

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION

MABEL CHANG  
PRESIDENT  
DAVID L. BURG  
VICE-PRESIDENT  
JOY ATKINSON  
ERNESTO GARDENAS  
SUSAN CLINE  
MARY GEORGE  
MICHAEL MAHDESIAN  
BRADLEY MINDLIN  
THOMAS E. SCHIFF

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MARK WINOGROND  
INTERIM DIRECTOR  
(213) 978-1271  
GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 978-1272

ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 978-1274

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270  
[www.lacity.org/PLN](http://www.lacity.org/PLN)

November 8, 2005

NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT

**EAF NO.:** ENV-2005-2301-EIR

**PROJECT NAME:** Vesting Tentative Tract No. 61553

**PROJECT LOCATION/ADDRESS:** 22255 Mulholland Drive, Woodland Hills

**COMMUNITY PLANNING AREA:** Canoga Park-Winnetka-Woodland Hills-West  
Hills

**COUNCIL DISTRICT:** CD-3

**DUE DATE FOR PUBLIC COMMENTS:** December 8, 2005

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein (the "proposed project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and the potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

**PROJECT DESCRIPTION:** The proposed project is the development of 37 detached single-family homes on a 6.19-acre project site. The project would require a change of zoning from R-1 to RD-6 because the single family homes are configured on two lots as a detached condominium development. Also, because portions of the proposed project would be visible from Mulholland Drive, the applicant is requesting an exception from the viewshed protection and allowable building height provisions set forth in the Mulholland Scenic Parkway Specific Plan. The applicant also requests a Zoning Administrator Determination to allow a retaining wall in excess of 3.5 feet in a required front yard, a Zoning Administrator Adjustment to allow a retaining wall in excess of 8 feet in a required front yard and a Zoning Administrator Adjustment to allow more than one retaining wall on a single lot. The retaining walls do not provide additional viewshed impacts along Mulholland Drive. The resulting project would have less density than permitted by the proposed zoning, it is consistent with the General Plan, and would look like a

conventional single-family project. A 40-foot front yard setback would be maintained along Mulholland Drive and a 20-foot front yard setback would be maintained along San Feliciano Drive. The proposed homes would be two-stories, with a maximum height of 36 feet.

Direct access to the project site would be from a main entrance on Mulholland Drive and from a second entrance on San Feliciano Drive. A private onsite roadway would provide internal circulation and a connection between Mulholland Drive and San Feliciano Drive. The private roadway would be 28 feet wide and would not be gated. No street lights are proposed on the private roadway; primary night-time illumination would be provided by carriage lights mounted on the exterior walls of the homes. Each home would provide two covered parking spaces. Additionally, 19 onsite visitor parking spaces would be provided. The proposed project would also provide approximately 3.3 acres of open space.

Site preparation would require approximately 21,400 cubic yards of grading; all grading would be balanced on-site. There are a total of 186 trees on the project site, of which 30 would be removed for construction of the proposed project. Six of those 30 trees are coast live oaks. The grading/development plan includes the use of retaining walls to minimize grading and maximize the retention of mature trees. The proposed project also includes the removal of the existing onsite residence (40+ years of age). The residence has been vacant for approximately 10 years.

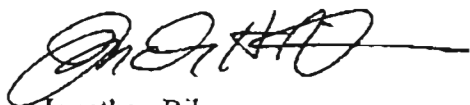
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics; Air Quality; Biological Resources; Hazards and Hazardous Materials; Land Use and Planning; and Noise.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. An EIR will be prepared and submitted to the Department of City Planning, Environmental Review Section. The Environmental Review Section encourages and welcomes all comments pertaining to environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted by **December 8, 2005**.

Please direct your comments to:

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

Mark Winogrand,  
Interim Director of Planning



Jonathan Riker  
Environmental Review Coordinator

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION

MABEL CHANG  
PRESIDENT  
DAVID L. BURG  
VICE-PRESIDENT  
JOY ATKINSON  
ERNESTO CARDENAS  
SUSAN CLINE  
MARY GEORGE  
MICHAEL MAHDESIAN  
BRADLEY MINDLIN  
THOMAS E. SCHIFF

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MARK WINOGROND  
INTERIM DIRECTOR  
(213) 978-1271

GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 978-1272

ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 978-1274  
FAX: (213) 978-1275

INFORMATION  
(213) 978-1270  
[www.lacity.org/PLN](http://www.lacity.org/PLN)

November 21, 2005

NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT  
EXTENDED COMMENT PERIOD

**EAF NO.:** ENV-2005-2301-EIR

**PROJECT NAME:** Vesting Tentative Tract No. 61553

**PROJECT LOCATION/ADDRESS:** 22255 Mulholland Drive, Woodland Hills

**COMMENT PERIOD EXTENSION:** The Department of City Planning, Environmental Review Section, has received your name and address from City Councilman Dennis Zine's office, regarding your interest in the proposed project at 22255 Mulholland Drive. We received your name after the mailing of the Notice of Preparation for the Environmental Impact Report for the proposed project, and your name did not appear in our database of residents who live within 500 feet of the proposed project site. However, we would like to address your concerns, and we encourage and welcome you to submit your comments pertaining to environmental impacts of the proposed project. We are extending the comment period for an additional two weeks in order to give you ample time to send us your comments.

This letter supersedes the following letter to ensure that all of your comments will be considered in the preparation of the EIR. **Written comments** must be submitted by **December 22, 2005**. We will also include your name in all future mailings regarding the project.



Arnold  
Schwarzenegger  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Sean Walsh  
Director

Notice of Preparation

November 10, 2005

To: Reviewing Agencies

Re: Vesting Tentative Tract No. 61553  
SCH# 2005111054

Attached for your review and comment is the Notice of Preparation (NOP) for the Vesting Tentative Tract No. 61553 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

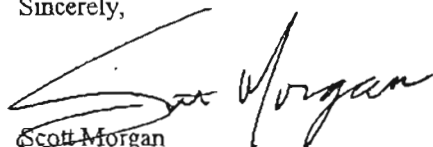
Please direct your comments to:

Jonathan Riker  
Los Angeles City Planning Department  
200 No. Spring Street, 7th Floor  
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2005111054  
**Project Title** Vesting Tentative Tract No. 61553  
**Lead Agency** Los Angeles City Planning Department

---

**Type** NOP Notice of Preparation  
**Description** The project applicant requests approval of a zone change, specific plan exception and vesting tentative tract map to permit the development of 37 detached residential condominiums. One existing residence would be demolished.

---

**Lead Agency Contact**

**Name** Jonathan Riker  
**Agency** Los Angeles City Planning Department  
**Phone** (213) 978-1335 **Fax**  
**email**  
**Address** 200 No. Spring Street, 7th Floor  
**City** Los Angeles **State** CA **Zip** 90012

---

**Project Location**

**County** Los Angeles  
**City** Los Angeles, City of  
**Region**  
**Cross Streets** Mulholland Drive / Mulholland Highway  
**Parcel No.** 2076023019  
**Township** **Range** 17W **Section** 24 **Base**

---

**Proximity to:**

**Highways** 21  
**Airports**  
**Railways**  
**Waterways**  
**Schools** Louisville High School  
**Land Use** One abandoned house and accessory buildings / R1-1 / Low Residential

---

**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Noise; Toxic/Hazardous; Landuse

---

**Reviewing Agencies** Resources Agency; Department of Pesticide Regulation; Department of Water Resources; Santa Monica Mountains Conservancy; Native American Heritage Commission; Department of Health Services; Department of Fish and Game, Region 5; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4

---

**Date Received** 11/10/2005 **Start of Review** 11/10/2005 **End of Review** 12/09/2005

---

<input type="checkbox"/> Resources Agency	<input type="checkbox"/> Fish & Game Region 3 Robert Floorke	<input type="checkbox"/> Public Utilities Commission Ken Lewis	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 4 Mike Mulligan	<input type="checkbox"/> State Lands Commission Jean Sarino	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> Dept. of Boating & Waterways David Johnson	<input checked="" type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<u>Business, Trans &amp; Housing</u>	<input type="checkbox"/> Caltrans, District 11 Mario Orso	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 6 IIM Tammy Allen Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> Caltrans, District 12 Bob Joseph	<input type="checkbox"/> RWQCB 4 Jonathan Bishop Los Angeles Region (4)
<input type="checkbox"/> Dept. of Conservation Roseanne Taylor	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<u>Cal EPA</u>	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> California Energy Commission Roger Johnson	<input type="checkbox"/> Dept. of Forestry & Fire Protection Allen Robertson	<input checked="" type="checkbox"/> California Highway Patrol John Olejnik Office of Special Projects	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Dept. of Forestry & Fire Protection Allen Robertson	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Housing & Community Development Lisa Nichols Housing Policy Division	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<input type="checkbox"/> Dept. of General Services Public School Construction	<u>Dept. of Transportation</u>	<input type="checkbox"/> Transportation Projects Kurt Karperos	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Robert Sleppy Environmental Services Section	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Reclamation Board DeeDee Jones	<input checked="" type="checkbox"/> Dept. of Health Services Veronica Rameriz Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<u>Independent Commissions/Boards</u>	<input type="checkbox"/> Caltrans, District 3 Katherine Eastham	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Delta Protection Commission Debby Eddy	<input type="checkbox"/> Caltrans, District 4 Tim Sable	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<u>Santa Monica Mountains Conservancy</u>	<input type="checkbox"/> Office of Emergency Services Dennis Castriilo	<input type="checkbox"/> Caltrans, District 5 David Murray	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	<input type="checkbox"/> Other
<u>San and Game</u>	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Caltrans, District 6 Marc Bimbaum	<input type="checkbox"/> Department of Pesticide Regulation	
<input type="checkbox"/> Depart. of Fish & Game Scott Flint	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input checked="" type="checkbox"/> Caltrans, District 7 Cheryl J. Powell		
<input type="checkbox"/> Environmental Services Division				
<input type="checkbox"/> Fish & Game Region 1 Donald Koch				
<input type="checkbox"/> Fish & Game Region 2 Banky Curtis				



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
[www.ladpw.org](http://www.ladpw.org)

DONALD L. WOLFE, Director

November 28, 2005

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

Mr. Jonathan Riker  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES

DEC 01 2005

ENVIRONMENTAL  
UNIT

IN REPLY PLEASE  
REFER TO FILE: LD-0

Dear Mr. Riker:

**VESTING TENTATIVE TRACT NO. 61553  
22255 MULHOLLAND DRIVE  
WOODLAND HILLS**

Thank you for the opportunity to review the notice of preparation for a Draft Environmental Impact Report (DEIR). We have no comments at this time but would like to review the DEIR when it is ready for public review. Please send two copies of the DEIR to:

Mr. Suk Chong  
County of Los Angeles  
Department of Public Works  
Land Development Division  
P.O. Box 1460  
Alhambra, CA 91802-1460

If the DEIR is available electronically or on-line, please forward it or the link to Mr. Chong at [schong@ladpw.org](mailto:schong@ladpw.org).

Please contact Mr. Chong at (626) 458-7150 if you have any questions.

DONALD L. WOLFE  
Director of Public Works

ROSSANA D'ANTONIO  
Assistant/Division Engineer  
Land Development Division

DC:jmw

P:\dpubl\CEQA\Daniella\VT No. 61553\_nop.doc

# LOS ANGELES POLICE DEPARTMENT

**WILLIAM J. BRATTON**  
Chief of Police



**ANTONIO R. VILLARAIGOSA**  
Mayor

P.O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 485-4101  
TDD: (877) 275-5273  
Ref #: 2.2.2

November 29, 2005

**RECEIVED**  
CITY OF LOS ANGELES

**DEC 02 2005**

**ENVIRONMENTAL  
UNIT**

Mr. Jonathan Riker  
Environmental Review Coordinator  
Department of City Planning  
Environmental Review Section  
200 North Spring Street, Room 750  
Los Angeles, California 90012

Dear Mr. Riker:

PROJECT TITLE: 22255 Mulholland Drive

The proposed project involves the Los Angeles Police Department's (LAPD) West Valley Area. Enclosed are Area crime rate, predominant crimes, response time to emergency calls for service, and Area personnel statistics and information. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division and input from the LAPD, Community Relations Section, Crime Prevention Unit (CPU) personnel.

A project of this size would not have a moderate impact on police services in West Valley Area, pending whether this project is included in the Hollywood/Garfield Mixed Used Development project. The LAPD, CPU, is available to advise you on crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends that developers contact CPU personnel to discuss these features.

Upon completion of the project, you are encouraged to provide the West Valley Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Mr. Jonathan Riker

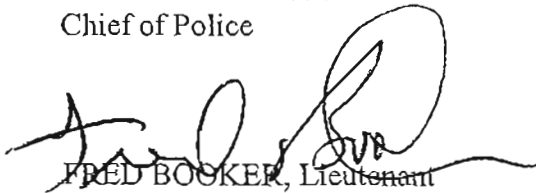
Page 2

2.2.2

Questions regarding this response should be referred to Sergeant A.J. Kirby, Community Relations Section, CPU, at (213) 485-3134.

Very truly yours,

WILLIAM J. BRATTON  
Chief of Police

A handwritten signature in black ink, appearing to read "Fred Booker", is written over the printed name and title.

FRED BOOKER, Lieutenant  
Officer in Charge  
Community Relations Section  
Office of the Chief of Staff

Enclosures

## WEST VALLEY AREA

The 22255 Mulholland Drive project is located in West Valley Area, Reporting District (RD) 1073. West Valley Area covers 54.58 square miles and the station is located at 19020 Vanowen Street, Reseda, California 91335, (818) 756-8543.

The service boundaries of West Valley Area are as follows: Roscoe Boulevard, Dayton Canyon Drive, and the Los Angeles City Boundary to the north; the Los Angeles City Boundary and Mulholland Drive to the south; the Los Angeles City Boundary to the west; and White Oak Avenue, the San Diego Freeway (405), and Balboa Boulevard to the east.

The boundaries for RD 1073 are as follows: Ventura Freeway (101) to the north, Sate Avenue, Cass Avenue, Reforma Road, Quinta Road, Cerrillos Drive, San Feliciano Drive, Mulholland Drive, and Mulholland Highway to the west, the Los Angeles City Boundary to the south, and Topanga Canyon Boulevard to the east.

The average response time to emergency calls for service in West Valley Area during 2004 was 7.4 minutes. The Citywide average during 2004 was 6.5 minutes. There are approximately 320 sworn officers and 23 civilian support staff deployed at West Valley Area.

There were 35 crimes per 1000 persons in West Valley Area during 2004. Population and crimes are listed on the attached RD information sheets. The predominant crimes in West Valley Area are Burglary from Vehicle, Vehicle Theft, Other Theft, and Aggravated Assault.

Prepared by:  
Community Relations Section  
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT  
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

**PROJECT NAME: 22255 MULHOLLAND DRIVE**

TYPE OF CRIME	RD * 1073	WEST VALLEY AREA	CITYWIDE
Burglary from Business	14	635	4,895
Burglary from Residence	16	1,175	14,337
Burglary Other	11	321	3,908
Street Robbery	1	312	9,606
Other Robbery	2	246	4,573
Murder	0	10	526
Rape	0	56	1,267
Aggravated Assault	7	1,351	26,930
Burglary from Vehicle	27	1,972	25,311
Theft from Vehicle	14	883	12,558
Grand Theft	6	900	12,194
Theft from Person	0	29	993
Purse Snatch	0	9	352
Other Theft	10	1,658	20,778
Bicycle Theft	1	0	15
Vehicle Theft	5	1,691	30,094
Bunco	0	4	169
<b>TOTAL</b>	<b>114</b>	<b>11,252</b>	<b>168,506</b>

**CRIMES PER 1000 PERSONS**

REPORTING DISTRICT	CRIMES	/	POPULATION X 1000	CRIMES PER 1000 PERSONS
WEST VALLEY	11,252	/	322,219	35/1000
CITYWIDE	165,506	/	3,978,000	424/1000

- All statistical information is based on 2004 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 report.



**Metro**

**RECEIVED**  
CITY OF LOS ANGELES

DEC 05 2005

ENVIRONMENTAL  
IMPACT

December 1, 2005

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

Dear Mr. Riker:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for Vesting Tract No. 61553. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

A Traffic Impact Analysis (TIA), with both highway and freeway, and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2004 Congestion Management Program for Los Angeles County", Appendix B. The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic); and
2. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

Among the required steps for the analysis of development-related impacts to transit are:

1. Evidence that in addition to Metro, all affected municipal transit operators received the NOP for the Draft EIR;
2. A summary of all the existing transit services in the area;
3. Estimated project trip generation and mode assignment for both morning and evening peak periods;
4. Documentation on the assumptions/analyses used to determine the number of percentage of trips assigned to transit;



5. Information on facilities and/or programs that will be incorporated into the development plan that will encourage public transit usage and transportation demand management (TDM) policies and programs; and
6. An analysis of the expected project impacts on current and future transit services along with proposed project mitigation.

Metro looks forward to reviewing the Draft EIR. If you have any questions regarding this response, contact me at 213-922-6908 or by email at [chapmans@metro.net](mailto:chapmans@metro.net).

Please send the Draft EIR to the following address:

Metro CEQA Review Coordination  
One Gateway Plaza MS 99-23-2  
Los Angeles, CA 90012-2952  
Attn: Susan Chapman

Sincerely,

A handwritten signature in black ink, appearing to read "Susan F. Chapman", with a long horizontal flourish extending to the right.

Susan F. Chapman  
Program Manager, Long Range Planning

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax



December 1, 2005

RECEIVED  
CITY OF LOS ANGELES

DEC 05 2005

ENVIRONMENTAL  
DEPT.

Jonathan Riker  
Los Angeles City Planning Department  
200 No. Spring Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012


RE: SCH# 2005111054 – Vesting Tentative Tract No. 61553, Mulholland Drive / Mulholland Highway, City and County of Los Angeles

Dear Mr. Riker:

The Native American Heritage Commission has reviewed the Notice of Preparation (NOP) regarding the above referenced project. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search to determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. Sacred Lands File check completed, no sites indicated
  - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

  
Rob Wood  
Environmental Specialist III  
(916) 653-4040

CC: State Clearinghouse

## Native American Contacts

Los Angeles County

December 1, 2005

Charles Cooke  
32835 Santiago Road  
Acton , CA 93510

(661) 269-1244

Chumash  
Fernandeno  
Tataviam  
Kitanemuk

Patrick Tumamait  
992 El Camino Corto  
Ojai , CA 93023  
yanahea2@aol.com  
(805) 640-0481  
(805) 216-1253 Cell

Chumash

Beverly Salazar Folkes  
1931 Shadybrook Drive  
Thousand Oaks , CA 91362  
  
805 492-7255

Chumash  
Tataviam  
Fernandeño

San Luis Obispo County Chumash Council  
Chief Mark Steven Vigil  
1030 Ritchie Road  
Grover Beach , CA 93433  
chiefmvgil@fix.net  
(805) 481-2461  
(805) 474-4729 - Fax

Chumash

Owl Clan  
Dr. Kote & Lin A-Lul'Koy Lotah  
48825 Sapaque Road  
Bradley , CA 93426  
(805) 472-9536

Chumash

LA City/County Native American Indian Commission  
Ron Andrade, Director  
3175 West 6th Street, Rm. 403  
Los Angeles , CA 90020  
(213) 351-5324  
(213) 386-3995 FAX

Samuel H. Dunlap  
P.O. Box 1391  
Temecula , CA 92593  
  
(909) 262-9351 (Cell)  
(909) 693-9196 FAX

Gabrielino  
Cahuilla  
Luiseno

Owl Clan  
Qun-tan Shup  
48825 Sapaque Road  
Bradley , CA 93426  
(805) 472-9536

Chumash

Julie Lynn Tumamait  
365 North Pole Ave  
Ojai , CA 93023  
jtumamait@hotmail.com  
(805) 646-6214

Chumash

Ti'At Society  
Cindi Alvitre  
6602 Zelzah Avenue  
Reseda , CA 91335  
(714) 504-2468 Cell

Gabrielino

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed  
SCH# 2005111054 - Vesting Tentative Tract No. 61553, Mulholland Drive / Mulholland Highway, City and County of Los Angeles.

## Native American Contacts

Los Angeles County

December 1, 2005

### Tongva Ancestral Territorial Tribal Nation

John Tommy Rosas, Tribal Administrator

4712 Admiralty Way, Suite 172

Marina Del Rey, CA 90292

310-570-6567

Gabrielino Tongva

### Coastal Gabrieleno Diegueno

Jim Velasques

5776 42nd Street

Riverside, CA 92509

(909) 784-6660

Gabrielino

Kumeyaay

### DNA/Diane Napoleone and Associates

6997 Vista del Rincon

La Conchita 93001

, CA

dnaassociates@sbcglobal.net

(805) 643-7492 (Home)

(805) 689-8050 (Cell)

Chumash

### Gabrielino/Tongva Council / Gabrielino Tongva Nation

Sam Dunlap, Tribal Secretary

501 Santa Monica Blvd., Suite 500

Santa Monica, CA 90401-2415

(310) 587-2203

(310) 587-2281 Fax

Gabrielino Tongva

Carol A. Pulido

15011 Lockwood Valley Rd.

Frazier Park, CA 93225

(661) 245-3081

Chumash

### Gabrielino Band of Mission Indians of CA

Ms. Susan Frank

PO Box 3021

Beaumont, CA 92223

(951) 845-3606 Phone/Fax

Gabrielino

### Gabrielino/Tongva Tribal Council

Anthony Morales, Chairperson

PO Box 693

San Gabriel, CA 91778

(626) 286-1632

(626) 286-1262 Fax

(626) 286-1758 (Home)

Gabrielino Tongva

### Richard Angulo

1222 Potter Avenue

Thousand Oaks 91360

, CA

(805) 493-2863 (Work)

(805) 493-2163 Fax

Chumash

Randy Guzman - Folkes

3044 East Street

Simi Valley, CA 93065-3929

randyfolkes@sbcglobal.net

(805) 579-9206

(805) 501-5279 (cell)

Chumash

Fernandeño

Tataviam

Shoshone Paiute

Yaqui

### Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Tribal Chair/Cultural Resources

5450 Slauson, Ave, Suite 151 PMB

Culver City, CA 90230

gtongva@earthlink.net

562-761-6417 - voice

562-920-9449 - fax

Gabrielino Tongva

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2005111054 - Vesting Tentative Tract No. 61553, Mulholland Drive / Mulholland Highway, City and County of Los Angeles.

