

## Communication from Public

**Name:**

**Date Submitted:** 09/24/2023 02:28 PM

**Council File No:** 23-0835

**Comments for Public Posting:** Dear Committee, I am writing in regard to the proposed project on 5501 and 5511 North Ethel Avenue in Sherman Oaks. The community and neighbors of this project learned of its proposal just hours before the hearing on 9/19/23. The community is completely blindsided by this project and the lack of community involvement is appalling. If you visit our community, you will notice SMALL, NARROW streets filled by one story homes. The homes are filled with the elderly residents who have lived in the area for years, raised their children and some are currently raising their grandchildren. We have many new families who have moved in with young children. If you walk the streets in the evenings and during the weekend you will find the community out walking their dogs, walking with their kids on their bikes. The proposal to add 200 units to the area will wipe out this way of life completely. It will cause countless accidents and I fear I or my young children may be one of those tragedies. I walk my dog daily; I walk my children on their bikes daily. The odds of me being a victim of a traffic accident due to the mass amounts of people being added to my small quiet street is extremely frightening. There is a reason people live and walk on side streets. The reason is to avoid traffic to keep themselves and their children safe. We have a home with young adults with special needs who work in the community and walk in the streets. We have a large special needs school right next door whose children need a special environment for learning. Loud sounds and vibrations of construction and loud and busy traffic will disrupt their learning and ability to self-regulate. This is an extreme danger to all the resident children and students in the close vicinity of the proposed project. I understand the need for housing and if this project was proposed for a main street, we would not be having this conversation. The issue here is SAFETY. Why are we sacrificing the lives of those who live in the community as well as the new lives who will move into this massive complex?? Any current residents or future residents of this building will NOT be able to walk the streets safely anymore. Will NOT be able to allow our children to ride their bikes. We are creating housing at the expense of BOTH current and future residents lives. This CANNOT be approved. The liability of the lives will be at the hands of those who advocate and allow this project. I have to believe that the

committee's first priority is safety. It is up to you to solidify the safety of our children and special needs community. Sincerely,  
Concerned neighbors of the property

## Communication from Public

**Name:**

**Date Submitted:** 09/24/2023 02:53 PM

**Council File No:** 23-0835

**Comments for Public Posting:** I'm a neighbor that lives on Ethel between chandler and magnolia. I just found out about this development that appears to be approved under the cover of night. I was pretty shocked that a project like this was approved for that parcel of land and in that specific location. I live in a house that my wife and I bought one year ago and we send our two little kids to the preschool at Chabad across from the planned development. There are so many red flags with this development that Karen Bass, the state and our local politicians are carelessly expediting. The list of concerns here is a long one but some of the main ones on my radar are: \* 200 units on a quiet street filled with single family homes and a synagogue is completely misaligned with the makeup of this pocket of the neighborhood \* this claims to be 100% affordable but the proposed rent is at or above market rates \* there is no where near enough parking spots planned for this. \* the piece of land is zoned for R1 single family home use. According to ED1's own restrictions, it states: In no instance shall the project be located a single family or more restrictive zone \* my kids go to school at the chabad right across the street. The disruption and noise this will cause in my little ones daily lives will be so impactful and upsetting. I understand the need for more housing in our communities, but there are better solutions than this hastily slapped together plan pushed through by greedy developers under the pretense of providing affordable housing.

## Communication from Public

**Name:** Scott Greenberg  
**Date Submitted:** 09/24/2023 09:02 AM  
**Council File No:** 23-0835

**Comments for Public Posting:** Dear Members, I'm writing to voice deep concern over the proposed project at 5501 and 5511 North Ethel Avenue. I live at 5456 Ethel Ave. exactly where Albers and Ethel Avenue meet. I share the same worries as so many other members of the community, that a structure of the size and the amount of people they wish to squeeze into the middle of our small street will be detrimental to the neighborhood. I actually support affordable housing and I'm not one of those "not in my backyard people." I would even support a project on this very site. But affordable housing has to be done sensibly. Approaching this opportunity so aggressively, without regard for the impact on the rest of the neighborhood (and without at least studying that impact), gives affordable housing a bad name. With a more appropriate project, our neighborhood could be an example of how it could be done right, and ultimately promote more affordable housing projects everywhere else in Los Angeles. 200 units in a 7 story building is simply beyond what our street can handle. The issue isn't the intended use of the new building, but the size. There are no 7 story buildings for miles, even in commercial zones. There are other options for larger buildings in our community on larger streets (including spaces adjacent to Los Angeles Valley College, walking distance from the Orange Line) where there will be less negative impact. The project has made it this far because of a loophole that has since been closed. The beneficiary of that loophole is a private developer who would not be able to exploit that loophole today. The project is not in the spirit of what is believed to be appropriate, both logically and legally. This project has been fast tracked, enabling the developer to proceed in the most profitable way possible without appropriate environmental studies or consideration for those impacted. Surely a construction project of this size has massive implications. Shouldn't those be looked at? It's highly irresponsible and unfair that many of the decision makers and others supporting the project have not actually come to see the physical site. I would like to invite you to meet with us on our block so you can see what actually is going to happen. I ask that you please consider all factors and at the very least gather more information about the potential impact of this project on our neighborhood before making any decisions. I appreciate your consideration. Sincerely, Scott Greenberg 5456

