

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: September 25, 2025

HEARING DATE: October 8, 2025 AGENDA ITEM: 6

PROJECT NUMBER: 2015-01232

PERMIT NUMBERS: Vesting Tentative Tract Map No. 073082
Conditional Use Permit ("CUP") No. 201500052
Environmental Assessment No. 201500089 (Referred
to collectively as the "Project")

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 5101 Overhill Drive

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

APPLICANT: The Bedford Group

PUBLIC MEETINGS HELD: 4 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
eaguirre@planning.lacounty.gov

PURPOSE

The purpose of this supplemental memo is for LA County Planning staff ("Staff") to provide the Regional Planning Commission ("Commission") with updates and additional materials received since the September 10, 2025 Commission public hearing.

BACKGROUND

Project Description

This is a request for a Vesting Tentative Tract Map to create one multi-family lot with 88 attached condominium units within one building on 1.84 gross (1.77 net) acres within the unincorporated community of Ladera Heights/View Park - Windsor Hills. A CUP is also required to authorize residential uses in a C-1 (Restricted Business – 5,000 Square Feet Minimum Lot Size) Zone, and for development within a designated Hillside Management Area ("HMA").

September 10, 2025, Commission Public Hearing

The Commission held a continued public hearing on September 10, 2025; the matter was initially scheduled for June 4, 2025, and was continued without opening the public hearing to September 10, 2025. After a presentation by Staff, and by the applicant's representatives,

16 people testified in opposition to the Project, raising concerns about public health and safety. Specific concerns raised included potential impacts to traffic congestion and safety, the existing water system and fire hazards, the nearby oil fields, local historic resources, and regarding the Project's geotechnical review and analysis, given its adjacency to earthquake fault lines and location within an HMA, and the proposed building's height. The Commission also discussed the Project and asked questions about the Project's southern setbacks, balconies, building height staggering, electric vehicle parking, the geotechnical review, and the existing water system and upgrades planned to it, to meet the fire flow requirements.

Staff confirmed that the southern setback is a minimum of 10 feet and that a revised geotechnical review would be required prior to final map recordation. The Los Angeles County ("County") Fire ("Fire") Department confirmed that the required upgrades to the water system to meet the fire flow requirements would be reviewed and approved prior to final map recordation, as well. However, the matter was ultimately continued to October 8, 2025, with the Commission requesting additional information regarding the Project's proposed water system upgrades to meet fire flow requirements.

SINCE THE SEPTEMBER 10, 2025, PUBLIC HEARING

On September 15, 2025, Staff from LA County Planning and the County Departments of Public Works and Fire met with the applicant team, and Cal American Water (the local water purveyor). Staff confirmed that the applicant and Cal American Water have carried out recent work on the conceptual engineering plans for the project-specific water system upgrades that involve two components: a fire pump and a dedicated underground pipeline extension. However, these plans are yet to be reviewed by the County, as this is typically done prior to final map recordation.

During the September 15 meeting, Cal American Water also verbally confirmed that these project-specific water upgrades are designed to serve the Project only, and will not impact (i.e., neither improve nor hinder) the existing fire flow capacity in the vicinity. Cal American Water also shared limited information about their larger effort to improve the existing water system and fire flow for the area, which is a completely separate initiative independent of this proposed Project.

Staff has had several other calls and meetings regarding this matter and is scheduled for a follow-up meeting with the applicant and Cal American Water on September 30, 2025. Staff also received confirmation from the applicant's representatives that they have been following up with Cal American Water directly and that they have requested that representatives from Cal American Water attend the October 8, 2025, Commission hearing.

Additional Materials

County Fire provided an updated letter dated September 25, 2025, with several updated conditions for the Project that clarify requirements to either install or bond for the water system upgrades and public fire hydrants. The updated Fire letter also strengthens the

PROJECT NO. 2015-01232
VESTING TENTATIVE TRACT MAP NO. 073082
CONDITIONAL USE PERMIT NO. 201500052
ENVIRONMENTAL ASSESSMENT NO. 201500089

October 8, 2025
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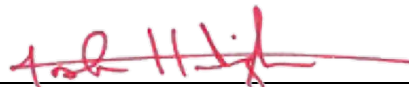
language regarding the minimum fire flow requirements for the Project. This letter is to be considered a part of the updated Draft Conditions of Approval for the Project. (See Exhibit A - Updated County Fire Conditions of Approval for the Project)

Staff also received a comment letter from a member of the public via regular mail on September 10, 2025. (See Exhibit B – Additional Public Comment).

A subsequent supplemental memo will be provided with any additional information received before the October 8, 2025, public hearing.

Report

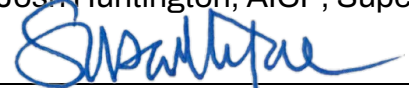
Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Updated County Fire Conditions of Approval for the Project, dated 9/25/25
EXHIBIT B	Additional Public Comment, received on 9/10/25



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

September 25, 2025

TO: Joshua Huntington
Supervising Planner
Department of Regional Planning
Subdivisions Section

FROM: Juan Padilla 
Supervising Fire Prevention Engineering Assistant
Fire Department
Land Development Unit

SUBJECT: Modification to existing Fire Department conditions

I would like to request a modification to 3 existing Fire Department conditions as indicated on the 2016 Fire report. Those conditions are Final Map #6, Project #12 and Project #13. Those conditions shall read:

Final Map

6. Provide written verification stating the required public water system and the required public fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Project

12. The required fire flow from the public fire hydrants for this development shall provide a minimum of **2,875** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

13. Install **1** private fire hydrant as noted on the Tentative Map. The required fire flow from the private fire hydrant provide a minimum **1,250** gallons per minute at 20 psi for a duration of 2 hours.

If any questions arise, do not hesitate to contact me at (323) 890-4243 or at Juan.Padilla@fire.lacounty.gov.

Michelle Lynch

Exhibit B – Additional Public Comment, received 9/10/25

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

RECEIVED
2025 SEP 10 PM 3:59

RE: Project Number R2015-01232-[2]
June 4th 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

Bernice M. Evans Print Name BERNICE M. EVANS

Address

4912 Southridge Ave. Los Angeles, CA 90043

E-mail and/or phone #

(323) 296-4692