

**MISSION HILLS
NEIGHBORHOOD COUNCIL**
EXECUTIVE OFFICERS
PRESIDENT: Dean Anderson
VICE-PRESIDENT: Joe Fuchs
SECRETARY: Duke Smith
TREASURER: Niranjala Tillakaratne



**MISSION HILLS
NEIGHBORHOOD COUNCIL**
PO Box 7604
Mission Hills, CA 91346
Telephone: 818-902-2361
E-mail: Board@MHNCOOnline.org
Website: www.MHNCOOnline.org

August 19, 2019

Ms. Laura Frazin Steele
L.A. City Planner
Sent by email to Laura.FrazinSteel@LACity.org

Dear Ms. Frazin Steele,

The Mission Hills Neighborhood Council voted on August 5, 2019 to oppose the project at **15418 Bermuda St.** and 10824 – 10841 Sepulveda Blvd., Mission Hills, Case #CPC-2017-627-VZCJ-SPR, CEQA NO. ENV-2017-628-MND for the following reasons:

1. Public safety due to land lock or limited ingress and egress.
2. Fire Safety due to limited access to proposed development site.
3. Severe parking problems which will effect public safety.
4. Traffic control issues as this area was not designed or zoned for this type of density. This will only exasperate driving and parking problems that already exist in this area and the surrounding area.
5. Evacuation problems due to limited access to entrance and exit road.
6. Pedestrian safety issues due to congestion and land lock.
7. Increase in crime due to building density and area layout.
8. Obstruction of view due to building height.
9. Excessive demands on power, water and sewage systems.
10. Excessive demands on Police, Fire and hospitals in this area.
11. Air pollution problems as this building project is directly next to the 405 freeway and will also increase pollution due to density.
11. Street size is not designed for this type of density of proposed building project.
12. Proposed project does not fit our neighborhood do to its height and density.
13. No underground parking offered for a building this size.
14. No outdoor area for tenants to talk or socialize is offered in proposed development project which will lead to tenants meeting in the front street area to talk or socialize.

Sincerely,

Dean Anderson
President
Mission Hills Neighborhood Council
DAnderson@mhnconline.org