Ethel Ave. Sherman Oaks, CA 91401

## Communication from Public

**Name:**

**Date Submitted:** 09/24/2023 10:13 AM

**Council File No:** 23-0835

**Comments for Public Posting:** Dear Members, This letter is to voice our strong disapproval of this proposed project. We are a R1 zoned, small neighborhood and with a mistake or oversight from the mayor's office, this proposed project was improperly designated. None of the required studies and input from the local community, by both those of us who live in this neighborhood as well as the schools and businesses and temples that are adjacent to this proposed project, were conducted. While we, as a neighborhood community, are for affordable housing in our city, this project is not appropriate for this neighborhood. According to an appeal from developer, 40 apartments will be rented at \$3,270, 158 apartments at \$2,180 and only 1 at \$1,363 which is for the size of a 760 sq.ft apartment. It is same or higher than current rent in the area. How is this "100% affordable housing"? There are only two ways in and out of this area. One of the entrances from Chandler and Ethel is an Orange Line intersection that has already had its share of accidents. The streets are narrow and without sidewalks. Families walk and play in the streets because of this. We have parking restrictions due to our proximity to LAVC across the street. We are already having to deal with traffic through our neighborhood with people looking to bypass the Burbank and Coldwater intersection. I personally witnessed 3 boys riding their bikes narrowly avoid being struck by a speeding car. The proposed project would severely impact this neighborhood and the safety of its residents. While you have received letters from constituents voicing their approval, I would say that they do not live in this neighborhood and would not be impacted. I urge you to come and see for yourself how the project would severely impact this small community in a negative way. Please vote no until the appropriate studies have been fulfilled and no bypasses are granted to developers that have no connection or are not impacted by this project. There is a better solution than a 7 story behemoth in a small, single family neighborhood. Sincerely  
Kelsey Impicicche 5420 Wortser Ave. Sherman Oaks, CA 91401

## Communication from Public

**Name:** Ezra Laniado

**Date Submitted:** 09/24/2023 11:21 AM

**Council File No:** 23-0835

**Comments for Public Posting:** Subject: Preliminary Community Impact Statement for Project – Low-Income housing on properties located at 5501 and 5511 North Ethel Avenue Case No. CPC-2023-3809-DB-PHP-VHCA-1A Environmental No. ENV-2023-5355-EAF Dear Committee, This letter is to voice my strong disapproval of this proposed project. The proposed site for the development of a 7 story building is an R1 zoned lot on the corner of 2 narrow residential streets in a small residential neighborhood and definitely would Not be able to handle the resulting extreme increase in density. This project was pushed through under the shadow of secrecy without notifying any of the neighboring families that live adjacent to the site and whos lives will be significantly and negatively impacted by the proposed commercial construction and the resulting enormous influx of hundreds of people on to a site previously occupied by only a couple of people. Even the developers hearing to appeal the DCP's denial was kept in the dark and only by luck did one neighbor find out around 9pm the night before the hearing. About 2 dozen concerned neighbors clamored to join the hearing and make our concerned heard, but not one was able to submit a written comment for the record. Our deep concerns for the safety peace of our neighborhood were completely unheard. None of the required studies nor input from the local community were conducted. No input was requested by those of us who live here nor by The Help Group, a school for children with special needs directly adjacent to this site. It should be noted that The Help Group (<https://www.thehelpgroup.org/>) is a robust school catering to the specific needs of special needs children. Many of these special needs children are extremely unsettled by noise to the point that they may physically harm themselves as a result of consistently hearing loud noises. The process of constructing a 7 story giant building in their backyard will have devastating effects on these children, many of whom which are from low income homes themselves. Furthermore, there are currently NO 7 story residential buildings anywhere in Sherman Oaks nor in the neighboring Valley Village or Van Nuys. This project if approved would be the first of such magnitude and for it to be on an R1 zoned lot with very minimal egress is nothing short of dumbfounding! With only 140 proposed parking spaces, this

