

## **SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION**

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**DATE ISSUED:** May 29, 2025

**HEARING DATE:** June 4, 2025      **AGENDA ITEM:** 7

**PROJECT NUMBER:** 2015-01232 (“the View Project”)

**PERMIT NUMBERS:** Vesting Tentative Tract Map No. 073082  
Conditional Use Permit No. 201500052  
Environmental Plan No. 201500089

**SUPERVISORIAL DISTRICT:** 2

**PROJECT LOCATION:** 5101 Overhill Drive

**OWNER/APPLICANT:** Peak Capital Investments, LLC c/o Scott Tran

**PUBLIC MEETINGS HELD:** 2 OF 5

**INCLUSIONARY HOUSING ORDINANCE (“IHO”):** The project is not subject to the IHO because it was deemed complete prior to the effective date of the IHO.

**CASE PLANNER:** Erica G. Aguirre, AICP, Principal Planner  
[eaaguirre@planning.lacounty.gov](mailto:eaaguirre@planning.lacounty.gov)

### **ADDITIONAL PUBLIC COMMENTS RECEIVED**

The purpose of this memo is to provide the Regional Planning Commission with several written public comments and questions received regarding the View Project since the hearing package was finalized last week on May 20, 2025, and posted publicly on May 21, 2025. Please see the attached written correspondence, which includes the following:

1. Email correspondence\* from Toni McDonald, dated May 20, 2025
2. Email correspondence from John Heath, Esq., dated May 22, 2025
3. Email correspondence from Nicole Wainwright expressing opposition to the project, dated May 24, 2025
4. Email from Lori Glasgow expressing opposition to the project, dated May 27, 2025
5. Email correspondence from Toni McDonald, dated May 27, 2025
6. Letter from Dianne McCune expressing opposition to the project, received via email on May 28, 2025
7. Email correspondence from Angela Sherick, dated May 28, 2025

\*Staff received a voicemail reflective of the email correspondence from Toni McDonald on May 20, 2025, as well. (This has been the only call and/or voicemail received regarding the project.)

PROJECT NO. 2015-01232

TENTATIVE PARCEL MAP NO. 073082 (RPPL2020000803)

COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2021010898

ENVIRONMENTAL ASSESSMENT NO. RPPL2020005388

June 4, 2025

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Report

Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

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**From:** [Toni Mc Donald](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Re: Final EIR June 4th Hearing  
**Date:** Tuesday, May 20, 2025 8:47:37 AM

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**CAUTION:** External Email. Proceed Responsibly.

Thank You Erica and have a wonderful rest of your day!

On Tue, May 20, 2025, 8:45 AM Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)> wrote:

Hi Toni, I would say that given the anticipated turnout, yes, the hearing would likely go from 9-noon or 1pm, yes.

**ERICA G. AGUIRRE, AICP** (she/her/hers)

**PRINCIPAL PLANNER, Subdivisions**

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**From:** Toni Mc Donald <[tmmtabor@gmail.com](mailto:tmmtabor@gmail.com)>  
**Sent:** Tuesday, May 20, 2025 8:40 AM  
**To:** Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)>  
**Subject:** Re: Final EIR June 4th Hearing

**CAUTION:** External Email. Proceed Responsibly.

Great!

I have an idea from previous Hearings, but, if based on the amount of speakers/testimonies, the Hearing could go on until possibly Noon, 1pm?

On Tue, May 20, 2025 at 8:36 AM Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)> wrote:

Hello Toni,

th

Yes, I can confirm this is the only item on the agenda for the June 4 hearing.

Thank you,

**ERICA G. AGUIRRE, AICP** (she/her/hers)

**PRINCIPAL PLANNER, Subdivisions**

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**From:** Toni Mc Donald <[tmmtabor@gmail.com](mailto:tmmtabor@gmail.com)>

**Sent:** Tuesday, May 20, 2025 8:31 AM

**To:** Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)>

**Subject:** Final EIR June 4th Hearing

**CAUTION:** External Email. Proceed Responsibly.

Good Morning Erica,

I hope you are having a nice morning so far.

I left you a voice mail earlier and thought I would follow up with an email.

Is the The View Project Final EIR the only Agenda item for the 6/4 Hearing please?

Working neighbors are inquiring due to planning their schedule for the day - if this is the only Agenda item, they will go into work after the Hearing.

Thanks Erica and have a wonderful rest of your day.

