thurnauer</u>	President
<u>HOLLYWOOD HEIGHTS</u>	Association Name
<u>323 646 1699</u>	Phone#
<u>LGT@mac.com</u>	Email Address

Cc: Hollywood Dell Civic Association
Outpost Association
Whitley Heights Association
Hollywood Heights Association
Hollywood Dell Civic Association
Argyle Civic Association
Beachwood Canyon Neighborhood Association
Hollywoodland Association
The Oaks Association
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Antonio R. Villaraigosa, Mayor



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

Dear Council Members and Commissioners:

The *Hollywood Dell Homeowners Association* along with the Hollywood Dell Civic Association and other residential community groups surrounding the Hollywood Redevelopment Area ("HRA") together have major reservations regarding the proposed revisions to the Hollywood Community Plan ("HCP") presently before the Planning Commission and City Council for consideration.

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Name of Civic Association



Sarajane Schwartz, President

Hollywoodland Homeowners Assoc. Association Name

323 467-2630 Phone#

SSCHW 56079@aol.com Email Address

Cc: Hollywood Dell Civic Association
Outpost Association
Whitley Heights Association
Hollywood Heights Association
Hollywood Dell Civic Association
Argyle Civic Association
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Eva Yuan-McDaniel, Deputy Director
Alan Bell, AICP, Deputy Director
Ken Bernstein, AICP
Kevin Keller, AICP
Mary Richardson, Staff

Antonio R. Villaraigosa, Mayor

OFFICERS

PRESIDENT
Susan Swan
VICE-PRESIDENT
Erik Sanjurjo
RECORDING SECRETARY
Don Paul
TREASURER
Charles Suhayda



**HOLLYWOOD UNITED
NEIGHBORHOOD COUNCIL**

Certified Council #52
P.O.Box 3272 Los Angeles, CA 90078
www.HollywoodUnitedNC.org
E Mail HUNCOffice@gmail.com

BOARD MEMBERS:

Debbi Aldahl
Robert Abrahamian
Bechir Blagui
Francoise Koster
Scott Larson
Samuel Leiaghat
Nic Manzo
Margaret Marmolejo
Jamie Rosenthal
Cara Rule
David H. Schlesinger

December 7th 2011

Re: The Hollywood Community Plan, its DEIR and its FEIR
City Planning Cases: CPC-2005-6082-CPU, CPC-1997-43-CPU Council Districts 4, 5, and 13
Environmental Case: ENV-2005-2158-EIR

To whom it may concern,

At our November 14th 2011 Board meeting, the Hollywood United Neighborhood Council (HUNC) Board unanimously voted to reject the Hollywood Community Plan.

Previously, HUNC had rejected the July 15, 2010 Hollywood Community Plan. The DEIR and FEIR do not address any of the concerns which HUNC raised. Rather the FEIR brushed aside legitimate objections of HUNC and of others who made material objections to the Hollywood Plan.

HUNC represents part of the commercial area of Central Hollywood, e.g. where the one million square foot Millennium Project is proposed. Other possible changes allowed by the proposed Plan could permit the Hollywood Best Western on Franklin Avenue, which is located up against a residential area, to be able to be radically enlarged. The bulk of our stakeholders, however, are residents north of Hollywood Boulevard, especially in Beachwood Canyon, Hollywoodland, The Oaks, The Dell, Franklin Village, the Hollywood-Grove HPOZ. The residents' opposition to the proposed Hollywood Community Plan is near universal.

The Plan has some hollow words about protecting Hollywood's residential areas, but the facts do not support the words. Residential areas cannot maintain their value in the face of horrible traffic congestion, excessive density, and increased crime, reduced fire protection, a deficient and underfunded police force, and a crumbling infra-structure. The condition of the sewer, gas, electric and water lines are very poor and are in need of long-deferred repair and replacement, as are our streets. The erosion of the city's tax base by the CRA/LA harms everyone including residents in the Hills.

The Plan only aggravates the problems which are already causing Hollywood to deteriorate. A traffic study will not be conducted until AFTER the Plan is adopted. That is unacceptable. Our stakeholders, however, know that the 101 Freeway and the streets are already beyond capacity and there is no way to mitigate the increased traffic. The FEIR itself admits this fact, but it leaves the residents of the Hills all of whom depend upon cars, with no remedy.

