

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- ☐ Aesthetics
- ☐ Agriculture and Forest Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards and Hazardous Materials
- ☐ Hydrology/Water Quality
- ☒ Land Use and Planning
- ☐ Mineral Resources
- ☒ Noise
- ☒ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Traffic/Transportation
- ☐ Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

My name is Wilbert Roberts, I live at 6218 YUCCA I need my home. My girlfriend and I are starting a family and do not want to move. It's UNFAIR and wrong to kick us out of our home just to build some hotel. Please care about the people who need and call this area home.

Thank you

Wilbert Roberts

CONTACT INFORMATION (Optional, please print clearly)

Name: Wilbert Roberts / Tracy Camille Representing Agency or Organization: _____

Address: 6218 YUCCA - B 105 Angles City/State/Zip: LA, CA 90028



William Lamborn <william.lamborn@lacity.org>

William:

2 messages

Christina Griffin <christina.g.griffin@gmail.com>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 3:46 PM

My name is Christina Griffin and I live in Los Angeles. I am writing to express my opposition to the Yucca-Argyle development and the displacement of the 45 households living in genuinely affordable rent-stabilized housing.

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.

Do the right thing and protect affordable housing for my neighbors.

—
Christina Griffin
(619) 755-2186
christina.g.griffin@gmail.com

William Lamborn <william.lamborn@lacity.org>
To: Christina Griffin <christina.g.griffin@gmail.com>

Tue, Dec 29, 2015 at 10:38 AM

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

12/29/2015

City of Los Angeles Mail - William:

the Draft EIR.

Sincerely,
Will Lamborn
[Quoted text hidden]

—

William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

Comment 1

2 messages

elizabeth riley <eriley302@gmail.com>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 3:59 PM

Comment 1# Parking: We all think that this Champion development project is another asphalt jungle with no green space. Using six levels of above ground cement parking consisting of over half the building, housing 450 parking spots. The parking should be located underground despite the possible higher cost to the developer. We lose six stories of blue skies and open air just because they want to save money and do not want to spend the time. It would be better for air quality and noise if they located the parking below ground and not put an unsightly parking garage right in our backyard where children play and we enjoy the neighborhood.

Mail: William Lamborn

Major Projects and Environmental Analysis Section

Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

Fax: (213) 978-1343

Email: william.lamborn@lacity.org

NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

CASE NO.: ENV- 2014-4706-EIR

PROJECT NAME: 6220 West Yucca Project

William Lamborn <william.lamborn@lacity.org>
To: elizabeth riley <eriley302@gmail.com>

Tue, Dec 29, 2015 at 10:39 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]

12/29/2015

City of Los Angeles Mail - Comment 1

William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

ENV-2014-4706-EIR Department of City Planning, City of Los Angeles

2 messages

Heather Fox <hfoxen@gmail.com>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 5:18 PM

Hello,

My name is Heather Fox and I am a friend of the Yucca-Argyle Apartments.

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.

Thank you for your time,

Heather Fox

William Lamborn <william.lamborn@lacity.org>
To: Heather Fox <hfoxen@gmail.com>

Tue, Dec 29, 2015 at 10:40 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]

—

William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

Yucca-Argyle Apartment Displacement and Development.

2 messages

Aimee Williams <aimeecwilliamsesq@gmail.com>

Mon, Dec 28, 2015 at 1:03 PM

To: william.lamborn@lacity.org

Dear Mr. Lambord,

My name is Aimee Williams, I am a tenant's rights attorney, a tenant in the Hollywood neighborhood and a neighbor of the Yucca-Argyle Apartments. Through my work, I also have a front-row seat to the housing crisis afflicting Los Angeles.

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 becoming homeless every month. The Mayor and Council have recognized that we are in the midst of a homelessness epidemic, as well as a shortage of affordable housing. Perpetuating the loss of rent-stabilized apartments is contributing to this problem and destroying communities. It is the most vulnerable members of our communities that tend to suffer when market forces create a shortage for a basic human need, like housing.

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.

Thank you for your attention.

William Lamborn <william.lamborn@lacity.org>

Mon, Dec 28, 2015 at 2:29 PM

To: Aimee Williams <aimeecwilliamsesq@gmail.com>

Dear Ms. Williams,

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



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

ENV-2014-4706-EIR yucca-argyle2 messages

urquiza@thegeniusofwater.us <urquiza@thegeniusofwater.us>

Mon, Dec 28, 2015 at 12:01 PM

To: william.lamborn@lacity.org

as a photojournalist turned activists against gentrification i have witnessed too many displacements and homelessness from rent increases and poor land use and planning from developments in los angeles. it is the planning offices such as yours that projects such as these are supposed to be scrutinised for their merits. the dirty secret of this process is if the local councilman does not oppose a project, then the development moves forward despite the wishes of a community. here you have a clear resistance to this project from the community. your rejection of this project will bring developers back to the table and make this a more equitable development for the community. do the right thing.

