

Donald Rhine
2244 North Gower Street
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Hello, I am a resident of Gower Street and have many friends living in the Yucca-Argyle Apartments. In 2014 the City of Los Angeles lost 1214 rent-stabilized apartmetns due to Ellis Act evictions. In the first five months of this year (2015) we lost over 500. The Yucca-Argyle development will result in the loss of 45 rent-stabilized units. Most of the current tenants who have lived in the buildings for 5, 10 20, 50 years will not qualify for affordable housing under the current definition because they either make too much OR too little. Plus the alocation of affordable housing is an open process and will do nothing to provide guaranteed right of return to the 45 households. Just last month Councilmember Huizar worked with a developer in Boyle Heights to guarantee right of return to all tenants being displaced from a development project at 1st and Soto. Claims that there are state laws preventing the right of return are actually not true. There are ways around those constraints and tenants CAN be guaranteed right of return under their existing leave agreement and at the price they are paying for rent-stabilized housing. If the Yucca-Argyle development does NOT guarantee housing for the current tenants at the price and conditions of tenancy they have presently, then the development is CONTRIBUTING to the housing crisis in Los Angeles. I am sick and tired of developments that are creating this crisis. Champion should take a lead and guarantee housing for the current tenants. Do the right thing. Make yourself a progressive example. Affordable without guaranteed right of return is actually contributing to the crisis. There has to be another way. For the sake of my community, my friends, and my city. Thank you.

Vilia, Romas and Marie Zemaitaitis
2227 Meadow Valley Terrace
Los Angeles, CA 90030

The Vista Del Mar Carlos Neighborhood Historic District is a small, low-scale residential district of single family residences, duplexes and triplexes in the heart of Hollywood, zoned R3 with a height overlay, blocks from the Pantages Theater and Capitol Records. The district is listed on the State's Historical Register and no structures are greater than two stories. Furthermore, Vista Del Mar is a narrow street with no on-street parking and with a somewhat significant down-slope from Yucca to Don Carlos.

As adjacent property owners on Vista Del Mar, we are very concerned with the Aesthetic, Air Quality, Cultural Resources, Land Use, Noise, and Traffic & Transportation impacts of the proposed 32-story, hotel/multi-family residential project. We look forward to seeing the shade and shadow studies, the historic report, the traffic study, and other documents being prepared for the EIR.

We ask that the developer provide the following additional perspective renderings: eye level perspective drawing/rendering looking west on Yucca facing the north-east corner of the project, an eye level rendering looking north-west at the project from the Vista Del Mar and Don Carlos intersection, and another eye level rendering mid-block on Vista Del Mar looking towards the project site. Such renderings are crucial in providing accurate representation of perceived visual impacts of the project on the surrounding low-scale residential neighborhood adjacent to the project site.

Thank you.

Pedro Garcia

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study how meny people have beeng treaded for cancer in hospitals around hollywood and vine st do to
bad air quillity for the past 10 years thunk you

Sylvie Shain
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I am EXTREMELY concerned about the loss of more RSO-housing, which represents scaled affordable workforce housing at rent-levels that vary and are affordable for a variety of income levels. This projects is removing a total of 44 RSO units, to replace them by 39 "affordable" units-a net loss. Many of those being displaced would not meet the minimum income thresholds for the "affordable" units. Worse, is that those being impacted are not even given a guaranteed right-of return.

This project is completely out of scale for this area and does give the community the value-added that it desperately needs in the form of appropriate housing, while it seeks to take more than it gives. Without guaranteed right-of-return for the residents of these buildings, some of whom have lived in these properties for 50 years, this project only exacerbates a workforce housing crisis that is reaching epidemic proportions.

I have other concerns with regards to infrastructure and the appropriateness of mixed use at this site but the cumulative impacts of displacement is currently my greatest concern, one that makes it difficult to see past to investigate the project further.

Kindly go back to the drawing board and re-think this project.

Thank you.