proposed 220 unit building would necessarily flood an area already lacking enough parking with so many vehicles that the surrounding would be packed with cars constantly search for parking which simply doesn't exist. This is not just a issue of convenience, but a grave safety issue. Currently, the small streets around the site can often be found to have children playing or families walking together. If G-d forbid anyone would be hurt or worse as a result of this project and the inappropriate extreme increase in vehicles, it would be the direct responsibility of those who approved it! This project is like trying to fit a round peg in a square hole. Any rational minded person familiar with the neighborhood would reach the same conclusion. I urge you to please come and see for yourself how this project would severely impact this small community in a negative way and simply put lives at unneeded risk. Please vote no on this proposed development. It's just not right. Sincerely Ezra Laniado 13130 Albers st. Sherman Oaks, CA 91401

## Communication from Public

**Name:** Eva E

**Date Submitted:** 09/24/2023 03:13 PM

**Council File No:** 23-0835

**Comments for Public Posting:** As a concerned resident of 5501 Ethel neighborhood in Sherman Oaks, Los Angeles, CA, USA, I would like to address the urgent need for equal safety and quality standards for planned low-income housing developments. It is essential that all residents of our neighborhood have access to safe and well-maintained living conditions. **Personal Story:** Living in Sherman Oaks has been a privilege for me and my family. However, recent developments have raised concerns about the safety of our community. The introduction of low-income housing projects without adequate consideration for traffic impact studies is putting the lives of residents at risk. **Traffic Impact Study:** One major concern is the significant increase in traffic caused by these new developments. With an estimated 400 additional cars on our already small and narrow roads, accidents are becoming more frequent. This poses a threat not only to those residing within these low-income housing units but also to all other community members who share these roads. **Relevant Facts:** 1. According to data from the National Highway Traffic Safety Administration (NHTSA), an increase in traffic volume directly correlates with higher accident rates. 2. A study conducted by [Source] found that neighborhoods with inadequate road infrastructure experience a higher number of accidents compared to areas with well-planned transportation systems. 3. The California Department of Transportation (Caltrans) emphasizes the importance of conducting thorough traffic impact studies before approving any new development projects. **Petition Objective:** We urge local authorities, including city planners and decision-makers responsible for approving new housing projects, to prioritize safety standards equally across all types of developments within Sherman Oaks. Specifically, we demand for the project on 5501 Ethel: 1. **Comprehensive Traffic Impact Studies:** Prioritize conducting thorough traffic impact studies before approving the project 2. **Adequate Road Infrastructure:** Ensure that existing roads are upgraded or expanded as necessary to accommodate increased traffic flow resulting from new housing projects. 3. **Safety Measures:** Implement appropriate safety measures, such as traffic signals, speed bumps, and pedestrian crossings, to mitigate the risks associated with increased traffic. Let us work together to ensure that low-income housing developments meet the same

safety and quality standards as any other development in our neighborhood. Together, we can create a community where everyone feels safe and secure.

## Communication from Public

**Name:** Paul Gilmartin

**Date Submitted:** 09/24/2023 03:16 PM

**Council File No:** 23-0835

**Comments for Public Posting:** The proposed 7-story building at 5501 Ethel will negatively affect the parking, traffic and privacy of my neighborhood and home. When I moved into my house in 2017 part of the attraction was the minimum of traffic, the privacy of my backyard and the quiet. If approved I would have a 7-story building 200 yards away from me, looking down into 100% of my backyard, blocking the sun (and sunsets) and clogging the traffic on Ethel (which are the exit points for my neighborhood). In particular the currently light on Ethel (at Chandler) is a single lane which gets clogged if someone is turning left at a red light as there is no room to go around them and turn right. It is a long, long light and traffic would be a nightmare. There is also the issue of where visitors to this building would park. As a citizen of Los Angeles I am aware of the homelessness problem and expensive housing. I want to help but 7 stories is ridiculous. There isn't a single building for miles that is even above 3 stories. 95% of the tallest apartment buildings are 2 stories or less. The ones that are taller do not border residential areas but are in the middle of commercial districts with streets built for heavy traffic. The city as a whole must shoulder the burden of accommodating people who are struggling. We are willing to do our part but the proposal is grossly inconsiderate to our neighborhood. I can't imagine any council member considering this proposal would approve it if it were their neighborhood or the neighborhood of someone they cared about. I'm begging you. Please be reasonable. Once this is built there is no remedy. Respectfully, Paul Gilmartin

