

Communication from Public

Name: Frank

Date Submitted: 09/25/2023 11:40 AM

Council File No: 23-0835

Comments for Public Posting: I have questions about the monthly rents stated in the application for this project, which is supposed to be 100% affordable apartments. 40 units at \$3,270, 158 units at \$2,180 and 1 unit at \$1,363 does not seem to qualify as affordable. I would like to see the math calculations. Additionally, 141 parking spaces for 200 units, means a lot of cars on the streets, there is no room for them to park in the neighborhood, it will be chaotic and unsafe. I understand the emergency order, but it is unconscionable to vote to approve this project without visiting the site and seeing the impact it will have on the neighborhood. There were recent changes to slow down the mcmansion construction in the city, this kind of project has a much bigger and worse impact not just on the immediate neighbors, but the entire neighborhood. Thank you.

Communication from Public

Name: Rani Tyrrell

Date Submitted: 09/25/2023 09:39 PM

Council File No: 23-0835

Comments for Public Posting: Please reconsider the Ethel Avenue project and reject the appeal presented by the developer. The single family, R1 zoned neighborhood cannot sustain the high volume of traffic that a 7 story 200 unit complex will bring. I am worried about the safety of my children as we need to walk on the streets because there are no sidewalks on Ethel Ave. Regardless if the developer makes improvements to the plans in this regard, the neighborhood is so small — the safety and traffic concerns are unlikely to change.

Communication from Public

Name:

Date Submitted: 09/25/2023 10:10 PM

Council File No: 23-0835

Comments for Public Posting: Please see the attached letter of support from pro-housing neighbors in the community. We respectfully ask for your support of the appeal and recommendation from the PLUM Committee. Sincerely, Southeast San Fernando Valley For All A chapter of Abundant Housing LA



September 26, 2023

Los Angeles City Council
200 N. Spring Street, Room 395
Los Angeles, California 90012

RE: 23-0835 – Pro-Housing Neighbors Support Appeal Consistent with Housing Law

Council President Krekorian and Members of the City Council,

We, the volunteers of Abundant Housing LA's Southeast San Fernando Valley Chapter, support the appeal of LA City Planning's Determination of Incomplete Application for the project proposed at 5501-5511 North Ethel Avenue (CPC-2023-3809-DB-PHP-VHCA-1A).

Abundant Housing LA (AHLA) is a grassroots nonprofit organization working to solve Southern California's housing crisis by advocating for more housing at all levels of affordability. AHLA envisions a Los Angeles where everyone can find a home they can afford, that meets their needs, in their neighborhood of choice, and where we can live in sustainable and diverse communities. AHLA's Southeast San Fernando Valley Chapter is made up of pro-housing neighbors who recognize the urgent need to build housing and support more housing in their backyards.

The applicant is proposing a 200-unit apartment building, consisting of 158 low-income units, 1 very low-income unit, and 40 moderate-income units. This would create much needed deed-restricted affordable housing just outside of LA Valley College near the Orange/G Line station. [It is our understanding that the City revised their guidelines on Executive Directive 1 \(ED1\) to exclude single-family zones after the project was proposed.](#) We, the pro-housing volunteers organizing in the San Fernando Valley, support more housing in all neighborhoods -- especially 100% affordable housing! [In fact, the State has determined the City's conclusion is inconsistent with State Housing Law and the standards in place at the time the application was submitted are locked in.](#) We believe this appeal is warranted and the City Council's Planning and Land Use Management Committee agrees. We would like to thank Councilmember Raman and her staff for supporting the appeal. Simply put, housing delayed is housing denied. The project should continue forward as proposed and no subsequent process should occur. Given these reasons, we respectfully ask for your support on the appeal.

Sincerely,

Southeast San Fernando Valley For All

A chapter of Abundant Housing LA

Communication from Public

Name: Fix The City, Inc.

Date Submitted: 09/25/2023 03:06 PM

Council File No: 23-0835

Comments for Public Posting: ITEM 23: 5501–11 N. Ethel Ave., Case No. CF 23-0835)
Opposition to PLUM recommendation regarding 5501-11 N. Ethel Appeal Fix The City opposes granting this appeal because Executive Directive 1 (December 16, 2022) was based on LAAC 8.29: Sec. 8.29. Director of Emergency Operations Organization. “During the period of a local emergency, and with respect to emergency preparedness and response activities, the Mayor shall be the Director of the Emergency Operations Organization, and all powers and duties herein conferred upon the Board or any officer or chief of a division shall be exercised subject to the direction and approval of the Mayor. The Director is authorized to promulgate, issue and enforce rules, regulations, orders and directives which the Director considers necessary for the protection of life and property. Such rules, regulations, orders and directives shall take effect immediately upon their issuance, and copies thereof shall be filed in the Office of the City Clerk (emphasis added). There is no evidence in the record that the Mayor has approved this project. Therefore, this appeal must be denied.

