



Environmental Review Section

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



DRAFT ENVIRONMENTAL IMPACT REPORT

CANOGA PARK-WINNETKA-WOODLAND HILLS-WEST HILLS

COMMUNITY PLAN AREA

Vesting Tentative Tract No. 61553

Case No. ENV-2005-2301-EIR

Council District No. 3

**THIS DOCUMENT COMPRISES THE ENVIRONMENTAL IMPACT REPORT ANALYSIS AS
REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Project Address: 22255 and 22241 W. Mulholland Drive

Project Description: The Proposed Project is the subdivision of a 6.19-acre property into two lots and the subsequent development of 37 detached, single-family condominium homes. Each home would have three or four bedrooms and would have a maximum height of three stories or 36 feet, as established by the Mulholland Scenic Parkway Specific Plan Inner Corridor regulations. Each unit would include a two-car garage. There would also be 19 guest parking spaces. An internal private driveway would connect two points of offsite vehicular access located on Mulholland Drive and San Feliciano Drive. There would be no street lighting on the private road. Approximately 0.86 acres of the project site would be landscaped and there would be approximately 3.3 acres of open space.

APPLICANT:

DS Ventures
8383 Wilshire Boulevard, Suite 1000, Beverly Hills, CA 90211

PREPARED BY:



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