



William Lamborn <william.lamborn@lacity.org>

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

2 messages

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**Mariana Vargas** <queonda007@gmail.com>

Mon, Dec 28, 2015 at 3:24 PM

To: william.lamborn@lacity.org

Greetings,

My name is Mariana Vargas and I am a tenant of the Yucca-Argyle Apartments. I live at 6220 Yucca Street, Los Angeles CA 90028.

As a social worker for the Los Angeles County, I assess risk and safety to keep children safe. As a professional with DCFS, I believe that it is important to assess the impact on housing burden and affordability of any new development or city planning, specially when we have several families and seniors currently living in the Yucca-Argyle Apartments. Most of those who will be displaced will end up homeless in the city of Los Angeles and some will have to leave the city and state.

I stand with the residents of the Yucca-Argyle Apartments and demand no displacement, no development. Los Angeles is in the midst of a historic housing crisis with 13,000 people in the County going homeless every month. In 2014 the city lost 1,214 rent-stabilized apartments due to the Ellis Act. We lost over five-hundred rent-stabilized apartments due to the Ellis Act in the first five months of 2015. We must stop proliferating the housing crisis and stop destroying rent-stabilized apartments.

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 Apartments.

The tenants of Yucca-Argyle 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.

My concerns are the following:

- I am concerned about the public parking availability in the proposed location for said development. The current infrastructure does not allow for the influx of people you are trying to bring to this area.
- I am concerned about the height of the buildings, and the impact of 6 levels of parking above grade. The EIR needs to analyze how the building is going to change the look and feel of my neighborhood and cast shadows over existing and already planned uses. The shade and shadow analysis should cover the area all around the site.
- Why is this site a good location for additional height? The existing height limits were put in place for a reason, and the planned heights will block views. The EIR needs to include analysis of the loss of broader viewsheds to the hills and the Hollywood sign from existing public streets adjacent to the site, and in the Hollywood vicinity.
- What kinds of events are planned for the live entertainment and dancing? This site borders on residential uses. The EIR should analyze potential noise and nuisance impacts from nightlife.

Thank you,  
Mariana Vargas



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**William Lamborn** <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>  
To: Mariana Vargas <[queonda007@gmail.com](mailto:queonda007@gmail.com)>

Tue, Dec 29, 2015 at 10:36 AM

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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