Toni

**From:** [Erica G. Aguirre](#)  
**To:** [jheath@uhawhvp.org](mailto:jheath@uhawhvp.org)  
**Cc:** ["Toni Mc Donald"; "Angela Sherick"; "Nicholas Starkman"](#)  
**Subject:** RE: UHA and Traffic Engineering Expert Comment Letters on Draft EIR for The View 88-Unit Residential Project No. R2015-01232  
**Date:** Tuesday, May 27, 2025 7:36:00 AM  
**Attachments:** [image001.png](#)

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Hello Mr. Heath,

Just to confirm, speakers will have one to two minutes to speak. When there is a large turnout, generally, the limit is reduced to one minute at the Commission's discretion.

Thank you,

**ERICA G. AGUIRRE, AICP** (she/her/hers)

**PRINCIPAL PLANNER, Subdivisions**

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**From:** Erica G. Aguirre <EAguirre@planning.lacounty.gov>  
**Sent:** Thursday, May 22, 2025 9:27 PM  
**To:** [jheath@uhawhvp.org](mailto:jheath@uhawhvp.org)  
**Cc:** 'Toni Mc Donald' <[tmmtabor@gmail.com](mailto:tmmtabor@gmail.com)>; 'Angela Sherick' <[asherick@pacbell.net](mailto:asherick@pacbell.net)>; 'Nicholas Starkman' <[nickstarkman@gmail.com](mailto:nickstarkman@gmail.com)>  
**Subject:** Re: UHA and Traffic Engineering Expert Comment Letters on Draft EIR for The View 88-Unit Residential Project No. R2015-01232

Hello,

As I mentioned in a previous email, we will accept written public comments until noon on Tuesday, June 3, 2025. This is also stated on the RPC agenda. Comments submitted after that will be placed in the administrative record, but not provided to the Commission for consideration prior to the hearing.

No other limits to my knowledge.

You are welcome to provide verbal and written comments directly to the Commission on the hearing day on June 4th.

I believe each member of the public will have two minutes to speak. I will confirm this on Tuesday.

Thanks for your patience.

**ERICA G. AGUIRRE, AICP** (she/her/hers)

**PRINCIPAL PLANNER, Subdivisions**

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**From:** [jheath@uhawhvp.org](mailto:jheath@uhawhvp.org) <[jheath@uhawhvp.org](mailto:jheath@uhawhvp.org)>

**Sent:** Thursday, May 22, 2025 9:20 PM

**To:** Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)>

**Cc:** 'Toni Mc Donald' <[tmmtabor@gmail.com](mailto:tmmtabor@gmail.com)>; 'Angela Sherick' <[asherick@pacbell.net](mailto:asherick@pacbell.net)>;  
'Nicholas Starkman' <[nickstarkman@gmail.com](mailto:nickstarkman@gmail.com)>

**Subject:** RE: UHA and Traffic Engineering Expert Comment Letters on Draft EIR for The View  
88-Unit Residential Project No. R2015-01232

**CAUTION:** External Email. Proceed Responsibly.

Good evening Erica – we saw that the staff report came out today as anticipated; thanks for giving us a heads up. A couple of questions: are there any limits on written comments submitted prior to the hearing? Do we know what limits will be placed on public comment at the June 4<sup>th</sup> hearing?

John H.

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**From:** [Nicole Wainwright](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Urgent Opposition to "The View" Luxury Condo Project – Windsor Hills Community at Risk  
**Date:** Saturday, May 24, 2025 10:11:44 AM

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**CAUTION:** External Email. Proceed Responsibly.

Dear Supervisor Mitchell,

As a Windsor Hills resident, registered voter, and concerned neighbor, I am writing to express my strong opposition to the proposed luxury condo development known as "The View" near Stocker and Overhill. This project raises serious and urgent safety concerns for our community, and I urge you to reject its approval at the June 4th Regional Planning Commission hearing.

The proposed site lies within a designated High Fire Hazard Severity Zone and an Earthquake Fault Zone—yet fire hydrants in the area have repeatedly failed to meet LA County's minimum flow standards. With hydrant flow rates at just 300–550 GPM—well below the required 1,000 GPM—this development would further endanger an already vulnerable neighborhood.

