

December 2, 2005

Mr. Jonathan Riker
Environmental Review Coordinator
Environmental Review Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Riker:

This is to respond to the Notice of Preparation for the Environmental Impact Report for the following property / project:

EAF NO: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No. 61553

Project Location / Address: 22255 Mulholland Drive, Woodland Hills

The Environmental Impact Report should scrutinize the inconsistency of the proposed project with the surrounding neighborhood for the reasons listed below:

- **Rezoning from R-1 to RD-6 will not be consistent with the neighborhood or surrounding areas.** 37 units of a condominium development will introduce urban density into a neighborhood of single family homes with spacious yards and property. It will destroy the look and feel of our neighborhood, which was established over 50 years ago. The statement, in the Notice of Preparation, that “the resulting project would have less density than permitted by the proposed zoning...etc.” is a semantics game. This is a high density, condo project, not a low density, conventional single family home project. Cramming 37 units that are 36 feet high in 2.8 acres (6.1 acres minus the 3.3 acres of proposed open space) results in a high density, urban look.

This is the current look and feel of our neighborhood.



This is a similar project built by the very same developer nearby (on Farralone near Shoup). The house in front below could be my house or any of my neighbors' houses. They are so similar. The looming monstrosities behind the house are the condo units built by this very same developer. The condo units are too high and too close together. (Please note that these units are 3 stories. See 2nd photo on this page. The view of the 1st story is blocked by the ranch style house in the foreground). They starkly contrast with and visually violate the look of the ranch style houses with their ample side and back yards.



- **This project violates the height building provisions in the Mulholland Scenic Parkway Specific Plan.** This project, with its 36 foot high condo units, will **destroy the viewshed** protected under the Mulholland Scenic Parkway Specific plan. Below is a photo of this developer's version of "2 story with mezzanine". (Looks like 3 stories to me). This should not be allowed when the alternative of building single family homes within the current R1 zoning is available.



- **This project will allow the short-term and long-term destruction of oak trees.** This property contains one of the last oak groves in Woodland Hills. These trees are protected under the Mulholland Scenic Parkway Specific Plan and the Oak Woodlands Law (SB 1334). The proposal requests the immediate removal of 30 oaks. Long-term, this project will result in the death of many more “protected” oak trees with its grading and multiple retaining walls in excess of 8 feet. These retaining walls will damage the root system of the trees, slowly ensuring their demise. Below is the largest, oldest oak tree this project proposes to cut down. This cannot be allowed.



- **This project will destroy the habitat of wildlife.** This property is home to golden eagles, turkey vultures, owls, hawks, bob cats, coyotes and more. Because of it's proximity to Topanga Canyon and other open spaces nearby, this property also serves as a wildlife corridor.
- **This project will destroy one of the last open spaces in Woodland Hills.** We have too few parks and too few open spaces. Will they ever stop? Or is all of Woodland Hills supposed to look like Warner Center or what used to be Pierce Farms (mass condo / apartment buildings)?
- **The proposed grading for this project will adversely impact the air quality in the short term. Long term it will permanently damage the hillsides, flora and fauna.**
- **This project will increase the traffic on San Feliciano and Mulholland, already busy streets.** There have been multiple accidents on San Feliciano, including 3 fatalities. (Below is a photo of the latest major accident on San Feliciano).

The traffic associated with the elementary and high schools located on San Feliciano and Mulholland, respectively, will increase. It is common to have a long line of cars waiting to turn onto Mulholland from San Feliciano at peak times of the day.



Rezoning and exceptions to the Mulholland Scenic Parkway Specific Plan should not be allowed. Alternatives that keep within the current zoning and do not violate the Mulholland Scenic Parkway Specific Plan must be considered. I recommend that the builder be held to a development of high end single story ranch style homes only. With the market on high end homes, the developer can surely make a reasonable profit.

Finally, this letter also serves to file a complaint against the developer and / or owner of the property for potentially violating the EIR process. Below are photos, dated 11/18/2005, showing the property being graded since the distribution of the NOP on 11/8/2005. The top layer of earth is being removed around the property and particularly around the largest tree which is targeted for removal per the developer's plan. The first photo of this tree (on the page 3 of this letter) was taken on 10/15/2005. As the photo on page 3 shows, there was no damage to the environment as of 10/15/2005. These are digital photos. The dates are digitally stored.

Per the Environmental Defense Center and Fish and Game organizations, grading close to trees will cause injury to the tree and its root system. Additionally, this action is being taken prior to the EIR study being done. They are systematically degrading the baseline of the environment. This damage to the site will lesson the impacts to be covered in the EIR. I cannot help but believe that this is in violation of the EIR process. And I request that you investigate this matter immediately and put a stop to the grading.



Thank you for your time and attention to the issues documented in this letter.

Sincerely,

Beth Rider
4623 Cerrillos Drive
Woodland Hills, CA 91364