**Native American Contacts**  
Los Angeles County  
December 1, 2005

Gabrielino Tongva Indians of California Tribal Council  
Mercedes Dorame, Tribal Administrator  
20990 Las Flores Mesa Drive      Gabrielino Tongva  
Malibu                      , CA 90265  
Pluto05@hotmail.com

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed  
SCH# 2005111054 - Vesting Tentative Tract No. 61553, Mulholland Drive / Mulholland Highway, City and County of Los Angeles.**



**DEPARTMENT OF FISH AND GAME**

<http://www.dfg.ca.gov>

South Coast Region

4949 Viewridge Avenue

San Diego, CA 92123

(858) 467-4201



**RECEIVED**  
CITY OF LOS ANGELES

DEC 07 2005

ENVIRONMENTAL  
UNIT

December 5, 2005

Mr. Jonathan Riker  
City of Los Angeles Department of City Planning  
Environmental Review Section  
200 Noth Spring Steet, Room 750  
Los Angles, CA 90012

**Notice of Preparation of a Draft Environmental Impact Report for  
Vesting Tentative Tract No. 61553, EAF No, ENV-2005-2301-EIR  
Los Angeles County**

Dear Ms. Riker:

The Department of Fish and Game (Department) has reviewed the above-referenced Notice of Preparation (NOP), relative to impacts to biological resources. The proposed project consists of the development of 37 detached single-family homes on a 6.19-acre parcel located at 22255 Mulholland Drive, Woodland Hills, City of Los Angeles.

To enable Department staff to adequately review and comment on the proposed project we recommend the following information, where applicable, be included in the Draft Environmental Impact Report:

1. A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats (Attachment 1).
  - a. A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.
  - b. A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.
  - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380).

- d. The Department's Wildlife Habitat Data Analysis Branch in Sacramento should be contacted at (916) 322-2493 to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or Environmentally Sensitive Habitats (ESHs) or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.
    - a. CEQA Guidelines, Section 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
    - b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic and outdoor artificial lighting.
    - c. A cumulative effects analysis should be developed as described under CEQA Guidelines, Section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
    - d. Impacts to migratory wildlife affected by the project should be fully evaluated including proposals to removal/disturb native and ornamental landscaping and other nesting habitat for native birds. Impact evaluation may also include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.
    - e. Impacts to all habitats from City or County required Fuel Modification Zones (FMZ). Areas slated as mitigation for loss of habitat shall not occur within the FMZ.
    - f. Proposed project activities (including disturbances to vegetation) should take place outside of the breeding bird season (February 1- September 1) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500-foot buffer for all active raptor nests).

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, Joshua tree woodlands, etc. should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
  - a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed with offsite mitigation locations clearly identified.
  - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).
  - c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:
  - a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
  - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
5. The Department opposes the elimination of watercourses (including concrete channels) and/or the canalization of natural and manmade drainages or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations. The Department recommends a minimum natural buffer of 100 feet from the outside edge of the riparian zone on each side of a drainage.
  - a. The Department requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian



Mr. Jonathan Riker

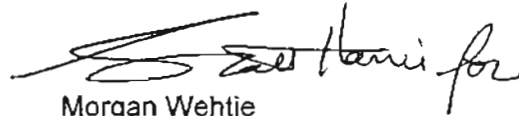
December 5, 2005

Page 4

resources. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate our issuance of the Agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

Thank you for this opportunity to provide comment. Please contact Mr. Scott Harris, Wildlife Biologist, at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Morgan Wehtje", is written over a horizontal line.

Morgan Wehtje  
Environmental Scientist IV

cc: Ms. Morgan Wehtje, Camarillo  
Mr. Scott Harris, Pasadena  
Mr. Ronnie Glick, Thousand Oaks  
HCP-Chron  
Department of Fish and Game

State Clearinghouse, Sacramento

SPH:sph

LA City Env-2005-2301-EIR

## ATTACHMENT 2

### Sensitivity of Top Priority Rare Natural Communities in Southern California\*

\*Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- 1.- Less than 6 known locations and/or on less than 2,000 acres of habitat remaining
- 2.- Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining
- 3.- Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened  
S2.2 = threatened  
S3.3 = no current threats known

#### Sensitivity Rankings (February 1992)

Rank

#### Community Name

1.1	Mojave Riparian Forest	Southern Dune Scrub
	Sonoran Cottonwood Willow Riparian	Southern Coastal Bluff Scrub
	Mesquite Bosque	Maritime Succulent Scrub
	Elephant Tree Woodland	Riversidean Alluvial Fan Sage Scrub
	Crucifixion Thorn Woodland	Southern Maritime Chaparral
	Allthorn Woodland	Valley Needlegrass Grassland
	Arizonan Woodland	Great Basin Grassland
	Southern California Walnut Forest	Mojave Desert Grassland
	Mainland Cherry Forest	Pebble Plains
	Southern Bishop Pine Forest	Southern Sedge Bog
	Torrey Pine Forest	Cismontane Alkali Marsh
	Desert Mountain White Fir Forest	

Sensitivity Rankings (Cont.)

Community Name

- .2 Southern Foredunes  
Mono Pumice Flat  
Southern Interior Basalt Fl. Vernal Pool
- .1 Venturan Coastal Sage Scrub  
Diegan Coastal Sage Scrub  
Riversidean Upland Coastal Sage Scrub  
Riversidean Desert Sage Scrub  
Sagebrush Steppe  
Desert Sink Scrub  
Mafic Southern Mixed Chaparral  
San Diego Mesa Hardpan Vernal P.  
San Diego Mesa Claypan Vernal P.  
Alkali Meadow  
Southern Coastal Salt Marsh  
Coastal Brackish Marsh  
Transmontane Alkali Marsh
- Coastal and Valley Freshwater Marsh  
S. Arroya Willow Riparian Forest  
Southern Willow Scrub  
Modoc-G.Bas. Cottonwood Willow Rip.  
Modoc-Great Basin Riparian Scrub  
Mojave Desert Wash Scrub  
Engelmann Oak Woodland  
Open Engelmann Oak Woodland  
Closed Engelmann Oak Woodland  
Island Oak Woodland  
California Walnut Woodland  
Island Ironwood Forest  
Island Cherry Forest  
S. Interior Cypress Forest  
Bigcone Spruce-Canyon Oak Forest
- 2.2 Active Coastal Dunes  
Active Desert Dunes  
Stab. and Part. Stab. Desert Dunes  
Stab. and Part. Stab. Desert Sandfield  
Mojave Mixed Steppe  
Transmontane Freshwater Marsh  
Coulter Pine Forest  
S. California Fellfield  
White Mountains Fellfield
- 32.3 Bristlecone Pine Forest  
Limber Pine Forest

**SANTA MONICA MOUNTAINS CONSERVANCY**

RAMIREZ CANYON PARK  
5750 RAMIREZ CANYON ROAD  
MALIBU, CALIFORNIA 90265  
PHONE (310) 589-3200  
FAX (310) 589-3207



December 5, 2005

**RECEIVED**  
CITY OF LOS ANGELES

DEC 13 2005

ENVIRONMENTAL  
DEPT

Jonathan Riker  
Environmental Review Coordinator  
Environmental Review Section  
City of Los Angeles  
200 North Spring Street, Room 750  
Los Angeles, California 90012

**Notice of Preparation Comments - ENV-2005-2301-EIR**  
**Vesting Tentative Tract Map No. 61553 (SCH No. 2005111054)**  
**Woodland Hills, Girard Reservoir Adjacent**

Dear Mr. Riker:

The proposed project consisting of 37 detached single-family homes on a 6.19-acre property would permanently degrade the visual character of a key section of the Mulholland Scenic Parkway. In combination with the Los Angeles City Department of Water and Power's (DWP) adjacent Girard Reservoir property, the subject property provides a unique open, semi-rural setting along the parkway. Together with City of Los Angeles-owned open space (Alizondo Drive Park) on the opposing south side of Mulholland Drive and the broad undeveloped Mulholland Drive right-of-way, this is a unique section of the Scenic Parkway. The Draft Environmental Impact Report (DEIR) must describe both the public value and physical extent of this visual resource. In addition the DEIR must analyze how the project and each relevant DEIR alternative adversely impacts this viewshed that is protected by the Mulholland Specific Plan Ordinance.

Together with the DWP property, the site provides a unique wildlife refuge proximate (walking and biking distance) to numerous City residents. This wildlife refuge is connected to the core habitat of the Santa Monica Mountains via the Mulholland Drive right-of-way and City-owned open space on the south side of Mulholland Drive that in turn parallels Topanga Canyon Boulevard to the south. The Notice of Preparation must address the existence and value of this 12-acre (half publicly-owned) natural area and disclose that it is connected to a large natural area via protected public land. The DEIR must also provide a comprehensive picture to decision makers of what wildlife species currently use the site and how the site's natural resources buffer and enhance the habitat value of the Girard Reservoir.

**Girard Reservoir as Future Public Parkland**

There is reasonable probability that in the near future either the Santa Monica Mountains Conservancy, the Department of Recreation and Parks, or the Mountains Recreation and Conservation Authority (MRCA) could takeover ownership and/or management of all but the northeastern one acre of the DWP's 5.91-acre Girard Reservoir property. The DEIR must describe how the DWP property would provide an excellent local natural park. It must also address the Conservancy's first right of refusal under Section 33207 of the Public Resources Code. The subject property abuts almost fifty percent of the Girard Reservoir perimeter.

**No Mulholland Specific Plan Exceptions**

Given the public value of the subject viewshed, the open space resources, and the future parkland in the DWP property, we see absolutely no public policy justification to exempt any element of the project from any element of the Mulholland Scenic Parkway Specific Plan requirements. Much housing can be created on the site without a substantial set of adverse impacts to the Mulholland Drive viewshed. In other words, substantial development can occur by right on the property without any exemptions (exceptions) to the Specific Plan. We cannot think of a single public benefit to be gained by the City granting any exceptions to the ordinance.

**Recommended DEIR Alternatives**

On this note, the DEIR must include a project alternative that requires no exemptions (exceptions) from the Mulholland Specific Plan.

A second alternative could require limited exemptions from the Mulholland Specific Plan only if it can be conclusively demonstrated that they maximize both the post-project viewshed and habitat resources above and beyond the impacts resulting from a reasonable footprint for a by-right development.

A third DEIR alternative should include a project footprint with no development, roads, detention basins, or grading within 200 feet of the DWP property. If the DWP property were to become public parkland, this is the distance that the Mulholland Specific Plan requires for a setback from parkland. In addition this setback would maximize the size of the permanent open space block including the reservoir and it would contain much of the onsite oak woodland resources. If the Department of Transportation's codified line of site requirements require the San Feliciano and Mulholland Drive entrances to be further westward, that adjustment should be made but compensated for on a per square-foot basis with protected land west of the 200 foot line.

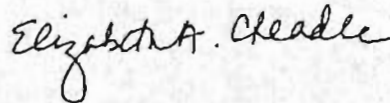
City of Los Angeles  
NOP Comments - Vesting Tentative Tract No. 61553  
December 5, 2005  
Page 3

All DEIR alternatives must include a fee dedication of public open space to guarantee the long term ecological viability of the property. Likewise any interstitial, ungraded open space within the project must be protected by a conservation easement dedicated to a public agency. The Homeowners Association must be responsible through the tract CC&Rs for any required fuel modification on public land.

The description of the DEIR alternatives must also include a clear differentiation of open space acreage that is graded, that is graded and planted, and that is not permitted to be graded.

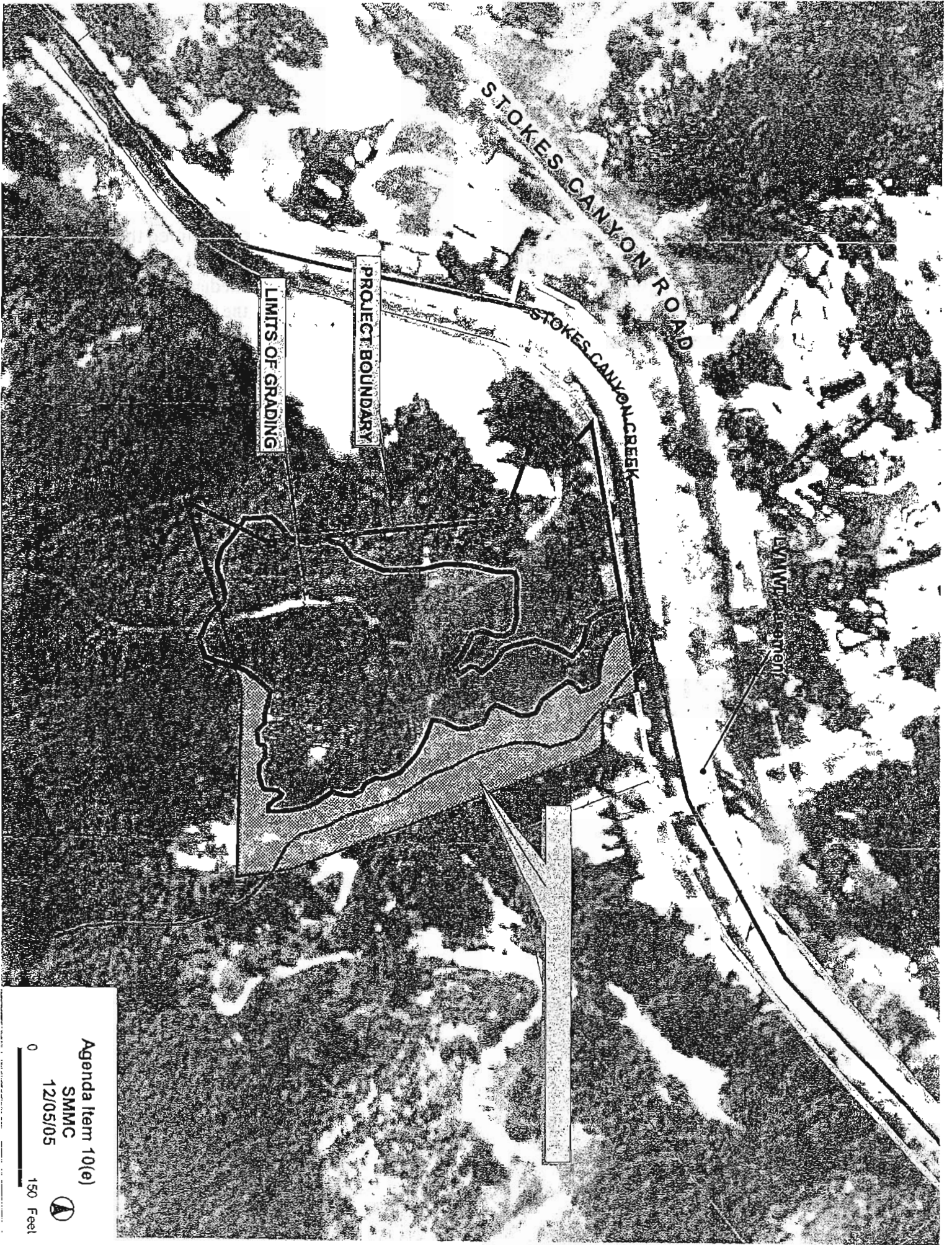
Please direct any comments and future correspondence to Paul Edelman, Deputy Director of Natural Resources and Planning, at the above address and by phone at 310-589-3200 ext. 128.

Sincerely,

A handwritten signature in dark ink, appearing to read "Elizabeth A. Cheadle". The signature is fluid and cursive, with a large initial "E".

ELIZABETH A. CHEADLE  
Chairperson





Agenda Item 10(e)

SMMC

12/05/05



0 150 Feet



Alan C. Lloyd, Ph.D.  
Agency Secretary  
Cal/EPA

## Department of Toxic Substances Control

1011 North Grandview Avenue  
Glendale, California 91201



Arnold Schwarzenegger  
Governor

**RECEIVED**  
CITY OF LOS ANGELES

DEC 07 2005

ENVIRONMENTAL  
UNIT

December 5, 2005

Mr. Jonathan Riker  
Environmental Review Coordinator  
Los Angeles City Planning Department  
200 North Spring Street, 7<sup>th</sup> Floor  
Los Angeles, California 90012

### NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR PROJECT TITLE VESTING TENTATIVE TRACT NO. 61553, SCH NO. 2005111054

Dear Mr. Riker:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of Environmental Impact Report (EIR) for the Project mentioned above.

Based on the review of the document, DTSC comments are as follows:

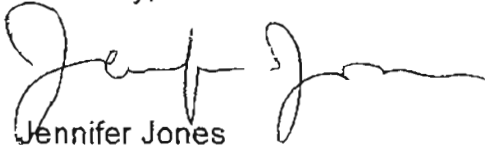
1. The EIR needs to identify and determine whether current or historic uses at the Project area have resulted in any release of hazardous wastes/substances.
2. The EIR needs to identify any known or potentially contaminated site within the Project area. For all identified sites, the EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
3. The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
4. If during construction of the Project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, the EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.



Mr. Jonathan Riker  
December 2, 2005  
Page 2

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov). If you would like to meet and discuss this matter further, please contact Mr. Alberto Valmidiano, Project Manager, at (818) 551-2870 or me at (818) 551-2973.

Sincerely,



Jennifer Jones  
Unit Chief

Southern California Cleanup Operations Branch – Glendale Office

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806

November 10, 2005

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

RECEIVED  
CITY OF LOS ANGELES

NOV 17 2005

Re: EAF NO.: ENV-200502301-EIR  
Project name: Vesting Tentative Tract No. 61553  
Project Location/Address: 22255 Mulholland Drive, Woodland Hills  
Council District CD-3

Dear Mr. Riker:

I have been asked by Department of City Planning for my comments on this project.. I have read the November 8 document thoroughly.

Additional homes in this area will no doubt contribute to even greater congestion. As a local resident I routinely see serious traffic accidents at the intersections of Mulholland Highway and Mulholland Drive and Mulholland Drive and Topanga Canyon Blvd. Due to the winding nature of all of these main thoroughfares and the speeds that the roads designs allow, I can't help but wonder why something hasn't already been done about it. Only a few weeks ago I witnessed a speeding car brush a cyclist literally off the road. Mulholland Drive narrows dangerously (for the posted speed) exactly in the range where San Feliciano crosses. There are many cyclists who use these roads individually and in groups. Further congestion will, I promise you, cause many more accidents. I stress, these accidents are not minor fender benders but serious enough for paramedic and fire vehicles and ambulances. I'm sure you have ways to confirm this within the city government structure.

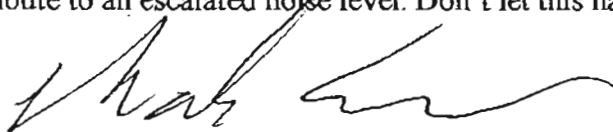
In my line of work I hear of restrictions the coastal commission, et al has placed on the removal of California live oaks. Yet 30 trees would be affected, and 6 of them live oaks. Unless there is a double standard at work, I would expect the appropriate governmental agency would prevent this. Have you notified the coastal commission? Removal of 30 trees will adversely affect air quality and thanks the federal government, we need all the help we can get. I will probably report this to local environmental groups.

I live on Freedom Drive, just south of the tract in question; right behind and above Gelson's market. As it is, there is no 4-way stop or traffic light and turning onto Mulholland Highway during morning and evening commute times is virtually impossible. I can't imagine additional traffic. All of the roads in that immediate area are either narrow and winding (similar to those in the Hollywood Hills) or larger and have higher speed limits. In both cases, the existing road infrastructure does not support additional congestion, especially with the size of SUV vehicles increasing dramatically over the last 5-10 years.

This development will lower the beautiful, natural aesthetics of this community. It will create a dangerous traffic situation. It will disrupt the habitat of wildlife. There is a community of coyotes living in that area and no where for them to migrate. This is a very quiet community. Additional homes here will devalue the existing ones and contribute to an escalated noise level. Don't let this happen, please.

Sincerely,

Mark Elson



cc: Mark Winogrand, Mable Chang, David Burg

Sound Solutions  
11240 Playa Ct.  
Culver City, CA 90230

# LEE-ANNE & RICHARD

RECEIVED  
CITY OF LOS ANGELES  
NOV 14 2005  
ENVIRONMENTAL  
DUT

4711 San Feliciano Drive Woodland Hills, CA 91364

November 10, 2005

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

EAF No: ENV-2005-2301-EIR  
Project Name: Vesting tentative tract no: 61553

Dear Mr. Riker,

We are writing to you in regards to the proposed project on Mulholland Drive. It concerns us greatly for a number of reasons. Among the most notable are the impact on traffic and wildlife. The safety of our family is at issue here.

We currently have a serious traffic problem on San Feliciano Drive. As the project will stretch to our street, so too will the increase in traffic. At this time, cars fly down our street jeopardizing the safety of our children. If 37 more residences were created the traffic would be impacted significantly. Meaning that there would be approximately 100 more cars traveling up and down our street. The speed at which people travel along San Feliciano regularly exceeds the speed limit. There are blind curves in the street and pulling out of our driveway is a dangerous task. Sir, with all due respect, we cannot fathom this situation worsening because a developer feels that cramming 37 residences into a parcel of land is profitable!

Furthermore, we have had a series of problems with rodents and coyotes. The reservoir and vacant land across the street is home to many

wild animals. Building on that land would displace many different animals forcing them into our neighborhood. Cats and little dogs have gone missing only to be found later as leftovers discarded by the coyotes. Rodents come into our homes, destroying the wires, the walls, and generally leading to unsanitary conditions. In a neighborhood with homes valued between \$700,000 to \$950,000, this is not an issue one is willing to tolerate.

We urge you then, to seriously consider the impact this project will have on our safety and for the sake of our children's safety.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee Anne Gray", with a large, stylized flourish at the end.

Lee-Anne and Richard Gray

Nov. 11, 2005

Ken Burton  
22781 Flamingo St.  
Woodland Hills, Ca. 91364

Jonathan Riker - ENV-2005-2301,  
Environmental Review Section, Dept of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

Dear Mr. Riker,

**RE: Opposition to proposed high density housing within the Mulholland Scenic Corridor;**

LA Assessor's Parcel Number 2076-023-019, PIN 165B101-132,  
Zoning Application Case Nos. TT-61553, and ENV-2005-2301-EAF, and  
APCSV-2005-2381-ZC-SPE, and CPC-1993-455-DBR

I am writing concerning the 6.15 acres at 22255 Mulholland Drive and the pending development of this property. The Property is currently zoned R-1. They are applying for re-zoning to RD-6. They are also asking that exceptions be made in the Mulholland Specific plan and are proposing removing a number of old native oaks on the property.

As a homeowner who lives within the Mulholland Scenic corridor, I STRONGLY OPPOSE ANY zoning variances and specific plan exceptions applied for on the the above mentioned property. The proposed development will have an adverse impact our community.

I feel that re-zoning will open the door to apartment development. Preserving the current R-1 zoning would result in the need for fewer trees to be removed as well. The property also is across the street from a school on an already extremely busy stretch of Mulholland Dr. and the proposed 37 condominiums will significantly impact traffic in this area.

As a member of this community, I am asking You to oppose any re-zoning and specific plan exceptions applied for on this property and to oppose high density development in our neighborhood.

Please reply promptly.

