

9. Necessary Approvals

It is anticipated that approvals required for the Project would include, but may not be limited to, the following:

- **Zone Change and Height District Change:** The West Parcel is currently zoned C4-2D-SN, the Center Parcel is currently zoned R4-2D, and the East Parcels are currently zoned [Q]R3-1XL. The Project would require a zone change and a height district change for the Center Parcel from R4-2D to C2-2, a height district change for the West Parcel to remove the D Limitation (C4-2D-SN to C2-2-SN), and a zone change for removal of the “[Q]” and a height district change for the East Parcels ([Q]R3-1XL to R3-2) pursuant to LAMC Section 12.32 in order to allow development of the Project.
- **Site Plan Review:** The Project would create, or result in an increase of, 50 or more dwelling units. As such, it would require Site Plan Review pursuant to LAMC Section 16.05.
- **Conditional Use Permit for FAR Averaging per LAMC Section 12.24-W.19.**
- **Conditional Use Permit: Hotel:** The Project would include a 136 room hotel within 500 feet of the R zone. As such, it would require a Conditional Use Permit (CUP) pursuant to LAMC Section 12.24.W.24.
- **Master Conditional Use Permit: Alcoholic Beverages and Live Entertainment/Dancing:** The Project would include the sale of a full line of alcoholic beverages and live entertainment / dancing in connection with the hotel and restaurant

portions of the Project. Thus, the Project would require a CUP pursuant to LAMC Section 12.24.W.1 and W.18.

- **Conditional Use Permit:** For a Major Development Project per LAMC Section 12.24-U.14. As part of this approval the Project would seek relief from applicable area regulations to allow the Project to utilize 6.6:1 FAR under LAMC Section 12.24-F.
- **Findings of consistency with the Hollywood Community Plan, and objectives in the Hollywood Redevelopment Plan Section 506.2.3, related to an increase in the floor area ratio.**
- **Concurrent consideration under the Multiple Approvals Ordinance of all entitlement requests per LAMC Section 12.36.**
- **Development Agreement.**
- **Owner Participation Agreement with CRA/LA.**
- **Vesting Tentative Tract Map per LAMC Section 17.15.**
- **Haul Route Permit, as may be required.**
- **Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, waivers of dedication requirements, demolition permits, grading permits, excavation permits, foundation permits, and building permits.**

State agencies, regional agencies, and City departments and commissions that may have jurisdiction over the Project may include, but are not limited to:

- Los Angeles Board of Public Works;
- Los Angeles Fire Department;
- Los Angeles Police Department;
- Los Angeles Regional Water Quality Control Board;
- South Coast Air Quality Management District;
- Los Angeles Department of Transportation; and
- City Bureau of Engineering.

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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