

John Cruikshank
Mayor, City of Rancho Palos Verdes
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Dear Mayor Cruikshank,

I am a resident of Rancho Palos Verdes, and I am appalled at the Builder's Remedy project proposed at 6320 Via Colinita and along Palos Verdes Drive East. This steep vacant lot has been vacant for over 100 years since this area was first established as Miraleste because the lot is steep and difficult to build upon. Twenty years ago, when the city was asked if it could be divided into two lots, the answer was no. The City also stated that the driveway must be from Palos Verdes Drive East due to the steepness of the lot. How is it possible to accept such a plan as proposed by the developer of this Builder's Remedy, RPV Housing Group, LLC? Whether it is 60, 75 or 90 units as shown on the various preliminary plans, none would be safe or in keeping with our single-family residence (SFR) environment.

Via Colinita was one of the first streets to go into the area and is quite narrow; it doesn't permit cars to pass each other if even one car is parked on the road. Palos Verdes Drive East is quite narrow at this location as well; it certainly does not provide room for parking of guest vehicles. At a neighborhood watch meeting, the fireman who attended stated that if cars were parked on both sides of the street, a firetruck could not get down it without plowing thru vehicles in the event of an emergency. This would slow egress and ingress to the area in an emergency. Traffic is already bad on the east side of the peninsula with only two roads to exit going down to Western Avenue. One is Via Colinita and is heavily trafficked at school pick-up and drop-off times since the primary route, Miraleste Drive is backed up and heavily congested causing delays. There have been traffic studies done to see how to alleviate what is already a problem. Please don't make it worse by adding 100 or more cars coming out of the driveway at what is one of the many blind curves on Via Colinita.

I would welcome a new neighbor to build a SFR in keeping with the area in which we live. I implore you to stop this greedy developer from destroying our beautiful, tranquil neighborhood and the views of so many residents all the way up the hill with an unsightly high-rise apartment building.

Sincerely,