Moreover, the project is directly adjacent to the Inglewood Oil Field, Kenneth Hahn Park, and the Park-to-Playa Trail. Increased density, traffic, and fire risks in such a sensitive area are deeply troubling. Overhill Drive has already seen more than 34 accidents—including three fatalities—since 2015. Adding a 5-story structure and its related traffic will only compound these dangers.

This development does not address our community's need for equitable, affordable housing. Instead, it prioritizes high-end luxury units that do not serve the needs of the residents who call Windsor Hills home.

I respectfully urge you to prioritize community safety and responsible development. Please vote against "The View" and advocate for solutions that strengthen—rather than threaten—our neighborhood.

Sincerely,

Nicole Wainwright

5528 Harcross Drive

Windsor Hills Resident and Constituent

**Nicole Wainwright**

University of California Los Angeles - MPH '16

University of California Santa Barbara - B.A. Communication '08

<http://www.linkedin.com/in/nicolewainwright>

949.433.9273



**From:** [Lori Glasgow](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** The View housing project on Stocker Blvd  
**Date:** Tuesday, May 27, 2025 8:23:56 AM

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CAUTION: External Email. Proceed Responsibly.

I'm writing to strongly oppose the proposed condo project called The View on Stocker Blvd in View Park for several reasons

First, we learned from the recent fires in Altadena that our County fire hydrant system is woefully inadequate and lacks the ability to provide reliable water systems for emergencies. In case of multiple fires in the area, the water system could not handle another 80+ housing units

Second, adding so many new housing units to the area would add traffic to an already heavily congested area. Traffic congestion causes motorists to spill over into the residential neighborhood. The City of LA recently approved several hundred apartment units not far away near Crenshaw and Stocker which will already negatively impact the View Park traffic. Adding more units not more than a mile away at The View will further negatively impact the community

Third, the large number of units in The View will utterly destroy the residential character of the neighborhood. In short, The View will be the final nail in the coffin of an established single family neighborhood. View Park is a historic district and The View housing project would irrevocably destroy the historic elements of View Park's designation

I hope you deny their application and preserve View Park

Thank you

Lori Glasgow  
Resident of View Park

Sent from my iPhone

**From:** [Erica G. Aguirre](#)  
**To:** [Toni Mc Donald](#)  
**Cc:** [Samuel Dea](#); [Joshua Huntington](#)  
**Subject:** RE: United Homeowners' Association II (UHA) Letters  
**Date:** Tuesday, May 27, 2025 12:11:00 PM

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Hello Toni,

You are welcome to drop community letters off in person on Monday, June 2, 2025. I will not be in physically that day but will coordinate with other Planning staff to be able to accept these on my behalf. We would ask that you submit these between 7:30am and 5:30pm if on Monday, June 2nd. I also welcome you to scan and send these to me via email if this is easier and/or a possibility for you.

I will be in on Tuesday, June 3<sup>rd</sup>, 2025, if you can wait to come in then, however on this day, we would request you submit the documents between 7:30am and noon, at the very latest, to allow time to provide this to the Commission for their consideration.

Please let me know what your preference is, and we will accommodate that. In all cases, written public comments must be received before Tuesday, June 3<sup>rd</sup> at noon. Thank you,

**ERICA G. AGUIRRE, AICP** (she/her/hers)  
**PRINCIPAL PLANNER, Subdivisions**

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**From:** Toni Mc Donald <tmmtabor@gmail.com>  
**Sent:** Tuesday, May 27, 2025 9:30 AM  
**To:** Erica G. Aguirre <EAguirre@planning.lacounty.gov>  
**Subject:** United Homeowners' Association II (UHA) Letters

**CAUTION:** External Email. Proceed Responsibly.

Great Morning Erica,

I hope you had a nice holiday weekend.

I would like to drop off community letters to you Monday, 6/2.

I noticed when I called last week, the office outgoing message advised your office is closed to the public.

Will dropping them off to you at the office be a problem?

