



William Lamborn <william.lamborn@lacity.org>

RE: 6220 West Yucca Project/CASE NO.: ENV- 2014-4706-EIR

2 messages

Luis Saldivar <mypadinla@gmail.com>

Mon, Dec 28, 2015 at 2:15 PM

To: william.lamborn@lacity.org

William Lamborn
Major Projects and Environmental Analysis Section Department of City Planning
200 N. Spring Street, Room 750 Los Angeles, CA 90012

Hi William,

My name is Luis Saldivar and I am a tenant of the Yucca-Argyle Apartments. I live at 6220 Yucca Street, Los Angeles, California 90028.

We spoke earlier in the month regarding the scoping meeting and the reason for this email is to let you and the director of city planning Michael J. LoGrande know that I stand with the residents of the Yucca-Argyle apartments and North Vista Del Mar apartments and demand no displacement, no development.

I have many concerns with this project which I will list below.

- The project will displace the families that are in the exiting units, it will change the character of our neighborhood. The families that are being forced out will not be able to move back in. That change needs to be analyzed in the EIR.
-
- There are 43 existing rental units on site, and the project will only have 39 replacement units. This project is reducing the supply of affordable housing in Hollywood. That is an impact that must be disclosed and addressed.
- How do we know there isn't an earthquake fault under the proposed buildings? Has there been actual trenching completed on the site? The results should be included in the Draft EIR.
-
- The 101 Freeway traffic is already a mess. The impacts to the ramps and the freeway traffic should be fully analyzed, and the EIR should identify a specific solution to remedy freeway impacts.
- With all the increase in traffic, how will fire trucks be able to access the hills and residential uses? The EIR should analyze the impacts to public service response time.
-
- The Greenhouse Gas analysis should comply with the new Supreme Court decision in the Newhall case.
- The state of California is sinking due do the current drought crisis we have been experiencing for the past few years forcing our Governor Jerry Brown to declare a drought state of emergency in January 2015. This needs to be analyzed in the EIR.

The developer of the Yucca-Argyle project has proposed to include only twenty "affordable" units in the development. These units will be available through a lottery system open to anyone who qualifies. We know that the displaced tenants will have no guarantee of securing one of the twenty "affordable" units. We also know that the definition of affordability used by the city will exclude the majority of the 45 households at risk of displacement.

We demand the City of Los Angeles reject the new development on existing housing. The new development not only displaces 45 existing households, but it will also increase automobile traffic on an already accident-prone intersection of Argyle and Yucca, it will increase noise for existing residents during and post construction, and it

will induce the issues of building a large housing complex onto an existing live earthquake fault. With a nearby elementary school and renowned school of dance for youth, traffic is a major point of danger for children walking to and from school and classes on a daily basis.

In the event that the development does pass, the existing tenants of the perfectly well maintained Yucca-Argyle Apartment building demand guaranteed right of return for all tenants at the exact same terms of their current tenancy and with no obstacles - no applications, no background checks, no open lottery, and no credit checks.

In November 2015, L.A. City Councilmember Huizar backed the demands of residents of the 1st and Soto apartments in Boyle Heights who were also facing eviction to make way for a development. Negotiating with the developer and with backing from the Councilman, the residents won guaranteed right of return for all current tenants at the existing terms of tenancy and with no obstacles. We demand at least the same for the 45 households in the Yucca-Argyle and North Vista Del Mar Apartments.

The tenants of Yucca-Argyle and North Vista Del Mar are part of the environment of Hollywood. Displacement will have a disastrous impact on peoples' lives and destroy the community. Stop destroying rent-stabilized housing in Los Angeles. Stop proliferating the housing crisis.

These are some of the points that need to be addressed in the EIR.

Hope this email finds you well and Happy Holidays.

Many Thanks,

Luis Saldivar
[323-632-8052](tel:323-632-8052)
mypadinla@gmail.com



This email has been sent from a virus-free computer protected by Avast.
www.avast.com

William Lamborn <william.lamborn@lacity.org>
To: Luis Saldivar <mypadinla@gmail.com>

Mon, Dec 28, 2015 at 2:27 PM

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

Sincerely,
Will Lamborn
Major Projects
Department of City Planning
[Quoted text hidden]

—
William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning
City of Los Angeles