



Alan Como <alan.como@lacity.org>

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## Notice of Completion and Availability for the 6220 West Yucca Street Project Draft EIR (ENV-2014-4706-EIR)

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**vilija zem** <vilijazem@hotmail.com>

Mon, Jun 8, 2020 at 2:10 PM

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

Cc: Mama ir Tete Zemaitaitis <ramunemarie@gmail.com>, "viliazem@gmail.com" <viliazem@gmail.com>

Please see the attached Draft EIR comments and acknowledge receipt of the email.

Thank you.

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**From:** vilija zem <vilijazem@hotmail.com>

**Sent:** Friday, April 24, 2020 12:39 PM

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

**Cc:** Mama ir Tete Zemaitaitis <ramunemarie@gmail.com>; viliazem@gmail.com <viliazem@gmail.com>

**Subject:** Re: Notice of Completion and Availability for the 6220 West Yucca Street Project Draft EIR (ENV-2014-4706-EIR)

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**Draft EIR Comments re ENV-2014-4706-EIRfor 6220 W Yucca Project from Zemaitaitis 1763-1761 Vista Del**

**Mar.pdf**

277K

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

June 7, 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 West Yucca Street Project Draft EIR (ENV-2014-4706-EIR)**  
Draft EIR Comments and Letter of Opposition to Current Proposal

Dear Mr. Como,

Thank you for the opportunity to comment on the Draft EIR for the above project.

My parents are the longtime property owners of the 1-1/2 story duplex at 1761-1763 Vista del Mar directly adjacent to Building 1's proposed parking structure at the rear and all of Building 2 to the north on Vista Del Mar. As such, we oppose the current proposal and rezoning application, and are greatly concerned with the impacts from the proposed 20-story, 250-foot tower on Yucca, and the 34 to 47-foot tall building proposed on the least parcels fronting Vista Del Mar to be rezoned and developed as part of the project.

Excerpts from the Draft EIR identifying our property are included on the page 3 of this letter.

Below are comments on the Draft EIR:

#### Noise Vibration

Page IV.I-7 of the Draft EIR defines sensitive receptors for groundborne vibrations as including "buildings where vibration would interfere with operations within the building or cause structural damage (especially older masonry structures), locations where people sleep..." The building directly adjacent to the project site contains at 1761-1763 Vista Del Mar Ave. is an older structure constructed in 1922 and used for rental housing qualifying it as a sensitive receptor for both vibration as well as noise impacts. This residence is specifically called out on page IV.I-51 of the EIR as significantly impacted by vibration impacts due to its proximity from the project site as within five feet. The EIR also recognizes vibration impacts to residents as significant (see page IV.I-53). Due to the age of the residence, nearly 100 years old, it is possible that significant damage may occur that can not "be repaired to the same or better physical condition as documented in the pre-construction inspection and video and/or photographic records" as required by MM-NOI-4; however, the mitigation measure does not indicate what would happen in the case of disrepair and therefore, does not adequately reduce potential impacts to less than significant.

MM-NOI-3 requires that "Heavy construction equipment such as a large dozer, a large grader, and a large excavator shall not operate within 15 feet from the nearest single-family residential building adjacent to the Project Site along Vista Del Mar Avenue". Not sure how this is possible considering that the project is only setback six feet from the property line adjacent to 1761-1763 Vista Del Mar Avenue. This is especially true due to the need to set piles for shoring the underground parking structure that would certainly require heavy equipment to install, and where some pile driving may be necessary.

### Shade Shadow

According to the exemption provisions for SB743 eligible projects, the exemption for aesthetic impacts does not include impacts to historic or cultural resources. Since a portion of the project is located in the Vista del Mar-Carlos Historic District, which 1761-1763 is a contributor to the district as identified on Figure IV.C-1, aesthetic impacts cannot be exempted from CEQA analysis as stated on page IV.A-14.

### Cultural Resources

Section IV.C of the EIR does not discuss impacts due to vibration that are clearly identified in the Noise Section. Specifically, the EIR identifies less than significant impacts to the residence at 1761-1763 with mitigation due to vibration. However, MM-NOI-4 does not indicate what would happen in the case of disrepair resulting from vibration impacts. Should this district contributor be lost, or any other contributor, would the district still be intact? This should be discussed in the Draft EIR as a potential impact.