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 faultily. 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, la 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.

thank you.

john U

urquiza!

213.361.0017

www.thegeniusofwater.us

www.theironyandtheecstasy.me

www.sinturistas.org

William Lamborn <william.lamborn@lacity.org>

Mon, Dec 28, 2015 at 2:36 PM

To: urquiza@thegeniusofwater.us

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

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



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

ENV 2014 4706 EIR

2 messages

J. Walton Senterfitt <wsenterfit@aol.com>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 9:23 AM

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

Dear Mr. Lambord:

My name is John Walton Senterfitt and I am a friend of the Yucca-Argyle Apartments residents. I am also a public health epidemiologist and ethicist in Los Angeles and a specialist in the impact of access to safe, affordable housing or the lack thereof on individual and community health. As a professional with the Department of Public Health, I believe that it is critically important to assess the impact on housing burden and affordability of any new development or city planning and land use policy, as housing (cost) burden has been extensively documented in our reports and the general literature to negatively impact longevity and health-related quality of life for directly affected individuals as well as communities as a whole.

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 because their incomes will be too low to qualify.

We demand the City of Los Angeles reject this new development that destroys existing rent-stabilized housing without replacement. 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 faultily. 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.

I would be happy to supply more information and data about the impact of affordable, stable and safe housing on health.

Sincerely,

John Walton Senterfitt, RN, MPH, PhD
1659 Rodney Drive
Los Angeles, CA 90027

William Lamborn <william.lamborn@lacity.org>
To: "J. Walton Senterfitt" <wsenterfit@aol.com>

Mon, Dec 28, 2015 at 2:37 PM

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



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

Yucca-Argyle Apartments.

Betty Marin <betty.marin@gmail.com>

Sat, Dec 26, 2015 at 3:47 PM

To: william.lamborn@lacity.org

My name is Betty Marin and I am a friend of the Yucca-Argyle Apartments.

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.

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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.

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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.



William Lamborn <william.lamborn@lacity.org>

Yucca-Argyle Apartments.

William Lamborn <william.lamborn@lacity.org>

Mon, Dec 28, 2015 at 2:38 PM

To: Betty Marin <betty.marin@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]

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



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

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

2 messages

Mariana Vargas <queonda007@gmail.com>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 3:24 PM

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.

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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



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

William Lamborn <william.lamborn@lacity.org>
To: Mariana Vargas <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]

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



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

ENV-2014-4706-EIR, EIR Comments, Resident of existing building 1760 Argyle Ave2 messages

Danai Theodora Zaire <dz262@cornell.edu>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 3:39 PM

Dear William Lamborn,

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

12/29/2015

City of Los Angeles Mail - ENV-2014-4706-EIR, EIR Comments, Resident of existing building 1760 Argyle Ave

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

Tel: 6073795349

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]

—

William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

Re: 6220 w. yucca project. Case #env2014_4706eir

2 messages

lalozendejasmora <lalozendejasmora@gmail.com>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 4:00 PM

My name is Eduardo Zendejas and I am a tenant at 6220 Yucca street.

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.

This project will block and encumber the Hollywood sign a world Heritage. It will create a major nightmare for traffic. And I believe we do not have the infrastructure for the development proposed.

The city of Los Angeles is not San Francisco nor New York and not even Mexico city we lack mass transit system.

Thank you,

Eduardo Zendejas

Sent from my T-Mobile 4G LTE Device

William Lamborn <william.lamborn@lacity.org>
To: lalozendejasmora <lalozendejasmora@gmail.com>

Tue, Dec 29, 2015 at 10:39 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]

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





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
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



Department of City Planning
City of Los Angeles



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 faultline. 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>
To: william.lamborn@lacity.org

Mon, Dec 28, 2015 at 9:41 AM

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 (cell)
[Quoted text hidden]

William Lamborn <william.lamborn@lacity.org>
To: Sejal Patel <skpatel122@gmail.com>

Mon, Dec 28, 2015 at 2:36 PM

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



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

ENV-2014-4706-EIR

Shauna Johnson <ShaunaJohnson@mail.com>

Sun, Dec 27, 2015 at 12:36 PM

To: william.lamborn@lacity.org

Hello Mr. Lamborn -

My name is Shauna Johnson and I am a tenant of the Yucca-Argyle Apartments.

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.