Sincerely,  
Ken Burton



Nov. 11, 2005

Martha Johnston  
22781 Flamingo St.  
Woodland Hills, Ca. 91364

Jonathan Riker - ENV-2005-2301,  
Environmental Review Section, Dept of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

Dear Mr. Riker,

**RE: Opposition to proposed high density housing within the Mulholland Scenic Corridor;**

LA Assessor's Parcel Number 2076-023-019, PIN 165B101-132,  
Zoning Application Case Nos. TT-61553, and ENV-2005-2301-EAF, and  
APCSV-2005-2381-ZC-SPE, and CPC-1993-455-DBR

I am writing concerning the 6.15 acres at 22255 Mulholland Drive and the pending development of this property. The Property is currently zoned R-1. They are applying for re-zoning to RD-6. They are also asking that exceptions be made in the Mulholland Specific plan and are proposing removing a number of old native oaks on the property.

As a homeowner who lives within the Mulholland Scenic corridor, I STRONGLY OPPOSE ANY zoning variances and specific plan exceptions applied for on the the above mentioned property. The proposed development will have an adverse impact our community.

I feel that re-zoning will open the door to apartment development. Preserving the current R-1 zoning would result in the need for fewer trees to be removed as well. The property also is across the street from a school on an already extremely busy stretch of Mulholland Dr. and the proposed 37 condominiums will significantly impact traffic in this area.

As a member of this community, I am asking You to oppose any re-zoning and specific plan exceptions applied for on this property and to oppose high density development in our neighborhood.

Please reply promptly.

Sincerely,  
Martha Johnston



Nov. 11, 2005

Vivian R. Johnston  
22781 Flamingo St.  
Woodland Hills, Ca. 91364

**RECEIVED**  
CITY OF LOS ANGELES

NOV 17 2005

Frank Martinez  
City Clerk  
200 N. Spring Street, Room 360  
Los Angeles, CA 90012

Dear Mr. Martinez,

**RE: Opposition to proposed high density housing within the Mulholland Scenic Corridor;**

LA Assessor's Parcel Number 2076-023-019, PIN 165B101-132,  
Zoning Application Case Nos. TT-61553, and ENV-2005-2301-EAF, and  
APCSV-2005-2381-ZC-SPE, and CPC-1993-455-DBR

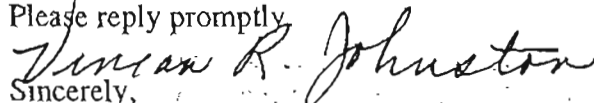
I am writing concerning the 6.15 acres at 22255 Mulholland Drive and the pending development of this property. The Property is currently zoned R-1. They are applying for re-zoning to RD-6. They are also asking that exceptions be made in the Mulholland Specific plan and are proposing removing a number of old native oaks on the property.

As a homeowner who lives within the Mulholland Scenic corridor, I STRONGLY OPPOSE ANY zoning variances and specific plan exceptions applied for on the the above mentioned property. The proposed development will have an adverse impact our community.

I feel that re-zoning will open the door to apartment development. Preserving the current R-1 zoning would result in the need for fewer trees to be removed as well. The property also is across the street from a school on an already extremely busy stretch of Mulholland Dr. and the proposed 37 condominiums will significantly impact traffic in this area.

As a member of this community, I am asking you to oppose any re-zoning and specific plan exceptions applied for on this property and to oppose high density development in our neighborhood.

Please reply promptly

  
Sincerely,

Vivian R. Johnston

November 12, 2005

**RECEIVED**  
CITY OF LOS ANGELES

NOV 14 2005

ENVIRONMENTAL

John Poplawski  
Terry Poplawski  
4726 San Feliciano Drive  
Woodland Hills, CA 91364

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

**EAF NO:** ENV-2005-2301-EIR

**PROJECT NAME:** Vesting Tentative Tract No: 61553

**PROJECT LOCATION/ADDRESS:** 22255 Mulholland Drive, Woodland Hills

**COMMUNITY PLANNING AREA:** Canoga Park, Winnetka, Woodland Hills-West Hills

**COUNCIL DISTRICT:** CD-3

**DUE DATE FOR PUBLIC COMMENTS:** December 8, 2005

Dear Sir,

Your **Notice of Preparation (NOP)** does not offer any format for a response, so I will try to put my comments into questions and concerns. I hope that your office will look at these issues and hopefully respond to them. My guess, however, is that the developer will have to address these concerns in their report and I will have to wait for their response. **If this is the case, will I get their draft Environmental Report as soon as it is prepared? Will I also be able to directly comment on the sufficiency of their response to my issues?**

Based upon the material submitted, I have the following concerns:

- The existing zoning is for R-1. The existing infrastructure is based on this zoning. How will the neighborhood be able to support the proposed change in density? The sewers and streets are over 50 years old. Will the developer upgrade the sewer lines and streets to accommodate the 37 structures that he will build and feed into existing sewers and street?
- The neighborhood has traffic issues at this time. There has been a concerted effort by Councilman Zine's office and the LA City Traffic Department to install stop signs to hold down speeding traffic down San Feliciano Drive and through an area where there is an Elementary School. Will adding over 75 new vehicles to the traffic flow overwhelm the capacity of the street, (San Feliciano Drive)?



- The **Project Description** states that the structures will be two stories and will be 36 feet high. All of the two story buildings in the area do not go over 20 feet. A 36-foot building is nearly the size of a commercial four-story building (40 feet). How can you call the building two stories when it is well over the size of three-story building?

The height of the structures is of great concern. A building over 20 feet high would be incompatible with the existing neighborhood. If the developer is allow to go forward with project the buildings should be limited to 20-feet high.

- The **Project Description** calls for the creation of private streets and parking pads. During the rainy season these streets and parking pads will create a great deal of run-off that will end up on San Feliciano Drive. How will the existing storm drains handle this runoff? Currently the rain falls on 6+ acres of land that absorbs this rain. Losing, 40 % of the land will leave about three-acre feet of water that can only end up on San Feliciano Drive. As before, the storm drain infrastructure is over 50 years old. Since I am "downstream" from the project, I will be directly affected. Will the City be liable for any damages to my property if they approve this project and the problem is not fully mitigated?
- **I include this statement in order to notice the City and establish a basis for any civil proceedings that might result from the City's actions on this matter.**
- The **Project Description** states that there will be 37 structures and two car covered structures for each building. I addition, there will be an additional 19 parking spaces. This seems to be an inadequate parking situation.

The current neighborhood has covered parking, along with driveways that accommodate their vehicles. In many cases, the families have more than 2 vehicles as a result of having additional drivers in the family, recreational vehicles, or rentals property where there are more than two people living at the address. They address this problem by being able to park their vehicles in their driveways. I addition, some people have to use their garages for storage and are then forced to park their vehicles in the driveways. I would seem that the residents of this project would have similar behaviors.

The **Project Description** does not address this problem. The site plan indicates minimal driveways for 70% of the project. In these cases, there does not seem be enough of a driveway for the residences to park their vehicles outside of their covered structure. Since there are only 19 additional parking spaces and residents can not park on the private drive, where are these vehicles going to be parked? The only current alternative is San Feliciano Drive and Mullholland Drive. Both are heavily traveled streets. In addition, San Feliciano Drive, at the proposed site, is a hilly, winding street that does lend itself to street parking. People pulling out from the curb will not be able to see oncoming cars coming down the hill.

It would seem that the developer has to make greater accommodations for the parking needs of this project. At a minimum, they should provide driveways that can allow two vehicles to be parked off the street and on the resident's property. There should also be additional parking for visitors and delivery services.

- The **Project Description** also calls for removal of Coast Live Oaks. A recent LA Times article highlighted Coastal Live Oaks and indicated that they were a protected species. Is this correct? If so, how can the developer be allowed to cut them down? How old are these Oaks? Is there an independent arborist that can verify their age and their protected status? Other articles point out that you cannot easily replant these trees, so how can the City allow the developer simply ignore this issue and cut down trees that might be over 100 years old and irreplaceable?
- The **Project Description** is asking for exceptions from the Mulholland Scenic Parkway Specific Plan. I assume that this plan does not allow for the parameters of the current project. If the developer is allowed exceptions, will I also be allowed the same exceptions? Based upon the site plan, I could build at least three of the structures on my property. Will I also be allowed to do so? If you deny me this same right, will I be able to sue the City claiming that you have denied me the same right to develop my property and maximize my interest in my investment as the larger developer? What happens if you allow these exceptions and then claim that the area cannot accommodate additional development because the infrastructure is overstressed? What recourse would I have then? My property, as a single family residence might lose some of it's value, but I could recoup this loss by building three structures on it just like the ones up the street. How will you be able to deny me this right if you just gave it the developer? The developer will contend that they have the right to profit from their actions, I could also make the same argument. At what point would you stop allowing the changes in the neighborhood?

I raise these questions because they will result from the any approval of a condominium project in an area that has always been a single-family neighborhood. It opens a "Pandora's Box" that does not need to be opened.

- I also have a great deal of concern regarding the **Project Description's** statement: "The resulting project would have less density than permitted by the proposed zoning, it is consistent with the General Plan, and would look like a conventional single-family project."

If the zoning change allows for higher density that the developer has proposed, what is stopping the developer from building additional structures after the zoning changes are approved? It would seem that he would only have to get new building permits, since the zoning would allow him additional density. How does the City monitor this and will the City deny additional building at a later time? What assurances are there that the developer won't come back in two years and build more residences?

I am also perplexed about the project being "consistent with the General Plan." If it is, then why does the developer need exceptions to the zoning and the Mullholland Scenic Parkway Specific Plan? This seems to be an inaccurate statement and should not have been allowed in this document. If someone saw this statement they could assume that the project already conforms to existing zoning and will go forward regardless of a person's concerns.


Finally, this is not a conventional single-family project. Conventional single-family developments are rarely over two stories high, they have driveways, they have front yards, they have side yards, they have back yards, and they are not built to the density levels of the project.

I think that this statement is not truthful or accurate and permitting it in this document amount to the City's allowing the developer to propagandize the affected neighborhood about their project. The other information provided by the developer seems to be informational and factual while this statement amount to an effort to minimize and distort the developer's project.

**I AM FORMALLY ASKING THAT THIS NOTICE OF PREPARATION BE  
PULLED AND RESUBMITTED WITHOUT THE ABOVE STATEMENT.**

In general, the project is incompatible with the neighborhood in its current configuration. It is too large, the buildings will overwhelm the neighborhood and landscape, there will be detrimental effects to the air and noise quality of this semi-rural area, and the infrastructure cannot handle the impact of a high density development designed for a low density environment.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Terry Poplawski".

Terry Poplawski

Sean M. Mellick  
Elizabeth A. Mellick  
22144 Avenue Morelos  
Woodland Hills, CA 91363  
(818)347-7797

**RECEIVED**  
CITY OF LOS ANGELES

NOV 21 2005

ENVIRONMENTAL  
UNIT

November 15, 2005

Environmental Review Section  
Department of City Planning  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
Attn: Jonathan Riker

Re: Our Opposition to Proposed High-Density Housing Within The Mulholland Scenic Corridor and Specifically on Parcel Nos. 2076-023-019 and 165B101-132 at the Intersection of Mulholland Highway and San Feliciano Drive

Dear Mr. Riker:

The purpose of this letter is to record our strong opposition to any and all proposed changes, variances or exceptions to the existing specific zoning and plans with respect to the referenced property.

We own a home very near the referenced property and will adamantly oppose any plans that would potentially result in the development of high-density housing of any design. We feel that such development would dramatically decrease the quality of life in our neighborhood, all of Woodland Hills and the region in general. Traffic, noise pollution and air pollution are already at or near intolerable levels. This open space area with its beautiful oak trees is an extremely desirable resource to maintain and preserve within our area.

This is a matter about which we are very serious. We will do whatever we can possibly do to maintain and improve the existing quality of life within our neighborhood. We are respectfully asking for your help and support in this important matter.



Sean M. Mellick



Elizabeth A. Mellick

Anne Gayer and Shawn Frederick  
22749 Mulholland Drive  
Woodland Hills, CA 91364

November 21, 2005

Dennis P. Zine, Councilman District 3  
19040 Vanowen Street  
Reseda, CA 91335  
Attn: Tom Henry

**RECEIVED**  
CITY OF LOS ANGELES

NOV 28 2005

ENVIRONMENTAL  
UNIT

**RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE MULHOLLAND  
SCENIC CORRIDOR;**

**Assessors Parcel ID number is: 2076-023-019; PIN 165B101-132;  
Case numbers for the zoning changes are: TT-61553, ENV-2005-2301-EAF, APCSV-2005-  
2381-ZC-SPE, CPC-1993-455-DBR**

Dear Mr. Henry,

I am writing to you in regard to the proposed high density housing project in Woodland Hills bordering Mulholland Drive, Mulholland Highway and San Feliciano Drive.

As a resident of Mulholland Drive in Woodland Hills for 41 years, I am very concerned and disappointed with the continued proposal of development within this area. As you can imagine, I have seen many changes occur over the years. Yes, in the name of "progress", however, it now it has become in the name of 'greed'. These large development corporations have strategically formulated their business plans to have the sensation of utilizing the current laws, but ultimately having the financial power to manipulate the system in their favor.

This area of Woodland Hills still has it's charm, however, this beautiful environment is now being exploited for the benefit of this development corporation in charge of the proposal. Any developments such as this do not benefit the community, only the pocket books of the developers.

Mulholland Drive, between Topanga Canyon Blvd and Valley Circle is almost at freeway speed through residential areas during rush hour (which is another issue), the 101 freeway is already over-flowing with traffic for much of the day now, and schools even in this area are completely over-crowded. This over-crowding and battleground on the roadways and in our school promote a stressful environment, not a healthy one.

**RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE MULHOLLAND SCENIC CORRIDOR;**

**Assessors Parcel ID number is: 2076-023-019; PIN 165B101-132;**

**Case numbers for the zoning changes are: TT-61553, ENV-2005-2301-EAF, APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR**

**(Continued)**

It takes a community to raise a child, not just a family. Everyone wants the best for their children and their own lives. This should never be compromised, especially not for the quick profits of development corporations interested only in their 'bottom line'.

People are becoming more tense and angry because their quality of life is becoming cheapened. This, in the end puts more stress on the system, which of course puts focus into letters like this to people such as yourself to stop the molestation of a community. There are so many reasons why the importance of this opposition is for more than just the obvious. It is also an issue of preserving a community and promoting a quality of life. This benefits everyone in the end... with the exception of the development entity whose modus operandi is solely profit driven.

□

Parcels of land would be better served to the community as parks for children and adults to have a place to bring some peace into their lives and appreciate nature. Something so little provides so much to a community's overall health and well being.

As a community, we are very concerned with any zoning changes and want to also preserve our open spaces and old oak trees. It is very important to also maintain the specific and general plans of low density housing.

I urge you Mr. Henry to please oppose this housing development and others like it. Quality of life is what keeps a community stronger and more self sustained. Please support this opposition and promote responsibility to the community.

Thank you for your time. I look forward to your reply.

Best regards,  
Anne Gayer and Shawn Frederick

Cc: Mayor Antonio Villaraigosa, Deputy Chief of Staff Jimmy Blackman, Rocky Delgadillo, Jonathan Riker, Frank Martinez

COLLEEN MARMOR  
4600 San Feliciano Drive  
Woodland Hills, CA 91364  
818.883.8442

November 21, 2005

RECEIVED  
CITY OF LOS ANGELES  
NOV 23 2005  
ENVIRONMENTAL  
UNIT

Jonathan Riker - ENV-2005-2301  
Environmental Review Section  
Dept of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

RE: **NOP / EIR EXTENDED COMMENT PERIOD**

EAF No.: ENV-200502301-EIR  
Project Name: Vesting Tentative Tract No. 61553  
Project Location: 22255 Mulholland Drive, Woodland Hills

Dear Mr. Riker:

I received a Notice of Preparation (NOP) letter, dated 11-21-05, informing me of an Extended Comment Period for the above-referenced project.

Please advise whether or not the ***time for written comments has been extended until December 22, 2005 for all parties***, including those who received the Notice of Preparation, dated November 8, 2005.

Please confirm that the original deadline of December 8, 2005, for submitting written comments, has been superceded by your November 21, 2005 NOP letter.

I can be contacted at: 818.883.8442, 818.324.3055 or via email at [colleenmarmor@adelphia.net](mailto:colleenmarmor@adelphia.net). I look forward to your response. Thank you for your courtesy and cooperation.

Thank you.



Colleen Marmor

**From:** "Beth Rider" <BethRider@adelphia.net>  
**To:** "Jonathan Riker" <jriker@planning.lacity.org>, <zine@council.lacity.org>, <henry@council.lacity.org>  
**Date:** 11/22/2005 1:30:16 PM  
**Subject:** Potential Violation of EIR Process

Dear City Officials,

Regarding:

EAF No: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No. 61533

Project Location: 22255 Mulholland Drive, Woodland Hills

First of all, thank you very much to Mr. Tom Henry for notifying the Department of Public Safety and Works regarding the latest activities on the above property. An inspector investigated last Friday. Since then, the illegal asphalt driveway added to San Feliciano was removed and much of the heavy equipment which was on the property without permit was removed.

However, the inspector stated that it was not his jurisdiction to address potential EIR process violations. And so, I am contacting Mr. Jonathan Riker, the City Planner identified on the NOP for this property.

Mr. Riker: As you can see in the attached photos dated 11/19/2005, this property is being graded. 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. 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 lessen the impacts to be covered in the EIR. I cannot help but believe that this is in violation of the EIR process. The grading activity has taken place since the NOP was distributed on 11/8/2005.

I request that you investigate this matter immediately and put a stop to the grading.

As for another EIR matter regarding this property, a traffic monitor was



placed this afternoon at the intersection of Mulholland Drive and San Feliciano Drive. This will not be a legitimate traffic study as the elementary and high schools nearby are closed and it is a holiday week. I request that this traffic study be conducted during a normal week that would result in a more realistic and legitimate study.

Thank you in advance for addressing these issues.

Sincerely,

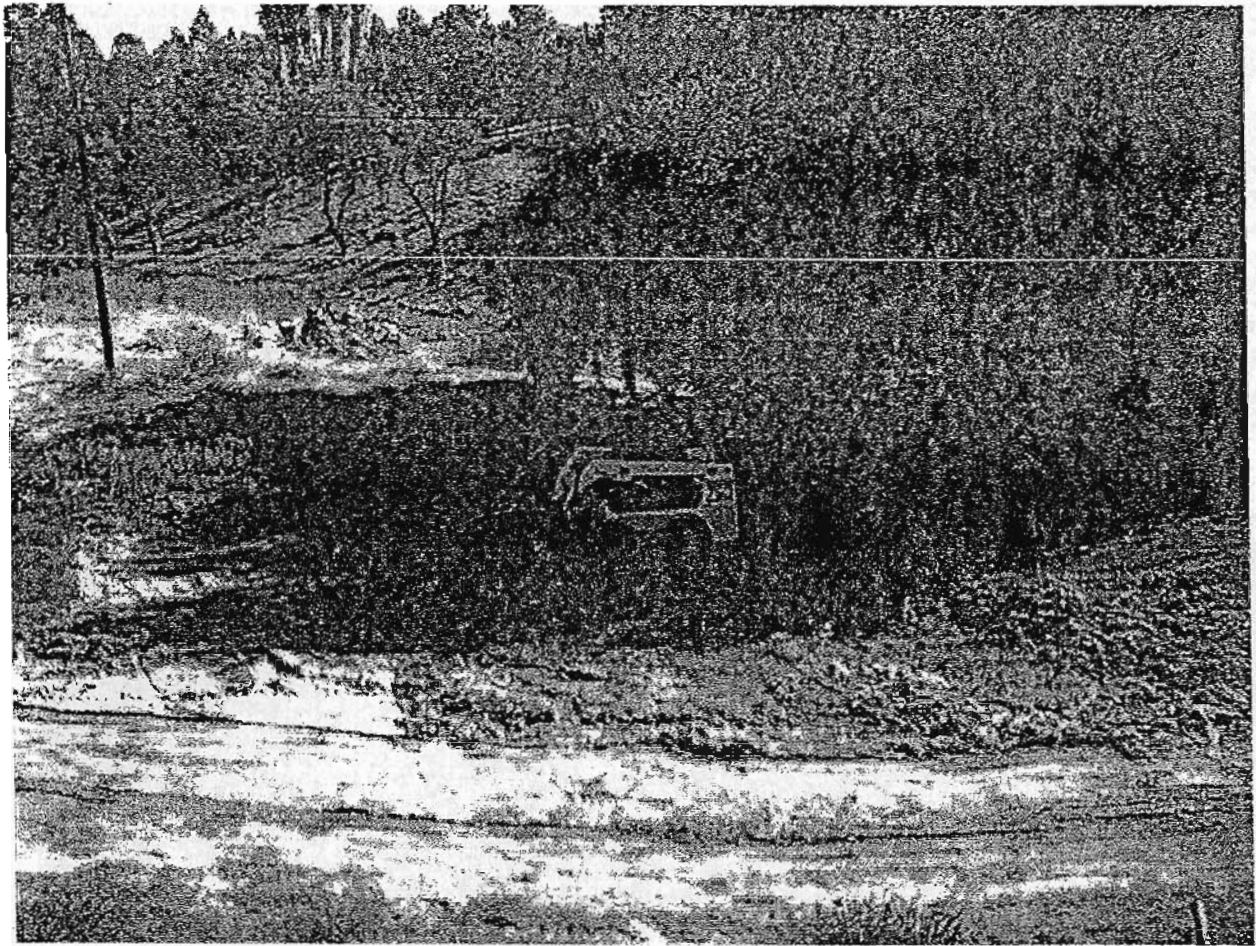
Beth Rider

4623 Cerrillos Drive

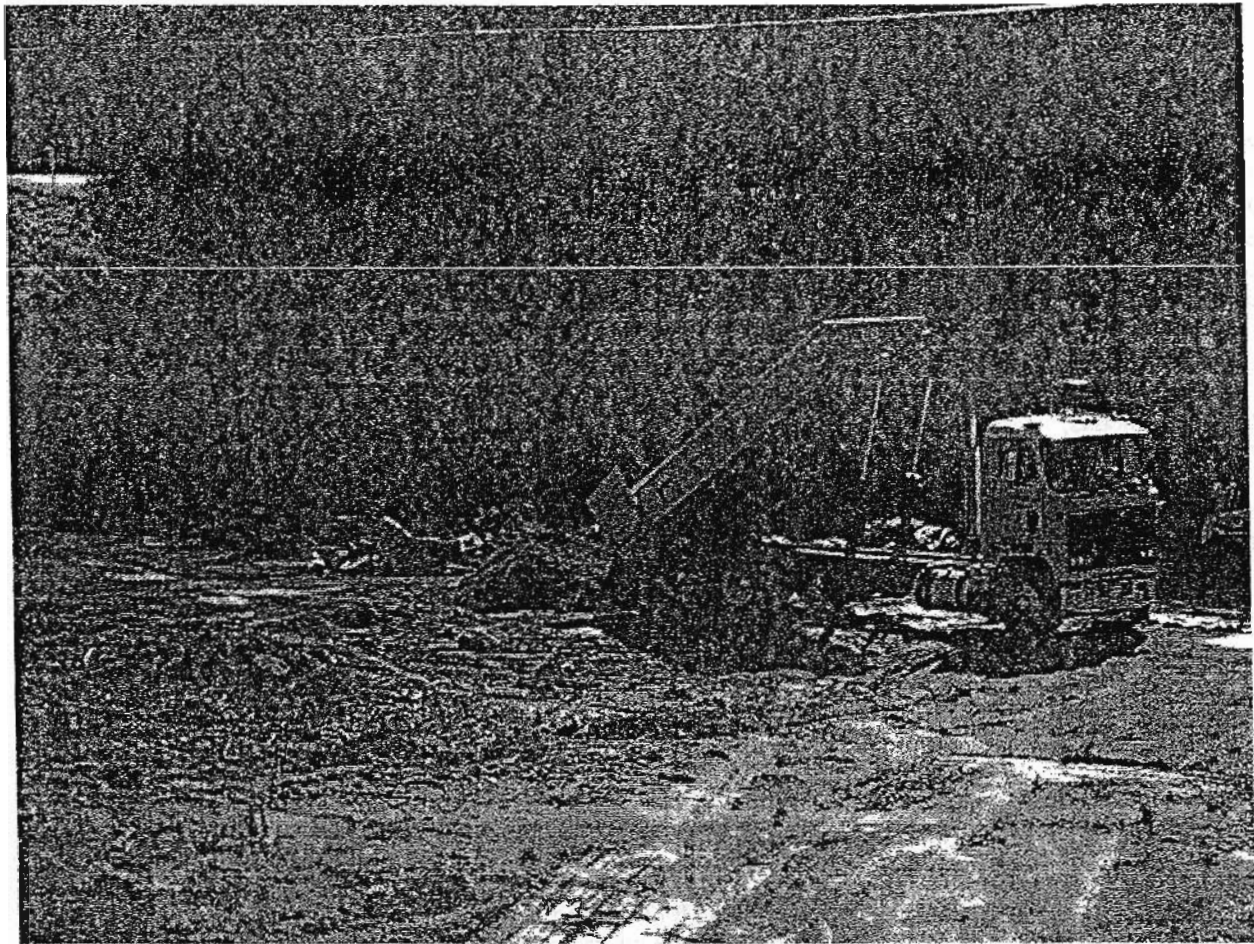
Woodland Hills, CA 91364

818-715-7193

CC: "Dave Brelant" <info@saveoaksavanna.org>, "Carlos Duque" <clos@csdweb.com>, "Jim Dunn" <jdunn75506@aol.com>, "Colleen Marmor" <colleenmarmor@adelphia.net>







Two people are standing in the background, one near the truck and one further back. The person near the truck is wearing a light-colored shirt and dark pants. The person further back is wearing a dark shirt and light-colored pants. They are both looking towards the camera. The text is mirrored and appears to be a reflection of the image above it.

