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**Subject:** COMMENTS ON HOLLYWOOD CENTER DEIR

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Dear Ms. Nguyen:

I am a long-time resident of Lake Hollywood Estates and a member of the Lake Hollywood Homeowners Association. In the past I have been president of the board and a member of the board. Just last week I was made aware of the DEIR for the Hollywood Center project for which comments are due today. The board advised me that HUNC did not receive timely copies of the DEIR, and certainly we in Lake Hollywood Estates, where Lake Hollywood Park and the infamous vista are located, were not sent a copy of the DEIR. Moreover, as is well-known to everyone, the city has been in virtual lockdown due to the Covid virus throughout the period that the DEIR was in theory available for comment. Therefore the city should extend the time period for DEIR comments for 30 days—until the end of June.

I have a few limited comments on the DEIR and proposed project based on the cursory look I have taken at a few sections of the DEIR:

**1. SEISMIC ISSUES/CONSTRUCTION:**

The DEIR lists the many seismic studies previously undertaken at and close to the site as well as historical reviews of earlier seismic studies. And the DEIR notes that there are numerous existing state and local building codes applicable to a development of this sort in a high risk seismic setting. However there is NO discussion of concerns expressed over the past few years by seismologists and engineers regarding whether in a high magnitude event even buildings constructed to existing standards would survive without considerable damage. With so little time, I have simply quickly googled to refresh my memory and found an LA Times 2018 article discussing this concern. I also have a vague memory about issues raised by experts during the past couple of years about whether there might be the equivalent of “thrusts” under large buildings, which buildings designed for swaying could not withstand. Given that the proposed project is situated in a highly active seismic environment, the FEIR should address these issues.

**2. LAKE HOLLYWOOD PARK AND THE VISTA:**

The DEIR discusses open space/fees/ impacts on parks within a couple of miles of the proposed development. Included in this discussion is Lake Hollywood Park. However the DEIR does not address the on the ground facts associated with Lake Hollywood Park and the adjacent vista. Until about a decade ago or less the park was a neighborhood park with relatively low use other than from folks in the vicinity who walked their dogs in the park. However with the advent of GPS/social media/WAZE and the like, our area and the park have been transformed by a massive tourist onslaught. What started as somewhat more visitors has turned into a tsunami of visitors with literally thousands of visitors per day during weekends and holiday periods. The park, vista and Canyon Lake Dr. are crowded with masses of visitors for many hours of the day, and Canyon Lake Dr. becomes a dangerous, impassable street, with cars backed up waiting to park on a very steep street, other cars trying to pass, and visitors walking back and forth across the street. LA DOT, which at times helps try to control the situation, has advised our homeowners association that the area is out of control. None of this is mentioned in the DEIR. And, additionally, the DEIR fails to mention that we are not just another neighborhood park---this area is considered an attraction because of its direct and close view of the Hollywood sign and nearby hiking. So this area park would be of far more interest both to residents and most certainly to hotel visitors in the proposed project. The FEIR must be modified to include these facts and mitigation measures that the residential and hotel complex would take to address the additional influx of visitors that the proposed project would bring to our “out of control” area.

**3. TRAFFIC:**

The DEIR rattles off all the criteria used to evaluate whether the project creates any significant environmental impact. For lay readers much of this is completely incomprehensible. The on the ground facts are that during the past 5-10 years, as Hollywood has been developed, the daily traffic has become nearly impossible to navigate during many hours of the day. This is the result of increased numbers of visitors and the increasing hotel/residential population. This has all been loaded onto the traffic associated with theaters when there are performances and many new restaurants and clubs. The DEIR fails to discuss these on the ground facts. In very quickly looking at the Transportation section, I don't think it addresses the fact that contrary to predictions of transportation experts, including those in the academic world, and the predictions of LA City and metro officials, public use of the expanded public transportation has DECREASED, not increased. And during the past several years, we have the addition of UBER and similar pick-up services, whose drivers tend to roam around high use areas like Hollywood. The end result is non-functioning streets to which this 1000 plus residential and hotel facility will add large numbers of vehicles. The FEIR needs to provide information about on the ground facts and mitigations that address what actually is occurring and will only be worse by the time this huge proposed facility will be operational.

### 3. THE PROJECT

This project will require variances from existing zoning. It is completely out of scale and inappropriate. For among other reasons, including those cited above, this area cannot accommodate a huge out-of-scale project of this size. Not only will it have very significant impacts on the area, but, additionally, contrary to what is stated in the DEIR, it will not provide housing that is needed. What is needed is not luxury developments but apartments and condos for the vast population in LA that currently lives in tremendously overcrowded housing or commutes long distances in and out of the city from areas with somewhat more affordable housing. Our current events—COVID impact in the high household density areas of LA and the protests/looting of the past few days highlight how misguided approval of projects of this sort are in a city which needs completely different types of housing. And the variance process in LA has also fostered the corruption of City Hall which are all watching during the past few months. Finally, a project such as this is just an invitation to more expensive condos that are used as investment vehicles and remain empty or are rented out as short term rentals—all of which diminish rather than improve the quality of life of LA city residents.

Jane Goichman