

Supervisor Mark Ridley-Thomas,
County of Los Angeles Board of Supervisors
Room 383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

**RE: Project Number R2015-01232
Peak Capital Investment LLC/The Bedford Group**

Dear Supervisor Mark Ridley-Thomas:

We, the residents of the Windsor Hills and View Park community, are justly concerned about the Bedford Group's proposed 88 condominium units at 5101 Overhill Drive. We are deeply invested in our homes, and in the health, safety, comfort, and financial assets we have earned here and work diligently to preserve. Our community, composed of more than 4,000 private and single family homes, has a well-defined residential structure and aesthetic; therefore, it is necessary that new construction either maintains or improves our neighborhood's essential character. The Bedford Group's proposed 88 condominiums and 206 parking stalls do neither of these things. The five-story, high-density plan, set on a parcel of land dissected by a visible earthquake fault, exceeds the community's original 35-foot height restriction, and is at variance with neighborhood architecture, as well as homeowners' rights to privacy, safety, and health.

Clearly, the prospect of 206 cars intensifies our concerns about traffic congestion, hazards and pollution. These vehicles would increase the nightmarish gridlock on Slauson Avenue and daily traffic jams on La Brea Avenue and La Cienega Boulevard. Sound reasoning demands that we reject a plan that would add numerous vehicles to a traffic dilemma that has no viable solutions based on information from the County that intersections along Slauson are over capacity.

Additionally, several streets in the historic neighborhood of View Park would be turned into thoroughfares by drivers who live in the condominiums. With the project's exit sending cars southward on Overhill Drive, drivers heading east to workplaces, shops, schools, sporting events and entertainment would turn onto Northridge Drive and create an intruding thruway in and out of View Park. This traffic complication is one of the reasons members of United Homeowners' Association II voted to oppose the 88 unit project in the View Park-Windsor Hills community at its September 17, 2016 meeting.

We ask that you support our opposition to the Bedford Group's project at 5101 Overhill Drive. We request that you listen to the will of the people who put their trust in you by way of a vote, and not sacrifice our rights for the advantages of a profit-making developer group.

Sincerely,

Signature _____ Print Name _____

Address _____

E-mail and/or phone _____ Date _____