



Alan Como <alan.como@lacity.org>

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## 6220 West Yucca DEIR- Responses and Comments from the Hollywood United Neighborhood Council - ENV-2014-4706-EIR

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**Jim Van Dusen** <Jim@myhunc.com> Sat, Jun 6, 2020 at 4:50 PM  
To: Alan Como <alan.como@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "David Ryu (david.ryu@lacity.org)" <david.ryu@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>  
Cc: George Skarpelos <George@myhunc.com>

Mr. Como, Attached please find the Hollywood United Neighborhood Council's comments and response to the [6220 West Yucca](#) Project DEIR and HUNC's prior submitted motion of 9/7/2016 regarding this project. Jim

Jim Van Dusen  
Hollywood United Neighborhood Council  
Area 2 Representative (Beachwood Canyon)  
Chair: Planning and Land Use Management Committee  
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### 2 attachments

-  **20160907 HUNC Motion (Yata).pdf**  
90K
-  **20200604 HUNC Response to 6220 Yucca DEIR.pdf**  
206K

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**HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL**  
**Certified Council #52,**  
**P.O. Box 3272 Los Angeles, CA 90078**  
**www.MyHUNC.com email us at Info@MyHUNC.com**

September 7, 2016

To whom it may concern:

Re: To whom it may concern:

Re: 6220 West Yucca Street  
CPC-2014-4705

The Hollywood United Neighborhood Council (HUNC) received a proposed motion/resolution from the Yucca Argyle Tenant Association (YATA) which was scheduled for a public hearing before the Hollywood United Neighborhood Council Planning and Land Use Committee on August 4, 2016.

At issue for this motion is the planned removal of 50 low income housing and displacement of individuals who have lived in the rent controlled apartments for up to 50 years. The urgency of the YATA motion comes on top of the substantial number of other low-income housing that is being eradicated by the extensive development of Hollywood.

At the hearing, the representative for the project at 6220 Yucca Street, Bob Champion, voluntarily offered a novel, and potentially ground-breaking alternative to the YATA motion. The revised motion, as presented by Mr. Champion, was viewed by all concerned as the most positive and responsible step taken by a developer in the Hollywood area for the last several years to address this problem. This motion with the support of YATA was approved by the PLUM Committee and forwarded for review by the full HUNC Board.

The HUNC board met on August 15, 2016 and heard from stakeholders and the developer. After extensive discussion it was agreed by all concerned that this was a substantial offer and one that should be taken seriously by the Planning Department and the Council Members office and implemented.

The HUNC board thereupon voted to approve the following motion:

Whereas HUNC recognizes that there is a critical shortage of new housing in Los Angeles and Hollywood in particular and that as a result of this shortage housing costs are increasing;

Whereas HUNC recognizes that many sites suitable for new, higher density housing may presently have lower density rent stabilized housing on it;

Whereas HUNC is concerned that when new housing is built, even on suitable sites, the dislocation of tenants may result in those tenants losing their affordable housing within the community they have historically lived;

Whereas HUNC has been asked by the Yucca Argyle Tenant Association (YATA) to oppose the demolition of the rent stabilized apartments at Yucca and Argyle by Champion in order for Champion to build a new higher density housing/mixed use project; and

Whereas Champion has made a proposal to HUNC and YATA by which new housing can be built on the Yucca-Argyle apartments site, without impacting the tenants' ability to either maintain their current rent structure now and in the future or at the tenants' choice be adequately compensating in order to be relocated.

HUNC resolves as follows:

- 1) HUNC would like Councilman Mitch O'Farrell to work with Champion and YATA on an entitlement plan which would allow the development of the Champion project to include a multifamily building into which existing tenants can relocate at their current rent and under an agreement which provides rights consistent with their current rent control rights;
- 2) HUNC requests it be provided an opportunity to review and comment on the final development plan by Champion as it relates to height and density. This request does not imply any approvals by HUNC of density bonuses or FAR variances. These issues to be reviewed by HUNC separate and apart from this proposal;
- 3) HUNC requests that the City require Champion, during the construction of its project, to subsidize the difference between the rent presently paid by those existing tenants who choose to return to the project after its construction and not take relocation benefits and the rent necessary to be paid for comparable housing in Hollywood with Champion paying for relocation; and
- 4) Provided the above items are satisfied, that HUNC does not oppose the demolition of the Yucca-Argyle apartments as part of the proposed project.

