



William Lamborn <william.lamborn@lacity.org>

ENV-2014-4706-EIR Initial Scoping Public Comment

3 messages

Sejal Patel <skpatel122@gmail.com>

Mon, Dec 28, 2015 at 9:39 AM

To: william.lamborn@lacity.org

Mr. William Lambord
Major Project and Environmental Analysis Section
Department of City Planning, Los Angeles City
Re: ENV-2014-4706-EIR

Dear Mr. Lambord,

My name is Sejal and I am a tenant of the Yucca-Argyle Apartments. Please do not approve the destruction of my beautiful apartment. Please do not approve the destruction of perfectly good, no - perfectly wonderful, rent controlled apartments in the urban center of Hollywood. Please come and visit our building and my apartment and see for yourself! My contact information is below. Call me anytime, you will be my honored guest!

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 contribute to the City's prosperity and LA City should be proud to live amongst them, not have them displaced. A better byline should read "The Los Angeles Department of City Planning envisions a true urban center that supports affordable and luxury housing" not "The Los Angeles Department of City Planning supports driving out low income LA working residents to build multitudes of luxury condominiums, hotels and apartments. 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.

Sejal Patel <skpatel122@gmail.com>

Mon, Dec 28, 2015 at 9:41 AM

To: william.lamborn@lacity.org

Apologies, I failed to leave my contact information.

Thank you for your time and consideration to this grave matter,

Sejal Patel
1756 Argyle Avenue
Apt C
Los Angeles, CA 90028
[323-718-0656](tel:323-718-0656) (cell)

[Quoted text hidden]

William Lamborn <william.lamborn@lacity.org>

Mon, Dec 28, 2015 at 2:36 PM

To: Sejal Patel <skpatel122@gmail.com>

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]

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Department of City Planning
City of Los Angeles