

## Communication from Public

**Name:** Stephen Lang

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**Council File No:** 23-0835

**Comments for Public Posting:** Dear Council, As you are aware, the project slated for 5501-5511 Ethel Ave, Sherman Oaks is to be a 7 story 200 unit apartment building in the middle of an R1 zoned neighborhood. The location is adjacent to a special needs school and on a street that has no sidewalks and extremely limited parking. The street has many people walking with their toddlers in strollers in the middle of the street to attend their religious services due to the lack of sidewalks on this narrow street. The city tried to fast-track any project that was "affordable housing" and did away with impact studies, notification to the of the homeowners and consideration of the congestion, not to mention the increased demand for water and sewage. While I support the idea of creating affordable housing, the most important consideration should be to the impact of communities and neighborhoods. The city amended it's initial guidelines after realizing the mistake it had made, but the builder appealed and was able to be grandfathered into the original terms based on his law firm claiming that he had to protect his financial investment. We are talking about a billionaire who is proposing charging rents that are comparable or above going rates for apartments in the area. There is clearly a profit motive behind this and is not some kind of altruistic endeavor. I respectfully ask you to come see our street and you will immediately see with your own eyes how this project does not fit in our small neighborhood whatsoever. The list of negatives is far too long to list here. The proposed building will house more people (estimate is 500) than live in our 4 street community. You will be doubling the population here. If you count all the houses on Ethel Ave, Worster Ave, Killion St, Leghorn Ave, Cumpston St and Albers St (our neighborhood), it's less than 100 houses but you are allowing for 200 units to be built that have as many as 3 bedrooms! The original R1 zoning allowed for up to 6 houses to be built on the current property. You are now allowing effectively 200 new houses. This project must go back to the original R1 zoning that it was meant to be. Sincerely, Steve Lang - 5536 Ethel Ave