

From: Margaret Martin <margaretmartin08@gmail.com>
Sent time: 10/12/2020 04:39:03 PM
To: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Subject: Hollywood Center Project

Dear Mindy,

I am submitting my strong concerns below regarding the Hollywood Center Project (PROJECT) proposed adjacent to the Capitol Records building. Please forward them to the Land Use Authorities involved.

From: Dr. Margaret Martin
2010 Vine Street, Los Angeles, CA 90068
310.499.8178

To: Los Angeles City Council / City of Los Angeles Land Use Authorities

Re: Land Use Approval and Waivers requested for the
Hollywood Center Project proposed adjacent Capitol Records building

Greetings:

I am a doctor of public health and an expert in Community Health Science.

In addition, the home and residential income property that I have owned for 36 years and in which I live is located at the above address, 3 blocks from the proposed PROJECT.

As an expert in public health and community health science, and as a property owner and resident of the neighborhood most directly impacted by this PROJECT, I strongly oppose each of the various plans under consideration for the following reasons.

1. Environment Impact Reports for each of the PROJECT designs fail to account for, to mitigate – or even to mention significant human and community impacts and costs, including:

- a. Impact of building high-density residential and commercial units directly over seismically active faults.
 - i. Placing high-density residential and commercial units over active faults demonstrates reckless disregard for human lives, including those of seniors and low-income residents the PROJECT purports to serve.
 - ii. PROJECT EIR includes NO PLAN for housing residents made homeless if PROJECT is damaged and rendered unlivable by a quake. Costs would fall to taxpayers and the neighborhood would be further degraded.

This concern is real. After the Northridge quake, residents throughout Hollywood lived for nearly a year in tents in their yards, as the quake had rendered their homes unsafe. We cannot handle our current homeless population. PROJECT EIR fails to address this important issue.

City taxpayers cannot afford to indemnify PROJECT developers who knowingly and willfully put so many additional lives and the entire community at risk, for their own profit.

- iii. PROJECT developers have a proven track record of cutting corners in building safety and design that renders them untrustworthy. This PROJECT is their attempt to bring their cost-cutting disregard for safety to Hollywood.

We must not permit them to put prospective community residents at risk or damage yet another iconic CA neighborhood.

Exhibit A: A high-rise building in San Francisco that the same developers built is now leaning badly. One side of the building has sunk > 14 inches, due to inadequate (cost-cutting) construction and design.

b. Impact of PROJECT dimensions and height on the character, aesthetics, views, desirability, livability and property values in the community and potential for harm to each is massive and has not been addressed in PROJECT EIR.

c. Impact of PROJECT density on existing neighborhood gridlock, first responders' capacity to move and human safety is also massive – and is also not addressed in PROJECT EIR.

2. The height of the PROJECT is ridiculously out-of-proportion to any other building in the area. A zoning variance for the PROJECT should NOT be considered nor approved.

a. PROJECT height would degrade the character and aesthetics of this iconic neighborhood.

This would irrevocably degrade property values in the neighborhood, including the value of my own home and of my residential income property.

b. PROJECT height would horribly block (degrade) views in the neighborhood, including the view from my home and residential income property. This would reduce the desirability and value of my home and of my residential income property and cause me additional direct economic harm.

3. The density of the PROJECT would exacerbate current gridlock in the neighborhood. This could cost lives by limiting first responders' capacity to move.

a. Streets within Hollywood have not been widened, while residential and commercial density has increased significantly over the past five years with the addition of more than 1,000 new apartment units in the immediate neighborhood.

This is dangerous. Streets within Hollywood have become impossible to navigate for hours on end. It often takes 40 minutes or more to drive 3 blocks. First responders are already slowed down. Additional density could cost lives by further restricting first responders' capacity to move or to respond.

The neighborhood cannot tolerate the additional density of the planned PROJECT.

Failure by PROJECT developers to include, address or in any way mitigate the human and community costs outlined above is inexcusable.

The EIRs submitted with PROJECT plans are quite frankly manipulative, laughable and disrespectful in the extreme. These egregious omissions within PROJECT EIRs testify to the untrustworthiness of PROJECT developers, as through their many omissions, PROJECT EIRs attempt to skirt so many important issues and concerns. PROJECT EIRs on their face thereby constitute Exhibit B as evidence for why PROJECT developers should not be trusted nor approved for the zoning variances and approvals they seek.

Failure of the City Council and the city's Land Use authorities to hold PROJECT developers accountable for their flagrant failure to address such fundamental concerns in PROJECT EIRs would be an egregious abdication of responsibility.

As an expert in community health science and as a property owner and resident of the immediate neighborhood directly impacted by the PROJECT, I strongly urge that approval be denied for this PROJECT.

The EIR for any future project proposed for the neighborhood must accurately reflect the real human and community impact and costs involved.

This PROJECT and its EIR fail to pass the smell test.

This PROJECT as conceived, in all its various permutations, must not be permitted to proceed.

Sincerely,

Dr. Margaret Martin
2010 Vine Street
Los Angeles, CA 90068
310.499.8178

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"I have been impressed with the urgency of doing. Knowing is not enough; we must apply. Being willing is not enough; we must do."
Leonardo da Vinci