## Communication from Public

**Name:** Marat Kirgiz

**Date Submitted:** 09/24/2023 11:42 AM

**Council File No:** 23-0835

**Comments for Public Posting:** Subject: Preliminary Community Impact Statement for Project – Low-Income housing on properties located at 5501 and 5511 North Ethel Avenue Case No. CPC-2023-3809-DB-PHP-VHCA-1A Environmental No. ENV-2023-5355-EAF Dear Committee, This letter is to voice my strong disapproval of this proposed project. The proposed site for the development of a 7 story building is an R1 zoned lot on the corner of 2 narrow residential streets in a small residential neighborhood and definitely would Not be able to handle the resulting extreme increase in density. This project was pushed through under the shadow of secrecy without notifying any of the neighboring families that live adjacent to the site and whos lives will be significantly and negatively impacted by the proposed commercial construction and the resulting enormous influx of hundreds of people on to a site previously occupied by only a couple of people. Even the developers hearing to appeal the DCP's denial was kept in the dark and only by luck did one neighbor find out around 9pm the night before the hearing. About 2 dozen concerned neighbors clamored to join the hearing and make our concerned heard, but not one was able to submit a written comment for the record. Our deep concerns for the safety peace of our neighborhood were completely unheard. None of the required studies nor input from the local community were conducted. No input was requested by those of us who live here nor by The Help Group, a school for children with special needs directly adjacent to this site. It should be noted that The Help Group (<https://www.thehelpgroup.org/>) is a robust school catering to the specific needs of special needs children. Many of these special needs children are extremely unsettled by noise to the point that they may physically harm themselves as a result of consistently hearing loud noises. The process of constructing a 7 story giant building in their backyard will have devastating effects on these children, many of whom which are from low income homes themselves. Furthermore, there are currently NO 7 story residential buildings anywhere in Sherman Oaks nor in the neighboring Valley Village or Van Nuys. This project if approved would be the first of such magnitude and for it to be on an R1 zoned lot with very minimal egress is nothing short of dumbfounding! With only 140 proposed parking spaces, this

proposed 220 unit building would necessarily flood an area already lacking enough parking with so many vehicles that the surrounding would be packed with cars constantly search for parking which simply doesn't exist. This is not just a issue of convenience, but a grave safety issue. Currently, the small streets around the site can often be found to have children playing or families walking together. If G-d forbid anyone would be hurt or worse as a result of this project and the inappropriate extreme increase in vehicles, it would be the direct responsibility of those who approved it! This project is like trying to fit a round peg in a square hole. Any rational minded person familiar with the neighborhood would reach the same conclusion. I urge you to please come and see for yourself how this project would severely impact this small community in a negative way and simply put lives at unneeded risk. Please vote no on this proposed development. It's just not right. Sincerely Marat Kirgiz 12935 Chandler Blvd Sherman Oaks, CA 91401

## Communication from Public

**Name:** Wendall Mohler  
**Date Submitted:** 09/24/2023 11:42 AM  
**Council File No:** 23-0835

**Comments for Public Posting:** Anyone who has seen the site where this 7 story 200 unit is proposed would instantly see that the increased traffic would create a safety hazard. The street is narrow without sidewalks. There are only two ways into the area . The only other alternative is thru the streets of our neighborhood where our children play. Traffic is already a problem here! You have to be here to see for yourself to understand the problems this project will create. Three words sum up our concerns.....SAFETY, SAFETY, SAFETY!

## Communication from Public

**Name:** Bonnie Kurnick  
**Date Submitted:** 09/24/2023 11:56 AM  
**Council File No:** 23-0835

**Comments for Public Posting:** The proposed 7 story/200 unit building will most definitely cause injuries and deaths. Whomever wants to vote this in, will be held responsible for all injuries and deaths which Will certainly be the result of huge traffic issues. There are only 2 ways in and out of this small cup de sac area. There is no way that this area can handle the influx of people without posing significant danger to District 4 voters/citizens. There needs to be a site visit by the board members to see what/ where this is being proposed. It is LIE that it will be for low income people based on the rental rates listed by the debt. It is crystal clear that \$ is changing hands to get this through. We all know the incentives that are given to developers of these projects. We are completely dedicated to low income housing ( which this will not be!), but it needs to be planned for an area that can handle the tremendous increase in auto traffic and pedestrian traffic that is 100% going to incur in this very tight space, where traffic is already an issue. Try making a left hand turn from Burbank onto Ethel....it is already a huge problem. Do the right thing....vote NO!!!!!! We are in this for the long haul because of the danger it will create!!!

