

July 11, 2022

City of Whittier Council
1320 Penn Street
Whittier, CA 90602

RE: OPPOSITION TO 9829 LA SERNA HOUSING PROJECT

Dear City Councilmembers:

I am writing to express opposition to the 9829 La Serna Drive housing project. The project has serious design flaws, and it poses a public safety risk. I strongly suggest you take the following factors into consideration as you make your decision and deny this project based on the following:

- The site has been deemed by an independent organization, Smith-Emery Geoservices, to have an environmental condition due to a gas station that was adjacent to the property from 1961 to 1980. The report also indicated it possibly had asbestos due to the year it was constructed. The report also indicated there were visible signs of mold and possible lead paint. We have not seen a document that states the property is clear's soil is safe to build on. The EPA should be notified about this hazard
- The noise level will be too high for the hospital in violation of our general plan. This poses a safety to the hearing and safety of the hospital workers, patients, and community. Refer to the noise report level.
- The hospital workers NEVER said they were ok with this project. The developer appeared to be giving misinformation to the planning commission during the April 4th planning commission meeting. This was confirmed to by a nurse that works in the ER and the comments made by the nurse association that spoke during the June 6th meeting
- The adjacent business, Shepard of the Hills Day Care, also has serious concerns about this development. The planning commission asked the developer to contact them and he never did
- The traffic on La Serna Drive is unbearable and it will be unsafe for the students and emergency personnel since the traffic study shows there is a huge problem in the nearby area. The City would need to mitigate and implement traffic calming measures prior to the approval of this development.
- The Planning Department stated to in a meeting with neighbors that they DID NOT take into consideration the area or the fact that there is a hospital in the area when approving the plans for this project. This was documented in an email

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Council Meeting: _____
Agenda Item No. _____

dated December 23, 2021 to Brian Seaki, the Planning Director Pongetti, Luis Escobedo, Alan Hernandez. However, in the June 6th planning commission meeting, Alan Hernandez stated his department did take the hospital into consideration, a fact that I challenge since Stephanie Vallejo and another witness, Rose, personally heard him say to us that they did not.

- Alan Hernandez stated the planning department is reviewing an application under for a drivethrough Taco Bell at the 15175 Whittier Blvd @ La Serna Dr which will bring even more traffic, vagrants, trash, and noise to our area.
- None of the concerns brought to the City Planning Department in regards to speed limit signs, tractor trailers, noise, parking signs have NOT been addressed.

Emilio Gonzalez
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