

Los Angeles, Sept 19th, 2023

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,

We are writing you regarding a project we learned about less than 24 hours ago (on the eve of the hearing).

My family and the neighbors we managed to talk to in the few hours since we heard about the project are all very concerned about the impact this project would have on our family-oriented and peaceful neighborhood. A seven story building would not only completely ***change the character of the neighborhood***, take the sun out of our gardens, make the traffic situation unbearable, destroy the trees and reduce air quality, it will also ***decrease the value of our houses significantly***.

We would ask the committee to give us a **few days to inform the rest of the community** and develop an **impact statement that is more comprehensive and truly represents the concerns of the entire neighborhood**.

In the meantime, we would like to share some insights on what makes **our neighborhood special** and why this project would change the character and way of living in the entire community:

- (1) Single family house community - American dream of our own house and yard** – The neighborhood has mostly small to mid-sized houses that were build and paid for with our hard-earned money. We all invested a lot of money to build/buy our dream homes. A seven story building would not only completely change the character of the neighborhood but also decrease the value of our houses significantly.
- (2) Peaceful, calm and family oriented community** - It is a very peaceful, calm and traditional community where kids can still play on the street, families meet at the Chabad, neighbors bond while walking their dogs etc.
- (3) Ideal learning conditions** - We also do have a school right next to us for children with special needs (Autism), which benefits from the calm surroundings allowing them to focus while in class and playing outside on the playground during breaks.
- (4) Trees for better air quality and overall well-being** – The lot is filled and surrounded by trees and flowers, which not only improves air quality but as many studies (e.g., from the National Library of

Medicine, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9408062/>) have proven is reducing stress and improving quality of life.

The area however also has some challenges that should be considered during the evaluation:

- (1) **Liquefaction zone** – The entire area is at the heart of a liquefaction zone. Especially seven story buildings are probably more affected than 1-2 story houses.
- (2) **Parking is already tight** – Right now it seems that there is just enough space to park the cars of people living in the neighborhood. We often see that during service/celebrations the streets get overcrowded with cars parking on both sides of the street, making it difficult for two cars to pass. Any additional burden would cause an unbearable situation for the neighborhood bringing traffic to a standstill.
- (3) **Narrow and tight streets** – Any additional traffic (let alone of ~200 cars) would cause an unbearable situation / traffic chaos on Ethel and nearby streets.
- (4) **Insufficient drainage and water** – Especially during the periods of heavy rain, we experienced some flooding and water would not drain fast enough. Any additional construction will only worsen the conditions.

The city has to guarantee that we are not worse off than before:

- **Safety** – City must guaranty and pay for security system installation, maintenance and monitoring for life in a 1mile radius.
- **Property Value** – City must guarantee property value increases in line with the neighborhood's historic values.
- **Insurance deductibles** – City must pay/cover insurance deductibles that result from any damages to house, car or other personal property caused directly or indirectly by the project.
- **Property tax** – City must waive any property tax liability to make up for the additional emotional and financial burden that neighbors have to bear.

Thank you very much for taking our concerns under consideration. As mentioned before, we would appreciate to gather the thoughts and feedback from the entire community.

Best regards,
Neighborhood Community

Eva E.