### Land Use

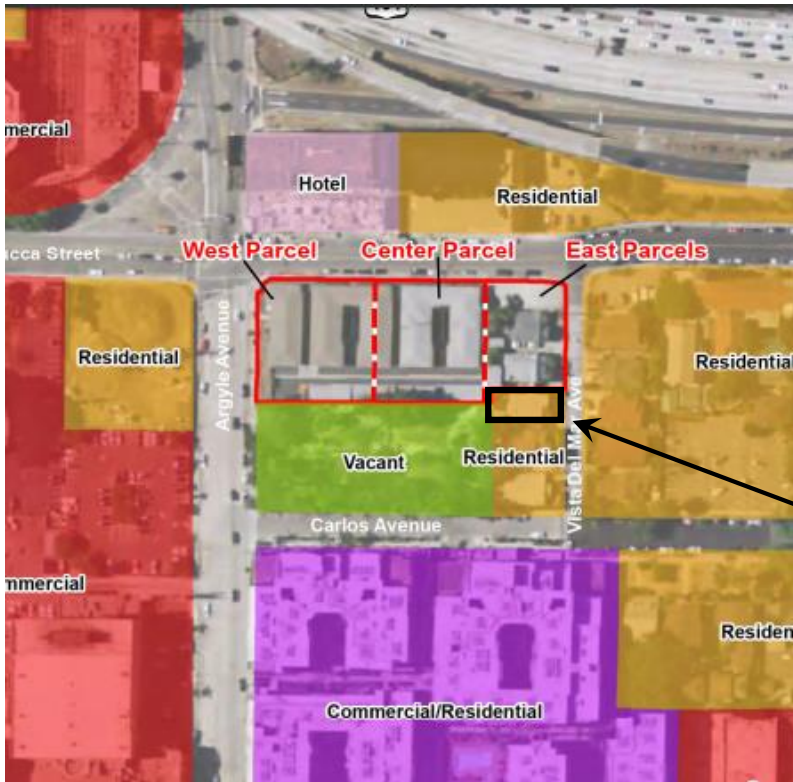
Rezoning the properties along Vista Del Mar Avenue would result in impacts to the residence along this street, especially 1761-1763, which is directly adjacent. Impacts associated with noise and vibration, aesthetic, cultural resources etc. would be much less if the properties were not rezoned from R3-1XL. Furthermore, by rezoning the properties along Vista Del Mar, is the project still able to take advantage of being classified as transit oriented under SB743? These properties would not qualify on their own absent the properties fronting Yucca Street.

Should you have any questions, please contact me, Vilia Zemaitaitis, at viliazem@gmail.com, and copy ramunmarie@gmail.com.

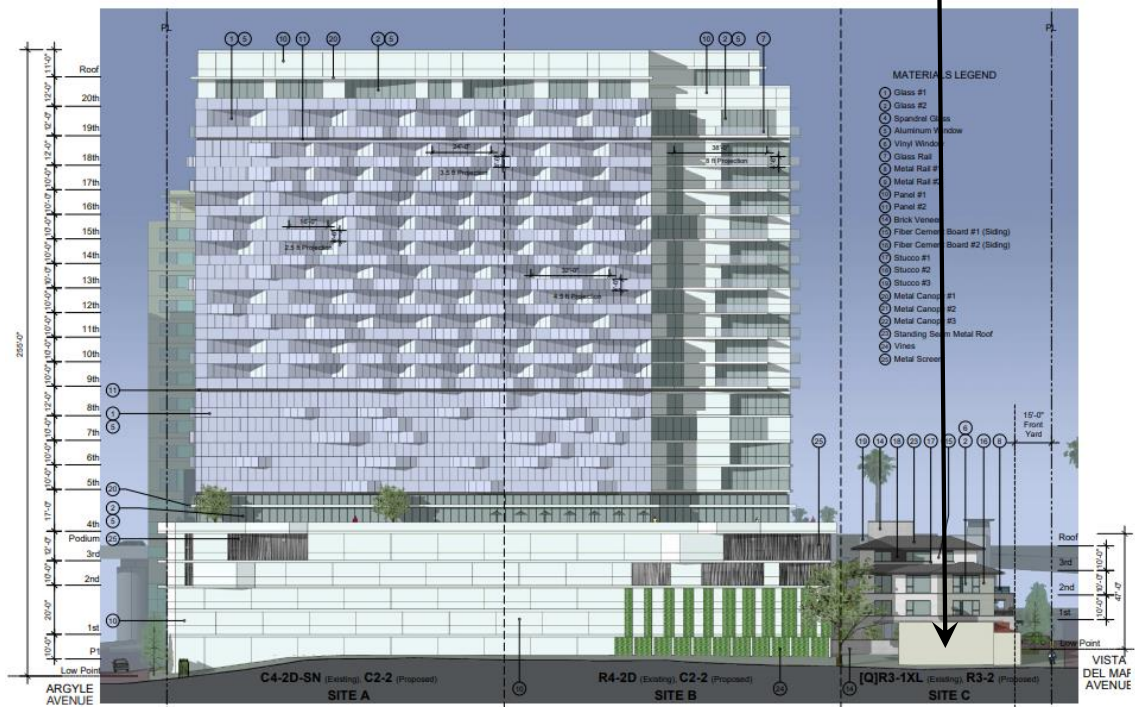
Thank you for considering our concerns and comments.

Vilia Zemaitaitis

On behalf of Romas and Marija (Marie) Zemaitaitis



Our property at 1761-1763 Vista Del Mar



SOURCE: Toogawa Smith Martin, Inc., 2015

6220 West Yucca Project