



Alan Como <alan.como@lacity.org>

Public Comment: 6220 West Yucca Street Project Draft EIR (ENV-2014-4706-EIR)

Sejal Patel <skpatel122@gmail.com>

Mon, Jun 8, 2020 at 3:43 PM

To: Alan Como <alan.como@lacity.org>

Cc: "E.J. Barrois" <ejbarrois@gmail.com>, Amarildo Barrillas <vosjesus@yahoo.com>, Andrea Bordeaux <andreabordeaux@hotmail.com>, Arjuna Rice <arjuna24@gmail.com>, Canessa <palonone@aol.com>, Carlos <cardompro@gmail.com>, Courtney Quinn <cocoquinn@gmail.com>, Danai Theodora Zaire <dz262@cornell.edu>, Dont Rhine <dont.rhine@gmail.com>, Ebon E Reece Herndon <eh_reece@yahoo.com>, Eduardo Mile Zendejas <lalozendejasmora@gmail.com>, Elgin Petrie <lakenit2004@yahoo.com>, erin tomis <erin.tomis@gmail.com>, Leandro Campos <lscampos@gmail.com>, Lindsey Moore <moorescarves@yahoo.com>, Luis Campos <lscampos00@gmail.com>, Luis Saldivar <mypadinla@gmail.com>, Marco Perez <maquito66@yahoo.com>, Mariana Vargas <queonda007@gmail.com>, Phoenix Campos <phoenixcampos01@gmail.com>, Ricardo Melara <rikardo_bmelara@outlook.com>, Sejal Patel <skpatel122@gmail.com>, Shauna Johnson <shaunajohnson@mail.com>, Tricia Stubbs <triciastubbs@gmail.com>, ams3530 <amandaseward@artvista.net>

Hi Alan,

Please see the attached public comment letter from the Yucca Argyle Tenants Association. Thank you.

On Thu, Apr 23, 2020 at 9:28 AM Alan Como <alan.como@lacity.org> wrote:

Hello,

You are receiving this email because you are an interested party and/or a mandated recipient of the Notice of Completion and Availability for the 6220 West Yucca Street Project Draft Environmental Impact Report (EIR).

This email is to inform you that the City has released the Draft EIR for the 6220 West Yucca Street Project, which is now available for public review on the City's website at the following location: <https://planning.lacity.org/development-services/eir/6220-yucca-project>. In addition, digital copies may be provided via CD-ROM or USB flash drive. Due to current events surrounding COVID-19, the City is taking additional steps to provide the public access to documents. Should you need special accommodations, please contact me directly.

The comment period for the Draft EIR is from April 23, 2020 to June 8, 2020. If you wish to provide comments, please reference the Environmental Case No. above, and submit them in writing by Monday, June 8, 2020, no later than 4:00 p.m.

Written comments may be submitted via:

Mail:

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

Email: alan.como@lacity.org

Please see the attached Notice for more information. Thank you.



LOS ANGELES
CITY PLANNING

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YATA DEIR public comment.pdf

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June 8, 2020

Alan Como, AICP

City of Los Angeles, Department of City Planning

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

Submitted electronically at alan.como@lacity.org

RE: Environmental Case No: ENV-2014-4706-EIR

Comments on Draft Environmental Impact Report (DEIR) for the Hollywood Community Plan Update 2 (HCPU2) No. CPC-2016-1450-CPU

Dear Mr. Como,

The Yucca Argyle Tenants Association (YATA) represents all tenants living on the existing property called Yucca Argyle Apartments and single unit homes involved. We are a diverse population expressly mirroring the great and diverse population of our City of Los Angeles. We are the melting pot of Los Angeles; families with children, seniors on fixed incomes, young and middle-aged professionals, working people, church goers, Spanish is our primary language, we are Asian American, Black, Latino and White, we are gay and we are straight. We are neighbors and we are united. We have lived in Hollywood collectively for over 100 years.

The property is now owned by Riley Realty, L.P. who submitted this EIR for 6220 Yucca Street. The developer plans to demolish our current housing that is under the City of Los Angeles Rent Stabilization Ordinance (RSO) and will build the developments described in the EIR.

The comments herein briefly describe the YATA tenants:

1. Concerns of the project regarding legally binding contract between YATA tenants and the development, affordability and larger Hollywood community issues. Promises made by the developer, Bob Champion, that tenants are awaiting to come to fruition.
2. Support of the EIR's efforts towards the EIR issue topic of Population and Housing

Since 2015, when YATA tenants first heard about the development project, YATA's main arguments for opposing any new development in Hollywood have been three-fold:

1. Any demolition or loss of RSO housing in the City of Los Angeles is a significant loss of mixed income housing and loss of critical protections for the renter population, who according to the 2016 US Census, make up an overwhelming majority (or 64%) of households in the City of Los Angeles.
2. Displacement of senior tenants, families, working class populations, and diverse population results in a significant hardship for our City's most vulnerable population. These are populations that require access to public transportation and who utilize public transportation significantly more than middle income or wealthier populations. For statistics, please see the On-Board Survey Results + Trend Report by Metro at www.thesource.metro.net.

3. Hollywood is already too congested and unsustainable. The roads, the constant repair and remedy of our area's plumbing infrastructure and the Hollywood Faultline studies prove this case. The freeway entrances off of Argyle Avenue and Franklin Avenue is a traffic hazard. Adding more residences will only exacerbate the challenges we already face.

