



## **UNITED HOMEOWNERS' ASSOCIATION II ("UHA II") APPEALS LA COUNTY REGIONAL PLANNING COMMISSION'S APPROVAL OF "THE VIEW"**

On Monday, August 14<sup>th</sup>, an appeal of the LA County Regional Planning Commission's ("RPC") approval of "The View" development at 5101 Overhill (the "Project") was filed by UHA II together with 17 local homeowners. When RPC approved the Project's entitlement application at its August 2<sup>nd</sup> hearing, it violated the due process rights of every Windsor Hills/View Park resident by ignoring the fact that no public hearing was held to change the Project's zoning and land use designation—the County arbitrarily decided to hand out land use benefits to the developer without a public hearing despite our community's longstanding opposition to this overly dense and out-of-scale development, and RPC rubber stamped that action when it issued its August 2nd decision.

Other factors supporting UHA II's appeal of RPC's decision include:

- RPC overlooked critical errors and shortcomings in the Project's traffic study—it relied on obsolete 2014 data and failed to include the effects of increased traffic generated by the Crenshaw Mall expansion and bypass traffic that would travel on Northridge Drive and other nearby streets.
- The tentative tract map did not identify the Project's inconsistencies with the current zoning, and RPC's finding that the site is suitable for the Project is flawed—the site is too small for a building this dense, Overhill Drive is not wide enough to safely handle the variety & intensity of uses generated by the Project, and utility infrastructure in the area is inadequate to support the Project.
- RPC did not heed the AQMD's advice to perform a site-specific air quality analysis to protect the public from potential health risks that could arise from air emissions during construction and operation of the Project, in violation of the California Environmental Quality Act ("CEQA").
- The View Park Historic District is a "historical resource" under CEQA, is within 500 feet of the Project, and would be materially impaired by the construction of



a 65-foot tall structure and the attendant noise, dust, traffic and other Project-related impacts in violation of CEQA.

- The Project would have detrimental impacts on nearby residential properties due to blocked views, loss of privacy, increased traffic hazards and congestion, and would forever alter the 35-foot height limit standard that has governed all structures built in the Windsor Hills/View Park community.
- The Project is clearly designed to target the luxury housing market and would have absolutely no impact on the affordable housing crisis, despite statements by RPC staff that the Project's sole justification for the 30-foot increase in height above the limit is the need for additional housing in light of the "housing crisis."
- RPC afforded no consideration of the Project's close proximity to the adjacent Inglewood Oil Field and regional parks and open space amenities and the potentially significant environmental effects that could result.
- The Project's location within an active earthquake fault hazard zone combined with fracking, steam injection and other oil exploration related activities could result in further structural damage to nearby homes and could also impact the Project's structural integrity, and RPC did not properly assess this possibility.

The LA County Board of Supervisors has informed UHA II that the appeal hearing has been scheduled for October 24th, and we will inform the community with specific details so that we can once again show up in large numbers to voice our concern about this dangerous and harmful proposed development. In the meantime, please feel free to contact Supervisor Mark Ridley-Thomas and/or his staff at (213) 974-2222, or via email at [markridley-thomas@bos.lacounty.gov](mailto:markridley-thomas@bos.lacounty.gov) and let him know exactly how you feel about the Regional Planning Commission's approval of the Project.

**Thanks for your support – visit [www.uhahvp.org](http://www.uhahvp.org) or call us on (323) 778-5433 for more information!**