



Preserving Hollywood Now and For Future Generations

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Los Angeles City Planning
Community Planning Bureau
200 N. Spring Street, Room 667
Los Angeles, CA 90012

RE: Hollywood Community Plan
CPC-2016-1450-CPU & ENV-2016-1451-EIR

Dear Planning,

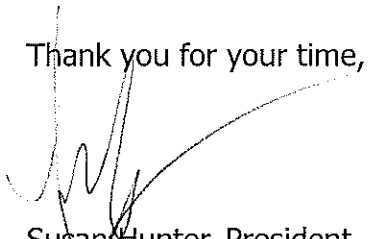
SaveHollywood.Org wishes to submit the following comments as concern for the proposed Hollywood Community Plan.

- 1) The plan fails to acknowledge the population decline in Hollywood, compounded with the evacuation of people from the City due to COVID. Census data should be used to confirm the actual population numbers of the community only after the COVID pandemic has subsided. Currently, there is a mass migration out of the city which doesn't justify the need to increase density.
- 2) The community wants to preserve RSO housing stock, but is encouraging development and density in the areas that have a large pool of RSO housing stock. This is a conflict.
- 3) The plan cites a concern of not wanting too much affordable housing in the area. This is a violation of the Fair Housing Act, and is an exclusionary goal.
- 4) The plan fails to call for inclusionary zoning in new developments. We have a legal right to do so under AB 1505.
- 5) The proposed plan doesn't allow for downzoning should the population decline, and fails to look at other alternatives.
- 6) The housing count for the housing built since 2015 isn't correct, and is missing about 5,000 units. The plan fails to account for housing currently under construction. Our housing needs are much less to be able to accommodate future population growth.
- 7) The plan fails to build in for a universal right of return for existing tenants to reduce development induced displacement.

8) The plan doesn't properly address the needs of additional infrastructure to support the additional density, nor the failed streets to accommodate the additional traffic.

Overall, this plan just allows for developer influence and corruption of elected officials, while simultaneously creating a community that bars low-income families and people of color. We will end up with an oversupply of luxury housing stock, which leads to dilapidation. We need a real community plan that is based on real demand and realistic projections of growth. This proposed plan fails to do so. The population projections, real housing needs, and other alternatives are not correct or are missing in this proposed project. It is also intentionally missing diversity, which is the most shameful part and a reflection on a city that criticizes previous racist planning policies such as red lining, but is doing the exact same thing with this proposed plan.

Thank you for your time,



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