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## For today - Palladium items 16-0106 15-1359

1 message

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I respectfully submit the following comments for today's PLUM meeting:

### Item 16-0106

I strongly support the appeal filed by Miki Jackson concerning the developer's intended project for the surroundings of the Palladium. This is another extremely over-scale project that exploits a broken system.

The transit-hub notion is wishful thinking. The traffic exacerbation such a hugely over-sized complex will cause it unconscionable.

This over-sized project is in violation of the CEQA Conservation Element, which states that scenic features such as the Hollywood Hills are supposed to remain in public view. This will obstruct a huge segment.

Hollywood truly is not a Regional Center since the highway was never completed.

There is no proper General Plan with consistent, harmonious Community Plans for the whole of Los Angeles.

Hollywood zoning is treated as optional.

The mayor has spurred development which is only supposed to be density-accommodating, not density-promoting—one of the reasons the attempted abusive revision to the Hollywood Plan was found unlawful in court.

The massive retail space alone is playing into a huge boom and bust cycle and the cost of those retail rents are very likely not affordable for local small businesses.

Such a project adds to the destruction of the character and history of Hollywood.

Such a scale of building exacerbates the urban heat island effect and is unconscionable at a time of record heat. Simply treating the roof will not offset the rest of the massive impact of such huge vertical mass.

Such a project does not address affordable housing and any attempt to claim SB1818 is at this point a joke since there is no follow up or enforcement of that, the rent is not establish in any meaningful way, and the amount of units is negligible.

### Item 15-1359

I strongly support historic designation and full preservation of the Palladium Theater.

Sincerely,  
Janet Carper