

Case No. APCH-2015-3175-ZC
CEQA No. ENV-2015-3749-MND

I am a 35 year resident of the Harbor Gateway North Neighborhood where Ali Awad is proposing to build 15 small-lot, two-story condominiums at 17236 S. Hoover Street.

Myself, along with virtually 100% of our neighborhood are very much opposed to allow the building of 15 small-lot, two-story condominiums. I ask that you take a position opposing this development for the following reasons:

There are numerous negative common sense safety and health issues that could result from this development:

- 1) The proposed development would be built next to the 91 Artesia Freeway off-ramp and the 110 Harbor Freeway overpass. This has been researched by the Los Angeles Times and has found to cause danger to pulmonary health of residents of these 15 units. Los Angeles Times can supply you with copies of the articles if you are not aware of these dangers.
- 2) The proposed development entrance is essentially a residential home lot. Once the concrete sidewalks are installed on the sides, the resultant entrance street will be too narrow and violating city street width requirements.
- 3) The proposed development single narrow street would prohibit safe emergency vehicle access and egress causing tremendous public safety concerns.
- 4) The proposed development entrance street (not built yet), Hoover and 173rd, has historically had numerous accidents. The addition traffic of 30 resident's vehicles and 14 guest vehicles at this intersection would cause tremendous public safety and danger concerns.
- 5) The proposed development street view of essentially 2 garage doors and a window for each condominium would lower the aesthetics appearance of our neighborhood and subsequently lowering neighborhood property value.
- 6) The proposed development will be built next to a preserved wetland, disturbing and impacting the existing wildlife. There is a pair of nesting hawks on the north end of the lot.
- 7) The proposed development lies among some of the flood control canals. The 15 condominiums and their respective location would possibly overload the current flood control design.

Buscaino, with respect to the above, please oppose allowing a General Plan Amendment to our Harbor Gateway Community Plan (a Zone Change from [Q]PF-1 and R1-1 to RD6-1) and approval of the Mitigated Negative Declaration on the environmental aspects of this proposal, Thank you very much!

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