

**Holloway Terrace Homeowners Association**

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The Honorable West Hollywood City Council  
City of West Hollywood  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069

July 5, 2016

Dear City Councilmembers,

The eighty-four homeowners and the more than one hundred residents at Holloway Terrace (8530 Holloway Drive) are extremely concerned about the traffic improvements that are to be part of the final stages of the Sunset La Cienega project. Traffic mitigations were required as part of the EIR; however, they were not called out specifically in the EIR. Instead, the details are included in a document called "Mitigation Measures and Monitoring Program" (MMP). No public input or public noticing is required for MMP measures to be planned or implemented. We find this troubling as it greatly impacts the aesthetics, the walkability and the traffic for residents on Holloway Drive and surrounding streets and neighborhoods.

The Holloway Drive at La Cienega Boulevard traffic improvements called out in the MMP is the addition of an eastbound left-turn lane on Holloway Drive for "two left-turn lanes." However, the MMP states that the improvements "may require reduction of the sidewalk on the south side" and we would like for the City and the developer, CIM, to reconsider the current plans.

What is planned is the reduction of the east garage driveway at 8530 Holloway Drive as well as the large grass filled parkway at Holloway Terrace, both of which will be pushed back by 10-15 feet. This will leave zero grass parkway anywhere to the east of the Holloway Terrace east garage. No grass or landscaping will be replaced and instead a street curb will be pushed right up to the sidewalk. Several of the condominium units on the southeast side of Holloway Terrace will lose approximately 10-15 feet of buffer from their homes to the vehicular traffic on Holloway Drive, greatly impacting their property values.

In summary:

- The south side of Holloway is being widened in order to accommodate a second dedicated Holloway eastbound left turn lane to northbound La Cienega.
- The current south sidewalk will become the new dedicated Holloway eastbound right turn lane to southbound La Cienega; it is in this southern area of Holloway where the street will be widened and what necessitated the removal of several mature street trees.
- The current dedicated Holloway right turn lane to southbound La Cienega will become the Holloway eastbound through lane.
- The current Holloway eastbound through lane will become the second dedicated Holloway eastbound left turn lane to northbound La Cienega

Unfortunately, the current plan for widening work calls for the median to taper away in order to accommodate the additional dedicated turn lanes lane. Again, this leaves no grass parkway east of the easternmost driveway at 8530 Holloway Drive. We find this to be an ill advised plan and with proper noticing and input from the public a better plan may be possible to achieve the traffic mitigations without significantly altering the character of the Holloway Drive neighborhood.

In addition, the drastic reduction of the landscaped parkway and sidewalk is inconsistent with West Hollywood's philosophy on mobility and access. As the West Hollywood "General Plan 2035" states: "Since incorporation in 1984, the City has had as a primary stated goal the creation of a pedestrian community. Specific strategies have included creating pedestrian-friendly storefronts, limiting ground floor uses to pedestrian-friendly uses, widening sidewalks, encouraging outdoor dining, and encouraging neighborhood-serving uses."

The MMP does not require the reduction of the sidewalk on the south side and we believe a more thorough examination of the plan and a new traffic study should be considered before any additional roadway work is to be conducted.

The developer admitted that its subcontractor "jumped the gun" and did the tree removal without advising the City or the neighborhood. At present, the developer is working with DWP to finalize the specifics of their schedule to remove existing utility meters in that area which will then allow them to complete the widening. They are hoping to get started in the next couple weeks. So, time is of the essence.

We respectfully request that no further work be allowed until we have the opportunity to meet with each of you individually to spell out our concerns and present alternatives to the current plans.

Thank you for your consideration,

**The Holloway Terrace Homeowners Association**