



May 8, 2017

Mr. Steven Jones  
LA County Dept. of Regional Planning  
320 West Temple Street, 1382  
Los Angeles, California 90012

**VIA EMAIL**

Re: **Project No. # R2015-01232 – “The View”**

Dear Mr. Jones:

I write on behalf of United Homeowners’ Association II (“UHA II”), the nonprofit mutual benefit corporation that represents over 11,000 residents of the unincorporated communities of Windsor Hills, View Park and View Heights, to express our serious concerns regarding the above-captioned 88-unit condominium development proposed to be built at 5101 Overhill Drive (the “Project”). As you know, many of our neighbors have previously signed petitions and letters expressing their strong objection to the Project based on its proposed height, density, aesthetics, traffic impacts, seismic concerns, potential to adversely impact property values of nearby homes, and a host of other issues. UHA II echoes these concerns and stands firmly in opposition to the Project so long as these and the following issues remain outstanding and unresolved:

- 1. Traffic:** Anyone who attempts to drive west in the mornings or east in the evenings through our community can attest to the nightmare that is traffic congestion in our area. Although we have yet to review the traffic impact study conducted by the developer’s consultant in 2015, there is no doubt that the increased amount of vehicle trips associated with the Project will only make a very bad situation worse. Your Initial Study/MND should reconsider the severe impact that the Project will have on traffic congestion in and around our community.
- 2. Seismic Hazard:** The Project is located within the Newport-Inglewood Fault Hazard Zone, and yet the initial study concludes there is a less than significant impact from the Project’s exposure of its residents and nearby homes to substantial earthquake damage, apparently based on recommendations made by the developer’s geotechnical consultant. Our research indicates that State of California geology officials are urging public agencies to undertake more detailed study and analysis prior to approving new construction so close to active faults to avoid unnecessary property damage and loss of life in earthquakes (see enclosed LA Times article from June 2015). The Project poses a substantial risk to its own residents and to our community based on its proximity to an active fault and more analysis should be done to properly assess and mitigate this risk.

- 3. Very High Fire Hazard:** The Project is clearly located within a Very High Fire Hazard Severity Zone, as indicated on page 30 of the Initial Study and on the enclosed map (and as any of us who lived through the 1985 Baldwin Hills Fire can personally attest to). However, despite this reality the Initial Study concludes on page 44 that “[t]he project site is not within any High or Moderate Fire Hazard Severity Zone or a State Responsibility Area.” There are additional concerns regarding adequacy of the local water system to perform currently if there were a large brush fire in the area, and more analysis should be done to ensure that first responders can gain ingress to our community with the additional vehicle traffic generated by the Project. Based on first-hand experience I can confirm that there were serious problems with water pressure and emergency vehicle access with Baldwin Hills in 1985 and we do not want to repeat that unpleasant history.
- 4. View Park Historic District:** As you know, a large section of our community was recently listed in the National Register of Historic Places. In fact, the enclosed map shows that the western edge of the historic district is very close to the Project site, and the homes that are immediately adjacent to the Project site share many of the same historic architectural features with the contributing properties in the historic district that are only a few hundred feet away. Therefore, the Initial Study’s conclusion on page 17 that “none of the adjacent structures would be eligible for listing . . . and none is listed in a local register of historic places” is inaccurate and should be revised.
- 5. Utility Infrastructure:** Page 50 of the Initial Study opines that the operation of “56 detached, single-family residence condominiums will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems....” First, the total number of units in the Project is misstated – it should be 88, not 56. Second, based on my family’s personal horror of having our underground electric service connection short out and burn up a few feet away from SCE’s vault last December 23<sup>rd</sup> together with numerous other utility problems that have occurred in our community due to aging utility infrastructure, it is clear that further study should be done before the lead agency can reasonably conclude that adding 88 new households will not create major problems with our already strained utility infrastructure.

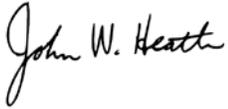
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In closing, let me assure you that the members of UHA II and our neighbors continue to pay very close attention to every aspect of the Project's approval process. We shall continue to exercise all of our rights to be heard and to weigh in on all aspects of the Project, and we reserve the right to provide additional comments and testimony in the future. Please feel free to contact me at (323) 778-5433 or via email (Jheath@uhawhvp.org) if necessary. Best regards.

Sincerely,

A handwritten signature in black ink that reads "John W. Heath". The signature is written in a cursive style with a large initial "J" and "H".

John W. Heath, Esq.

Interim President

c: Hon. Mark Ridley-Thomas, Supervisor, 2<sup>nd</sup> District  
Windsor Hills Block Club  
Baldwin Hills Estates Homeowners Association  
Ladera Heights Civic Association  
UHA II Members & Residents

Enclosures