



Thursday July 6, 2017

To: Hollywood Hills West Neighborhood Council PLUM

Re: Require CEQA EIR review for '1920 Whitley Ave' project to Identify Alternatives to demolition

1. The proposed project is adjacent to **National Register Historic District** Whitley Heights.
2. The proposed project is adjacent to **Historic Preservation Overlay Zone** Whitley Heights.
3. Neighborhood Conservation: the historic streetscape remains intact. **Streetscape retains strong integrity**.
 - a. Allowing project demolition without providing Alternatives, sets a negative precedent for this streetscape with strong integrity.
 - b. Traffic, Parking, Intersection rated F; SAFETY (Whitley Ave/Franklin only 1 of 2 points of emergency exit for Whitley Heights)
4. Historic development patterns direct new construction to the rear of parcels.
 - a. HHWNC success with 1905 Grace project – new construction S.L.S. on rear of parcel.
 - b. Properties adjacent to 1920 Whitley Ave developed the rear of their parcels.
5. A Small Lot Subdivision in the rear of the 1920 Whitley Ave parcel is most compatible to the surrounding environs.

