



To: Elva Nuño-O'Donnell
City of Los Angeles, Dept of City Planning
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Van Nuys, CA 91401
(818) 374-5066 - elva.nuno-odonnell@lacity.org

re: ENVIRONMENTAL CASE NO.: ENV-2018-2116-EIR
PROJECT NAME: Hollywood Center Project

Date: September 4, 2018

Dear Elva Nuño-O'Donnell:

Much of the proposed Hollywood Center Project falls within our civic association's boundaries and impacts our stakeholders directly. We have many concerns regarding this project, and would like to see the following items addressed directly in the project's Environmental Impact Report:

1. Impact on Traffic*

- a. Impact area: 101 on/off ramps at Vine, Gower, Cahuenga
- b. General traffic flow and impact on Franklin Avenue, Gower St. and Argyle Avenues — and at least 1 mile in all directions, at rush hour

2. Impact on Parking

Given the dire lack of parking in surrounding neighborhoods, how will developer incentivize its owners, guests, contractors and employees to park on site — rather than taking parking away from current area residents?*

3. Impact on Infrastructure*

- a. Road quality
- b. Water: usage/supply and pipes
- c. Sewage infrastructure

4. Impact on Public Services — increased cost to retain level of services and response times for:

- a. Police
- b. Fire

5. Structural and Seismic Safety

- a. Structural guarantees (since SF Millennium Tower failed)
- b. Potential earthquake fault line impacts
- c. Potential impacts to stability of surrounding structures

6. Traffic and Noise Impacts During Construction

7. **Liability Plan to Protect Taxpayers / Good Faith:** We are very disturbed by the same developer's Millennium Tower in San Francisco — both in structure and in follow-up actions:
- a. Safety — How can we be assured of building safety throughout the process and into the future, given previous failure to sink foundation into bedrock in San Francisco?
 - b. Transparency — It appears this developer was selling units in San Francisco Millennium despite knowledge of abnormal lean and without disclosing that information. What protections will be in place to protect potential buyers (future Argyle Civic Association stakeholders) from this — or similar bad faith transactions in this project?
 - c. Responsibility — What policies are in place to protect taxpayers in the event that this developer blames the city and seeks to pull damages from the taxpayers, as is seemingly happening in San Francisco?
8. **Preservation of Historic and Aesthetic Values:** Given the enormous importance of tourism to Hollywood and the existing beauty of our hills, how will the sight lines be maintained and preserved from various angles around the city for A) Capitol Records Building, and B) The Hollywood Hills and Sign?
9. **Affordable Housing Impact:** How will this project affect the availability of affordable housing in the immediate area?
10. **Neighborhood Improvements:** How will the developer contribute to the improvement of the surrounding neighborhood, including the Yucca/Argyle Triangle, and the planting of trees, lighting, walkability, etc.?

* NOTE: We understand that car usage from can vary widely by demographic. For accuracy and honesty in calculating all impacts, we would hope that you would use car ownership/usage statistics specific to the estimated income levels necessary to rent/own in this particular building.

Beyond the above nine areas of concern, we are also interested in hearing how the proposed project will actually benefit our neighborhood and Hollywood as a whole.

Thank you for your time. If we can help clarify our concerns further, please don't hesitate to reach out to us.

Sincerely,

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