

Dear Governor's Office of Planning and Research,

I am a long-time resident of the Beachwood Canyon area of the Hollywood Hills, the neighborhood just below the Hollywood sign. I am writing today to oppose the building of the Millenium Project, otherwise known as the Hollywood Center on the proposed sites in Hollywood.

I. SIZE AND SCALE: I believe the size and scale of the project are totally out of character with surrounding buildings. It would dwarf other "high rise" buildings in the area by over thirty (30) stories, which seems like a gross over-improvement. Let's take historical lessons from areas like Bunker Hill that were demolished and flattened to create the enormous buildings of downtown L.A. While this is inevitable to some degree, I believe it should be done more gradually in already developed areas. Buildings of this size create an almost 230% height increase of surrounding architecture, which is a bit excessive.

II. LEGAL ISSUES: There are very strict height restrictions in Beachwood Canyon (albeit residential, yes), so why aren't there height restrictions on commercial development? Construction of the Target shopping center on Western Ave. and Sunset Blvd. was halted due to an over-build height of 39 feet. A lawsuit was filed when the surrounding neighborhood association sued the City of Los Angeles. That leads me to ask: are buildings of this size *really* allowed in the Hollywood area and do building codes allow for this? Rather than enter into a lengthy legal battle, perhaps it's best to just never let a development like this get off the ground, no pun.

II. TRAFFIC CONGESTION: I live in Beachwood Canyon (Hollywood Hills) and commute to the Larchmont Village area (Hancock Park) every day. What used to take 15 minutes with traffic now takes 30 due to congestion from new development (for comparison sake, on a Sunday it's a 10 minute drive). The north/south corridor streets of Gower, Bronson, Vine, Cahuenga, Wilcox, Highland are already jammed with traffic during rush hour, and this will greatly worsen the situation.

III. NOT BEING WHAT IT SAYS IT IS - WILL IT TRULY BE SENIOR HOUSING? - After searching for low income housing for my mother, I am indeed aware of the shortage of affordable senior housing in Los Angeles, and this project would remedy that need. However, if the project would truly be senior housing, that would be wonderful, but let's face it, it will be low-income units for a while and then when that "permit" expires, it will be luxury apartments (if that), and office space. I think this is such an overbuild, that unless it were senior housing *and* low-income housing combined, it would essentially not be a good use of space. This development is right around the corner to a big homeless encampment underneath the Gower St. and 101 freeway underpass. Do we want to rub our faces in the continued issue of lack of affordable and low income housing? In the best-case scenario, this would then essentially be a housing project which I'm still opposed to on this scale.

IV. BUILDING SAFETY/EARTHQUAKE SAFETY - A building of this size with is a safety hazard in an earthquake zone. I am not a scientist, seismologist, building and safety inspector or land surveyor, but I need to be none of these things to see that on the hilly and sloping lot, it is

not safe to build a building of this height in this location. It endangers the Capitol Records building, 101 freeway, Knickerbocker Apartments, and countless other structures in the vicinity.

V. AESTHETIC - it will simply be unattractive to look at a building so much taller than all the other buildings. It will also block the view of the city from certain sites in the Hollywood Hills neighborhood, and unless it is an architectural masterpiece, might just be plain ugly. Los Angeles used to be one of the most beautiful cities in the world and I don't know if we can still call it that today. I hope city planning keeps up with the design review process and encourages "beautiful architecture" throughout the city. I know this is subjective, yes, but a tasteful eye it was we need heading into the millennium, not two monstrosities in an already dense and historic neighborhood.

Thank you for taking the time to read my letter and for taking into account the above reservations.

Sincerely,

Miranda Richards

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