The Hollywood Community Plan is not only based on out-of-date statistics from 2000 and a guestimate from 2005, it is also based on a premise which HUNC and its stakeholders soundly reject -- to wit, that Hollywood should become a cramped vertical city.

For these reasons, HUNC completely rejects the Hollywood Community Plan, its DEIR and its FEIR. The entire process needs to begin anew with due regard for the law and the concerns and needs of Stakeholders who live in Hollywood.

Very truly yours,
David Schlesinger*
Chair, Hollywood United Planning, Land Use and Management (PLUM) Committee

Susan Swan*
President Hollywood United Neighborhood Council

*signed by email

HUNC OFFICERS

PRESIDENT
Susan Swan
VICE-PRESIDENT
Erik Sanjurjo
TREASURER
Charles Suhayda
SECRETARY
Don Paul

CITY OF LOS ANGELES



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HOLLYWOOD UNITED
NEIGHBORHOOD COUNCIL

RECEIVED
CITY OF LOS ANGELES

JUN 08 2011

ENVIRONMENTAL
IMPACT

23 May 2011

Michael J LoGrande
Los Angeles City Planning Department
200 Spring Street, Room 750
Los Angeles, CA 90012

Re: Hollywood Community Plan Update
ENV-2005-2158-EIR
CPC no. 97-0043
State Clearinghouse No. 2002041009

The Board of Directors of the Hollywood United Neighborhood Council comment upon the Draft Program Environmental Impact Report on the proposed Hollywood Community Plan Update as follows. [Underlined references are to the published DEIR] [This letter was approved unanimously by the Board at its regular meeting on 16 May 2011.]

1. We wish to commend and thank Mary Richardson and Kevin Keller of the City Planning Department for their work on this intimidatingly large project. The format is handsome and readable. Their presentation to our Council was excellently organized. 11-1
2. We wish to note that this revision to the Hollywood Community plan is by law years overdue. The time for considering it allotted to us----60 days--- --is very short when compared with the time that the Planning Department has taken to prepare it, replete with numerous postponements, often six months in length.
3. We have found many reasons to object to the Plan. Prime among them is the overloading of already inadequate Hollywood infrastructure. 11-2
 - Traffic: "...the Proposed Plan would result in an increase in trips of nearly 55% as compared to Existing (2005) conditions." Page 4.5-29 As expressed, the data supporting this figure are six years old. However, traffic in Hollywood increases annually. At present Franklin Avenue, for example, has severe gridlock morning and evening.

The EIR promises that there will "result in an unavoidable significant adverse transportation impact." Page 4.5-30 The lost time, annoyance, increase in smog and dust resulting from a 55% increase in traffic are daunting to contemplate. The Plan offers no relief from this impact.

11-2
cont.

- **Utilities:** Most of Hollywood's sewers and water mains are almost a century old. Notable lately in the news have been explosions of water mains in other parts of the city, attributed by the DWP to aging mains. With an increase in pressure to obtain more water for the new dwellings and enterprises projected for Hollywood such failures can be expected here. The EIR is silent on the impact on sewers in the Hollywood area, only remarking that the Hyperion plant on the seacoast can accommodate the projected increases. Electrical and fuel gas service lines will be overloaded as well. It is true that all these pipes, mains and cables can be replaced with larger, adequate lines. The cost will be very great, and it will fall upon the taxpayers and ratepayers, not the developers involved in this growth.

11-3

A further detailing of objections is redundant. The operant philosophy underlying the Hollywood Community Plan is mistaken. We challenge what we feel is an unexamined assumption in the Draft EIR and the Plan itself-----namely, that the Hollywood area should be forced to accommodate an increase in population density. Many impacts that seem "unavoidable" are in fact avoidable, if we simply choose to delay further population growth (other than natural increase from current residents, of course). This should not seem like a radical idea. Additionally, Hollywood has already met its population goals.


11-4

We do not believe the report adequately demonstrates any evidence that greater population density is either desired or necessary. Recent studies have indicated that previous population increase projections have not taken place.

