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Ms. Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
City Hall, Room 750
200 N. Spring Street
Los Angeles, CA 90012

January 19, 2015

Re: 8150 W. Sunset Blvd.
ENV-2013-2552-EIR (SCH NO. 2013091044)

Dear Ms. Hewawitharana:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952 and representing 44 resident and homeowner associations spanning the Santa Monica Mountains, has several serious concerns regarding the proposed development at 8150 W. Sunset Blvd. in Hollywood.

How does the proposed Project comply with the Hollywood Community Plan and the General Plan when it far exceeds height limits and density and increases the FAR from 1.1:1 to 3:1?

What alternative projects have been considered that would keep the project compliant with the 1.1:1 FAR?

How will the existing infrastructure accommodate the increased density?

The traffic study appears disingenuous. If the commercial space is to increase 40% and 249 condominiums are to be constructed, how do they calculate decreased traffic?

How does this project, with its added traffic and people congestion at an already very busy intersection/thoroughfare at the base of the mountains, affect the fire and police response time to the hillside residents, as well as the hillside community evacuation time in case of an emergency?

How can the Project be considered transit oriented development when there is no nearby transportation?

The Project provides 985 bicycle parking spaces. How many people do you realistically think will ride their bicycles over the Santa Monica Mountains from the Valley? How many bicyclists will take the suicidal ride on already congested Sunset Blvd.?

Beachwood Canyon Neighborhood
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
CASM-SFV
Crests Neighborhood Assn.
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland Homeowners
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Pacific Palisades Residents Assn.
Residents of Beverly Glen
Roscomare Valley Assn.
Save Sunset Blvd.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Upper Riviera Homeowners Assn.
Whitley Heights Civic Assn.

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How can the project get credit for providing for Public Space when that land belongs to the City of Los Angeles?

How can a Project located near a known earthquake fault be considered safe to build without doing earthquake trenching?

There are numerous large projects currently on the drawing board in Hollywood. What are the cumulative impacts of all of these projects on the area?

Sincerely,

Marian Dodge
Marian Dodge