---

From: Beth Rider [mailto:BethRider@adelphia.net]  
Sent: Tuesday, November 22, 2005 1:27 PM  
To: Jonathan Riker (jriker@planning.lacity.org); 'zine@council.lacity.org';  
'henry@council.lacity.org'  
Cc: Dave Breliant; Carlos Duque; Jim Dunn; Colleen Marmor  
Subject: Potential Violation of EIR Process

Dear City Officials,

Regarding:

EA# No: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No. 61533

Project Location: 22255 Mulholland Drive, Woodland Hills

First of all, thank you very much to Mr. Tom Henry for notifying the Department of Public Safety and Works regarding the latest activities on the above property. An inspector investigated last Friday. Since then, the illegal asphalt driveway added to San Feliciano was removed and much of the heavy equipment which was on the property without permit was removed.

However, the inspector stated that it was not his jurisdiction to address potential EIR process violations. And so, I am contacting Mr. Jonathan Riker, the City Planner identified on the NOP for this property.

Mr. Riker: As you can see in the attached photos dated 11/19/2005, this property is being graded. 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. 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 lessen the impacts to be covered in the EIR. I cannot help but believe that this is in violation of the EIR process. The grading activity has taken place since the NOP was distributed on 11/8/2005.



I request that you investigate this matter immediately and put a stop to the grading.

As for another EIR matter regarding this property, a traffic monitor was placed this afternoon at the intersection of Mulholland Drive and San Feliciano Drive. This will not be a legitimate traffic study as the elementary and high schools nearby are closed and it is a holiday week. I request that this traffic study be conducted during a normal week that would result in a more realistic and legitimate study.

Thank you in advance for addressing these issues.

Sincerely,

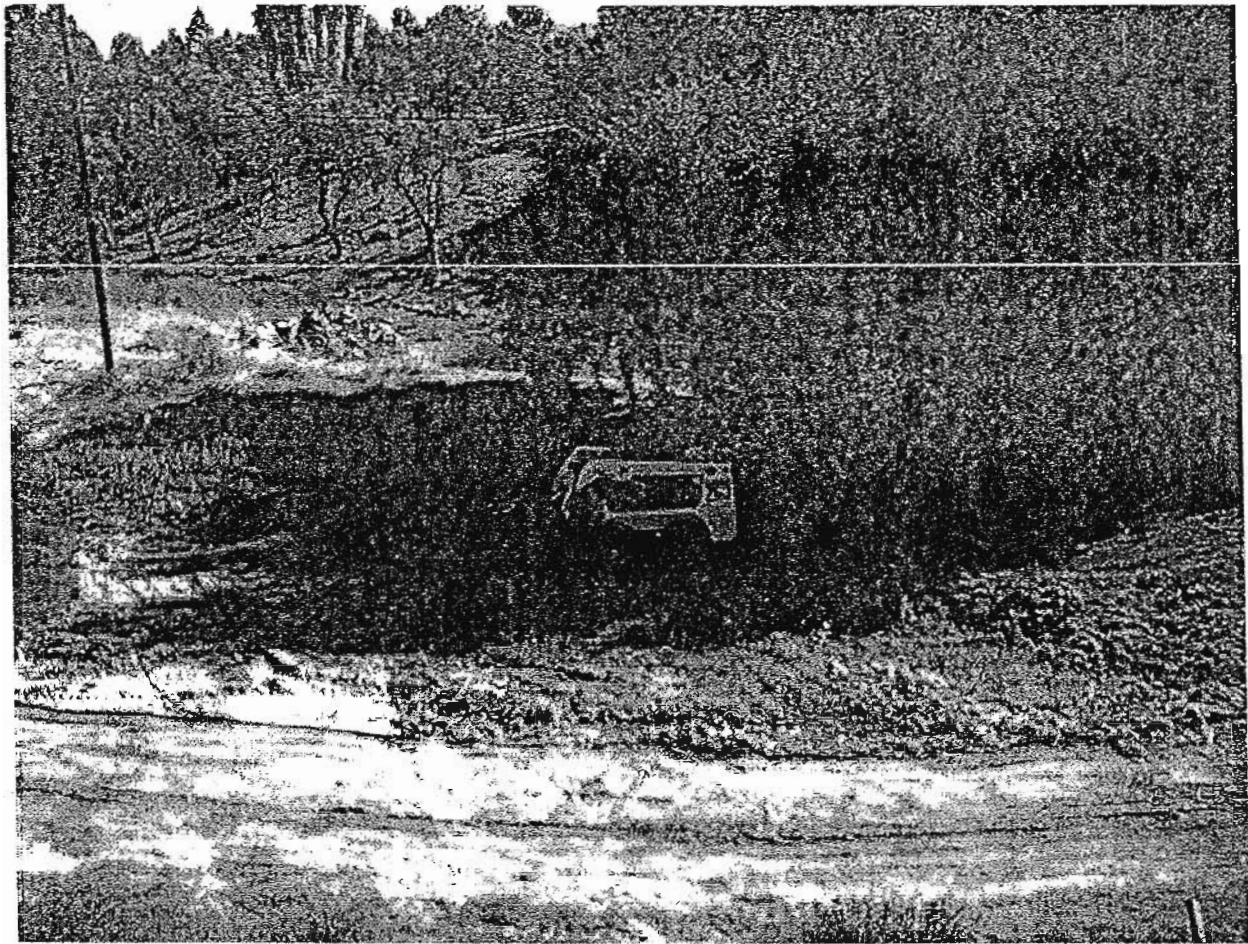
Beth Rider

4623 Cerrillos Drive

Woodland Hills, CA 91364

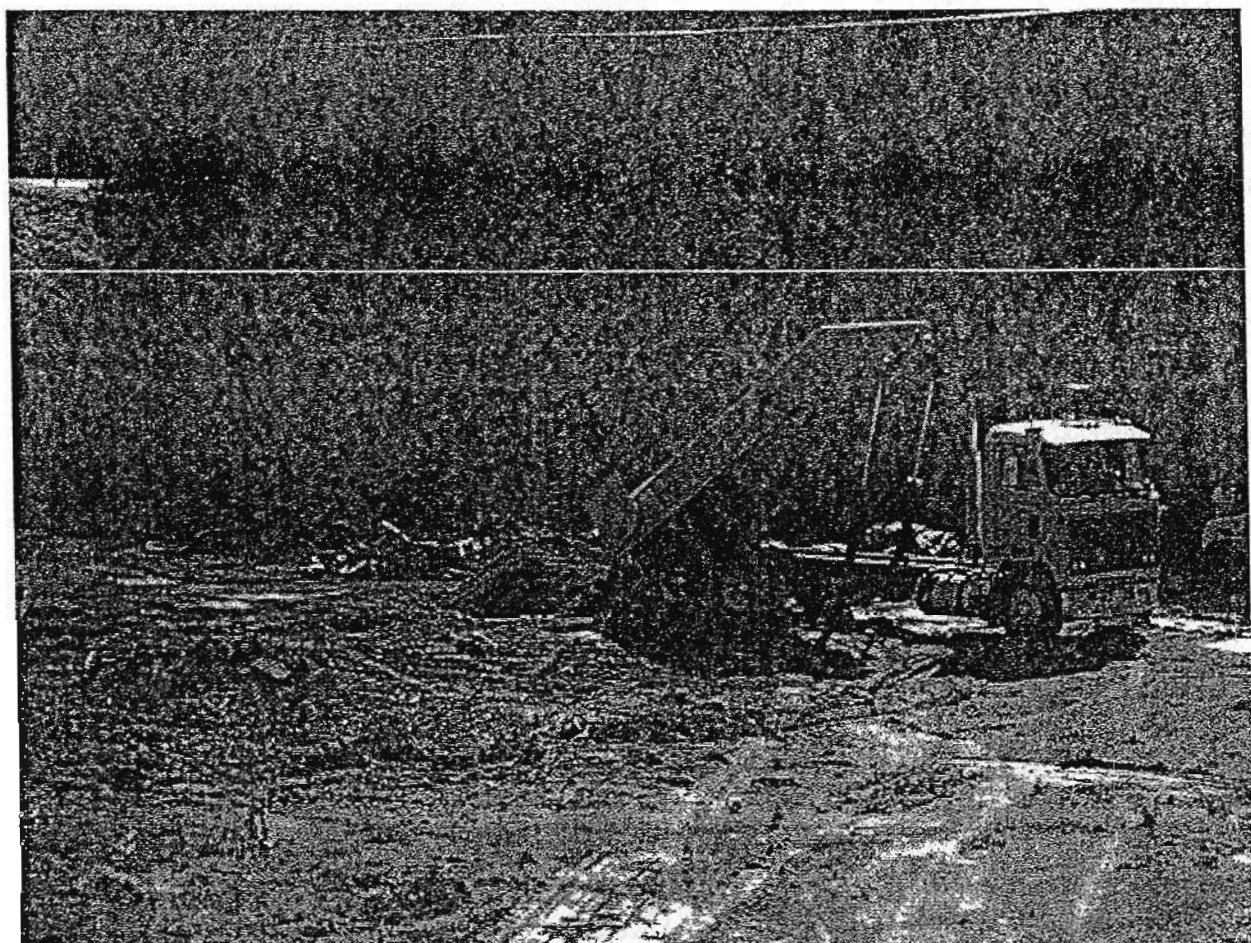
818-715-7193

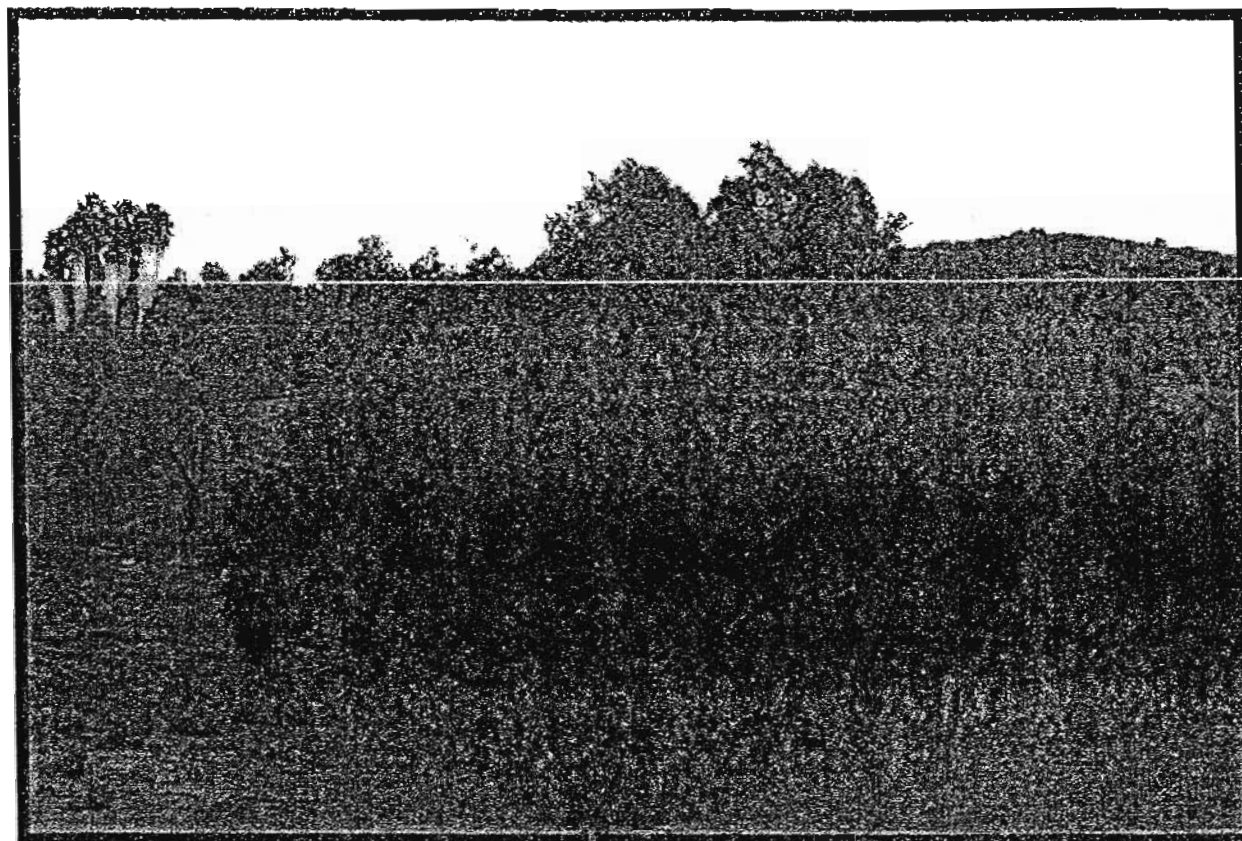
CC: "Dave Breliant" <info@saveoaksavanna.org>, <halagrip@earthlink.net>, "Liz D'Amico" <damico@rand.org>, "Gil Drucker" <gsdrucker@adelphia.net>, "Colleen Marmor" <colleenmarmor@adelphia.net>, "Carlos Duque" <clos@csdweb.com>, "Council Member Zine" <Councilmember.Zine@lacity.org>, "Tom Henry" <Tom.Henry@lacity.org>











Name

Address  
, CA

Anthony Crivello  
4528 Mulcines Court  
Woodland Hills, CA

Date, 2005

11/25/2005 91364

Dennis P Zine, Councilman District 3  
19040 Vanowen Street  
Reseda, CA 91335  
Attn: Tom Henry

RECEIVED  
CITY OF LOS ANGELES

NOV 28 2005

ENVIRONMENTAL  
UNIT

Dear Tom,

**RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE MULHOLLAND SCENIC CORRIDOR;**

**Assessors Parcel ID number is: 2076-023-019; PIN 165B101-132;**

**Case numbers for the zoning changes are: TT-61553, ENV-2005-2301-EAF, APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR**

I am writing about the pending development of the two parcels, totaling 6.15 acres at 22255 Mulholland Drive, which also fronts Mulholland Highway and San Feliciano Drive.

I am representing myself, along with many of my neighbors, regarding this property. We are strongly opposed to any and all of the zoning variances, and/or exceptions to the specific plans that have been filed on this property.

As a community we are very concerned with any zoning changes. We want to see our open spaces and old oak trees preserved, along with the specific plans and general plans of low density housing for this area.

I am specifically asking Councilman Dennis Zine to oppose any re-zoning and specific plans exceptions applied for on this property.

I am also specifically asking Councilman Dennis Zine to oppose high density development in our neighborhood.

**MANY ADVERSE EFFECTS** that I and my neighbors feel this proposed development present:

- The proposed development is high density and does not fit in with the surrounding low density single family and residential estate housing
- Zoning changes would open the door to apartment development
- Permanent and negative alteration of the view shed of the surrounding properties
- The specific and general city plans would be rendered meaningless by this spot zoning
- Significant increase in already heavy traffic on Mulholland Hwy, Mulholland Dr. and San Feliciano Dr.
- Mulholland Scenic Corridor permanent open-space loss
- Jeopardizes old oak trees on the parcels.

Please reply promptly.

Sincerely,

Anthony Crivello

AC

copy  
11/25/2005

Deborah Kleinman  
22111 Providencia Street  
Woodland Hills, CA 91364

November 25, 2005

Dennis P Zine, Councilman District 3  
19040 Vanowen  
Reseda, CA 91335  
Attn: Tom Henry

RECEIVED  
CITY OF LOS ANGELES

NOV 28 2005

ENVIRONMENTAL  
UNIT

Dear Tom,

**RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE  
MULHOLLAND SCENIC CORRIDOR**

Los Angeles Assessors Parcel ID numbers: PIN 2076-023-019; PIN 165B101-132

Case numbers for the zoning changes: TT-61553, ENV-2005-2301-EAF, APCSV-2005-2381-ZC-SPE,  
CPC-1993-455-DBR

I am writing about the pending development of the two parcels, totaling 6.15 acres at  
22255 Mulholland Blvd., which also fronts Mulholland Drive and San Feliciano Drive.

I am strongly opposed to any and all of the zoning changes that are being considered  
for this property. I'll be specific – I'm against the development that will build the 37  
single family detached condos proposed by DS Ventures for this site. I want to protect  
the open spaces, old oak trees and the low density nature of the neighborhood.

**I am specifically asking if Councilman Dennis Zine is supporting or opposing the  
zoning and specific plans exceptions applied for on this property.**

**I am also specifically asking is if Councilman Dennis Zine is supporting or  
opposing high density development in our neighborhood.**

**Please reply promptly.**

Sincerely,



Deborah Kleinman

This letter has been also sent to the following:

Mayor, Antonio Villaraigosa

Jonathan Riker, Dept of City Planning

Frank Martinez, City Clerk

Rocky Delgadillo, City Attorney

Nov. 25, 2005

Mayor Antonio Villaraigosa  
200 Spring Street Room 103  
Los Angeles, California 90012

RECEIVED  
CITY OF LOS ANGELES

DEC 02 2005

ENVIRONMENTAL  
UNIT

RE: **EXPEDITING THE SALE OF *SURPLUS* DWP PROPERTY  
TO THE SANTA MONICA MOUNTAIN CONSERVANCY**

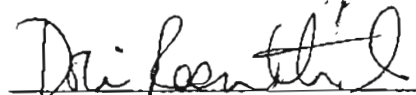
Dear Mayor Villaraigosa:

As one of your constituents residing in the Woodland Hills area of the San Fernando Valley, I am writing to request your support. Currently a developer of high density projects is planning on destroying an area known as Oak Savanna at 22255 Mulholland Drive, by building 37 detached, single dwelling, three story condominiums in an area which we consider to be one of the last urban forests in Woodland Hills. We are requesting that you show your support for preserving open space and assist us in expediting the sale of the property that butts up against the Mulholland property. That property is known as the Girard Reservoir, on the 4500 block of San Feliciano Drive, and is surplus DWP land, which the Santa Monica Mountain Conservancy (SMMC) is interested in purchasing. We are requesting your support in helping to finalize this sale and have this property designated as *open parkland*.

Our goal as a neighborhood is to preserve what little urban forest and open space that remains. We have met with the developer and asked him to rethink his overall plan to be more in line with the surrounding area. When we suggested that he build fewer units and have his condos be more consistent with the surrounding homes, he declined and told us he was "going to build 37 condos whether we liked it or not." As our Mayor, please know we share your vision for our city, especially in maintaining open spaces and parkways. **We desperately need your help!** When we realized that the developer had only a financial interest in this neighborhood, assisting the SMMC in acquiring the Girard Reservoir became paramount in saving our neighborhood's quality of life. This is a window of opportunity and seems our only chance to preserve a small portion of this area as a greenway.

On your website, [www.antonio2005.com](http://www.antonio2005.com), you promise to "Aggressively pursue park and open space funding from the federal Land and Water Conservation Fund . . ." *that is exactly the kind of support we need from you RIGHT NOW!* By having the DWP property designated *open parkland*, you will be helping us to preserve and protect what little greenway we have left. This may not seem important to DS Ventures, but it means everything to our neighborhood. Currently, the developer is having a draft EIR prepared. The urgency of having the Girard Reservoir sale completed and designated open parkland will have a direct impact on that report. Please help us Mr. Mayor!

Respectfully submitted,



Name

Dori Rosenthal

Address

4528 Dulcinea Ct  
Woodland Hills, CA  
91364

Copy

Environmental Review Section  
Department of City Planning  
200 N. Spring St. Rm. 750  
Los Angeles, CA, 90012  
Attn: Jonathan Riker

**RECEIVED**  
CITY OF LOS ANGELES

DEC 01 2005

ENVIRONMENTAL  
PLANNING

November 27, 2005

Dear Mr. Riker,

I am writing regarding the property at 22255 Mulholland Blvd., which fronts Mulholland Drive and San Feliciano Drive. Building 37 condominiums/detached houses on this 6 acre property will completely destroy our neighborhood. This is high density development in a neighborhood that contains single family homes. When you examine the number of houses in the surrounding area and the amount of property that those houses cover, you will see that this developer wants to build three times the number of houses on that small piece of land. This type of development is NOT consistent with our neighborhood and the predominate build out in the area. It is also not consistent with the Mulholland Corridor Plan. There are many problems that this high density development will cause in our neighborhood. I have described a few of the prominent problems below.

