

Vilia Zemaitaitis on behalf of  
Romas and Marija Zemaitaitis  
2227 Meadow Valley Terrace  
Los Angeles, CA 90039

August 15, 2020

Mr. Alan Como, AICP  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

Subject: **6220 Yucca Project**  
VTT-73718  
CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR  
ENV-2014-4706-EIR  
Comments and Letter of Opposition to Current Proposal

Dear Mr. Como, Advisory Agency and Hearing Officer,

Thank you for the opportunity to provide comments on the above project to you at the hearing on August 19, 2020, on behalf of City Planning Commission.

My parents are the longtime property owners of the 1-1/2 story duplex at 1761-1763 Vista del Mar, directly adjacent to the proposal. This small duplex is their *only* rental property, and the proposed six-story parking structure would abut our lot at the rear, while the proposed Building 2 would be directly north on Vista Del Mar. As such, we adamantly oppose the current residential/hotel/commercial mixed-use proposal ("Project") and rezoning application, and are greatly concerned with the impacts from the proposed residential/hotel tower on Yucca, and especially from the 34- to 47-foot tall, multi-family residential building and two-level subterranean garage proposed on the east parcels fronting Vista Del Mar to be rezoned and developed as part of the Project.

Excerpts from the Draft EIR identifying our property's adjacency to the project are included on the page 5 of this letter. We sincerely hope the Advisory member(s) and Hearing Officer have visited the site and surrounding neighborhood to understand the context in person.

The Final EIR was available on August 7th, with revisions, clarifications and corrections, including a Modified Alternative 2, 12 days in which to provide comments before the August 19<sup>th</sup> hearing with the Advisory Agency (considering the EIR and vesting tentative map) and Hearing Officer (taking testimony related to the EIR, zone changes, CUPs, and site plan review). Aside from the substantial FEIR, no staff report or staff analysis for the discretionary applications is available for review prior to August 19<sup>th</sup>. We respectfully request additional information on the subject discretionary applications and a continuance for additional time to prepare detailed remarks. If no such continuance is allowed, then please consider the following general remarks.

We submitted comments on the Draft EIR regarding aesthetics, noise, vibration, shade shadow, cultural resources, and land use. Our comments (IND 2B) and the prepared response to comments can be found on pages 2-198 to 2-205 of the Final EIR's Chapter 2 Responses, and as such, will not be repeated in this letter:

<https://planning.lacity.org/eir/6220Yucca/Feir/files/2.%20Responses%20to%20Comments.pdf>

While the environmental consultants and attorneys no doubt prepared legally defensible responses to our comments, we cannot help but have grave concerns regarding the following:

- The temporary noise and vibration impacts from the construction of this mixed-use Project, specifically Building 2 being a mere six feet away from the property line and duplex; and
- The loss of two of the 10 residential buildings (for construction of Building 2) along Vista Del Mar in the nationally-eligible Vista del Mar/Carlos Historic District, thereby forever changing the low-scale streetscape character on Vista Del Mar with the looming massing of the Project's Building 2 rising above our 1-1/2 story duplex.

In Chapter 3 – Revisions, Clarification and Corrections in the FEIR, due to our comments regarding possible damage to our duplex from construction groundbourne vibration, mitigation measure MM-NOI-4 was clarified and modified to read:

"Monitoring shall be conducted at a feasible location between the Project Site and the residential buildings along Vista Del Mar Avenue adjacent to the Project Site as near to the adjacent residential structures as possible." Amendments to the mitigation measure also call out – "Any such repair work shall be conducted in accordance with the Secretary of Interior's Standards for Rehabilitation pursuant to CEQA Guidelines Section 15064.5, subsection (b)(3)."

The Response to Comment No. IND 2B-4 continues, "The modification of MM-NOI-4 to require that monitoring be conducted at a feasible location between the Project Site and the residential buildings along Vista Del Mar Avenue adjacent to the Project Site *as near to the adjacent residential structures as possible* removes the need to obtain the other property owners' consent and ensures that MM-NOI-4 can be implemented to reduce the Project's potentially significant groundborne vibration impacts on the residential buildings along Vista Del Mar Avenue to a less than significant level." (italics added). Why would we not grant consent to the most applicable testing locations for maximum mitigation of groundbourne vibration? "As near...as possible" is too vague, since that could mean at the street or another location farther from the source of vibration.

Yes, while such amplifications and clarifications appear to be legally irrefutable, such corrections still clearly do nothing to alleviate our concerns on the daily impacts of the construction, especially that of *Building 2 less than 10 feet away from bedroom walls*, to the tenants' quality of life and the structural integrity of the 100-year old duplex. True, as noted in the Response to Comment No. IND 2-B-6, "MM-NOI-3 prohibits the use of high-vibration generating equipment near specified structures to avoid damage. The combination of required monitoring and repairs if damage occurs, along with the prohibition of high-vibration generating equipment near specified structures would ensure the Project would create less than significant impacts to the District Contributor."

