

**From:** Kristina O'Neil <oneilk283@yahoo.com>  
**Sent time:** 06/01/2020 07:21:49 PM  
**To:** mindy.nguyen@lacity.org  
**Cc:** Kristina O'Neil <oneilk283@yahoo.com>; David Ryu <david.ryu@lacity.org>; George Skarpelos <George@myhunc.com>; Jim Van Dusen <Jim@myhunc.com>; Mitch.ofarrell@lacity.org  
**Subject:** DEIR - Hollywood Center Project  
**Attachments:** LHHA Comments on DEIR.pdf

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Hi Mindy,

I have noticed that you have sent confirmation e-mails to several individuals that their comments have been received and will be included in the administrative record for the Hollywood Center Project EIR. Response to your comments will be provided in the Final EIR, for which you will be notified once available for public review.

Once the Final EIR is released, there will be a public hearing process for the related entitlements, at which time, I would advise that you provide any comments regarding non-CEQA related issues for the decision maker's consideration.

However, I have not received the same confirmation that the letter sent to you on Sunday, May 31, 2020, from **Lake Hollywood Homeowners Association**, which you will find included in this email, was received prior to the deadline on June 1, 2020. Can you please confirm that our letter has also been received and will be included in the administrative record for the Hollywood Center Project EIR.

We want confirmation that responses to our comments will be provided in the Final EIR, for which we will be notified once available for public review.

Thank you  
Kristina O'Neil  
Vice President  
Lake Hollywood Homeowners Association

Begin forwarded message:

**From:** Kristina O'Neil <[oneilk283@yahoo.com](mailto:oneilk283@yahoo.com)>  
**Subject:** DEIR - Hollywood Center Project  
**Date:** May 31, 2020 at 8:08:55 PM PDT  
**To:** [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
**Cc:** David Ryu <[david.ryu@lacity.org](mailto:david.ryu@lacity.org)>, [Mitch.ofarrell@lacity.org](mailto:Mitch.ofarrell@lacity.org), George Skarpelos <[George@myhunc.com](mailto:George@myhunc.com)>, Jim Van Dusen <[Jim@myhunc.com](mailto:Jim@myhunc.com)>

Dear Mindy,

We hope this email finds you well. The attached letter is from the Board of Directors representing **Lake Hollywood Estates**. A community that is located in the Hollywood Hills only a couple of miles from the proposed Hollywood Center Project site. The board attended and participated in the joint board meeting with Hollywood United Neighborhood Council and Planning and Land Use Management Committee, via Zoom, on May 28, 2020.

Joseph Mariani, Project Manager of the Hollywood Center Project, presented the attendees with an insightful look into the development and provided some great facts and history of what we can expect. However, in discussing the DEIR we have many more questions and concerns that we would like to share with the City of Los Angeles.

Our community has a vast interest in this project in that **Lake Hollywood Park** is directly adjacent to our community and is mentioned several times within this DEIR. Please, send us any additional information or correspondence as this project progresses.

We appreciate your time.

Sincerely,

Board of Directors  
Lake Hollywood Homeowners Association



May 28, 2020

To: Mindy Nguyen  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

From: Lake Hollywood Homeowners Association (LHHA)

**RE: DEIR for Hollywood Center Project**

Dear Ms. Nguyen:

Lake Hollywood Homeowners Association (LHHA), Board of Directors met on May 29, 2020 to discuss the **DEIR for Hollywood Center Project**. We are outraged at the city for refusing any extensions that were submitted by Neighborhood Councils, leaving them and us only 3 business days to review this lengthy document, make comments and voice our concerns. Had the DEIR and deadlines been available to us on April 16, 2020, this would have provided us ample time to have our attorneys who specialize in CEQA Law to review this document and advise us accordingly. We reserve our right to make additional comments and concerns when the final EIR is released.