First, this high density development will increase traffic substantially in our neighborhood and we already have a problem with traffic and speeding. We have had to put in two additional stop signs in the past two years (one at Ybarra and one at Cerillos) to try to slow people down because of the amount of traffic and people's refusal to go the speed limit on our residential street. According to Officer Davis, who came to our street in 2004 to catch speeders, there have been three fatalities on our street—people died because of people speeding. Since I have lived here from 2002, there have been five accidents in just the 4700 block. Three cars were totaled—completely crashed—because the person was speeding and lost control of the car; two accidents were hit and runs, and both of these hit my neighbor's cars. Having a potential extra 100-150 cars on this street (approximately 2-3 cars per house) with this development will only make this problem worse. Our goal is to decrease the commuter traffic that uses our street because this is a residential neighborhood. This development will only increase the commuter traffic and make our neighborhood less safe for our children. There are currently ten children less than eight years old (five are under two years old), living in our neighborhood on just the 4700 block of San Feliciano. There is also an elementary school down the street. Many kids walk and play on our block and on San Feliciano Dr. Adding this amount of traffic means that our children will not be able to play outside safely. Our residential neighborhood street will turn into Topanga Canyon Blvd. This is unacceptable!

Second, this high density development will destroy the wildlife that currently lives in this area. Where will the wild animals go? There is a golden eagle that lives on the property, along with turkey vultures, owls, and coyotes. Building that many houses on the property will completely destroy their habitat. Where will they go? Our backyards? Will they be left to die?

Third, this high density development will destroy the flora and fauna. There are over 160 oak trees on that property. Allowing that kind of high density building (e.g., 37 condos with 10 foot

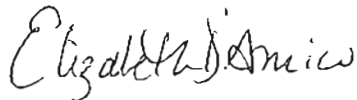
retaining walls surrounding the trees) will destroy the root systems of the trees that the developer doesn't cut down to build his condos.

Fourth, this high density development will impact the local school down the street. Where will all these new children be able to go to school? The public elementary school cannot handle that kind of substantial increase in additional children in the classrooms. This will severely negatively impact our children's learning and classroom size.

Fifth, this high density development will create even more problems with the air quality of our area, noise will increase, and this high density development will impact the available resources, such as water, that we currently have available. We have a very quiet and peaceful neighborhood. Adding this many properties on such a small piece of land will severely negatively impact our quality of life.

We hope you will seriously consider the many negative impacts that this high density development will have on our neighborhood.

Sincerely,

A handwritten signature in cursive script, reading "Elizabeth D'Amico".

Elizabeth D'Amico  
4734 San Feliciano Dr.  
Woodland Hills, CA 91364

cc: Councilman Zine  
Mayor Villaraigosa

Nov 28, 2005

Jonathan Riker  
Environmental Review

**RECEIVED**  
CITY OF LOS ANGELES

NOV 30 2005

Subject: 22255 Mulholland EAF – ENV 2005-2301-EIR

ENVIRONMENTAL  
UNIT

My family and I have lived on Cerrillos Dr since 1983. This community of single family homes on large lots is an excellent example of valley living. The proposed development at 22255 Mulholland is strongly opposed by my family, the neighborhood and community at large including the school across the street from the project, the SMMC, WHHO, Dennis Zine, to name a few. The development is high density, 3 story condos with no ownership of land, rather common or co-op ownership. This proposed development is not in the best interests of the community. We who have lived here many years have had to comply with the Mulholland Specific Plan, its there for a reason and we don't believe an exception should be granted to this builder.

The following points should be considered when reviewing this EIR-

1. Do not rezone! Let the builder following the present zoning of 2 single family homes, one on each property.
2. Destruction of Oak Trees, view shed and building of retaining walls and overbuilding of the area. Please look at a map of the area you will see how the density of 37 residences does not fit in this area. In the proposal the street system in the complex is not a city street, but a small private road. The question should be raised as to where will all the cars be parked? Friends, relatives, kid's cars, and etc- on public streets surrounding this development- that's where!
3. This low density single family neighborhood simply cannot support this high density development in the proposed form the developer has applied for. Let the builder come up with an alternative plan acceptable to all zoning regulations, compliant to the Mulholland S.P. and acceptable to the WHHO, Neighborhood Council and the neighborhood in general or abandon this project all together.

Jim and Cindy Dunn  
4635 Cerrillos Dr.  
Woodland Hills, CA

A large, stylized handwritten signature in black ink, likely belonging to Jim and Cindy Dunn, is written over the printed name and address.



*Carlos & Ellie Duque*  
4622 Cerrillos Drive  
Woodland Hills, CA 91364 USA  
tel: 1 818 340 4424  
clos@csdweb.com

**RECEIVED**  
CITY OF LOS ANGELES

DEC 05 2005

ENVIRONMENTAL  
10/11/05

November 28, 2005

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

Dear Mr. Riker:

The following is comment to notice sent November 8, 2005 regarding the Notice of Preparation for:

EAF NO: ENV-2005-2301-EIR

Project name: Vesting Tentative Tract No: 61553

Project Location/Address: 22255 Mulholland Drive, Woodland Hills

Our community has been notified by the potential developer, DS Ventures, that they plan to change the ZONING on this property from RD-1 to RD-6 to allow the building of 37 tightly packed condominiums with no driveways, sidewalks or street lighting. For clarity, while your notification calls this development "single family homes" the developer himself describes them as "condominiums" in his permit description. Changing the zoning is completely unacceptable and not in the best interest of this community.

While we cannot argue the right to develop this property, it is both unethical and a significant breach of the Mulholland Scenic Corridor and General Plan of the Canoga Park-Winnetka-Woodland Hills-West Hills area to cut down dozens of mature oak trees and harm scores more, grade the hillside, encroach upon the protected view shed and allow a spot zoning change. This is unacceptable to this community. It seems that a revised plan of single family homes more consistent with the surrounding area would be just as profitable to the developer while not upsetting the invested community.

As neighbors we have taken a look at the other developments of DS Ventures and have been horrified by the high density design and complete inattention to the neighborhood surroundings. Everything in the proposed design from the height of the proposed dwellings to the close proximity of the buildings is an insult to the surrounding area.

In short, ZONING is the key issue. The RD-1 zoning is a contract that the city has made with thousands of homeowners in this area. To allow the integrity of the general plan to be compromised in this way is a breach of contract with this neighborhood. As busy, tax-paying citizens we are relying on you as our representative to protect our neighborhood from this greedy developer who has nothing invested in this community except for the possibility of making millions of dollars at our expense.

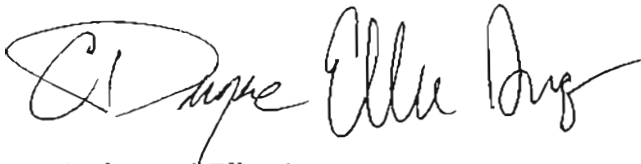
(continued)

At the end of the day, nothing in this developer's plan is in the best interest of the community:

- inconsistent spot zoning
- increased traffic and reduced street safety
- killing and harming of protected trees and wildlife
- reduced property values
- reduced quality of life for thousands of homeowners

This is a significant moment, as it sets the stage for what will come. We urge you to consider our concerns and reject any proposed zoning changes or exceptions to the protections of our General and Specific plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos and Ellie Duque". The signature is fluid and cursive, with the first name "Carlos" being more prominent and the last name "Duque" following it.

Carlos and Ellie Duque

cc. AV, DZ

**RECEIVED**  
CITY OF LOS ANGELES

NOV 28 2005

ENVIRONMENTAL  
UNIT

Department of City Planning  
200 N. Spring St., Rm 525  
Los Angeles, CA 90012-4801

City Planning Commission

EAF NO.: ENV-2005-2301-EIR  
Project Name: Vesting Tentative Tract No. 61553  
Project Location/Address: 22255 Mulholland Dr., Woodland Hills

To whom it concerns:

Thank you for the opportunity to submit my comments re the above project. I believe this project will have a negative impact on the environment for a number of reasons.

The density of the project exceeds the existing zoning for the area. Any zone change is unacceptable to the residents of this area. Beyond the impact to existing residents there is also the impact to wildlife to consider. The removal of any oak trees and the destruction of habitat is short sighted and wrong. Due to the lack of open space in this area, it is important to keep the existing acreage intact, as a wildlife passage area and as an area which replenishes the watershed and cleanses breathing air over all of Los Angeles.

Please consider these concerns when deciding whether to proceed with this project.

In my opinion the best use of this land, and the adjoining DWP surplus land, would be the creation of a pocket park or it should be left as open area for Santa Monica Mountain Conservancy to govern.

Thank you for your time.

Julie A Zagha  
22056 Galvez St.  
Woodland Hills, CA 91364

November 29, 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

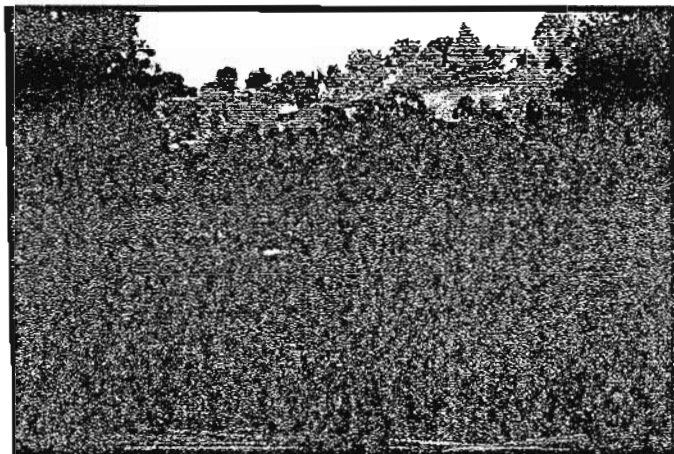
**Project Name:** Vesting Tentative Tract No. 61553

**Project Location / Address:** 22255 Mulholland Drive, Woodland Hills

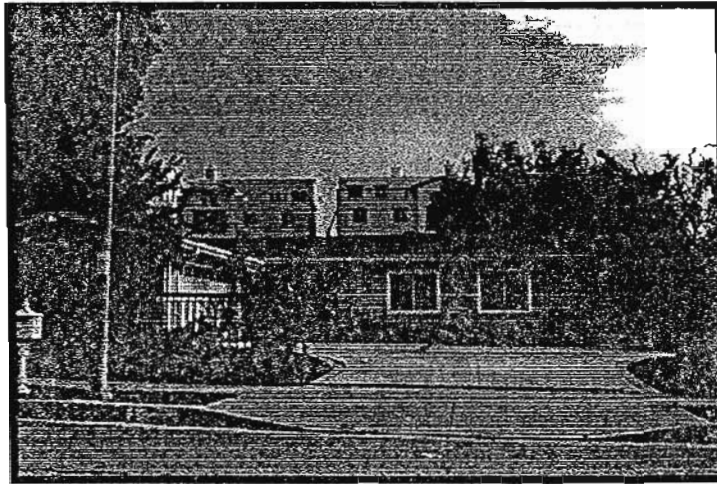
This project is wrong for the neighborhood for the reasons listed below:

- **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 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. They starkly contrast and visually violate the look of the ranch style houses with their ample side and back yards.

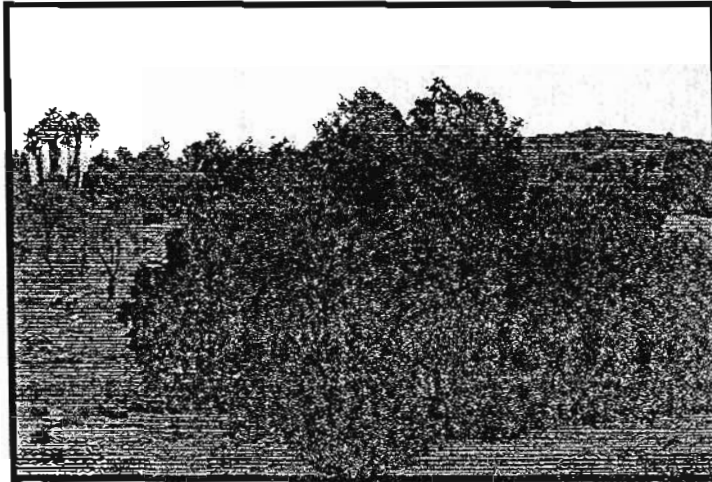


- **This project violates the height building provisions in the Mulholland Scenic Parkway Specific Plan.** This project, with its 36 foot high condo units, will **destroy the viewshed** protected under the Mulholland Scenic Parkway Specific plan. Below is a photo of this developer's version of "2 story 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.



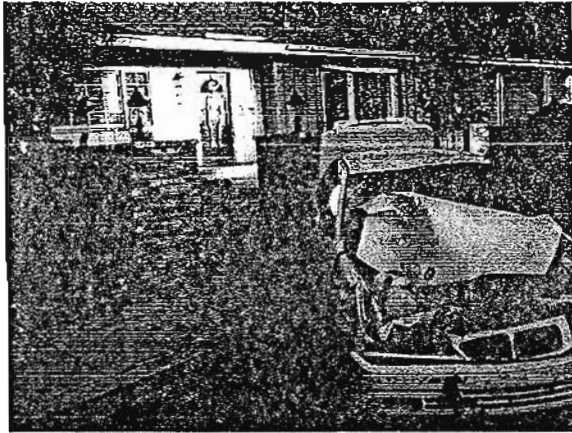
- **This project will allow the short-term and long-term destruction of oak trees.** This

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. 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.
- **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).

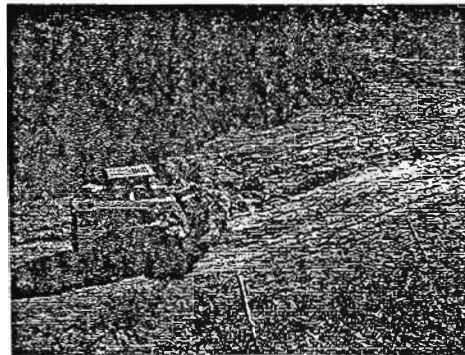
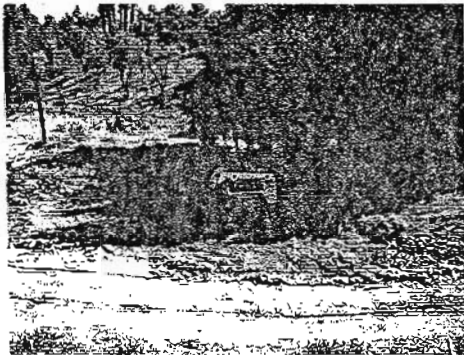
The traffic associated with the elementary and high schools located on San Feliciano and Mulholland, respectively, will increase. It is common to have a long line of cars waiting to turn onto Mulholland from San Feliciano at peak times of the day.

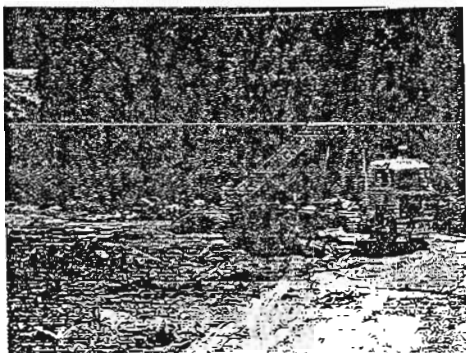


**Rezoning and exceptions to the Mulholland Scenic Parkway Specific Plan should not be allowed. Alternatives that keep within the current zoning and do not violate the Mulholland Scenic Parkway Specific Plan must be considered.**

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 lessen 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



Paul Cheung  
4600 San Feliciano Drive  
Woodland Hills, CA 91364

November 30, 2005

**RECEIVED**  
CITY OF LOS ANGELES

DEC 12 2005

ENVIRONMENTAL  
LAW

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

Dear Mr. Riker:

Following are my comments to the Notice of Preparation for:

EAF NO: ENV-2005-2301-EIR  
Project name: Vesting Tentative Tract No: 61553  
Project Location/Address: 22255 Mulholland Drive, Woodland Hills

ENVIRONMENTAL IMPACTS

The development as proposed has unmitigatable effects on land use, visual quality/landform alteration, water quality and flood control, biology and air quality, among others. The Draft Environmental Impact Report ("DEIR") should include alternatives that do not require a zoning change and that do not require exceptions to the Mulholland Scenic Parkway Specific Plan.

INCONSISTENCY WITH SURROUNDING NEIGHBORHOOD

The development as proposed is wholly inconsistent with the surrounding Woodland Hills and Calabasas neighborhoods. This community is located away from the Warner Center business district and there are no other condominium projects and certainly no 3-story homes in the vicinity. On the contrary, all the lots are spacious with large backyards. All the surrounding lots have driveways, and some have pools and/or guesthouses. The manufactured slopes planned for this project will require slope cutting and leveling in order to install building pads. The plan also calls for the unnecessary and unmitigatable removal of protected oak trees. This is inexcusable and unacceptable, especially in a place called WOODLAND HILLS. If this project is approved as proposed, what happens to the woodlands, what happens to the hills? The DEIR should include alternatives that comply with current zoning and are consistent with the surrounding neighborhood.

WILDLIFE

Movement of wildlife across and through the property in question, including bobcats and coyotes, is commonplace. This undeveloped open space serves as a corridor for many animals to the Santa Monica Mountains and Topanga Canyon. The DEIR should include alternatives that do not require a zoning change and that do not require exceptions to the Mulholland Scenic Parkway Specific Plan. Such alternatives would likely reduce the impact upon the wildlife in the area.

#### AESTHETICS

The project as proposed is nothing but an introduction of McMansionization into a quaint, pleasant community established long before these types of giant box houses were ever conceived of. This very same developer has installed similar monstrosities in another part of Woodland Hills, formerly known as Tarantula Hill. They chopped off the top and then cut in at every opportunity to maximize the number of giant boxes they could build and sell. Also important, the project as proposed requires approval of exceptions to the Mulholland Scenic Parkway Specific Plan. The result would be that the unparalleled views enjoyed by so many for so long would vanish permanently and be replaced by the McMansions, in all their 3-story glory, stuffed tightly together with plenty of room inside but no real backyards, no driveways and no sidewalks. The DEIR should include alternatives that do not require a zoning change and that comply with the Mulholland Scenic Parkway Specific Plan.

#### TRAFFIC CONGESTION & SAFETY

Official records and testing already prove that Mulholland Drive, San Feliciano Drive, Dumetz, Topanga Canyon and Mulholland Highway are problematic from a traffic accident perspective. This community includes many families with children. Their safety and the safety of all drivers using these roads would only be further in jeopardy based on the density and the addition of up to 200 more vehicles with the project as proposed. The DEIR must include comprehensive traffic studies that include consideration of all the aforementioned streets and related intersections, the crucial fact that there are many schools in the immediate area, one of which sits directly across from the proposed development.

Yours truly,

  
Paul Cheung

Jonathan Riker  
Environmental Review Coordinator  
Environmental Review Section  
200 N. Spring Street, Room 750  
LA, Ca. 90012

**RECEIVED**  
CITY OF LOS ANGELES

NOV 30 2005

ENVIRONMENTAL  
UNIT

Michael Condro  
4724 Conejo Avenue  
Woodland Hills, Ca 91364  
mac@realitory.com

Dear Jonathan Riker,

Everything I've read so far about the Mulholland Scenic Parkway specific plan dictates that nothing is permitted "without the prior written approval of the Director." I hope that approval doesn't come at the expense of others, mainly me. My name is Michael Condro and I live at 4724 Conejo Ave in Woodland Hills. As it stands now, when it rains my property becomes the old Topanga River. The water comes down off the mountain and to my luck, passes through my property on it's way to where ever it ends up. If this new 37 unit development (Vesting Tract No. 61553) goes up and Oak Trees are cut down, who's to know what that'll do to the water flow and to my personal property? Is anyone going to care besides my family and me? Will 'The Director'? As a tax paying, hard working citizen that has lived in this neighborhood for the past 12 years I certainly hope so. As I found out and stated below in ordinance no. 167,943 "Oak Trees. No oak tree (*quercus agrifolia*, *lobata*, *q. virginiana*) shall be removed, cut down or moved without the prior written

Approval of the Director. The Director may approve the removal, cutting down or moving of an oak tree after making the following findings: a. The removal, cutting down or moving of an oak tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters" To me this seems enough to warrant an intensive study to determine where all the rain water will end up going once a brand new 'community' is introduced to our settled, quiet neighborhood. It's a fact the water will be diverted somewhere. It's a fact that NOW it drains through my property. And it's a fact that our neighborhood deserves an extensive environmental impact report, complete with a 3d mock up of EXACTLY where the rainwater will drain and who's to be affected the most. I'm dealing with the situation now and have dealt with it for 12 years, but adding to my dilemma would be a hardship on me, my family and the neighborhood in general because once you allow this to happen to us, developments like this will continue and hurt many other families. As a matter of fact, this development is another mistake by the same developer that has caused havoc at the Tarantula Hill project. What is going on in our world? Everything seems to one hassle after another after another. Once you deal with one bad situation, another arises almost immediately. It's hard enough to deal with the little things life throws at you without having to deal with elected officials who don't care for the very communities that voted them in the first place. On top of that, I have to deal with mother natures wrath every time it rains, please

don't make it that much harder for me, the guy down the street with a letter explaining his stressed situation

This is one of my many concerns and comments, don't get me started on the others. I'll limit my ranting to this at the moment because I believe, by law; my neighbors and me are protected under the MULHOLLAND SCENIC PARKWAY

Specific Plan Ordinance No. 167,943.

Please look closely at what the water will do once the trees, grading, walls, and buildings have altered the landscape FOREVER, my life depends on it.

Thank you  
Michael Condro.

Prop 40

<http://www.parks.ca.gov/pages/1008/files/prop40.pdf>

## MULHOLLAND SCENIC PARKWAY

Specific Plan

**Ordinance No. 167,943**

**Adopted May 13, 1992**

**Oak Trees.** No oak tree (*quercus agrifolia*, *lobata*, *q. virginiana*) shall be removed, cut down or moved without the prior written approval of the Director. The Director may approve the removal, cutting down or moving of an oak tree after making the following findings:

a. The removal, cutting down or moving of an oak tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters.

P.S. Jonathon -

please do all you can to protect me and  
my neighborhood from natural & human  
corruption. Put yourself in my shoes...