CONCERNS

1. YATA tenants are awaiting legally binding documentation between tenants and Riley Realty, Inc, relating to the provisions that current tenants will be provided the following per pages 21-22 in the Population and Housing section of the EIR:
 - "The Project would provide all such tenants a right of return to comparable units within the Project at their last year's rent plus applicable annual increases under the RSO once the Project is occupied."
 - "During construction, the Project would fund the difference in rent between the tenants' current rent and new rent until the right of return is exercised."
 - "The Project would not displace substantial numbers of existing people such that the unplanned construction of replacement housing elsewhere would be required."
2. The DEIR review time should not start when a Stay-at-Home order is in place. We know these concerns have been brought up already with the City and yet the City still does not respect this concern. The review and comment period must be closed and postponed until after the lifting of the order.
3. Although the project does not call for the density bonus, the project is not beneficial to our community for yet another development be built that is financially out of reach for the average resident of Hollywood and the City of Los Angeles.
4. Although the project does not displace current residents, it does not allow a mixed income and diverse community (similar to the current residents) to reside in the main residential tower. Market units starting at \$2,500-3,000/month in rent is out of reach for Angelinos who earn less than \$75,000-\$90,000 in yearly income.
5. The DEIR under Housing and Population and Aesthetics fails to acknowledge the surplus of market-rate housing in the Hollywood area. It also creates a conflict by citing the SCAG projections which cite a population plateauing for the area and conflicts with a demand for more housing.
6. The DEIR does not quantify the impacts of gentrification and displacement on tenants in Hollywood area. *Displacement has a direct link to homelessness*. The DEIR has failed to analyze that link.
7. The DEIR also fails to analyze that there is a large vacancy rating and surplus of housing units in the Hollywood area.
8. The development is within 500 feet of a highway, which is a health risk for everyone who will occupy the future development, especially vulnerable populations and children (ZI

2427). We look forward to the implementation of the City of Los Angeles's requirements including regulations for indoor air filtration systems to help mitigate the health hazard we have been living with for so many years.

PROJECT SUPPORT

YATA tenants would like to express our support for the following:

1. Introducing 210 new RSO units into the City of Los Angeles and the State of California. The project aims to replace the existing 44 RSO units with new RSO units and adds an additional 167 RSO units into the City's rental market.
2. Taking serious consideration of the challenges that current tenants will face. When YATA tenants were first interviewed by Del Richards & Associates, Inc (DRA) in 2015 to assess our displacement, we expressed concern about what would happen to our fixed income seniors. DRA responded by stating they would have to be moved outside of Los Angeles County. This was vexing as it spoke to item #2 above. However, Bob Champion took our concerns seriously and has offered a relocation package (verbal and written form that is not legally binding). Meanwhile, since 2015 and to this day, the DRA continues to voice their opinion that tenants do not deserve what Bob Champion has promised us. The DRA continues to occupy an empty apartment but have not done anything of substance to help YATA tenants. We feel badly that Bob Champion is wasting his money on this firm. Thankfully the YATA tenants and Bob Champion have not played into DRA's "crabs in a barrel" mentality as DRA has verbally intimidated and belittled tenants.
3. We are pleased to be part of a historical moment where renters' concerns have been addressed in writing on pages ii-8 (Description of the Proposed Project) and 21-22 in the EIR's Population and Housing section. More specifically, "To comply with these requirements, the Project would provide 100 percent of its 210 residential dwelling units as RSO units. In addition, though not required by law, the Project would provide all onsite tenants a right of return to comparable units within the Project at their last year's rent once the Project is occupied plus applicable annual increases under the RSO. In addition, during construction, the Project would fund the difference in rent between the tenants' current rent and new rent until the right of return is exercised." This is a first in the history of the City of Los Angeles and should be celebrated and held as the on-going policy on handling all future RSO housing loss.
4. The right to return, as stated above, should provide current tenants the right to return regardless of the length of time required to build the new development.
5. We recognize that such a response comes not just from the goodness of Bob Champion's heart, but is also informed by city and state regulations, such as the Diverse Community Goals of the Southern California Association of Governments.

6. Bob Champion has gone to lengths to provide tenants with relocation assistance that meets our individual needs. However, we are awaiting the same for the Right of Return provisions.

7. It must be stated here that YATA EXPLICITLY DOES NOT SUPPORT the Hollywood Center Project Environmental Case No ENV-2018-2116-EIR, known as the Hollywood Center Project. This project calls for adding an additional ~1,000 residential units to this unsustainable and crowded corner of Hollywood. This project is dangerous for the reasons described above. This project will hide our historical monument of the Capitol Records Building. We implore the City of Los Angeles PLUM and City Council Departments to vote NO on passage of the Hollywood Center Project EIR.

Sincerely,

Yucca Argyle Tenants Association (YATA)
(In alphabetical order):

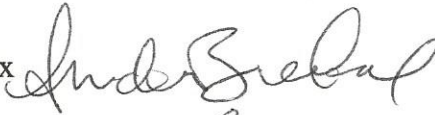
EJ Barrois



Amarildo Barillas & Family

A B

Andrea Bordeaux



Luis Campos & Family



Al Canessa

Carlos Ciurlizza



Ricardo Garcia



Ebon Herndon



Shauna Johnson / Phil Call



Gregorio Lopez / Olga Escobar

Jim & Dorothy McQuiston


Sejal Patel 

Marco Perez & Family

Elgin Petrie 

Courtney Quinn

Arjuna Rice 

Tricia Stubbs 

Erin Thomas & Family 

~~Mariaga Pargas~~ / Luis Saldivar + family 

Eduardo & Maria Zendejas + family

Lindsey Moore 