



William Lamborn <william.lamborn@lacity.org>

ENV-2014-4706-EIR, EIR Comments, Resident of existing building 1760 Argyle Ave

2 messages

Danai Theodora Zaire <dz262@cornell.edu>

Mon, Dec 28, 2015 at 3:39 PM

To: william.lamborn@lacity.org

Dear William Lambord,

Major Projects and Environmental Analysis Section,

Department of City Planning, City of Los Angeles

As a resident of the apartment complex 1760 Argyle Ave, I want to provide my comments in regards to the EIR. Case: ENV-2014-4706-EIR.

At the categories that you include at the paragraph: "Environmental Factors Potentially Affected", you don't mention anything about shading. The EIR should study the existing and future projects (Millennium Project, Kimpton Hotel etc) around the Yucca-Argyle streets and the shade/shadow impacts that their heights, combined with the new 32 stories project will have on the existing buildings.

Also, I am overly concerned about the noise and the air quality in the neighborhood for the next years. The construction of the Kimpton Hotel across the street is going to continue for two years and after that the construction of the 6220 West Yucca Project will begin (and potentially the Millennium Project too). The every-day life in this neighborhood is already unbearable because of : noise pollution –not only during construction hours but also late at night caused by active equipment-, closed sidewalks and crosswalks, construction trucks CO2 emissions and dust. It seems that this is the future of the neighborhood for the next 5+ years.

Additionally, I am looking forward to a very thorough investigation on the stability of the new project based on the proximity to the Hollywood's fault line. The architects of the project avoided offering any information in regards to the standards and construction details for the building against earthquakes.

I am also worried about the Hollywood Hotel Boom, as already there are 12 new Hotels proposed in a very close distance. The character of the neighborhood is changing dramatically. Not to mention that, the new projects, included the 6220 West Yucca Project, -and even if some of them include affordable housing- do not offer any protection to maintaining diversity and protecting the old population. As a result the neighborhood is getting gentrified, and the lower and medium income residents are going to be displaced.

To conclude, I am also overly concerned for the traffic impact of the project, especially in combination with the

forthcoming surrounding projects mentioned above, and the future impact that this project will have to the public utilities and existing infrastructure (including water and electricity). I am really worried that this neighborhood is not ready to accept the population influx that this project will result, as it currently lacks in basic infrastructure (well-maintained sidewalks, green space, community facilities) and there are not plans from the city for future improvement.

Best Regards,

Danai Zaire

City Planner

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William Lamborn <william.lamborn@lacity.org>

Tue, Dec 29, 2015 at 10:37 AM

To: Danai Theodora Zaire <dz262@cornell.edu>

Thank you for your comments. They will be included in the file and taken into consideration in the preparation of the Draft EIR.

Sincerely,
Will Lamborn

[Quoted text hidden]

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