Thank you,

Shauna Johnson



William Lamborn <william.lamborn@lacity.org>

ENV-2014-4706-EIR

William Lamborn <william.lamborn@lacity.org>
To: Shauna Johnson <ShaunaJohnson@mail.com>

Mon, Dec 28, 2015 at 2:37 PM

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



Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

Re: ENV-2014-4706-EIR

2 messages

Sasha Ali <semi.divina@gmail.com>

Fri, Dec 18, 2015 at 12:15 PM

To: william.lamborn@lacity.org

Dear Mr. Lamborn,

My name is Sasha Ali, and I am a tenant of the Yucca-Argyle Apartments. We have recently learned that Champion Real Estate Company has submitted an application to turn our beautiful homes into a large multi-use complex.

I stand with the rest of the tentants 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 faultline. 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. PLEASE stop destroying rent-stabilized housing in Los Angeles. Stop proliferating the housing crisis.

With warmest regards,

Sasha Ali

Mon, Dec 21, 2015 at 9:09 AM

William Lamborn <william.lamborn@lacity.org>

To: Sasha Ali <semi.divina@gmail.com>

Dear Ms. Ali,

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

Sincerely,

Will Lamborn

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

Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

A concerned taxpayer

2 messages

Scotty Tee <scotty_tee@me.com>

Fri, Dec 18, 2015 at 12:51 AM

To: william.lamborn@lacity.org

My name is Bradley Scott Telling and I am a tenant of the Yucca-Argyle Apartments.

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. My major concern is not for myself, but for the many residents of these apartments that are on a fixed income and their housing would be seriously jeopardized by this project. I continuously look and watch my neighbors that would more than likely become homeless if this project goes through.

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 and insist 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.

Thank you for taking the time and considering my concerns.

Bradley Scott Telling
Resident
6220 Yucca st Apt C
Los Angeles CA 90028

(917)446-4747

William Lamborn <william.lamborn@lacity.org>

Mon, Dec 21, 2015 at 9:03 AM

To: Scotty Tee <scotty_tee@me.com>

Dear Mr. Telling,

Thank you for your comments. They will be included in the file and forwarded to the consultants to 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

Department of City Planning
City of Los Angeles



William Lamborn <william.lamborn@lacity.org>

STOP ELIS EVICTIONS

2 messages

Tracy Jeanne Rosenthal <tracyjeannerosenthal@gmail.com>

Fri, Dec 18, 2015 at 10:31 AM

To: william.lamborn@lacity.org

My name is Tracy and I am a friend of the Yucca-Argyle Apartments.

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.

Sincerely,
Tracy Jeanne Rosenthal

William Lamborn <william.lamborn@lacity.org>

Mon, Dec 21, 2015 at 9:06 AM

To: Tracy Jeanne Rosenthal <tracyjeannerosenthal@gmail.com>

Dear Ms. Rosenthal,

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

Sincerely,
Will Lamborn
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



Department of City Planning
City of Los Angeles

ENV -2014-4706-EAF SCOPING COMMENT

- ① ON-SITE ALCOHOLIC BEVERAGE CUR SHOULD BE DENIED THERE ARE AN EXCESSIVE NUMBER OF LICENSES IN THE CONSUM TRACT LARGER THAN ALLOWED BY THE CALIF ABC.

RECEIVED
CITY OF LOS ANGELES
DEC 23 2015
ENVIRONMENTAL
UNIT

- ② IMPACT OF TRAFFIC ASSOCIATED WITH THIS PROJECT SHOULD BE ANALYZED USING THE CALTRANS HIGHWAY CAPACITY MANUAL (HCM) METHODOLOGY. INCLUDE ANY NECESSARY CHANGES TO INTERSECTIONS AND FREEWAY RAMP UNDER THE SUPERVISION AND APPROVAL OF CALTRANS.
- ③ A FULL ENVIRONMENTAL IMPACT REPORT MUST BE PERFORMED TO FULLY ANALYZE ^{CUMULATIVE} ENVIRONMENTAL IMPACTS FROM ALL MAJOR PROJECTS IN HOLLYWOOD, AND WOULD BE INADEQUATE ENVIRONMENTAL REVIEW
- ④ CALIFORNIA GEOLOGICAL SURVEY - STATE GEOLOGIST MUST BE NOTIFIED TO REVIEW AND COMMENT ON THIS PROJECT
- ⑤ CALTRANS MUST BE NOTIFIED TO REVIEW AND COMMENT ON THIS PROJECT.
- ⑥ SHADING AND SHADOW IMPACTS MUST BE MEASURED AND BUILDING HEIGHT MUST BE LIMITED TO NOT INTERFERE WITH SOLAR DEVICES ON BUILDINGS IN SURROUNDING AREA. THE CURRENT AND FUTURE INSTRUCTION OF