

Date : 7/11/2017 11:43:16 AM
From : "Hunter Photography"
To : "william.lamborn@lacity.org"
Subject : Project name: Hollywood & Wilcox Case No.: ENV-2016-3177-EIR Locations: 6430-6440 W. Hollywood Blvd. and 1624-1648 N. Wilcox Ave. L.A. Ca. 90028

Mr. Lamborn,

I am sending this in regards to the project slated for Hollywood and Wilcox also known as the LeFrak project.

I have many concerns with this project as it is being proposed as a high end residential project. There are many issues with this as we already have an eight percent vacancy rating in Hollywood. We already have too much luxury housing which is then being unlawfully used for hotel purposes. This is already the case with East Town apartments in Hollywood. There is no mechanism in place to ensure that residential units are being used and utilized for the purposes they are intended for. The only way of mitigating this is for the planning department to contract with the developers that all new housing construction can never be utilized for hotel or TORS usage. By not contracting this, the city is intentionally looking the other way at the unlawful use of our housing while 30,000 homeless sleep on the street. It is hugely irresponsible to push in more luxury market rate housing during a "housing crisis". The planning department can no longer ignore the connection of the cumulative impacts that flooding our housing stock with market rate housing is having on our escalating homeless rates. This is only being compounded by the fact that there is zero oversight by the planning department to make sure our housing stock units are being used for the intended purpose of residential and not hotel purposes. I do not agree with any environmental findings that refuse to acknowledge the long term environmental damage that producing too much luxury housing will have in the long term effect on our already detrimental housing crisis. Especially when those same units are not under the influence of a free market due to tampering by being used for hotel purposes.

I also hereby adopt all records of objections in regards to this project.

Susan Hunter

CPLA

LATU