## Communication from Public

**Name:** Norm kurnick

**Date Submitted:** 09/24/2023 12:11 PM

**Council File No:** 23-0835

**Comments for Public Posting:** The appeal on the incomplete application should NEVER have been approved. Our 4th district councilwoman actively endorsed the approval of this project ( we were there and heard Nithya Raman push for this approval, and doing so under the protest of the people who voted for her and those she has sworn to protect). VOTING NO on this proposed nightmare of a project is the only ethical, sensible and lawful way to vote. We will not go away.

## Communication from Public

**Name:** Sybil Erbs Garry

**Date Submitted:** 09/24/2023 12:31 PM

**Council File No:** 23-0835

**Comments for Public Posting:** So much for council people taking the constituents into consideration for what takes place in your district. Sounds like you were trying to sneak in approval for something that will severely impact the neighborhood. With crime forever on the increase this will only add to the situation. Let me remind you when Jack Weiss went behind our back with the Chabad house on the corner of Ethel and Chandler we made a concerted effort to defeat him. Fortunately we persevered and we never heard from him again.

## Communication from Public

**Name:** Michael Garry

**Date Submitted:** 09/24/2023 12:34 PM

**Council File No:** 23-0835

**Comments for Public Posting:** First you gave us a bus route that messed with the traffic flow (Burbank/Fulton prime example), then you allowed the Chabad temple to be built with 5 parking spaces, not to mention the times they have outdoor, rooftop loud music and street closures. Now you want to put a seven story, 200 unit low income housing building in our upper middle class neighborhood while giving us 2 days notice? Please give us the proper notice and impact study that's needed for such a structure in our neighborhood. Pushing this through will just result in lawsuits, officials not getting votes from their constituents...etc. Thank you

## Communication from Public

**Name:** Bonnie Kurnick

**Date Submitted:** 09/24/2023 12:36 PM

**Council File No:** 23-0835

**Comments for Public Posting:** And there is this..... Attachment to Report dated 8-09-23 - Incomplete Application Letter 1 08/09/2023 Attachment to Report dated 8-09-23 - Incomplete Application Letter 2 08/09/2023 Report from Department of City Planning 08/09/2023 and this..... Communication(s) from Public 09/24/2023 Communication(s) from Public 09/23/2023 Communication from Applicant Representative 09/19/2023 Communication(s) from Public 09/19/2023 Communication(s) from Public 09/19/2023 Communication(s) from Public 09/19/2023 Report from Planning and Land Use Management Committee 09/19/2023 Speaker Card(s) 09/19/2023 Communication from Applicant Representative 09/18/2023 Communication(s) from Public 09/18/2023 Communication(s) from Public 09/18/2023 Communication(s) from Public 09/17/2023 Communication(s) from Public 09/16/2023 Attachment to Communication dated 09/14/2023 - Appeal Recommendation Report 09/14/2023 Communication from Department of City Planning - Supplemental Transmittal 09/14/2023 Communication(s) from Public 09/14/2023 Communication from Department of City Planning - Supplemental Transmittal 08/31/2023 Attachment to Report dated 8-09-23 - Appeal 08/09/2023 Attachment to Report dated 8-09-23 - Appeal Justification 08/09/2023 Attachment to Report dated 8-09-23 - ED1 Determination Letter 08/09/2023 Attachment to Report dated 8-09-23 - Incomplete Application Letter 1 08/09/2023 Attachment to Report dated 8-09-23 - Incomplete Application Letter 2 08/09/2023 Report from Department of City Planning 08/09/2023 Second Status of Project Review: Application Incomplete and Case Processing on Hold This letter is to let you know that since the project does not qualify for ED1 processing as stated in our letter dated July 6, 2023, the project application will be considered converted as of July 6, 2023, to a regular entitlement process that will proceed according to the entitlement paths and procedures specified by the LAMC provisions and land use plans in effect on the date of your complete Preliminary Application submission. As a result, the existing case number ADM-2023- 3906-DB-ED1-VHCA is being converted to CPC-2023-3809-DB-PHP-VHCA. The new case number reflects: 1) the project does not qualify for ED1 processing by removal of the ED1 suffix; 2) a change from an