(the “District Contributor” being our subject duplex). Nevertheless, such repairs would be after the fact. Perhaps we should be comforted to know that all such repairs will be at the developers’ expense and in compliance with the Secretary of Interior’s Standards, but what about the loss of northerly west side streetscape of Vista Del Mar? Demolishing two properties on this narrow, tiny street in the middle of Hollywood and in an Historic District, with only 10 one- and two-story residences on both sides, for the construction of an incompatible, three-story, 13-unit structure above a two-level semi-subterranean garage with access from the narrow roadway is development greed at its finest.

With the environmental impacts determined to be legally mitigatable aside, we remain completely opposed to the current Project. Our objections encompass not only the Project, with its current site plan review application, but also the rezoning and the proposed vesting tentative map for the current residential/hotel/commercial mixed-use proposal. The vesting tentative map appears to utilize an outdated map based on the 2015 version of the Project that is no longer even reflective of the current proposal. The proposed rezoning appears not to change the density, only the permitted height, and as stated in the previous paragraph, the results would be detrimental to the immediate street, neighborhood and Historic District. Even the FEIR asserts that the Project’s refuted impacts associated with noise vibration, aesthetic, cultural resources, etc. would be much less if the lots along Vista Del Mar were not rezoned [Q]R3-1XL to R3-2 (allowing for additional height for Building 2) and instead, the existing structures were maintained, as proposed in Modified Alternative 2 (see quotation in next paragraph).

Note: With no staff report available to explain why a zone change is required for removal of the “[Q]” and a height district change for the East Parcels from [Q]R3-1XL to R3-2D in order to allow development of the Modified Alternative 2, we request clarification before commenting on this particular matter, but question why a rezone would be necessary if the existing buildings would be maintained.

Therefore, at this time, we wholeheartedly urge the review authorities to consider the Modified Alternative 2, as identified in Chapter 1 – Introduction, and discussed in detail on page 3-2 of Chapter 3, Revisions, Clarifications, and Corrections in the Final EIR, based on the following:

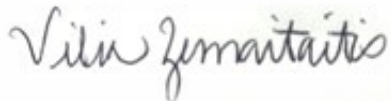
“the Modified Alternative 2 would eliminate the Project’s Building 2, would not demolish the existing residences located at 1765 and 1771 N. Vista Del Mar, and would return the residence located at 1765 N. Vista Del Mar, which had previously been converted into a duplex with an apartment over the garage, to a single-family residence without changing the exterior of the structure. The Modified Alternative 2 would also convert the existing paved surface parking lot within the Project Site at the corner of Yucca Street and Vista Del Mar Avenue to a publicly accessible open space/park. Although the residences at 1765 and 1771 N. Vista Del Mar and the park (former parking lot) are not contributors to the Vista del Mar/Carlos Historic District, the Modified Alternative 2’s retention of the two residences without any alteration to their exterior appearance and creation of a park at the site of the former surface parking lot are consistent with Standards 9 and 10 of the Secretary of Interior Standards for Rehabilitation, for the reasons discussed in the Historic Resources Memorandum (see Appendix C-2 to this Final EIR). Further, as discussed on pages 3-44 through 3-45 of Chapter 3, Revisions, Clarifications and Corrections, and shown in Appendix C-1 - Supplemental Air Quality, Greenhouse Gas, Energy, and Noise and Vibration Assessment, of this Final EIR, the Modified Alternative 2 would

not create any significant groundborne vibration impacts on the residential buildings along Vista Del Mar Avenue; even so, the Modified Alternative 2 would implement mitigation measures MMNOI-3 and MM-NOI-4, as clarified and modified, to further reduce its less than significant groundborne structural vibration impacts in recognition of the historic significance of the District.” (Response to Comment No. IND 2B-4).

“As evaluated below, the *Modified Alternative 2 would further reduce the environmental impacts of Alternative 2 by eliminating the Project and Alternative 2’s Building 2 component on Vista Del Mar Avenue...* it would be *more environmentally beneficial than the Project*, as evaluated in the Draft EIR. The Modified Alternative 2 was formulated in response to certain environmental concerns expressed by commenters and pursuant to guidance offered by the City after considering the public comments. The City will also consider Modified Alternative 2.” (Chapter 3, page 3-4, italics added). It is our opinion that the City should only consider Modified Alternative 2.

I may be reached at viliazem@gmail.com or 818-427-7727 and my parents’ email is ramunemarie@gmail.com.

Thank you for considering our concerns and comments.

A handwritten signature in dark ink, reading "Vilija Zemaitaitis". The signature is written in a cursive, flowing style.

Vilija Zemaitaitis

On behalf of Romas and Marija (Marie) Zemaitaitis



Our property at  
1761-1763 Vista Del Mar