Thank  
you  


County of Los Angeles: Rick Auerbach, Assessor

2076 22  
SCALE 1" = 100'

1988

● My property  
● water flow

TRACT NO. 1000 M.B. 19 - 1 - 34  
TRACT NO. 6170 M.B. 75 - 5 - 7  
TRACT NO. 20180 M.B. 585 - 46 - 47

CODE  
37

FOR PREV. ASSMT SEE:  
2077 - 1, 2, 4 & 8

*Reservoir*

*TOPanga Canyon*

From: "Beth Rider" <BethRider@adelphia.net>  
To: "Jonathan Riker" <jriker@planning.lacity.org>  
Date: 11/30/2005 6:40:21 AM  
Subject: FW: Potential Violation of EIR Process

Dear Mr. Riker:

I have not heard a response from you regarding a potential violation of the EIR process in regards to the following property:

EA# No: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No. 61533

Project Location: 22255 Mulholland Drive, Woodland Hills

The attached photo labeled "Largest Tree" shows the state of this environment as of 10/15/2005. It is pristine. The other 3 photos show the grading and damage being done as of 11/18/2005. The top layer of land is being removed around the property, particularly around the largest tree which is targeted for removal per the developer's plan. 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. The property owner and / or developer are systematically degrading the baseline of the environment. This damage to the site will lessen the impacts to be covered in the EIR. I cannot help but believe that this is in violation of the EIR process.

Can you please let me know, if you are not the right person to pursue a potential violation to the EIR process, who is? If you are the appropriate person, what is happening to pursue this potential violation?

Thank you for your time. I understand you get a lot of communications and are quite busy.

Sincerely,

Beth Rider

4623 Cerrillos Drive

Woodland Hills, CA 91364

Wally Stryk  
22281 Cass Ave.  
Woodland Hills, Ca. 91364

Nov. 30, 2005

Department of City Planning  
200 N. Spring St. room 525  
Los Angeles, Ca. 90012-4801

RECEIVED  
CITY OF LOS ANGELES

DEC 1 2005

CITY PLANNING DEPT  
EXECUTIVE OFFICE  
ROOM 525

Project name: vesting tentative tract no. 61553  
Project location: 22255 Mulholland Drive, Woodland Hills


To Whom It May Concern,

I am writing regarding the proposed development at 22255 Mulholland Drive. My home is in the general neighborhood and my wife and I have concerns regarding this development.

I have seen other developments that are similar. This type of development is out of character for the general area. The area possesses a charm and character that make it special. It's why we moved here. It's what makes Los Angeles appealing: the ability to have pockets of housing interspersed with pockets of natural appeal. This development would impact that aspect greatly. It would infringe on the environment unlike the single family homes that are presently in the area. Furthermore, it would add traffic congestion to an area that is already taxed.

We share this view with many of our neighbors. I hope that the concerns of the community are put first when decisions are made.

Thank you,

 *Wally Stryk*

Wally and Pat Stryk 818 778 0852

RECEIVED  
DEC 06 2005  
CITY PLANNING  
DIVISION OF LAND

December 1, 2005

James A. Lusk  
Danielle R. Lusk  
22101 Mulholland Dr.  
Woodland Hills, CA 91364

**RECEIVED**  
CITY OF LOS ANGELES

DEC 01 2005

ENVIRONMENTAL  
DIVISION

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

Re: ENV-2005-2301-EIR / Vesting Tentative Tract No. 61553  
Project Location: 22255 Mulholland Drive, W.H.

Dear Mr. Riker:

Please add our names to the growing list of Woodland Hills and Calabasas neighbors who opposed the high-density condo development proposal for the property referenced above.

A visit to our area on any school morning or mid afternoon would suffice to support our position. The traffic (and short tempers) play havoc on the neighborhood streets as parents, attempting to "beat the system", use diverse vehicular maneuvers and detours intended to get the kids to school on time.

The Mulholland Drive and Mulholland Highway intersection is congested to a point of impasse. And the ingress/egress of Louisville High School is chaotic and, in our opinion, dangerous.

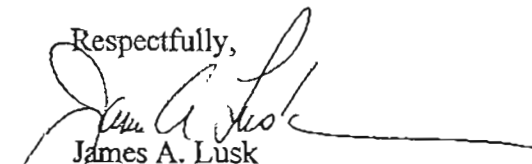
Yes, some planning should be done in the area, but not for more high-density housing.

Corrections and adjustment should be made to improve the existing traffic flow.

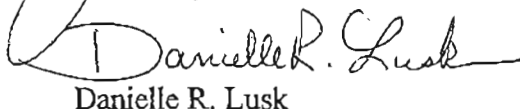
With the recent addition of the new middle school, we now have four schools in a close proximity that require access. Add to this the vehicles that use the "back way" to Malibu and Thousand Oaks in an attempt to avoid the freeway logjam you will soon realize that a better use could be found for this land.

We appreciate the solicitation of our views. We pray you examine carefully all options and consider the ramifications of your decisions.

Respectfully,



James A. Lusk



Danielle R. Lusk



December 2, 2005

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

**RECEIVED**  
CITY OF LOS ANGELES

DEC 05 2005

ENVIRONMENTAL  
UNIT

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

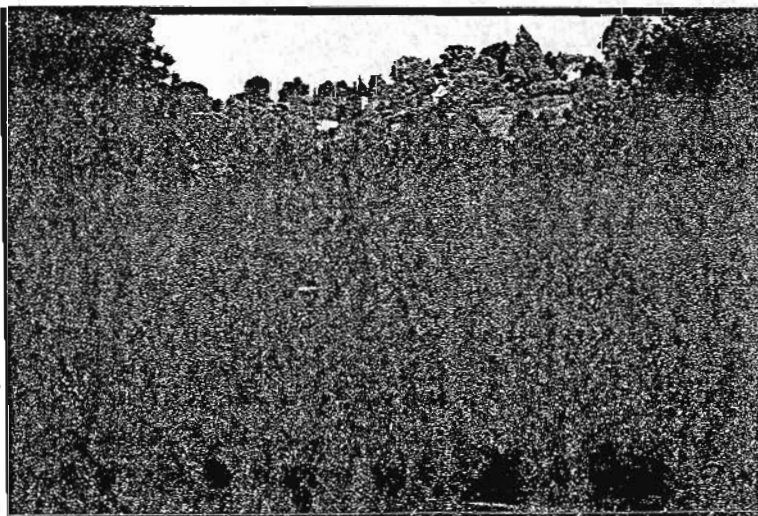
**Project Name:** Vesting Tentative Tract No. 61553

**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.

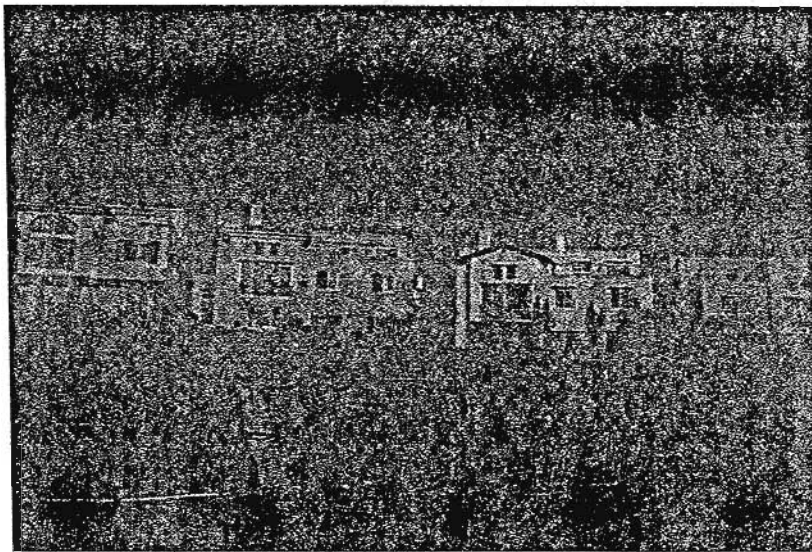
This is the current look and feel of our neighborhood.



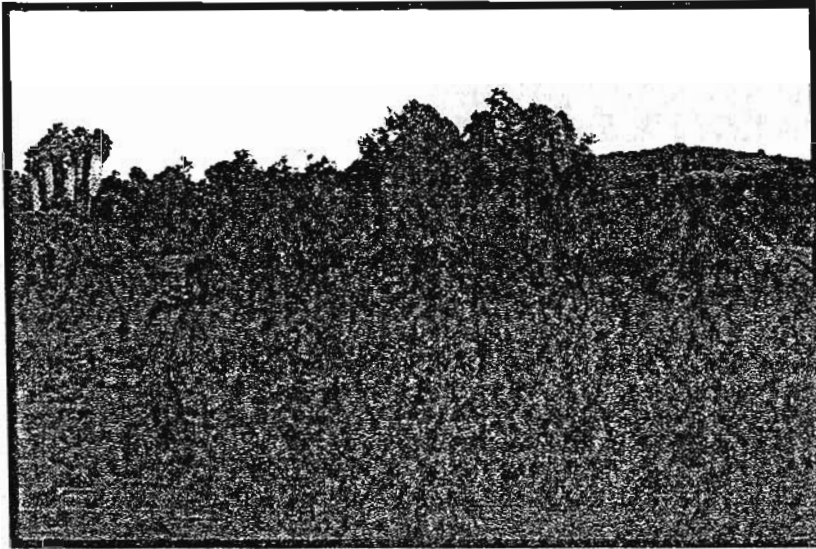
This is a similar project built by the very same developer nearby (on Farralone near Shoup). The house in front below could be my house or any of my neighbors' houses. They are so similar. The looming monstrosities behind the house are the condo units built by this very same developer. The condo units are too high and too close together. (Please note that these units are 3 stories. See 2<sup>nd</sup> photo on this page. The view of the 1<sup>st</sup> 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.

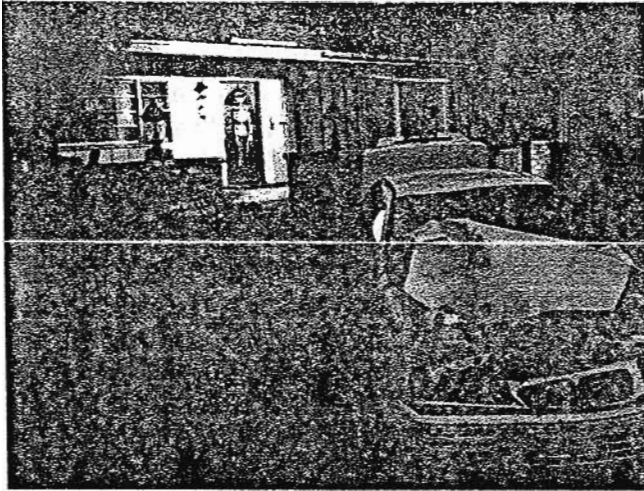


- **This project will allow the short-term and long-term destruction of oak trees.** This property contains one of the last oak groves in Woodland Hills. These trees are protected under the Mulholland Scenic Parkway Specific Plan and the Oak Woodlands Law (SB 1334). The proposal requests the immediate 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 its 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).

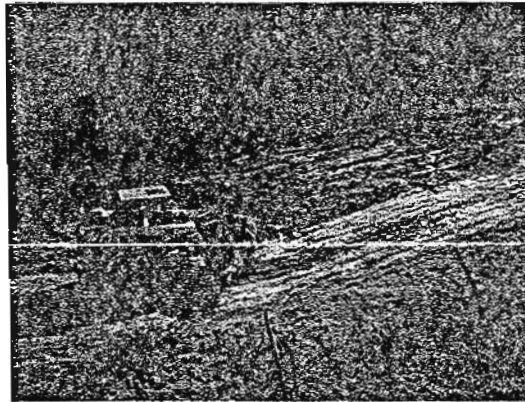
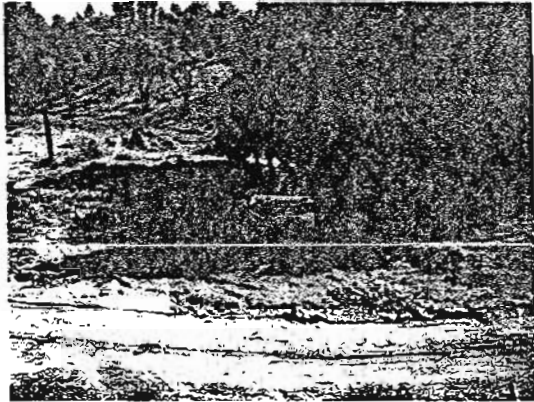
The traffic associated with the elementary and high schools located on San Feliciano and Mulholland, respectively, will increase. It is common to have a long line of cars waiting to turn onto Mulholland from San Feliciano at peak times of the day.



**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*

Beth Rider  
4623 Cerrillos Drive  
Woodland Hills, CA 91364

CATHERINE M. GAIRDNER  
KENT C. GAIRDNER  
4641 San Feliciano Drive  
Woodland Hills, CA 91364

RECEIVED  
CITY OF LOS ANGELES

DEC 06 2005

ENVIRONMENTAL  
UNIT

December 3, 2005

JONATHAN RIKER  
ENVIRONMENTAL REVIEW COORDINATOR  
ENVIRONMENTAL REVIEW SECTION  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

re: EAF NO. ENV-2005-2301-EIR  
PROJECT NAME: Vesting Tentative Tract No. 61553  
PROJECT LOCATION/ADDRESS: 22255 Mulholland Drive, Woodland Hills  
COMMUNITY PLANNING AREA: Canoga Park-Winnetka-Woodland Hills-  
West Hills  
COUNCIL DISTRICT: CD-3  
DUE DATE FOR PUBLIC COMMENTS: 12/8/05

Dear Mr. Riker:

The undersigned are owners directly across the street from the above referenced proposed project. The following are our comments on why this project is not suited for this area:

1. This is an older neighborhood (houses built in late 50's) that are single family dwellings with lot sizes 7500 to 15000 square feet. The homes are mostly one story with several yards of back setting from the street. This developer is not planning single family homes, but is developing condominiums. Condominiums do not conform to the area and would be three story structures of a box like appearance.
2. No sidewalks or large set backs are planned for this project which again makes the development non-conforming to the area.
3. A visual eye sore will be created with concrete walls, very high density of buildings and the need to remove of to move a small hill or the need to shore up the same with a large retaining wall which is evident in another project in Woodland Hills by this developer.
4. The site contains numerous wildlife that would be destroyed or removed including, but not limited to, coyotes, hawks, a bald eagle, turkey vultures, squirrels, rats, mice and other types of birds too numerous to mention. An existing rat problem in our neighborhood, while controllable and accepted due to the beauty of this parcel, would certainly become a nuisance and would be directed to our properties.
5. Traffic, already a problem on the streets of Mulholland and San Feliciano, would become greater. Already on San Feliciano Drive

several new traffic signs have had to be installed to control the traffic. This project will dump another 100 or so cars onto the already overburdened roads at peak hours.

6. Adding to the traffic problem outlined above, the developer has not planned for adequate parking for extra vehicles. Said vehicles would then end up on Mulholland and San Feliciano Drive. San Feliciano Drive cannot handle parking on both sides of the street and will add to an already dangerous speeding, traffic and accident prone situation. Numerous accidents have occurred in the area within 100 feet of our home on San Feliciano Drive.

7. To destroy this area by removing numerous trees, especially live oak trees, and to eliminate what little open space we have, does no benefit to the community and neighborhood. Air pollution will result as well as the visual pollution which is against the Mulholland Scenic Corridor plan to preserve open space.

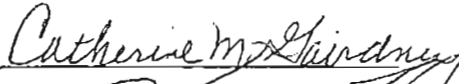
8. The area will be particularly overburdened by the extra traffic and the close proximity to three schools in the area that already face heavy traffic in the mornings and afternoons. They are Louisville High School (directly across on Mulholland Drive), Woodland Hills Elementary (down on San Feliciano) and a new school on Mulholland Hwy. near Mulholland Drive.

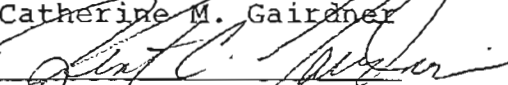
This development clearly does not conform with the neighborhood or the general area and is not consistent with the general plan for the area. A more reasonable use for this property is to preserve for open space or to limit to a small number of single family homes that are of the lot size and design of the neighborhood.

NO ZONING CHANGES SHOULD BE PERMITTED!

Thank you for your attention in this regard.

Very truly yours,

  
Catherine M. Gairdner

  
Kent C. Gairdner



December 3, 2005

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

**RECEIVED**  
CITY OF LOS ANGELES

DEC 06 2005

ENVIRONMENTAL  
DIVISION

Dear Mr. Riker,

The following is our response to the Notice of Preparation sent November 8, 2005 regarding the property:

EAF NO: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No: 61553

Project Location: 22255 Mulholland Dr., Woodland Hills, CA 91364

We are opposed to the re-zoning of the above mention tract for the proposed development project of 37 condominiums. This developer calls the project "single family homes" when, in fact, the application for re-zoning clearly states that this is a "condominium project" four times on the front page. It also states that these are to be 2-story units when in fact the developer said they are 2-story plus a mezzanine, which makes them 3-stories. There are 37 units tightly packed into a 6.19 acre lot with only 10 feet between the units, a 5 foot apron in front of each unit, no driveways, no sidewalks, no street lights, and no common area. They are said to have a back yard of 10-20 feet yet by seeing this developer's past project at Tarantula Hill on Philprimm Avenue in Woodland Hills, this 10-20 foot backyard could be at a 45 degree slope. This kind of development in this area would be devastating on many levels.

### TRAFFIC

The traffic along Mulholland Drive and San Feliciano Drive has all ready exceeded levels that are safe in a residential neighborhood. There have been 3 fatalities on San Feliciano Drive due to people using San Feliciano Drive as an alternative to Topanga Canyon Boulevard. This development calls for an entry/exit on San Feliciano Drive and one on Mulholland Drive at Louisville High School. There will be at least 100 extra cars at least twice per day using these all ready very busy streets.

### ENVIRONMENTAL

This property has many "protected oaks" that the developer plans on either removing or building 10 foot retaining walls around. The retaining walls will kill the remaining "protected oaks". By the developer removing and killing the oaks and perhaps planting two oaks for each oak removed, what will happen to the wildlife that inhabits the area? Once their habitat is removed, they will not return to the new oaks.



## FIRE AND FLOOD

This area along the Mulholland Scenic Corridor is a "very high fire hazard severity zone" pursuant to Section 51178 or 51179 of the Government Code. Examination of the Land Use element in comparison with wildland areas may show current or future conflicts with fire and resource protection. All too frequently, the "compatibility of uses is violated where development encroaches into wildlands. **Since zoning districts are derived from land use designations, it is important to assure that those designation, policies, and ordinances are compatible with wildland protection.** There should be requirements regarding the availability of water for fire control purposes as well as sufficient evacuation procedures. This is also a flood basin during heavy rains. What will happen when you have the footprints of 37 condominium units, paved streets, and grading over a flood basin?

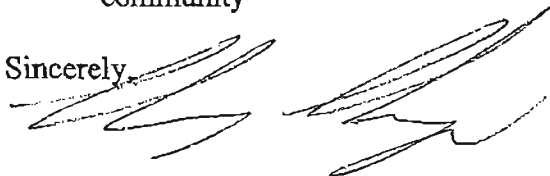
## THE BIG PICTURE

The General Plan of Canoga Park-Winnetka-Woodland Hills-West Hills, The Mulholland Scenic Corridor Guidelines and the current zoning are all in place to protect the integrity of our neighborhoods. If this developer is granted exemptions for this development, he will be breaking ground and paving the way for similar developments to take place. Some neighbors have stated that if this development takes place, they will move. With the lot sizes being very large in this area we will begin to see one lot after another being grabbed up for condominium developments to the point where Woodland Hills will become another Century City. If you allow this area to be re-zoned for this development, at what point do you say "no more". Once it is done you can't take it back. You can't replace the old trees, the wildlife, the sense of community, or the environment.

Although we realize the developer has rights to develop we just ask that he does this in a responsible manner without infringing on the rights of the existing community. Here is what we would like to see:

- No re-zoning of the Nicholson Property
- No exemptions to the Mulholland Scenic Corridor Plan
- Keeping any development consistent with the neighborhood
- Preserving the existing open space and coastal oaks in the Woodland Hills community

Sincerely,



Harry and Lauri Hope

Cc: Mayor Antonio Villaragosa  
Cc: Save Oak Savanna

4733 San Feliciano Dr.  
Woodland Hills, CA 91364

Environmental Review Section  
Department of City Planning  
200 N. Spring St. Room 750  
Los Angeles, CA 90012  
Attn: Jonathan Riker

**RECEIVED**  
CITY OF LOS ANGELES

DEC 12 2005

ENVIRONMENTAL  
CITY

December 3, 2005

EAF Number: Env-2005-2301-EIR  
Project Name: Vesting Tentative tract Number 61553  
Parcel Number: 2076023019  
Project Address: 22255 Mulholland Drive, Woodland Hills

Dear Mr. Riker,

I am writing regarding the property at 22255 Mulholland Drive in Woodland Hills. The project plan by the developer calls for 37 detached condominiums on 6 acres of property. This letter addresses my various concerns regarding the environmental impact of this proposed project.

My first concern regards the oak woodlands that envelop this property. There are over 150 costal live oak trees on this property. If this development is allowed to continue it will result in tree decline and eventual mortality.

During construction, roots are frequently cut when installing foundations, sidewalks, water, and sewer lines. Many roots are also lost when soil is removed during grading. Fine roots occur in the top six inches of soil. Removing just a few inches of soil during grading can result in elimination of most of these roots. Cutting large roots during grading increases the possibility of wind throw, especially during storms. Loss of fine and large roots will reduce water and nutrient absorption capability, which can lead to tree decline.

Compaction of soil by back filling, heavy equipment and placing concrete over the root system is just as destructive as damaging the roots. When the soil over the tree root system is compacted the amount of soil air is greatly reduced. At the same time, gases toxic to the roots tend to accumulate in the soil. These adverse factors result in root mortality and tree decline. The Costal Live Oak is easily injured by root damage and soil compaction.

According to the U.S. Department of the Interior Geological Survey (USGS) a blue-line underground stream runs through this property. The result of compacting this soil may permanently damage the hydrolic integrity of this stream by constriction or blockage of natural stream flow. This will Result in drought and tree decline.

This property is located within the Mulholland scenic parkway. Several issues need to be addressed with regard to the Mulholland Scenic Parkway specific plan.

1. To ensure maximum preservation and enhancement of the parkways outstanding and unique scenic features and resources. To preserve the existing residential character of areas within the parkway.

*This project will destroy valuable oak woodlands and place unsightly condominiums along the parkway. The residential character of this area are single family homes.*

2. To preserve Mulholland drive as a slow-speed low intensity drive.

To minimize driveway and private street access into the right of way.

*This development will build a private street that empties onto Mulholland Drive. This will increase traffic substantially along Mulholland Drive.*

3. To preserve and enhance land having exceptional recreational and educational value.

*This land has both. The closest public parks are several miles away. The oak woodlands on this property has outstanding educational value for our children.*

4. To protect prominent ridges, streams and environmentally sensitive areas; and the aquatic, biologic, geologic and topographic features therein.

*The Coast Live Oaks that line this blue-line stream are an environmentally sensitive area. It forms a thick canopy overhead that protects the soil from erosion and also provides shelter for plants and small animals.*

Lastly, this property and the adjoining DWP Girard Reservoir (Parcel No. 2076023900) should be sold to the Santa Monica Mountain Conservancy as parkland. This property and the adjoining Girard Reservoir form and interlinking system of urban, rural, open space habitat that should be easily accessible to the general public. I hope you will seriously consider the many negative environmental impacts this development will have.