administrative review process originally indicated by the "ADM" prefix, to a City Planning Commission review process based on the procedures specified in LAMC 12.22.A.25 for off-menu density bonus incentives and waivers, as specified by the new "CPC" prefix; 3) a density bonus under State law was pursued under the ADM case number and is also being pursued under the CPC case number by the suffix "DB"; 4) a new Priority Housing Program (PHP) suffix to denote that the project qualifies for PHP by providing at least 10 units and for setting aside at least 20 percent of rental units for Low Income households.; and 5) the project remains vested in the LAMC provisions and land use plans in effect on the date of your complete Preliminary Application by carrying over the "VHCA" suffix to the CPC case number. We have Case No. ADM-2023-3809-DB-VHCA-ED1 Case No. CPC-2023-3809-DB-PHP-VHCA Page 2 of 2 invoiced for the entitlement path associated with the CPC case number (invoice attached) and will need your further assistance in order to apply the ADM case number application filing fees toward the CPC application case number filing fees. Please contact your assigned project planner who can refer you to planning staff at the Development Services Center to assist with any additional fees due and/or the submittal of additional required documents. We will treat your existing application materials associated with the ADM case number, as now associated with the CPC case. We will not stop until the safety of our citizens are protected,

## Communication from Public

**Name:** Miriam Laniado  
**Date Submitted:** 09/24/2023 12:59 PM  
**Council File No:** 23-0835

**Comments for Public Posting:** To whom it may concern, I purchased my home 5 years ago at a premium so that I could be at the end of a culdesac in a quiet neighborhood, all so that my kids could safely play outside and my family and I could enjoy quiet family time together. It's simply unjust to build a commercial structure in a residential R1 lot right across the street from my house. Zoning laws are there for the protection of all of us, including me and my neighbors! Building this 7 story monstrosity is not safe for us and impedes on our rights. It's unacceptable to trounce our property rights for the benefit of a huge development that will endanger our families, ruin our neighborhood, and devalue our homes. The huge influx of people this development purposes is untenable. The streets are stinky too narrow. It's crazy to me that I even have to explain why this development is such a horrible idea for this neighborhood! It's obvious! My life savings is in my home.... Please dont destroy my homes worth I urge you to please vote No on this horrible development. Thank you, Miriam

## Communication from Public

**Name:** Ida G.

**Date Submitted:** 09/24/2023 04:02 PM

**Council File No:** 23-0835

**Comments for Public Posting:** Subject: Impact Statement for housing project on properties located at 5501 and 5511 North Ethel Avenue Council File #: 23-0835 September 24, 2023 Dear Committee Members - My family and I are writing to protest the proposed plan to build - in our R1 Residential zone - a 200-Unit, 7-story building for tenants on Ethel Avenue between Chandler Blvd and Burbank Boulevard. We had not been notified of this massive project in advance and only discovered this proposed development less than one week ago. This is a tranquil neighborhood with majestic, century-old Cedar trees, it is not a suitable environment for a monstrous 7-story, 200-unit facility with over 140 parking spaces! In light of our skyrocketing property taxes, this massive project is a major injustice to the residents here, who go to great lengths to maintain their homes. We have children in our single-family neighborhood, and automobiles already pose a risk to their safety. No studies have been conducted to assess the severe environmental impact on our small community. Furthermore, this multi-family housing facility is to be built in a residential zone and does not conform to the city's own existing zoning regulations! The developers have not even submitted their plans before the Los Angeles City Planning zoning board to assess compliance with city zoning and land use requirements. This colossal 200-unit facility will most assuredly - and unfortunately - result in: pollution and significant environmental damage; noise; security/ safety issues; parking problems; and a steep decrease in our property values. Our small neighborhood's natural environment will be severely impacted in multiple ways, and we will thereby seek legal channels to be certain that our rights are protected. We greatly appreciate your consideration of this timely critical matter. Kind regards, Ida G.

## Communication from Public

**Name:** Eleina Addes

**Date Submitted:** 09/24/2023 04:23 PM

**Council File No:** 23-0835

**Comments for Public Posting:** Dear comitee members The proposed 7 story building would be towering over the Help Center a school that caters to Special need / autistic children. The residents of this bulding would be able to view the children from the windows which is a federal violation The construction of such a building would cause these children great pain due to them being hyper sensitive As these children takes walks in our neighborhood, with increased traffic it will make it so unsafe We urge you to make the right decision and vote against this horrible project Eleina A

## Communication from Public

**Name:**

**Date Submitted:** 09/24/2023 04:24 PM

**Council File No:** 23-0835

**Comments for Public Posting:** Dear comitee members The proposed 7 story building would be towering over the Help Center a school that caters to Special need / autistic children. The residents of this bulding would be able to view the children from the windows which is a federal violation The construction of such a building would cause these children great pain due to them being hyper sensitive As these children takes walks in our neighborhood, with increased traffic it will make it so unsafe We urge you to make the right decision and vote against this horrible project Eleina A

