



UNITED HOMEOWNERS' ASSOCIATION II ("UHA II") WHY DOES UHA II OPPOSE "THE VIEW" CONDO PROJECT?

UHA II urges all residents of Windsor Hills, View Park and View Heights and nearby communities to join us in opposing the 88-unit, 65-foot tall proposed condo project known as "The View" (the "Project") for the following reasons:

- It would create **DANGEROUS TRAFFIC CONDITIONS ON OVERHILL DRIVE** due to the proposed locations of the Project's driveways and the high rate of speed of southbound traffic on Overhill Drive.
- It would **EXCEED THE LEGAL HEIGHT LIMIT BY 30 FEET** and devalue nearby homes by obstructing views and invading privacy, and would also adversely impact community design standards and the nearby View Park Historic District.
- It would increase **ALREADY HORRIFIC TRAFFIC CONGESTION** along the Stocker—La Cienega—Slauson corridor, and the Project's obsolete 2014 traffic study also fails to consider the additional traffic that will be generated by the Baldwin Hills Crenshaw Mall expansion.
- The County failed to follow the AQMD's recommendation to calculate air emissions during construction and operation of the Project, thereby violating the California Environmental Quality Act's requirements to disclose potential health risks related to **HAZARDOUS AIRBORNE PARTICULATES** and allow for public review and comment.
- The Project's location within an **ACTIVE EARTHQUAKE FAULT HAZARD ZONE** combined with its **CLOSE PROXIMITY TO THE INGLEWOOD OIL FIELD** with its history of fracking, steam injection and slant drilling could cause environmental hazards and/or structural damage to nearby properties and to the Project that must be analyzed before the Project is approved.
- The only justification for the 30-foot height increase granted by the County is the claim that the Project will help address the housing crisis in LA County, but



the developer has repeatedly stated the Project will market its condos to luxury home buyers and there is **NO LUXURY CONDO HOUSING CRISIS IN LA COUNTY.**

- Without any explanation or justification, the County **ARBITRARILY DECIDED TO CHANGE THE ZONING AND LAND USE DESIGNATION** to make it easier to the developer to win approval for the Project without a public hearing, thereby **VIOLATING THE DUE PROCESS RIGHTS** of the entire Windsor Hills/View Park community.

Despite the opposition of UHA II and an overwhelming majority of Windsor Hills/View Park residents, the County's Regional Planning Commission approved the developer's application for entitlements at its hearing on August 2nd. This approval would have allowed the developer to begin the plan check and building permit process were it not for the appeal filed by UHA II and 17 local homeowners on August 14th that vacated the Commission's approval of the Project. The entire LA County Board of Supervisors will hold a new public hearing on October 24th to consider our appeal, and we will organize all concerned citizens to show up at the appeal hearing to make sure our elected representatives know exactly how their constituents feel about this gross miscarriage of justice!

In the meantime, please contact Supervisor Mark Ridley-Thomas on (213) 974-2222 or markridley-thomas@bos.lacounty.gov to let him know how you feel about the County's approval of this dangerous, out-of-scale development. You can get more information at www.uhahvp.org, by sending an email to info@uhahvp.org, or by calling (323) 778-5433.

Thank you for supporting your community!