



15031 Rinaldi Street
Mission Hills, California
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ENVIRONMENTAL
UNIT



Lateef Sholebo
Los Angeles City Planning Department
Environmental Review Section
221 N. Figueroa St., Room 1500
Los Angeles, CA 90012

November 3, 2000

RE: Tentative Tract 52539

Dear Lateef Sholebo:

After careful review of the Draft Environmental Impact Report No. 98-0168-PA-ZC-GPA-SUB for Tentative Tract 52539 located at 15065 Mission Hills Road in Mission Hills, CA, Providence Holy Cross Medical Center noted several inconsistencies. There is also the need for serious consideration of imposing safety and traffic control measures on Mission Hills Road, Indian Hills Road and Rinaldi Street (and their respective intersections).

This project, without implementation of notable precautionary measures, will have a significant impact on patient, visitor and employee (pedestrian and vehicular) traffic on Rinaldi Street and Indian Hills Road, as well as Mission Hills Road.

Currently, patients, visitors and employees, regularly remark that they feel their safety is compromised while traveling either on foot or in vehicles on Indian Hills Road. It should be noted this problem exists even before the start of the proposed development project; the project would add, according the EIR, additional vehicular traffic traveling on Indian Hills Road daily.

The LADOT itself states, on Summary page 1-19, that "during the morning peak hour, there would be a significant impact at the intersection of Rinaldi Street and the Interstate 405 Freeway Ramps." Since Indian Hills Road is the only route for Providence Holy Cross Medical Center, Holy Cross Medical Plaza, the Outpatient Diagnostic Center, Greater Valley Medical Office Building, Ararat Home/Skilled Nursing Facility, and the YMCA Child Care Center, the new development would only add to the existing congestion.

We have received continuing reports of vehicles traveling much too fast on Rinaldi Street and Indian Hills Road to allow for the cross traffic of both vehicles and pedestrians. Also, the peak hours of traffic for the Medical Center will partially coincide with that of the residential development, from 7 to 10 a.m. and 2:30 to 5 p.m. (this is listed incorrectly in the EIR). This not only adds to the current congestion, but extends the peak hours of traffic.

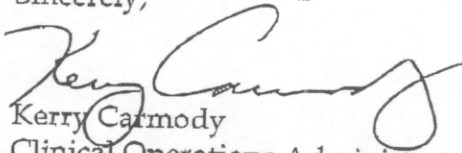
It is also noted incorrectly in the EIR that "Almost all truck deliveries take place before noon at the request of the Medical Administration," (Medical Center Administration was not contacted to verify this statement). In fact, deliveries occur every day at all hours of the day. Due to the nature of these deliveries, for medical purposes, these deliveries cannot be imposed or restricted in any fashion.

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Finally, in the Transportation/Circulation, page IV, G-22, section of the EIR, it is stated that "throughout the 9 1/2 hours of the study period, there was an average of one pedestrian every 2/3 of a minute" crossing mid-block on Indian Hills Road. Therefore, we ask that the City consider requiring the builder to provide for a pedestrian crosswalk (or similar traffic control devices) near the Greater Valley Medical Group driveway as well as at the Holy Cross Medical Plaza driveway in addition to installing speed bumps to slow vehicular traffic.

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Sincerely,



Kerry Carmody
Clinical Operations Administrator
Providence Holy Cross Medical Center