## Communication from Public

**Name:** Melissa Tingley

**Date Submitted:** 09/24/2023 04:35 PM

**Council File No:** 23-0835

**Comments for Public Posting:** Subject: Preliminary Community Impact Statement for Project – Low-Income housing on properties located at 5501 and 5511 North Ethel Avenue Case No. CPC-2023-3809-DB-PHP-VHCA-1A Environmental No. ENV-2023-5355-EAF Dear Committee, This letter is to voice my strong disapproval of this proposed project. The proposed site for the development of a 7 story building is an R1 zoned lot on the corner of 2 narrow residential streets in a small residential neighborhood and definitely would Not be able to handle the resulting extreme increase in density. This project was pushed through under the shadow of secrecy without notifying any of the neighboring families that live adjacent to the site and whos lives will be significantly and negatively impacted by the proposed commercial construction and the resulting enormous influx of hundreds of people on to a site previously occupied by only a couple of people. Even the developers hearing to appeal the DCP's denial was kept in the dark and only by luck did one neighbor find out around 9pm the night before the hearing. About 2 dozen concerned neighbors clamored to join the hearing and make our concerned heard, but not one was able to submit a written comment for the record. Our deep concerns for the safety peace of our neighborhood were completely unheard. None of the required studies nor input from the local community were conducted. No input was requested by those of us who live here nor by The Help Group, a school for children with special needs directly adjacent to this site. It should be noted that The Help Group (<https://www.thehelpgroup.org/>) is a robust school catering to the specific needs of special needs children. Many of these special needs children are extremely unsettled by noise to the point that they may physically harm themselves as a result of consistently hearing loud noises. The process of constructing a 7 story giant building in their backyard will have devastating effects on these children, many of whom which are from low income homes themselves. Furthermore, there are currently NO 7 story residential buildings anywhere in Sherman Oaks nor in the neighboring Valley Village or Van Nuys. This project if approved would be the first of such magnitude and for it to be on an R1 zoned lot with very minimal egress is nothing short of dumbfounding! With only 140 proposed parking spaces, this

proposed 220 unit building would necessarily flood an area already lacking enough parking with so many vehicles that the surrounding would be packed with cars constantly search for parking which simply doesn't exist. This is not just a issue of convenience, but a grave safety issue. Currently, the small streets around the site can often be found to have children playing or families walking together. If G-d forbid anyone would be hurt or worse as a result of this project and the inappropriate extreme increase in vehicles, it would be the direct responsibility of those who approved it! This project is like trying to fit a round peg in a square hole. Any rational minded person familiar with the neighborhood would reach the same conclusion. I urge you to please come and see for yourself how this project would severely impact this small community in a negative way and simply put lives at unneeded risk. Please vote no on this proposed development. It's just not right.

## Communication from Public

**Name:** Jaimie

**Date Submitted:** 09/24/2023 06:09 PM

**Council File No:** 23-0835

**Comments for Public Posting:** I strongly oppose the proposed project for 5501 Ethel Ave. this neighborhood is zoned R1 and a 7story 200 unit apartment complex will create many safety problems. First and foremost sticking 600+ humans on the corner of 2 small streets Ethel/Albers will create much more foot and car traffic in an area that already struggles with this as the students attending LAVC park in the few parking spots we have and speed through the street to get from Chandler to Burbank. Aside from not having enough parking and people speeding down Ethel what happens when these 600+ new people are getting deliveries will there be people double parking or blocking driveways? Will we even be able to access Albers st? What happens when an emergency vehicle needs to get through to assist someone in need? These are just a few of the safety concerns I have in regards to this project.

## Communication from Public

**Name:**

**Date Submitted:** 09/24/2023 06:15 PM

**Council File No:** 23-0835

**Comments for Public Posting:** I want it to be known that I strongly oppose the proposed project for 5501 Ethel Ave. It will create an influx of foot and car traffic in a neighborhood that already struggles to support the foot/car traffic it has. This can create many safety concerns and perhaps even hinder emergency services for speedily getting into the area when needed.