Thanks,

Toni

LA County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012

RE: **Project Number R2015-01232-[2]**  
**June 4<sup>th</sup> Hearing on Final EIR for "The View"**

Honorable Commissioners:

As a resident of historic Windsor Hills-View Park, I write to ask you to consider the serious health and safety impacts and the potential harmful impact on our local infrastructure that the proposed 88-unit condominium project at 5101 Overhill Drive known as "The View" will have if you approve it without any modifications or conditions:

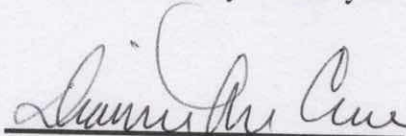
- Recent fire hydrant flow tests in Windsor Hills & View Park indicate dangerously low flow rates (300 to 550 gallons per minute instead of the County-required 1,000 GPM) in our existing water system, without the added demand that would be imposed by a new high-rise development.
- "The View" would be built within a High Fire Hazard Severity Zone and an Earthquake Fault Zone, in direct violation of the County's 2035 General Plan Policies S 1.1 and S 4.1.
- "The View" would be located next to the Inglewood Oil Field along an accident-prone stretch of Overhill Drive, where more than 34 accidents with 3 fatalities have occurred since 2015.
- A January 3, 2023 traffic engineer's report warned of dangerous conditions associated with the proposed two-way left turn lane on Overhill Drive and bypass traffic on Northridge Drive, and concluded that safe ingress and egress from Overhill Drive has not been properly analyzed.
- No analysis was done to assess the impact that "The View" will have on the existing water distribution system in Windsor Hills & View Park, and recent fires in Altadena and Palisades serve as tragic reminders that hilly areas like Windsor Hills & View Park in or near High Fire Hazard Severity Zones must have reliable water systems that can perform in emergencies.

The devastating loss of life and homes in the Palisades and Eaton Wildfires should inspire you to do everything within your power to make sure that our existing infrastructure is adequate to serve the Windsor Hills / View Park community during emergencies, and to consider "The View" with an eye toward protecting our health and safety rather than preserving the developer's profits. It is important to note that "The View" is a luxury condo project that will not help solve our affordable housing crisis, and we remind you that 961 new housing units were recently approved to be built at Baldwin Hills Crenshaw Plaza, which is close to the project site.

Before you vote to approve "The View" please consider all of the above facts and ask yourself whether this project will help or hurt our community. Thank you.

Sincerely,

Signature



Print Name Dianne McCune

Address

5506 Bradna Drive, Windsor Hills, CA 90043

E-mail and/or phone #

dianne.mccune@gmail.com

**From:** [Erica G. Aguirre](#)  
**To:** [Angela Sherick](#)  
**Cc:** [Toni Tabor McDonald](#); [john Heath](#)  
**Subject:** RE: The View  
**Date:** Wednesday, May 28, 2025 10:43:00 AM

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Hello, Ms. Angela Sherick:

The Board of Supervisors adopted the Safety Element Update, which is part of the General Plan, on July 12, 2022, and the policy you reference below became effective on that date.

Although the View's vesting date predates this update and policy, it is generally surrounded by existing development, includes two forms of ingress/egress, with a fire lane and turnaround, and has been cleared by the County Fire Department. It is, of course, subject to all applicable County Fire and building code requirements. A representative from the Fire Department will be present at the public hearing on Wednesday, 6/4/2025.

Hope this addresses your question. As a reminder, we kindly request that you submit any written comments on or before Tuesday, 6/3 at Noon.  
Thank you,

**ERICA G. AGUIRRE, AICP** (she/her/hers)  
**PRINCIPAL PLANNER, Subdivisions**

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**From:** Angela Sherick <asherick@pacbell.net>  
**Sent:** Wednesday, May 28, 2025 9:50 AM  
**To:** Erica G. Aguirre <EAguirre@planning.lacounty.gov>  
**Cc:** Toni Tabor McDonald <tmmtabor@gmail.com>; john Heath <jheath@uhawhvp.org>  
**Subject:** The View

**CAUTION:** External Email. Proceed Responsibly.

Good morning Erica,  
I was reviewing the County's Safety Element, and I read the section below.

Topic Policy Fire Hazards Policy S 4.1: Prohibit new subdivisions in VHFHSZs unless: (1) the new subdivision is generally surrounded by existing or entitled development or is located in an existing approved specific plan or is within the boundaries of a communities facility district adopted by the County prior to January 1, 2022, including any improvement areas and future annexation areas identified in the County resolution approving such district; (2) the County determines there is sufficient secondary egress; and (3) the County determines the adjoining major highways and street networks are sufficient for evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County. Discourage new subdivisions in all other FHSZs.

Can you please clarify for me if this portion of the Safety Element is referring to the General Plan or to the Westside Area Plan. My confusion is in the fact that a General Plan is not a specific plan, and the Westside Area Plan was not in place in 2015 when the View was first under review.

Thanks for your help

Angela