As the Board of Directors representing **Lake Hollywood Estates**, a small community of 120 homes and approximately 600 residents, we have several concerns regarding this project. Our community is located directly beneath the Hollywood Sign, along-side popular hiking trails and adjacent to Lake Hollywood Park, which is mentioned and noted within the DEIR. During winter and fall months we are overwhelmed with well over 600 tourists / visitors per weekday, and over 1,000 on weekends and holidays. During our peak seasons these numbers double and sometimes triple. This project with 1005 units will impact our congestion and traffic problems substantially.

We live in a high fire hazard zone which leaves us extremely vulnerable to visitors who smoke and have no regard for the neighborhoods, parks and hillsides with considering the dry brush. We have fared through over four brushfires this year and are concerned each day about when the next one will occur. Our biggest fear is the response time for LAFD and emergency vehicles due to the overcrowded streets surrounding Lake Hollywood Park and only two points of ingress and egress to our neighborhood. These access points are surrounded by very narrow, winding and blind curved streets. In an emergency, not only will the fire department have delayed times getting into our neighborhood, but we will not be able to get out. Additionally, this proposed project with 1005 housing units will force all emergency services, during an earthquake, to service those structures first leaving the residents of the Hollywood Hills with no relief.

Hollywood has many traffic issues and street closures on normal days; however, what was not noted or considered in the DEIR are the concert and theatre venues that have been part of the magic of Hollywood for decades; the Dolby Theatre, home of the Oscars, the Pantages Theatre, the Palladium, Hollywood and Highland, Hollywood Bowl and Ford Theatre. The Bowl and Ford venues run all year long with a seasonal schedule and an enormous number of third-party entertainers that book off season. The amount of street closures makes it extremely time consuming for residents to get home, and the addition of 1005 new housing units only increases the chaos.

The developers are suggesting that being so close to public transportation will relieve congestion as many new occupants will use this system. This is not a guarantee, especially since the COVID19 pandemic, we cannot predict how or when LA residents will feel comfortable using mass transit. Considering that these high-end units will come at a cost that typically doesn't attract the transit user.

Our board and community are reminded of the Millennium Project and why it did not move forward. It was due, in part, to the question as to whether or not the Hollywood earthquake fault line ran under the project or next to it. We are not satisfied that all the seismic concerns have been properly or independently addressed. We believe an independent geological engineer should be hired to reassess the fault line. Furthermore, the Hollywood Center Project involves extremely tall buildings, dense development and requires substantial and unusual variances which demand a greater analysis by the public.

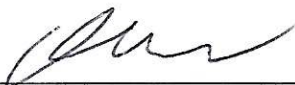
The Hollywood Sign, the Telecommunication Towers on top of Mt. Lee that serve the entire LA region and the Lake Hollywood Dam are in seismically active zones and located within 2 miles of this proposed project. Building two enormous towers adjacent to a potentially active fault could have a devastating impact to these structures.

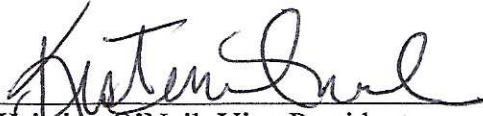
Lastly, we agree with the concerns that were brought up at the joint board meeting with Hollywood United Neighborhood Council (HUNC) and Planning and Land Use Management Committee (PLUM), on May 28, 2020.

We urge you to consider our concerns seriously.

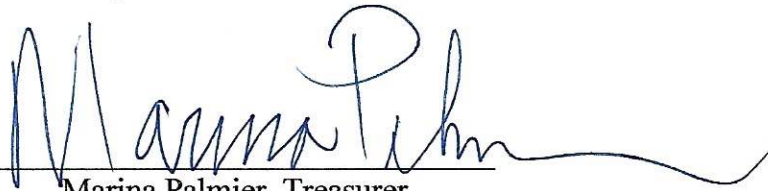
Sincerely,

Lake Hollywood Homeowners Association

  
\_\_\_\_\_  
David Benz, President

  
\_\_\_\_\_  
Kristina O'Neil, Vice President

  
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Andrea Corrigan, Secretary

  
\_\_\_\_\_  
Marina Palmier, Treasurer

CC: G. Skarpelos, J. Van Dusen