Sincerely,



Steven Levin  
22349 Alguas Rd.  
Woodland Hills, CA 91364

cc: Councilman Zine  
Major Villaraigosa

**Joseph & Naomi Benghiat**

22286 Ybarra Road  
Woodland Hills, CA 91364

December 5, 2005

RE: November 8, 2005 Notice of Preparation  
EAF NO: ENV-2005-2301-EIR  
Project name: Vesting Tentative Tract No: 61553  
Project Location/Address: 22255 Mulholland Drive, Woodland Hills

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

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 12 2005  
ENVIRONMENTAL  
UNIT

Dear Mr. Riker:

We live around the corner from the above listed property and are writing to let you know that we oppose RE-ZONING this property from RD-1 to RD-6 unless you can guarantee us that the development in question will ABSOLUTELY maintain the integrity of the Mulholland Scenic Corridor and the General Plan for the Woodland Hills community. Our concerns are amplified since nothing has been approved for development as of yet, but the property owner has started to clear the land and cut down trees. Does he know something we've not been told?

When speaking with the developers, they made it perfectly clear that they had no intention of designing this development to compliment our beautiful neighborhood. RE-ZONING from RD-1 to RD-6 is the only way that this or any other potential developer can build unsightly retaining walls for 37 three story condominiums which will have:

- No backyards or areas for children to play
- No driveways for cars to park in
- No sidewalks for people to walk on and
- No street lighting (the developer told us that since these are condos, it was NOT his responsibility to put in street lighting).
- Limited street parking, forcing residents to park outside the complex on San Feliciano and surrounding streets
- Increased traffic and congestion (We have already had two stop signs put into place this year, to manage increasing traffic patterns)

*Joseph & Naomi Benghiat*


22286 Ybarra Road  
Woodland Hills, CA 91364

Make no mistake sir, although your notification specifically refers to this development as "single family homes," they are in fact, "three story condominiums," which begs the question, why is there a need for rezoning if they truly are homes? Why isn't there any proposed subdivisions for these two parcels instead? The current rezoning plans will require grading the hillside and encroaching upon the protected view shed and cutting down majestic oak trees. Other than the desire of the city, the land owner and the developer to make a lot of money, there is nothing we have been told so far, that justifies rezoning from RD-1 to RD-6. Since the land owner has ignored cease and desist orders as he continues to clear the land and cut down trees, it seems the real intention of this whole project is to compromise the view shed and cut down the oaks for greed and profit alone.

Mr. Riker, please understand that we would not be opposed to a revised plan which builds single family homes that are more consistent with the surrounding area and do not breach or compromise the Mulholland Scenic Corridor. We are not opposed to the city, the land owner or the developer profiting from this venture; it's the blatant, self-serving greed by those who have no vested interest in our immediate community that is disturbing and horrifying.

We urge you to consider our concerns and reject any proposed zoning changes or exceptions to the protections of our General and Specific plans.

Sincerely,

  
Joseph & Naomi Benghiat

cc:

Tom Henry, City Planning, [thenry@council.lacity.org](mailto:thenry@council.lacity.org)

David Breliant, Save Oak Savannah Executive, [neighbor@diamond-door.com](mailto:neighbor@diamond-door.com)

Councilman Dennis P. Zine, [zine@council.lacity.org](mailto:zine@council.lacity.org)

December 5, 2005

Department of City Planning  
200 N. Spring Street, Room 525  
Los Angeles, CA. 90012-4801

RECEIVED  
CITY OF LOS ANGELES

DEC 07 2005

ENVIRONMENTAL  
UNIT

Attn: Dept. of City Planning/Environmental Review Section

Re EAF NO: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No. 61553

Project Location Address: 22255 Mulholland Drive, Woodland Hills

Dear Sir/Madam:

As residents of Woodland Hills, we are hereby enclosing our comments regarding the above-stated project:

We are long-time residents of Woodland Hills and have lived right around the corner from 22255 Mulholland Drive for the past 25½ years. Therefore, we take issue with your letter, dated 11/21/05, which stated that your database of residents does not include our name and the "fact" that we do not reside within 500 feet of the above-stated project.

This horrendous project, especially the proposed zoning change from R1, single family dwellings, to R6, restricted density multiple dwellings, will have a profoundly destructive impact on our beautiful residential neighborhood. We, nor our neighbors, want this latest land-grab and permanent destruction of the pristine and wildlife-rich open spaces in our neighborhood, in any shape or form whatsoever. We are also thoroughly disgusted that the developer has been systematically and unlawfully destroying oak trees, as evidenced by photos taken by the Woodland Hills Homeowners Organization, even though he has been repeatedly warned to stop and desist and has been cited numerous times. The developer is obviously hell-bent on violating the law that protects oak trees and therefore is totally untrustworthy regarding any "promises" he has presently made or will make in the future. We are also highly suspicious that our City Councilman, Dennis Zine, is not truly looking to protect our interests over the interests of the developer. We are referring to his letter we received, dated 9/9/05, whereby he claims that information we and our neighbors have obtained from the Woodland Hills Homeowners Organization, regarding the proposed zone change, has been "misinterpreted" and he "assures" us that he will not support condominiums or apartments at the above-stated site. Obviously, his claims are not to be believed.

In closing, we hereby affirm that we will not stand by and allow our cherished and beautiful neighborhood to be turned into a nightmare of high density condominiums or apartments, thereby destroying our quality of life with horrific traffic jams and clogged streets, destruction of oak trees and wildlife and the ugliness of high density multiple dwellings.

We DO NOT want this project in our neighborhood and we will fight, for as long as it takes, until we prevail over the wishes and greed of the developer!

Yours truly,

*Ms. Joyce Yovannone +  
Mr. Robert Yovannone*

Ms. Joyce Yovannone &  
Mr. Robert Yovannone

22276 Buena Ventura St., Woodland Hills, CA. 91364

December 6, 2005  
Mr. Jonathon Riker  
Environmental Review Coordinator  
Environmental Review Section  
200 N. Spring St. Room 750  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 12 2005  
ENVIRONMENTAL  
UNIT

Re: EAF NO.: ENV-2005-2301-EIR

Dear Mr. Riker:

The following are a few of my wife and my thoughts about the zoning changes proposed for the above development.

1. We bought our home at 4651 San Feliciano Drive knowing that the area was zoned R-1. This meant we would not be impacted with multiply family units. We would not be against the development of the property if there were homes built that are similar to the existing properties.
2. This development will severely impact the traffic on San Feliciano Drive. Since we moved here in 1968, San Feliciano Drive as become an alternative route in lieu of Topanga Canyon Blvd for north/south traffic to Ventura Blvd. The traffic from three schools in the area, Louisville High, Calabassas High and Woodland Hills Elementary also use San Feliciano. These additional families, (38 units times at least 2 cars per unit), will severely impact the traffic on San Feliciano Drive even further.00
3. The outlet called for at Cerrillos Dr. and San Feliciano Dr. will make the parking on these two streets horrendous. In-as-much as there will be no **STREET PARKING WITHIN THE PROJECT, ALL OF THE EXCESS CARS WILL BE DUMPED ONTO SAN FELICIANO DR AND CERRILOS.** This will not only be a hardship on the current homeowners but will also affect the Los Angeles City services, such as refuse collection and street cleaning, NOT to mention the emergency vehicles such as Fire trucks that have a hard time now navigating through the parked cars, trucks and SUV's. Our streets are not wide enough now to accommodate these services without traffic interruptions.

We are not anti-development but we are against an arbitrary change of zoning that will have negative effect on our whole community.

Thank you, in advance, for the Planning Department consideration of our concerns

Sincerely,



Diane and Don Bouchard

4651 San Feliciano Drive  
Woodland Hills, CA 913614 Phone (818) 346-5191 FAX (818) 346-2248

RECEIVED  
CITY OF LOS ANGELES

DEC. 6, 2005

DEC 06 2005

ENVIRONMENTAL  
UNITY

To Jonathan Riker,

I am afraid for the future of my neighborhood.

The proposed project of developing 37 condos on Mulholland Dr & San Feliciano St is far from consistent with our neighborhood.

One of the most frightening impacts is the increased & unsafe traffic that is sure to come. Mulholland Dr. and San Feliciano are already over burdened by congestion and noise pollution. San Feliciano is a curving side street that is assaulted daily by speeding, distracted, impatient drivers.

I have hope in the city's desire to stay true to the community plan established years ago for our Woodland Hills neighborhood.

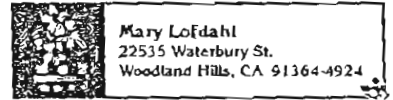
Sincerely,

Jane Cavaglieri

91364

22345 Mulholland Dr., Woodland Hills





Dec. 6, 2005

To: Jonathan Riker  
Environmental Review Coordinator

RECEIVED  
CITY OF LOS ANGELES

From: Mary Lofdahl and  
Rollin Lofdahl

DEC 07 2005

ENVIRONMENTAL  
DIVISION

Re: Developers effort to rezone property on San Feliciano Drive near or off of  
Mulholland Drive in Woodland Hills Tract No 61553 at 22255 Mulholland Dr.

Sir: We are strongly opposed to the development of 37 detached single-family homes on the aforementioned site. Please do not allow that lovely property to be destroyed. It would make a beautiful park - or - if houses must be built, allow only 10 or 12 houses like those presently in the neighborhood. Keep to the Mulholland Scenic Parkway Specific Plan. Do not allow any exceptions. Save all the trees! Do not allow a zone change.

The structures the developer intends (or hopes to build) would destroy our neighborhood. They are <sup>outrageous</sup> totally out of place - most unattractive to look at, too high, too close together - totally out of keeping with our neighborhood. The property is so nice as it is - it would be horrible to bring in bulldozers to tear at the hills, destroy trees, build retaining walls, etc. And the traffic, which is already heavy, would be so heavy - intolerably so.

Please, sir, do not accommodate this developer. He is only interested in the money he will make. He doesn't care about the harm he will do.

Sincerely

Mary Lofdahl and  
Rollin Lofdahl

Mr. and Mrs. Ira Diamond  
4682 Cerrillos Drive  
Woodland Hills, CA 91364

December 6, 2005

**RECEIVED**  
CITY OF LOS ANGELES

DEC 07 2005

ENVIRONMENTAL  
UNIT

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

Dear Mr. Riker,

My neighbors and I are greatly opposed to the plan, which you have described, EAF NO.: ENV-2301-EIR, Project Name: Vesting Tentative Tract No. 61553, 22255 Mulholland Drive, Woodland Hills.

It would destroy the beauty of the area and have a negative impact on the existing homes. Destroying 30 trees, six of those coast live oaks, would be a terrible thing for the environment and wildlife.

We feel that these parcels are a part of the Mulholland Scenic Corridor and should be made available for a park or purchase by the Santa Monica Mountain Conservancy.

Sincerely,

*Ira and Dayna Diamond*  
Ira and Dayna Diamond

Enclosure: letter to Councilman Zine

Ira and Dayna Diamond  
4682 Cerrillos Drive  
Woodland Hills, CA 91364

December 6, 2005

Dennis P. Zine, Councilman District 3  
19040 Vanowen Street  
Reseda, CA 91335

Attn: Tom Henry

Dear Tom,

RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE  
MULHOLLAND SCENIC CORRIDOR; Assessors Parcel ID number is: 2076-023-019;  
PIN 165B101-132; Case numbers for the zoning changed are TT-61553, ENV-2005-  
2301-EAF, APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR

I am writing with great concern over the pending plans regarding the 2 parcels, 6.15  
acres, at 22255 Mulholland Drive, fronting Mulholland Highway and San Feliciano  
Drive.

My neighbors and I are strongly opposed to any and all of the zoning variances that have  
been filed on this property.

We want to see our open spaces and old oak trees preserved and maintain the specific  
plans for low density housing for this area.

We are asking if Councilman Zine is supporting or opposing the zoning and specific  
plans exceptions for this property and for high-density development in our neighborhood.

The proposed development would not fit with the surrounding low-density housing. It  
would have a serious negative affect to the existing properties in terms of traffic, the  
environment and would seriously jeopardize the beautiful old oak trees, wildlife and the  
Mulholland Scenic Corridor.

Sincerely,  
  
Ira and Dayna Diamond

Alkana  
1

LAW OFFICES OF  
**Eugene S. Alkana**

131 NORTH EL MOLINO AVENUE - SUITE 310  
PASADENA, CALIFORNIA 91101  
TELEPHONE (626) 795-8170 FACSIMILE (626) 795-6138

Eugene S. Alkana

eugenealkana@mindspring.com

December 7, 2005

213/978-1335  
213/978-1343  
~~1875~~

SENT VIA FACSIMILE: 213/978-1300

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

Re: EAF No. ENV-2005-2301-EIR  
Vesting Tentative Tract No. 61553  
My Address: 4665 San Feliciano Dr., Woodland Hills, CA 91364

Dear Mr. Riker:

My family and I live at 4665 San Feliciano Drive, Woodland Hills, California. We have lived there for about three years. We have learned that there is a proposed condominium project to be developed across the street from our home. My family and I are opposed to this project.

First of all, the proposed project has been open space, probably for the last 50 or 60 years, if not more. There is wildlife located on the property, and oak trees which probably date back 150 years or more. There is no need to dismantle the current environment to make room for a condominium project. Nowhere in the area is there any other condominium project.

The proposed condominium project consisting of 37 detached homes would add tremendous traffic to the area. Already there is too much traffic on San Feliciano Drive. 37 proposed homes would add a minimum of 75 additional cars per day up and down San Feliciano Drive. The street cannot handle such additional traffic.

There is inadequate parking for the development as proposed. There are 37 detached, single family homes proposed with only two parking spots per unit. Although the houses are advertised as two bedrooms, they are advertised with a "bonus room" that will undoubtedly be utilized as an additional bedroom. There will be on the average of three cars per home for this development. There is not adequate parking as provided. Currently the plan calls for two covered parking spaces, but in actuality, three covered parking spaces would be required, and much more visitor parking would be required. As currently comprised, the parking of this proposed project is totally and completely inadequate. It is going to force homeowners and visitors to park all along San Feliciano, thus depriving the current residents of San Feliciano Drive of any ability to park their own vehicles along San Feliciano Drive. The more cars parked on San Feliciano Drive, the greater the traffic the

Jonathan Riker  
December 7, 2005  
Page 2

problem which will occur, the more hazards there will be to the joggers and bicyclists that regularly use San Feliciano Drive. I have two small children, and right now there is too much traffic on San Feliciano Drive. I can only imagine how bad it will be if this development is allowed to go forward.

Additionally, I believe that the traffic problems could be reduced if the developer were made to cut down the number of units in this proposed project. There is no reason to have 37 condominium units. There are no other condominium projects in the area. Additionally, the traffic, noise and congestion will be reduced. The parking problems will be reduced. The damage to the current environment will be reduced.

Also, the use of the private driveway should not be allowed. If the developer is going to put in a condominium project, the current private drive should be expanded. The current private drive is nothing more than a service road of minimal width. The City Planning Commission should look to see if arrangements could be made to widen that service road so as to accommodate the parking which is going to overflow onto San Feliciano Drive if the project is not corrected.

There is nothing in the proposal indicating the size of these units. If there is going to be any type of project approved, there should be a suitable restriction in the square footage of the units. There should also be a height limitation for these units. There is no need to have homes which are 36 feet high sticking out of this project like an eyesore. The height of the units could be easily limited to 25 feet or less, so as to blend in with the rest of the surrounding community.

If the builder is going to market these homes as potential 3 bedroom houses, it is going to cause significant traffic problems, significant parking problems and impose a danger to the community. Calling the units 2 bedrooms plus a bonus room, or 2 bedrooms and a loft does not change the impact of the development, nor does it change the amount of traffic which will result from the development, nor does it change the dangers to the persons already living on San Feliciano who use that street everyday for walking, jogging, and bicycling.

I believe the project should be reduced substantially to conform with the current R-1 zoning.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Eugene Alkana".

Eugene S. Alkana

ESA/mcj

Dave & Ronna Breliant  
4606 San Feliciano Drive  
Woodland Hills, CA  
voice 818.348.0986, fax 818.888.8550  
[info@saveoaksavanna.org](mailto:info@saveoaksavanna.org)

**RECEIVED**  
CITY OF LOS ANGELES

DEC 13 2005

ENVIRONMENTAL  
UNIT

Environmental Review Section  
Department of City Planning  
200 N. Spring St. Rm. 750  
Los Angeles, CA, 90012  
Attn: Jonathan Riker

Re: EAF NO. : ENV-2005-2301-EIR  
Project Name: Vesting Tract No. 61553  
Project Address : 22255 Mulholland Drive, Woodland Hills  
Community Planning Area: Canoga Park-Winnetka-Woodland Hills-West Hills  
Council District : CD-3

December 7, 2005

Dear Mr. Riker,

The following is my comments on the NOP on the referenced project, and areas that I believe the EIR should address.

- **Density:** First, let me state that my strongest objection to this project, is the density. This property is 6 acres with approximately 2 acres of Live Coastal Oaks. With the trees, hillside, streets, etc., this leaves roughly 2 acres to be developed. The only way to fit 37 dwellings on this property is to build it with a condominium zoning with it's many variations from the requirements of the present R1-1 zoning. Therefore, this is high density development. Given the above stated factors, the density would have to be lower than submitted, if the R1-1 zoning remained, and the exceptions to the Mulholland Scenic Corridor Specific Plan are not allowed. Therefore the DEIR should include an alternative for a project without any zoning changes, and without the exceptions to the general plan and specific plans.
- **Consistency with the existing build out of homes, and Community Identity;** This project, as submitted, would be an island of high urban density, in a neighborhood that contains single family ranch style homes. The vast majority of the homes that surround this property are single story and are zoned R1, R15, and RE40. I believe the major issue the EIR should be concerned with is the density of the project, and the consistency of the project with the surrounding neighborhood and predominate build out in the area. I am requesting that the DEIR provide alternatives for a development that is zoned R1 with 15,000 sq ft minimum lots, and with homes on individual lots, that blend in with the adjacent homes, with at least 50 percent of the homes being single story. I recognize the property owner's right to develop this property, and to make a profit on his investment, but I think this can be done with high end single family homes, with the present R1 zoning. I also think the developer can make his profit without destroying the oak trees, hillsides or view shed.

- **View Shed:** The DEIR should list alternatives for a development with a lessor impact on the view shed of the homes bordering this development. Our home abuts this property, and the present plan calls six (6) 3 story homes along the edge of my property alone. The DEIR should include alternatives for the dwelling units along the property of the home immediately south of the development's property on San Feliciano Drive (4606 San Feliciano), being one story building. 2, 2 ½, or 3 story buildings with such small side and back yards will have an extreme and negative impact on our view shed, along with our property value.
- **Traffic;** both Congestion and Safety. We already have a problem with traffic and speeding, on San Feliciano. We have had to put in two additional stop signs (within a few blocks of the property), in the past two years, to try to slow people down because of the amount of traffic and excess speeds on a hill. We have had 3 fatalities on our street. Before we were even aware of this project, we the neighborhood had already been working on reducing traffic on San Feliciano. This is a residential neighborhood, and our streets have been turn into thoroughfares, with drivers looking for ways around the bottlenecks on the main thoroughfares in the area. The DEIR should include alternatives for the project only having one access, with that access being on Mulholland Drive, with no access on San Feliciano Dr. The DEIR should include this alternative for all other alternative developments provided in the DEIR, each having only one access, of Mulholland Drive. The DEIR should also provide alternatives for the construction traffic being prohibited from using San Feliciano Dr, with access from Mulholland only.
- **Access;** The DEIR should list alternatives for have the access point being a gated entry.
- **Construction Duration;** The DEIR should include the duration of the project, and state whether the project will be completed in one phase, or more. The main DEIR, along with all of the alternatives should show the impact of various construction schedule, such as the impact of the project as submitted, and for each of the alternatives, should the project be completed in 1 year, or 2 years, or longer.
- **Construction Impact;** Traffic, noise, pollution, and hours of operation should be completed detailed with for the project and all alternatives.
- **Excessive grading & Retaining Walls;** Alternatives should be provided for a development with all retaining walls limited a maximum of 6 feet above the ground level on the low side of the wall. Also alternatives should include grading within normal code requirements, without any variations or exceptions. Retaining walls should not be within the drip zone of any existing trees.
- **Storm Drainage;** Capacity should be completely analyzed for the project and all alternatives.
- **Sewer System;** Capacity should be completely analyzed for the project and all alternatives.
- **Fire and Life Safety Response Time:** Capacity should be completely analyzed for the project and all alternatives.

- **Damage to Flora and Fauna,** Damage should be completely analyzed, including alternatives for a project that does not remove ANY of the trees that are protected by local, state or federal ordinance. The development as submitted will destroy the wildlife that currently lives in this area. The DEIR should include complete details on the impact to the animals, which include but are not limited to golden eagles, turkey vultures, red tailed hawks, owls, bobcats and coyotes.
- **Oak Trees;** Besides the above comment on Flora, the DEIR should include alternatives for a project that specifically DOES NOT include the removal of the Oak Trees in the vicinity of the proposed lot #30. These trees are large oaks whose removal CAN NOT be mitigated with the replant of any amount of immature trees. The DEIR should include plans and impact for a project that keeps these trees as is.
- **Vector Control:** Plans should be completely detailed on the control of pests that will move to the neighbors property when construction commences. Alternatives should also be provided on additional controls that can be provided, should the proposed plans prove insufficient.
- **Schools:** The DEIR should provide the impact on the local schools. Existing class size and project class size increases, include student to teacher ratios should be provided for the project, along with all alternatives.
- **Noise & Air Quality:** Impact should be provided for noise and air quality both during, and after construction. We have a very quiet and peaceful neighborhood. Adding this many properties on such a small piece of land will severely negatively impact our quality of life.

Thank you for your consideration.

Sincerely,

David Brelant  
4606 San Feliciano Dr.  
Woodland Hills, CA 91364  
[info@saveoaksavanna.org](mailto:info@saveoaksavanna.org)

cc: Tom Henry, Councilman Zine's Office  
Save Oak Savanna



MICHAEL BRUCE ROBERTS  
4730 SAN FELICIANO DRIVE  
WOODLAND HILLS, CALIFORNIA 91364  
(818) 340-6761

December 7, 2005

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

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 12 2005  
ENVIRONMENTAL  
UNIT

**RE: Notice of Preparation Comments**

EAF NO: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No. 61553

Project Location/Address: 22255 Mulholland Drive, Woodland Hills

Community Planning Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: CD-3

Dear Mr. Riker:

I am writing in response to the Notice of Preparation referenced above, and to express my concerns about the environmental impact of the proposed "detached condominium development".

**AESTHETICS**

As discussed below, the proposed project is not consistent with the surrounding neighborhood.