Our public officials, Federal, State and City are all currently engaged in a desperate search for funds to maintain the present social and material facets of our country, state and city. This is not the time for projecting increased loads on the environment and infrastructure. Additionally, we challenge the idea that our HUNC area, and the larger Hollywood area in general, can be designed as a discrete piece, without regard to the other changes planned in our City. We challenge the impacts of putting more projects in "Redevelopment Areas," since these do not increase the tax base. Hollywood is already resurgent, no longer subject to large areas of "blight."

And we challenge the notion that increased density, on the model of New York City is appropriate or desirable for Hollywood, where our climate and our customs and traditions are different to other cities'.

Please direct your earnest efforts toward changing the plans contemplated for Hollywood.


SUSAN SWAN, President
Hollywood United N C


DAVID H SCHLESINGER,
PLUM Committee, HUNC

Cc: Mayor Antonio Villaraigosa

Councilmembers:

- Dist 1 Ed Reyes
- Dist 2 Paul Krekorian
- Dist 3 Dennis P Zine
- Dist 4 Tom LaBonge
- Dist 5 Paul Koretz
- Dist 6 Tony Cardenas
- Dist 7 Richard Alarcon
- Dist 8 Bernard Parks
- Dist 9 Jan Perry
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- Dist 12 Bill Rosendahl
- Dist 13 Greig Smith
- Dist 14 Eric Garcetti
- Dist 15 Janice Hahn

Beachwood Canyon
Neighborhood Association

The Oaks Homeowners
Association

Hollywoodland Homeowners
Association

The Hollywood Dell
Homeowners Asso



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RE: CPC-2005-6082-CPU, CEQA: ENV-2005-2158-EIR
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Dear Council Members and Commissioners:

The Yucca Corridor Coalition along with the Hollywood Dell Civic Association and other residential community groups surrounding the Hollywood Redevelopment Area ("HRA") together have major reservations regarding the proposed revisions to the Hollywood Community Plan ("HCP") presently before the Planning Commission and City Council for consideration.

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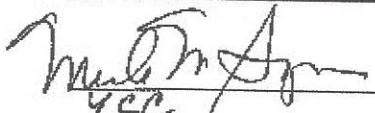
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Sincerely,

Name of Civic Association



President

Association Name

(YUCCA CORRIDOR COALITION)

323/464-8897

Phone#

marlensingsel@earthlink.net

Email Address

- Cc: Hollywood Dell Civic Association
Outpost Association
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Greater Griffith Park Neighborhood Council
Hollywood Arts Council
Hillside Federation
Communities United for Smart Growth



May 2, 2012

**City Council of Los Angeles
Council Members**

Eric Garcetti, District 13

Tom LaBonge, District 4

Paul Koretz, District 5

200 N. SPRING STREET,
LOS ANGELES, CALIFORNIA 90012

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 Council Members and Commissioners:

The Whitley Heights Civic Association has major reservations regarding the proposed revisions to the Hollywood Community Plan ("HCP") presently before the Planning Commission and City 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 and quality of life by allowing mega-projects of unlimited height to be developed east of Cahuenga Blvd. We believe the HCP should be sent back to the Planning Department for further review 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 (see attached visual representation);
- 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;

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- Data used in population forecasting was dated and inconsistent with actual population growth in the HRA (see Census data from 2010);

We request you postpone consideration of the HCP until such time that the Plan has been revised by the Planning Department to reflect our concerns and promote a less invasive revision to the

Hollywood Community Plan.

Sincerely,



WHITLEY HEIGHTS CIVIC ASSOCIATION

Steven Wolfe, President
president@whitleyheights.org

Cc: Hollywood Dell Civic Association
Outpost Association
Hollywood Heights Association
Hollywood Dell Civic Association
Argyle Civic Association
Beachwood Canyon Neighborhood Association
Hollywoodland Association
The Oaks Association
Los Feliz Improvement Association
Laughlin Park Association
Yucca Corridor Coalition
Thai Community Development Center
Hollywood United Neighborhood Council
Hollywood West Neighborhood Council
Hollywood Studio Neighborhood Council
Hollywood East Neighborhood Council
Hollywood Central Neighborhood Council
Greater Griffith Park Neighborhood Council
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