From:	Lawrence Franzen
To:	Chacko, Peer
Cc:	O"Brien, Dan; Justin Ciampaglia
Subject:	Case No. P2025-0064-SPR - Proposed Slauson Investors LLC construction project Fox Hills, Culver City
Date:	Friday, August 15, 2025 10:46:45 AM

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Dear Peer:

Hope you are having a most excellent day in idyllic downtown Culver City! My name is Larry Franzen and my family and I have been fortunate to live in Fox Hills since 2003. Thank you for taking comments on the above-referenced proposed construction project in Fox Hills—much appreciated!

Please be advised that we are COMPLETELY against this building project. Fox Hills already has a much higher population density that other areas of Culver City. For this to be viable ALL of Culver City MUST have the same population density. Otherwise, it's completely unfair the Fox Hills residents.

One possible solution would be to change the zoning in the Lindberg Park and Veteran's Park areas to allow for construction of multi-story mixed-use buildings there as well—and spread the population density evenly across Culver City. Slauson LLC could build there and change their name—say to Lindberg Park Neighborhood LLC. Otherwise, Fox Hills will start to look like a scene from Blade Runner and the Lindberg and Vets parks areas will continue looking like suburbs from the 50s. Clearly unfair. Also, if the objective is to increase affordable housing, this project only includes 30 low-income units out of 351 residential units—a clear indication that the developer is putting their own profits ahead of affordable housing for Culver City teachers, firemen, and police officers, amongst others.

I spoke with Mayor Dan O'Brien on this issue about 6 months ago at a historic tree planting in Fox Hills Park (a mighty Redwood—well, maybe not). He and another guy were using a golden shovel of mythical Greek proportions.

Thanks for your help,

Larry