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

**RE: Notice of Preparation Comments**  
**EAF: ENV-2005-2301-EIR**  
**Project Name: Vesting Tentative Tract No. 61553**  
**Project Location/Address: 22255 Mulholland Drive, Woodland Hills**

Dear Mr. Riker:

Following are my comments regarding the scope and content the Draft Environmental Impact Report ("DEIR") should encompass for the proposed project, referenced above.

**DENSE CONDO DEVELOPMENT PLOPPED SMACK IN THE MIDDLE OF A COMMUNITY OF SINGLE FAMILY HOMES WITH SPACIOUS LOTS**

The DEIR should analyze how a 37 unit condo project is consistent or inconsistent with the surrounding neighborhood of mostly single story homes on lots large enough to include ample driveways, sidewalks and parkways, large backyards, pools, gazebos and guest-houses. The proposed project has no sidewalks, no driveways, the bare minimum setbacks for side yards and backyards that are a joke. Additionally, the DEIR must address the height issue of these McMansion style condos. Either the proposed units are 2 stories or they're 3 stories. Dubbing them 2 stories, "with a mezzanine" doesn't fool anybody. The DEIR must clarify the truth about what the developer is proposing.

**ENVIRONMENTAL FACTORS & NATURAL RESOURCES VALUES**

The DEIR must scrutinize the substantial and significant unmitigatable impacts on air quality, storm run-off and drainage problems, pollutant issues, construction fall-out (on a 2-year project) like noise pollution and all the debris that would necessarily impact the neighbor's use and enjoyment of their own properties. Come on, it's called Woodland Hills for a reason. The DEIR must consider the "woodlands", the protected oaks in the savanna and the scrub habitat that would be eliminated if this project is approved as currently proposed. Analysis must address the severe and unavoidable impacts on this precious wilderness, including the direct loss of plant communities.

### **WILDLIFE AND HABITAT PROTECTION**

The proposed project, having been left mostly undeveloped for all these years, functions as a wildlife corridor. Immediately adjacent is the Los Angeles Department of Water & Power property known as the Girard Reservoir. It is about 6 acres of predominantly OPEN SPACE. Just across Mulholland Drive and a little East is the Alizondo Drive Park, a property designated forever, as open space, which leads directly to the Topanga Canyon area of the Santa Monica Mountains. Just a few days ago, I observed an adult coyote sprinting across San Feliciano Drive, and jumping over the fence and into the project property. About a week ago, a bobcat ran across my backyard hillside, then into and across my neighbor's yard (Dave Breliaint) that sits adjacent to the project property. The bobcat finally hopped over his retaining wall and onto the project property. Numerous other animal species also claim this oak savanna as their home. The DEIR must address the displacement and devastation to the wildlife that would result from approving the development as it is currently proposed and consider alternatives that would not have this effect on the wildlife and their habitat.

### **WISE LAND USE PLANNING & QUALITY OF LIFE PROTECTION**

Conservatively, an additional 37 units as ginormous as proposed, would add over 100 more vehicles (3 vehicles per unit), and it's certainly possible it could be more like 200 more vehicles on the overstrained roads adjacent to the property. This would also impact the primary access routes and generate increased congestion on nearby Mulholland Highway and Topanga Canyon. All the resulting car trips in an area plagued with traffic accidents would irreversibly and negatively impact this pleasant community's safety and quality of life. The issue of overflow parking for the residents must also be analyzed because the proposed plan allows for only 2 (covered) parking spaces per unit, with very limited "guest" parking. Where will the extra vehicles park? They will park closest to the property which means there will be many extra vehicles parked along a curvy and dangerous part of San Feliciano Drive, or maybe they'll try to park on Mulholland.

### **ALTERNATIVES**

The DEIR should analyze and provide viable alternatives for the development that are consistent with the surrounding neighborhood. The landowner and developer have a right to an economic return on the property, but not at the cost of everything and everyone else. The DEIR should realistically examine the potential to develop the property in compliance with existing zoning and without exceptions to the restrictions of the Mulholland Scenic Parkway Specific Plan, so there would be minimal consequences on the environment and so the viewshed remains protected.

Thank you for the opportunity to comment on such an important issue.

Sincerely,

Colleen Marmor

