

PLUM 5/23/17

C.F. 17-0401

# PROTEST

Ryan Horsley

717 W. 173<sup>rd</sup> Street

Gardena, CA 90247

Case No. VTT-73816-2A

To the PLUM committee,

I am a concerned neighbor to the proposed development of the freeway-adjacent tract where this developer is attempting to build. In short, I find it to be a profoundly irresponsible idea. It would be bad for the existing community and bad for the health of prospective residents of the tract.

First, I would like to help you understand more about Ali Awad's track record in business.

Mr. Awad runs a disreputable car lot in Hawthorne called "Repossess Auto Sales". A quick Google search of this business will return dozens of consumer websites listing it with rating as low as one star, with many complaining of fraud, exploitation of the poor, and even *sexual harassment*. I encourage you to see the Repossess Auto Sales webpage on Yelp for yourself. It is truly unbelievable! Here's one of the few reviews which does not use profanity:

**Anntoinette B.**  
Los Angeles, CA  
85 friends  
19 reviews  
9 photos

3/14/2016

NO STARS!!! liars liars liars the staff sexually harasses you and no one knows anything they don't offer elite service. Take your money somewhere else don't be desperate they do not report to the credit bureaus they are liars. Would do anything to get them out of my life. They didn't disclose with me my cars warranty until the business itself called me I had no idea. Once they have your money the service stops.

An L.A. Times article from October 30<sup>th</sup>, 2015<sup>1</sup> featured his business and cited it among examples of used car dealerships which exploit the working poor. The article describes his illegal repossession of a car from a single mother and, ultimately, how he paid an out-of-court settlement to resolve the lawsuit. Mr. Awad declined to comment on his own behalf in the article.

Finally, the Better Business Bureau rates his car dealership poorly, with 13 failures to respond to complaints.

Is Mr. Awad someone you would entrust the quality of your neighborhood to?

Second, the property itself is unsuitable for anything more than a single home. The property is bounded to the east by the 110 freeway and to the south by the 91 freeway. Rather than using the current street-side lot for development of a single family home, Mr. Awad wishes to turn the small single-home lot into a street to build 15 homes pretty much underneath two freeway overpasses.

<sup>1</sup> "Wheels of Fortune" by Ken Bensinger:  
<http://articles.latimes.com/2011/oct/30/business/la-fi-buy-here-pay-here-part1-storyb/4>

CITY CLERK  
MAY 23 AM 6:46  
CITY CLERK'S OFFICE

*Handwritten initials*

According to the Office of Highway Policy, the 110 and 91 have the fifth and tenth most annual daily traffic in the nation<sup>2</sup>. Not only would putting 15 homes this close to major freeways be unaesthetic and contribute to high levels of traffic through a quiet neighborhood of families and retirees, but according to the EPA's "Near Roadway Air Pollution and Health: Frequently Asked Questions", people living near congested freeways have elevated risks of asthma, cardiovascular disease, childhood leukemia, and premature death<sup>3</sup>. Due to the multitude of environmental health studies reaching similar conclusions, SCAQMD<sup>4</sup> recommends "Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day". The 110 and 91 freeways have 646,000 daily commuters combined.

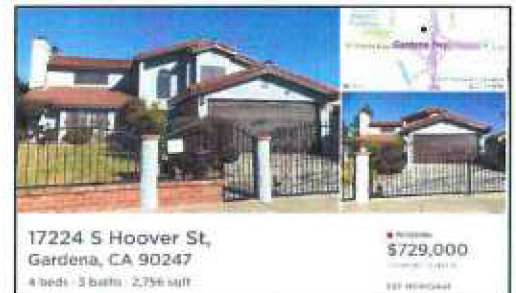
The proposed development, adjacent to the 110 and 91 freeways which have 328,000 and 318,000 daily commuters, respectively.



A lot suitable for a single family home

I am not against property development. However, I am for responsible development which allows people to purchase homes which are environmentally safe, preserve the tranquility of existing neighborhoods, and allow a developer a respectable profit for their work.

According to State of California DOT, the directors deed for this lot was sold in 2009 for \$680,000<sup>5</sup>. A property next to the lot owned by Mr. Awad, with four bedrooms and three baths, is currently pending sale for \$729,000. Larger homes are valued over \$800,000 but most are in the \$520,000 range. I am confident that when home prices rise, he can make plenty of profit by building one appropriately-sized home. I fully believe he could do this without the objection of the local community.



Thank you for reading this and I do hope you lend your support for quiet neighborhoods, sensible development, and healthy homes. Please Reject Ali Awad's appeal.

Sincerely,

Ryan Horsley

<sup>2</sup> <https://www.fhwa.dot.gov/policyinformation/tables/02.cfm>

<sup>3</sup> <https://nepis.epa.gov/Exe/ZyPDF.cgi/P100NFFD.PDF?Dockkey=P100NFFD.PDF>

<sup>4</sup> <https://www.arb.ca.gov/ch/handbook.pdf>

<sup>5</sup> [http://www.dot.ca.gov/hq/transprog/ctcbooks/2009/0209/021909/28\\_2.4d1.pdf](http://www.dot.ca.gov/hq/transprog/ctcbooks/2009/0209/021909/28_2.4d1.pdf)



May 18, 2017

Office of the City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Council File No. 17-0401 (17236 S. Hoover Street)

Dear City Clerk:

I support upholding the decisions of the Harbor Area Planning Commission in reference to Council File No. 17-0401 (VTT-73816-2A) and for APCH-2015-3175-ZC; ENV-2015-3749-MND, relating to 17236 S. Hoover Street for the following reasons:

The former Caltrans property on which the homes are proposed to be built was intended to remain as a buffer zone for the interchange of the 110 and 91 freeways and open space linking the area to the remaining open bottomed section of the Dominguez Channel which contains native willows and to the nearby Gardena Willows Wetland.

Most of the proposed homes would be located very nearly under the bus transit viaduct to the Harbor Park and Ride center, placing many of the homes and future homeowners in danger from any vehicle which might crash through the roadway barrier


The proposed homes are located too close to the 110 and 91 freeways so that use of the new homes' outdoor space would mean increased exposure to high levels of air pollution from particulate matter and very loud traffic noise for the new residents.

The proposed of 15, two-story single family homes is out of character with the existing mostly one-story Merit Tract which is next to the project site

The subdivision is designed as a separate gated community. However, the tentative tract map approval does not require a homeowners' association with requirements for future upkeep of the subdivision which would lead to future problems with the upkeep and maintenance of the private roads, lighting, and landscape maintenance.

The proposed project would have only one entrance and exit via a private street, which would lead onto Hoover Street and is where 173<sup>rd</sup> Street also intersects. This is a location which has already seen vehicular crashes due to poor visibility at the intersection and would create a worse traffic safety hazard

Sincerely,



signature



printed name



address

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Sincerely,

*Michaela Cone*

signature

MICHAELA CONE

printed name

16942 Merit Ave. Gardena

address