Thank you,  
Sincerely yours,

Jim Van Dusen\*  
Chair  
Planning, Land Use and Management Committee

Susan Swan\*  
President

\*signed electronically

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VICE-PRESIDENT Tom Meredith  
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**HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL**  
**Certified Neighborhood Council #52**  
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June 6, 2020

Councilmember Mitch O'Farrell  
Councilmember David Ryu  
Vincent P. Bertoni, AICP  
Alan Como, AICP

**Re: 6220 West Yucca**  
**ENV-2014-4706-EIR**

The Hollywood United Neighborhood Council's (HUNC) Board of Directors at their June 4, 2020 Special Joint Board and PLUM Committee Meeting voted to approve the following comments, questions and decisions regarding the 6220 West Yucca Project's Draft Environmental Report (DEIR):

1. We restate our dissatisfaction and concern with the blanket denial of an extension to review the DEIR in light of a pandemic, civil unrest, curfews and the size and complexity of this project. Allowing only 45 days is extraordinarily short and a denial of an extension flies in the face of most projects that come before the planning department. The project has been in the works for many years and an extension of 30-60 days is entirely appropriate and consistent with past Planning Department practices. The denial of the extension with a boiler plate denial seems to ignore widespread community concerns and demonstrates a lack of transparency needed for these types of projects.
2. The 6220 Yucca Street Project (Project) has agreed for all residential units to be RSO units. In addition, the Project has agreed to fund the difference in rents to those being displaced and to provide right of return to all residents affected to comparable units at the same rents they paid before. It also appears that they will pay moving expenses for those affected. Due to these extraordinary efforts on the part of the Project, the 6.6:1 FAR is agreeable as follows:
  - a. APPROVE: Zone changes:

- i. West Parcel to C2-2D-SN with the D limitation amended to allow 6.6:1 FAR.
  - ii. Center Parcel to C2-2D with the D limitation amended to allow 6.6:1 FAR.
  - iii. East Parcel to R3-2D with the D limitation amended to allow 6.6:1 FAR.
- 3. APPROVE: Conditional Use Permit for FAR Averaging per LAMC Section 12.24-W-19.
- 4. Questions regarding the management of the financial reimbursements to the residents affected by the destruction of their residences due to this project:
  - a. It implies in the DEIR that the Project will pay for moving costs for tenants who elect to move to the Project, both out of their current residences and into the new residences. The September 7, 2016 HUNC motion specified that the Project would pay those expenses.
    - i. Has the Project included in their plans to reimburse tenants for moving expenses out of the old residences and back into the new residences?
    - ii. How will the Project determine the move-out and move back in allowances?
  - b. How will the temporary residential units be chosen (they need to be located close to the project as many of them work in that area)?
  - c. How will payment of the rent differential to senior citizens be managed in case the total amount affects the limits of any public assistance that they might be receiving?
  - d. What provisions will be made in the new apartments for senior citizens who may need and have had special accommodations in their prior residence?
  - e. What will be the mechanism and procedures by which the temporary rents will be funded by the Project?
- 5. Master Conditional Use Permit for Alcoholic Beverages and live entertainment/dancing:
  - a. What restaurants and bar(s) will be installed?
  - b. What will be the hours of operation?
  - c. What will be done to mitigate noise and public drunkenness that might result from patrons frequenting these establishments?
  - d. Will special events be allowed and if so, how many and of what kind?
- 6. Transportation: The Project due to its potential immediate and long-range impact on the traffic flow and traffic management in Hollywood, a crucial center of the Los Angeles transportation network, should:
  - a. Secure CalTran's input, determination and recommendations on the affects and remedies for the increased traffic flow that is planned for this project for the on and off ramps of the 101 Freeway (specifically, Gower Street, Cahuenga Blvd, and Argyle Street) in light of this project and the concurrent planned project to be built opposite this project on the corner of Argyle and Yucca streets (Hollywood Center Project).
- 7. Employee parking:
  - a. How many employees are anticipated working in the hotel, residential properties, restaurants and bar(s)?
  - b. What arrangements are being made for them to park their cars in non-residential areas if they drive to work?

8. Construction:
  - a. How will the Project guarantee public access to the sidewalks around the Project during construction?
  - b. What arrangements will be made for construction workers to park in non-residential neighborhoods?
9. Earthquakes: This project's extraordinarily close proximity to the Hollywood Fault Line is a serious safety concern. The EIR should include: an investigation into the project's determination that the fault line is inactive by an independent geological source; a review that the site is engineered to comply with AB1857; an analysis of California EPA guidelines for resiliency on water and waste water vis-à-vis this project, and a thorough investigation of the acknowledged blind thrust fault which the DEIR acknowledges could cause a 6.7 magnitude quake.
10. Outdoor advertising signs: What provisions is the project making to ensure that there will be a prohibition on excessive lighting or electronic billboards or neon type advertisements that face north or west to the hill communities, or east facing that adversely impact the Griffith Park Observatory?
11. What might be the potential impact on the Latino community in Hollywood due to the project's size and location and what plans are in place to mitigate any negative impacts?
12. Has the project considered installing a Hollywood Visitor's Center on its top floor as a community service and to help drive more hotel business to the property?

It is the continuing position of HUNC that securing affordable housing alternatives needs to be continuously investigated and implemented in Hollywood and anything that this project can do to help with this housing crisis should be pursued. Setting RSO rates at market rates will probably put the Project's units out of financial reach of much of the Hollywood population. Whatever this project can contribute to helping with this housing crises is important.

Please see the attached September 7, 2016 HUNC Motion regarding this project and the promises made by the Project management.

Sincerely yours,

Jim Van Dusen \*  
Chair, Planning and Land Use Management Committee

George Skarpelos \*  
President

\*signed electronically