## Communication from Public

**Name:** Candice Schwartz

**Date Submitted:** 09/24/2023 06:19 PM

**Council File No:** 23-0835

**Comments for Public Posting:** As a resident who lives on the corner of Ethel and Albers for over 40 years, I am in complete disbelief that our city has no concerns for this neighborhood. I have always believed something would be built on this lot that would conform with zoning rules we have all been held to. To throw out zoning regulations as is allowed by the ED1 it is as if the city is throwing out all safety for the old inhabitants and the future ones. Traffic on small streets will not only be increased by the new neighbors but by the function of their lives, guests and deliveries to name a few. Can our small local fire department handle these numbers. Even if they can how will they get to an emergency on Albers Street a cul de sac that already only has parking on one side. Who will be responsible when emergency responders can not get in? How will we be able to get to our jobs and kids to school in the morning especially as we wait for the Orange Line to pass over Ethel. Is it really responsible to think the new residents will not have cars since they can walk to the college and the orange line? Yes we have a housing emergency in this city and state. But trading one emergency for another and placing children and adults into a dangerous situation as they try to navigate the streets around their homes is at the very least irresponsible of our City and State Governments. Please consider all the lives the old residents and potential residents that you are putting in harms way. I am opposed to this project at 5501-5511 Ethel.

## Communication from Public

**Name:** Vida G.  
**Date Submitted:** 09/24/2023 08:05 PM  
**Council File No:** 23-0835

**Comments for Public Posting:** It's come to my attention that in our small R1 residential zoned neighborhood, the city is planning to build a gigantic 200-unit, 7 story building with 147 parking spaces. I am protesting this proposed plan, as we live in a residential zone and this does not conform to the city's existing zoning regulations. This enormous 200-unit facility will wreck the infrastructure of our area bringing pollution, environmental damage, noise, safety issues, excess traffic and congestion in an already congested neighborhood and a big decrease in property values. And this is happening in light of our skyrocketing property taxes. This proposed project was not properly designated. There were no studies and feedback from those of use who live in this neighborhood. This area is already quite busy with the Orange Line busway intersection at Chandler and Ethel, which has had accidents since it was created. That intersection is one of two entrances in and out of this area and the streets are quite narrow and have no sidewalks. Ethel Street is crowded enough as it is and has parking restrictions due to its proximity to Los Angeles Valley College across the street. And many cars use Ethel as a shortcut to get to Burbank and Coldwater, so one can imagine the bottlenecks this will create in an already crowded area. All this new traffic as a result of this construction, would truly impact the neighborhood and the safety of its residents. As this is a residential, single-family neighborhood, we have a lot of children living here and it will be very dangerous for them to bike and feel safe in our neighborhood with the advent of all the new traffic this proposed building will bring. Additionally, there is a sacred house of worship at the corner of Chandler and Ethel, where many of our neighbors who are congregants due to their religious beliefs, have to walk to and from the Chabad at various times of the day and evenings. Many of them are families and they have no sidewalks to walk on and these streets are narrow. This poses a risk to their safety as well with all the new traffic resulting from this construction. Our peaceful, suburban neighborhood cannot be bullied into allowing this monstrous facility to be built here. This will forever change our peaceful environment that we pay very high taxes to live in.

## Communication from Public

**Name:** Megan Parsons

**Date Submitted:** 09/24/2023 09:55 PM

**Council File No:** 23-0835

**Comments for Public Posting:** As a close neighbor to the potential apartment building site, I strongly oppose the Ethel Avenue mega-structure proposal. We live in a quiet neighborhood of single family homes. Squeezing a massive 7-story structure, along with HUNDREDS of cars and people into this tiny neighborhood just will not work. Putting up a building with 200 apartments and only 141 parking spots means many, many extra vehicles with no place to park, and our neighborhood is nearly impossible to park in as-is. There is literally no place for these cars to go. The surrounding streets are basically one-lane when cars are parked on either side and many don't have sidewalks or stop signs. Adding hundreds of cars-worth of traffic to a neighborhood where pedestrians (including children) have to walk in the street is a recipe for accidents and injuries. There are no buildings higher than three stories anywhere near the proposed building site. Putting a SEVEN-story structure on a tiny street of single family homes is such an outrageously bad idea we thought it was a joke at first. The developers have to know what they're doing is wrong or they wouldn't have tried to sneak their proposal by without letting residents know - they pretend they want to help lower-income folks, but they clearly only care about making as much money as possible, and because of this I am extremely concerned about the care and quality of work that would go into actually building this skyscraper. Not to mention the cacophony and pollution that goes along with building a structure of this size - unfortunately, the special needs children at The Help Group next door will have to bear the brunt of that noise, etc. We chose our neighborhood carefully and invested all of our money into our house. Now our faith in government has been shaken - if greedy developers can somehow ignore zoning laws and use loopholes meant to actually HELP the poor to fatten their OWN bank accounts, there is something very wrong. This will lessen the value of our homes and the quality of our lives. Please renew our faith in our local government and do not allow this insane proposal to go through.