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Comments on DEIR Case No: ENV-2014-4706-EIR for the Hollywood Community Plan Update 2 (HCPU2) No. CPC-2016-1450-CPU

Starr Scesniak <scesniak@gmail.com>

Mon, Jun 8, 2020 at 9:18 PM

To: alan.como@lacity.org

Dear Mr. Como

How in the COVID world is it possible that the Department of City Planning would not extend a deadline to review a Draft Environmental Impact Report while we as a community remain limited in our ability to access plans, review the DEIR at a public library, or discuss with neighbors and community members the contents?

I insist that the Department of City Planning immediately withdraw the Draft EIR project review until 30 days after the City's Stay at Home order is lifted.

Community members received the Draft EIR notification for 6220 West Yucca Street Project (ENV-2014-4706-EIR) on April 23, 2020. According to the notification, tenants and community members have from April 23, 2020 to June 8, 2020 to submit public comment on the Draft EIR.

As a community member I ask for the following:

1. The DEIR review time should not start when a Stay-at-Home order is in place.
2. There is an inadequate response to affordable housing requirements in the DEIR. And there is zero reflection of low income housing needs. This must be re-analyzed.
 - a. The DEIR fails to acknowledge the existing unoccupied rates of market-rate housing in Hollywood.
3. The DEIR does not sufficiently quantify the impacts of gentrification and displacement on tenants in the area. Displacement has a direct link to homelessness.
 - a. Gentrification affects communities of colors, communities of colors have been at the forefront of a national movement against police brutality and systemic oppression over the last several weeks. Not only must this be scrutinized for this project, more time must be granted to do so.
4. The landlord should not be allowed to invoke California Government Code Chapter 12.75. Demolition of units doesn't meet the qualifications of the property owner wanting to leave the rental market. In fact, the landlord has shown that they don't intend to leave the rental market by submitting this project for approval to create more rental housing. The DEIR and the 6220 West Yucca Street Project fail to include any Plan for Universal Right of Return in order to prevent a loss of population. Making the units RSO isn't enough to address the crisis of affordable housing, if the units are not qualifying for comparative affordable levels that are being charged to the current residents.
5. A Universal Right of Return Plan must be adopted for the project while retaining the original certificate of occupancy, and then overlaying the additional certificate of occupancy in order to preserve the already existing RSO units by creating replacement units. Replacement units are not subject to California Government Code Chapter 12.75. By selecting Alternative #3, and by only constructing by-right with a Universal Plan of Right of Return, all housing and population issues would be addressed.

I join with many other community members in demanding that this notice and the review period be withdrawn until 30 days after the governor and mayor lift the Stay at Home order and that the DEIR be redrafted to address the above issues.

Sincerely,

Starr Scesniak

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