Communication from Public

Name: May Harmon

Date Submitted: 09/25/2023 03:59 PM

Council File No: 23-0835

Comments for Public Posting: Dear Council/Committee, I am writing in regards to 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. I am in disbelief that this is being considered and want to point out some issues to be considered. The location is right next to a special needs school and on a street that has no sidewalks and extremely limited parking. If cars happens to be parked on both sides of the street, the street narrows down to one lane, as there aren't sidewalks, many people, children, families, have to walk in the middle of the street to get by. If you have a car heading towards you, one of the cars has to pull over for you to get by. It is already a problem and many near accidents have happened because of the lack of space that section of Ethel has. This is especially dangerous on Friday nights where a community populated by many in the Jewish community, walk to the adjacent synagogue. As I have been informed, The city tried to fast-track any project that was supposedly affordable housing and did away with impact studies, notification to the homeowners and consideration that the congestion will have, not to mention the increased demand for water and sewage. I believe if anyone who does these studies were to actually come to the proposed location, they would clearly see that this will not work in any way shape or form. There is also the Orange line intersection to exit Ethel to Chandler, there have been several accidents already. The other exit is a community college which has also more recently impacted parking and congestion since the building of their tennis courts. The Help group school with handicapped children is the other adjacent neighbor. Even a small apartment building would have tenants struggling to exit that small part of Ethel. While I support the idea of creating affordable housing, an extremely important consideration should be the impact of the 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. This Investor claiming to build affordable housing seems to be proposing above market rents for this area with few exceptions. 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 in any way. The proposed building will house more people (estimate around 500) than live in our 6 street community. You will be at least doubling the population here. If you count all the houses on Ethel Ave, Worster Ave, Killion St, Leghorn Ave, Cumpston St, Van Noord, and Albers St (our neighborhood), it's less than 100 houses but you would be allowing 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 would now be allowing effectively 200 new houses. This project needs go back to the original R1 zoning that it was meant to be. The city realized it's mistake, please, come see for yourself, and do the necessary studies before making another huge mistake that will severely, negatively, impact this neighborhood and the safety of its residents. Sincerely, May Harmon

Communication from Public

Name: Elaine LaZelle

Date Submitted: 09/25/2023 04:27 PM

Council File No: 23-0835

Comments for Public Posting: Dear Committee, My name is Elaine LaZelle. Born and raised here in our beautiful valley. While I believe the city desperately needs to create more housing, particularly low income housing, I cannot support the creation of a 7 story 200 unit apartment building in the middle of a residential neighborhood zoned for R1 zoning, single family homes. This lot was sold as a R1 Zone. We the community were not aware this was even happening until 9/19/23 hours before a meeting with the Planning and Land Use Management Committee was about to take place. Our city rep never emailed, postal mail, posted or said one word to us about this. This was kept as a secret from, our own official rep kept it from us. The vast majority of homes in the area are 1-story, including my own. This 7 story 200 unit complex is completely out of character with the neighborhood, and will forever tower over all of the existing homes. Its location - on Ethel - will also significantly boost traffic and congestion on a residential narrow street that already lacks sidewalks, extremely limited parking as the other streets around it also lack of. Truly unsafe for all. The location of this lot is adjacent to a special needs school. The loud noise from the building can trigger the children's sensory and cause physical and mental pain to these innocent children. I'm also concerned that families walking to their religious services, others walking, strollers, bikes, scooters, walkers, and wheelchairs will experience unsafe walking conditions. We have some homes that the residents have special needs. Their walks will be very unsafe for them, also for the seniors with their walkers and wheelchairs. More noise and cars can scare people. My Mom loved to hike with the Sierra Club and now one front porch step scares her so badly. She definitely won't want to sit and read her library books in the backyard with a 7 story building directly behind us with people watching her. No more sunsets for her. Also with more cars she will become too scared for her walks, as so many others. (no sidewalks) On Burbank Blvd., directly off of Ethel a Day Care center is being built. With so much traffic it will also be unsafe for the day care center. Burbank is already filled with traffic in both directions east and west all day and night long. We also have students using Ethel to get to school and others using as a short cut. My son was hit and run one night from a speedy driver, and i am sure the darkness and narrowness of the

street was part of the cause too. We have a Fire department on Burbank Blvd just west when you turn off Ethel. and bless them, they are saving people's lives all the time. Including my Dad and other neighbors. Any more traffic on Burbank can cause them delays on saving life's, every second, minutes matter. I can't imagine with so many more people how unsafe this will all be. On a personal note, I understand the need for more housing in Los Angeles. Several years ago, I was able to convert my garage into an ADU in order to add a room and to care for my father, who passed away last year. I now care for my Mom. This type of change ADU - allowing single family homes to sensibly add on to care for others - is essential and I thank the council for streamlining this process. The lot could have 6 nice homes or some duplexes that that would help with the desperately needed housing without sacrificing the character and safety of a neighborhood with a 7 story apartment building. I cannot in good faith support the creation of a 200 unit complex in a neighborhood clearly zoned for residential housing especially when there are great options. Thank you and I really hope that you will not make a quick decision on this without visiting the site and the community around it. It's very important to see the actual visual to really understand. I have taken photos I could show you but I beg you with my whole heart to please believe me and others and please see for yourself. Thank you, Elaine Elaine LaZelle - 5505 Wortser Avenue, Sherman Oaks 91401

Communication from Public

Name: Ida G.

Date Submitted: 09/25/2023 06:02 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 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.

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 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:

Date Submitted: 09/25/2023 07:19 PM

Council File No: 23-0835

Comments for Public Posting: -----PROJECT 5501 ETHEL STREET----NO SHORTCUTS TO SAFETY AND ENVIRONMENTAL QUALITY----- --Nothing in the Housing accountability act, in section 65589.5 of the government code shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in the above section shall be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code). --The removal of regulatory barriers to promote infill housing, transit-oriented development, or mixed use commercial development does not preclude a city or county from holding a public hearing nor finding that an individual infill project would be adversely impacted by the surrounding environment or transportation patterns. --The Legislature intends to do everything within its power to remove regulatory barriers around the development of infill housing, transit-oriented development, and mixed use commercial development in order to reduce regional traffic congestion and provide more housing choices for all Californians --The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment --The housing development project would have an adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. Residential proximity to heavy traffic has been associated with adverse health effects, including asthma, reduced lung function, cardiac and pulmonary mortality, and adverse birth outcomes. Previous research suggests that non-White and lower income individuals may be exposed to higher levels of traffic-related air pollution