The existing housing in the area consists of single family residences on individually owned lots, each with public street access, substantial front and back yards, and driveways adequate to accommodate extra vehicles (thus lessening the burdens, safety concerns, and traffic problems caused by street parking). The proposed project, on the other hand, is a condominium development. The property would not be subdivided or individually owned, and each unit would not have its own individual public street access. Further, as I understand the proposal, the units would have virtually no front, back, or side yards, and would have only an "apron" in lieu of driveways. Based on the project description, the assumption stated in the NOP that the project "would look like a conventional single-family project" is, I believe, inaccurate. Furthermore, provisions for 19 onsite visitor parking spaces will not even accommodate the likely parking requirements of the unit owners. Due to the width of the private roadway, and the absence of driveways, this will no doubt result in street parking on San Feliciano and other public streets, and thus increase the burdens, safety concerns, and traffic problems caused by street parking.

The existing houses in the area generally are one story in height, with occasional two story or partial two story homes. Although the prospective units are described as two story, with the proposed mezzanines (and a proposed maximum height of 36 feet), they would have a height equivalent to a three story building.

The existing houses in the area are built to accommodate the natural topography, with minimal grading and retainment. Based upon the applicant's requests, the project on the other hand, would involve substantial grading and significant use of large retaining walls. In addition to the negative visual impact this would create, it also would forever alter the topography of the property, interfere with the natural drainage, and raise serious questions about water runoff and its effect on the surrounding area.

Other issues regarding aesthetics are relevant as well. As the NOP states, the project would involve elimination of a substantial number of oak trees. These mature oaks add significantly to the aesthetics and character of the area (the property in question is often referred to as Oak Savanna). The destruction of these mature oaks will also destroy the aesthetics and character which they have created. This cannot be compensated for adequately simply by replacing them with young trees (if that is what is proposed).

Further, as the need for an exception from the viewshed protection and allowable building height provisions of the Mulholland Scenic Parkway Specific Plan reflects, the proposed project would interfere with the viewshed and the aesthetic qualities which underlie the Plan's provisions, and would defeat the purpose of those provisions. The impact on scenic views throughout the corridors of the Mulholland Scenic Parkway must be addressed, including those from San Feliciano Drive as well as from properties throughout the area. The proposed project, with its requested exception, huge retaining walls, and three story high buildings, will significantly interfere with these views, and the aesthetic qualities which they engender.

If there is to be development on the property, it should be done according to existing zoning and building requirements. The nature and character of the area supports the current zoning. There is no public benefit to be derived from rezoning or granting exceptions, exemptions or allowances, and there is no legitimate reason for deviating from the zoning and building requirements in place.

#### **AIR QUALITY, NOISE, HAZARDS, SAFETY, AND INFRASTRUCTURE**

The November 22, 2005 comments by the South Coast Air Quality Management District address a number of concerns, requirements, and potential impacts which must be considered.

In addition to identification and consideration of the substantial negative impact on air quality resulting from some 21,400 cubic yards of grading, and construction of the retaining walls, the private roadway, and the buildings themselves, there are the issues of vehicle and machinery emissions, and the long-term emissions from the units as well. As such, the report should address these issues, in addition to any efforts at amelioration and mitigation. In addition, the proposed substantial grading and construction will generate a significant amount of noise over a long period of time, which, too, must be assessed. The report also should address whether there will be other hazards, including use and disposal of hazardous materials, and their effects on the surrounding area and potential purchasers as well.

The report also should consider the capacity of the infrastructure (sewage, water supply, ability to maintain water pressure, and so forth) to handle the proposed 37 unit condominium project, and what impact this will have on other residents.

Further, particularly given that the property is located in a very high fire hazard severity zone, fire and life safety concerns must be addressed, including response time, increased fire risks from further development and housing density, and the sufficiency of resources and infrastructure to adequately meet the increased risks, demands, and needs.

### **BIOLOGICAL RESOURCES**

The report should address the impact of the development and existence of the proposed project on wildlife and plant life on the property and in the area. Given the existence of seasonal changes, including wet and dry seasonal differences, this cannot be accomplished through just one or two surveys.

The property is one of the few open spaces in the residential area of Woodland Hills, and is integral to the ability of wildlife and natural plant life to survive in the area. The extensive grading, erection of huge retaining walls, and construction of densely compacted condominium units cannot help but have a significant negative impact on the wildlife, and disturb the natural habitat of the numerous species of plant life which currently exist on the property. Further, the negative impact on the mature oaks trees which currently exist on the property (many of which the developer proposes to cut down), should, as discussed previously, also be assessed.

### **TRAFFIC, TRAFFIC HAZARDS, AND NOISE**

The report also should include an analysis of the effects of increased traffic created by the extensive project, on already overburden public streets.

Given the traffic congestion on Topanga, San Feliciano Drive (a residential street) becomes an tempting alternative to get from Mulholland to Ventura Boulevard. With a 37 unit complex opening up onto San Feliciano, the increased traffic impact becomes obvious. Additional parking on public streets also is likely, as discussed above. An increase in traffic flow, congestion, and noise will result. The negative impact of the increase in traffic should be addressed, along with the related traffic safety concerns, as well as the mitigating effect of developing the land in compliance with the current zoning and land use regulations.

### **LAND USE**

The property and surrounding area is zoned R1. This has resulted in the development over the years of a neighborhood of privately owned single family homes, and a consistency which has benefitted the community as well as the residents. In addition, the provisions of the Mulholland Scenic

Parkway Specific Plan have fostered responsible construction which complements and promotes the scenic beauty of the natural surroundings.

Not only will the proposed spot rezoning, and exceptions and allowances, affect the immediate area, they also will encourage further rezoning, exceptions, exemptions, and allowances, which are inconsistent with the use of the land in the surrounding area, and detrimental to the benefits which have been derived from that use. Such further rezoning, exceptions, exemptions, allowances, and inconsistent construction, can only serve to increase the negative impact on traffic, air quality, biological resources, aesthetics; and noise.

## CONCLUSION

Zoning and building requirements provide benefits to the public and encourage responsible land use and development. They also foster reliance and expectations by those affected. Private considerations and concerns therefore do not justify changes, exceptions, exemptions, or allowances which adversely affect others.

Given the negative impact on numerous environmental factors, the report should include alternatives for development that are not so radical, alternatives which would promote, not destroy, consistency, alternatives which would preserve the natural benefits of the property and the plant and wildlife which inhabit or make use of it, and alternatives which would not require re-zoning, exceptions, exemptions, or allowances.

Sincerely,



Michael Bruce Roberts

cc: Dennis P. Zine  
Attn: Thomas Henry  
Councilman District 3

Mayor Antonio Villaraigosa  
Attn: Deputy Chief of Staff Jimmy Blackman

Rocky Delgadillo  
City Attorney

Frank Martinez  
City Clerk

Gilbert S Drucker  
 4605 San Feliciano Dr.  
 Woodland Hills, Ca 91364  
 818 347 0923  
 gsdrucker@adelphia.net

December 8, 2005

**RECEIVED**  
 CITY OF LOS ANGELES

DEC 12 2005

ENVIRONMENTAL  
 UNIT

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

Dear Mr. Riker:

In response to the NOP, the following comments address the scope and content that should be addressed in the DEIR as reported in 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

- 1. The high density condominium project infringes on the rights of the existing community and destroys our community integrity and is an example of poor Community planning.**

The project of 37 detached condominium 2 story units set on 2.9 acres (3.3 acres of the 6.2 acres are for a road and open space). The NOP states that the resulting project would be less dense than permitted by the proposed zoning (RD-6), but it is extremely more dense than the surrounding property. This development is high density housing set in the middle of a low density community. For example, 37 adjacent houses to the developer site are zoned R-1 and RE-40. Total lot area of the 37 adjacent houses is about 12 acres. Since the 37-unit residential condominiums are on 3 acres, **THIS RESULTS IN FOUR TIMES THE HOUSING DENSITY** of the surroundings. The only way to get this many "houses" jammed onto this property is to change the zoning to RD-6. By any other name, this proposed project is still a high density development. The DEIR should analyze alternate development projects which are consistent with the low density housing and character of the surrounding property.

- 2. The project is aesthetically a disaster. Contrary to the NOP statement, the project does not look like a conventional single-family project when placed in the middle of the community it is to occupy.**

The surrounding residences are predominantly single story houses and do not have any of the following project features:

- o Minimal set backs of 5 ft from the private 28 ft wide street
- o No driveways, with only a 5 ft apron from the street for all but 4 units
- o No sidewalks or street lights
- o Rear yards will be only 10-20ft deep.
- o 2 story units with a mezzanine (3 stories)
- o Separation between units in most cases is about 10ft
- o Front yard retaining walls over the existing 3.5ft limit and other retaining walls up to 11.5ft

DEIR should address ways to mitigate the above negative aesthetic project features to blend in with surroundings or evaluate alternate projects consistent with the aesthetics of the community.

### **3. The project compromises the Canoga Park-Winnetka-Woodland Hills-West Hills General Plan and Mulholland Scenic Parkway Specific Plan.**

The development project could not proceed without the RD-6 zoning change and exceptions to the Mulholland Specific Plan. If this developer is granted a zoning and exemptions for this development, he will be breaking ground and paving the way for similar developments to take place. The integrity of specific and general plans would be rendered meaningless by this attempt at spot zoning. What is the purpose of these plans if a developer is granted changes and exceptions to them to maximize profit? The DEIR should analyze alternative projects which do not require zone change and specific plan exemptions.

### **4. Permanently degrades the aesthetic and visual character a key section of the Mulholland Scenic Parkway.**

The development project can create a substantial set of adverse impacts to the Mulholland Drive view shed that may not be corrected by mitigation. I understand the benefit to the developer by the City granting the exceptions, but what is the public benefit to be gained by the City granting any exceptions to the ordinance? The DEIR should evaluate any adverse impact the project has on view shed, wild life refuge, flora and fauna. The evaluation should include the affects of grading and retaining walls on aesthetics and the destructions of old oak and magnificent huge canopy trees on the parcels. The evaluation should also be done for alternative projects.

### **5. Traffic congestion and safety**

The traffic along Mulholland Drive and San Feliciano Drive has all ready exceeded levels that are safe in a residential neighborhood.

- o There have been 3 fatalities on San Feliciano Drive due to people using San Feliciano Drive as an alternative to Topanga Canyon Boulevard. This development calls for an entry/exit on San Feliciano Drive and one on Mulholland Drive at Louisville High School. There will be up to 100 extra cars at least twice per day using these already very busy streets.

- o 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.
- o There have been multiple accidents on San Feliciano, including 3 fatalities.
- o The project has essentially no driveways for family or guest parking and only 19 spaces for guest parking. This will result in project parking on San Feliciano. This may be a safety issue as well as infringing on the guest parking of the adjacent property.

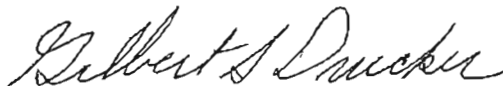
The DEIR should include plans to mitigate the development's overload effect on the already heavy traffic on both Mulholland Drive and San Feliciano Drive and address any safety issues. The DEIR should analyze traffic affects of alternative projects as well as limiting site access from only Mulholland Dr.

I realize that the city must allow development of private property. However, I believe the development must be slanted toward preserving community integrity by maintaining the intent and spirit of the community and specific plans and not toward maximizing the developer's profit.

Substantial profitable development such as high end single story residence can I take place on this property without any zone changes and specific plan exemptions. Such a development would be consistent with the community and keep the woodlands intact.

I have raised many issues and concerns. I am respectfully requesting that the scope and content of the DEIR address those concerns.

Sincerely,



Gilbert S Drucker

Dear Mr. Riker

December 8<sup>th</sup> 2005

I'm writing you this letter regarding the possible zoning change on south San Feliciano and Mullholland. This zoning change would enable a developer to build multi unit housing where existing zoning allows for single family homes. I do not agree with the new zoning proposal for the following reasons.

1. Many more people would be driving in our neighborhood which would increase traffic, making it more dangerous for kids like me. This neighborhood already has speed bumps on many streets because it is close to Topanga Canyon Blvd, and Ventura Blvd, and the Ventura freeway.
2. Noise & air pollution is already a problem here. Building in that space will only increase pollution & take away the solution which is preserving the little nature we have left.

However, it is very, very important to me that the land is preserved. Our community desperately needs a park to walk to because there aren't any parks around here, and the trees would provide shade.

Sincerely,  
Hank Petersen

22102 Del Valle  
Woodland Hills, CA 91364

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 20 2005  
ENVIRONMENTAL  
UNIT



December 8, 2005

**RECEIVED**  
CITY OF LOS ANGELES

DEC 12 2005

ENVIRONMENTAL  
UNIT

Environmental Review Section  
Department of City Planning  
200 N. Spring St. Rm. 750  
Los Angeles, CA, 90012  
Attn: Jonathan Riker

EAF NO.: ENV-2005-2301-EIR  
Project Name: Vesting Tentative Tract No. 61553  
Project Location/Address: 22255 Mulholland Dr., Woodland Hills

To whom it concerns:

Thank you for the opportunity to submit my comments re the above project. I believe this project will have a negative impact on the environment for a number of reasons.

The density of the project exceeds the existing zoning for the area. Any zone change is unacceptable to the residents of this area. Beyond the impact to existing residents there is also the impact to wildlife to consider. The removal of any oak trees and the destruction of habitat is short sighted and wrong. Due to the lack of open space in this area, it is important to keep the existing acreage intact, as a wildlife passage area and as an area which replenishes the watershed and cleanses breathing air over all of Los Angeles.

Please consider these concerns when deciding whether to proceed with this project.

In my opinion the best use of this land, and the adjoining DWP surplus land, would be the creation of a pocket park or it should be left as open area for Santa Monica Mountain Conservancy to govern.

Thank you for your time.

Julie A Zagha  
22056 Galvez St.  
Woodland Hills, CA 91364

RECEIVED  
CITY OF LOS ANGELES

DEC 20 2005

12/9/05

ENVIRONMENTAL  
UNIT

Dear Mr. Riker,

My name is Hanna Petersen and I am 12 years old. I'm writing this letter regarding the possible zoning change on south San Feliciano and Mullholland, which is about two blocks from where I live. I am against the houses being built for many reasons:

1. Parking is already bad enough in our neighborhood and we don't need to make it worse.
2. Because we need to save the trees to save the environment.
3. My family and I think we need to have a park we could walk to, and it would be great with all the kids in our neighborhood.
4. It will cause more traffic and busier streets, which will make it even more dangerous than it already is.
5. If you let the developer change one law it will make it easier to change more and he will end up getting what he wanted in the first place.

I hope you will consider this, especially the park idea because we do not have a park we can walk to. Thank you for reading this.

-Hanna Petersen-

22102 Del Valle  
Woodland Hills, CA 91364

Kathryn Ridgley-Lunetta  
21816 Dumetz Road  
Woodland Hills, CA 91364

December 11, 2005

Department of City Planning  
Environmental Review Unit  
200 N. Spring Street  
Room 750  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES

DEC 13 2005

ENVIRONMENTAL  
UNIT

**RE: Opposition to proposed high density housing within the Mulholland Scenic Corridor;**  
Project name Vesting Tentative tract No. 61553. EAF NO.ENV- 2005-2301-EIR. Project location  
address: 22255 Mulholland Dr. Woodland Hills.

To Whom It May Concern,

I am contacting you to express opposition to proposed high density housing along the Mulholland Scenic Corridor, in Woodland Hills. I reside in walking distance from the proposed development which would require significant zoning exceptions to proceed.

The pertinent proposed zoning changes and development details are set forth in a copy of the letter I sent to Councilman D. Zine, enclosed for your review and consideration. The property involved is 6.3 acres. Adjacent to this is a 6 acre property owned by the DWP, which is surplus. If the zoning exceptions the developers seek are approved, these natural and beautiful open spaces will be filled with high density housing. The community would forever lose these open spaces along the Mulholland Scenic Corridor. The community would be best served if these properties remain as open space or are used for park land as was done in the Ahmanson Ranch case.

There are many adverse effects that I and my neighbors feel this proposed development present such as high density development does not fit in with surrounding low density family housing. The specific and general city plans would be rendered meaningless by this spot zoning, increase in already heavy traffic on Mulholland Drive and San Feliciano Drive. Plus jeopardize the old oak trees on the parcels.

I thought old oak trees were legally protected and don't understand why the acreage would be developed in such a fashion. It seems short sighted for how badly we need a community park with all the small children that live in the area. Plus the speed and traffic on San Feliciano Drive is already a big problem. Neighbors actually put out signs on their lawn asking drivers to slow down.

Please allow me to draw your attention to DWP surplus property and request you consider persuading the DWP to make this property available for a park or for purchase by the Santa Monica Mountain Conservancy.

Sincerely,

Kathryn Ridgley-Lunetta



TO: Mr. Jonathan Riker  
Environmental Review Coordinator  
Environmental Review Section  
200 North Spring Street, Room 270  
Los Angeles, CA 90012

FROM: T. J. Boardman  
22300 Ybarra Road  
Woodland Hills, CA 91364-5034

Subject: Vesting Tentative Tract No. 61553  
22255 Mulholland Drive, Woodland Hills

**RECEIVED**  
CITY OF LOS ANGELES

DEC 12 2005

ENVIRONMENTAL  
UNIT

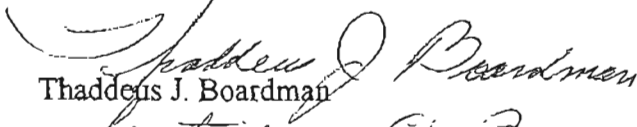
Dear Mr. Riker:

My wife and I are very opposed to the proposed zoning change, from R-1 to R-6 in our area and the proposed development of 37 homes (detached condominiums) on the subject tract. Such a change would completely change the character and reduce the property values in our neighborhood. In addition completing this project would greatly increase the traffic and reduce traffic safety in an area well beyond the propose boundaries of the proposed zoning change shown on Tentative Tract No. 61553, Zone Change, Specific Plan Exception. That plan does not show Algunas Road, Quinta Road, parts of Cerrillos Drive, Peonia, Rd. and parts of Ybarra Road between Cerrillos Dr. and San Feliciano Dr, all with single family houses, similar to ours, on both sides of the street and where the only egress roads lead out, onto San Feliciano Dr.

San Feliciano Dr. itself, from Mulholland to Ybarra, where there is planned an exit to the proposed development is a narrow, steep and sharply curved with limited sight distance. Traffic increases have already necessitated stop signs to be placed at the intersections of San Feliciano Dr. with Cerrillos Dr. and with Ybarra Rd.. Increasing traffic along this roadway by the addition of 37 dwellings would greatly increase the risk of accidents and would also add to the risk of accidents at Woodland Hills Elementary School, which is only a few blocks (walking distance) further north.

We urge you not to approve this project because of the overcrowding of our neighborhood streets and hazardous increase in traffic safety and the reduction in property values for the existing homes which would result.

Respectfully yours,

  
Thaddeus J. Boardman

  
Lestrita E. Boardman

Angela Emery  
4747 San Feliciano Drive  
Woodland Hills, CA 91364

**RECEIVED**  
CITY OF LOS ANGELES

December 13, 2005

DEC 14 2005

Mayor Antonio Villaraigosa  
200 North Spring Street, Room 303  
Los Angeles, CA 90012

ENVIRONMENTAL  
UNIT

RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE  
MULHOLLAND SCENIC CORRIDOR

Los Angeles Assessors Parcel ID#: PIN 2076-023-019; PIN 165B101-132

Dear Mayor Villaraigosa,

I am contacting you to express **complete opposition** to proposed high density housing along the Mulholland scenic corridor, in **Woodland Hills (91364)**. As a tax-paying home owner in the neighborhood, I am very concerned about the possible re-zoning and development of this "***last of its kind***" property in our 50 year old single family home neighborhood. I reside on the street from the proposed development, which would require significant zoning exceptions to proceed.

The property involved is 6.2 acres. Adjacent to this is a 6 acre property owned by the DWP, which is surplus. If the zoning exceptions the developers seek are approved, these natural and beautiful open spaces will be filled with high density condominium housing. The community would forever lose these open spaces along the **Mulholland Scenic Corridor**. The community would be best served if these properties remain as open space or are used for preserved city park land.

**These are not just parochial concerns; they are City-wide issues:**

Please allow me to draw your attention to DWP surplus property mentioned above. I request you consider persuading the DWP to make this property available for a park or for purchase by the **Santa Monica Mountain Conservancy**. This would insure that this property would remain open space and available to the surrounding community.

As our new mayor you have demonstrated an interest and support of local community issues.

I would appreciate hearing from you on this matter, and more importantly, your support of the neighbors' opposition to these zoning exceptions.

Thank you for your courtesy and cooperation.

Sincerely,

Angela Emery

Encl.: Copy of letter to Councilman Dennis Zine

Angela Emery  
4747 San Feliciano Drive  
Woodland Hills, CA 91364

December 13, 2005

Dennis P Zine, Councilman District 3  
19040 Vanowen  
Reseda, CA 91335  
Attn: Tom Henry

Dear Tom,

I am writing about the pending development of the two parcels, totaling 6.15 acres at 22255 Mulholland Blvd., which also fronts Mulholland Drive and San Feliciano Drive.

I am representing myself, along with many of my neighbors, regarding this property.

We are strongly opposed to any and all of the zoning variances, and/or exceptions to the specific plans that have been filed on this property.

As a community we are very concerned with any zoning changes. We want to see our open spaces and **old oak trees preserved**, along with the specific plans and general plans of low density housing for this area.

I am specifically asking if Councilman Dennis Zine is supporting or opposing the zoning and specific plans exceptions applied for on this property.

I am also specifically asking is if Councilman Dennis Zine is supporting or opposing high density development in our neighborhood.

**MANY ADVERSE EFFECTS, That I and my neighbors feel this proposed development present**

- *The proposed development is high density and does not fit in with the surrounding low density single family and residential estate housing.*
- *Zoning changes would open the door to apartment development.*
- *Permanent and negative alteration of the view shed of the surrounding properties.*
- *The specific and general City plans would be rendered meaningless by this spot zoning.*
- *Significant increase in already heavy traffic on Mulholland Hwy, Mulholland Drive and San Feliciano Drive.*
- *Mulholland Scenic Corridor permanent open-space loss.*
- *Jeopardizes old oak trees on the parcels, some of which have already been chopped down in violation of the law.*

Sincerely,

Angela Emery

This letter has been also sent to the following:  
Mayor, Antonio Villaraigosa

14 December 2005

RECEIVED  
CITY OF LOS ANGELES

DEC 16 2005

ENVIRONMENTAL  
UNIT

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

Re: ENV-2005-2301-EIR

Dear Mr. Riker:

This is in response to the above captioned Environmental Impact Report being prepared by your office for the project known as Vesting Tentative Tract No. 61553 located at 22255 Mulholland Drive in Woodland Hills, California.

The project as proposed is fraught with problems beginning with the potential traffic hazard that would be created by such a development. Lying as it does between the major thoroughfare of Mulholland Drive and the residential street San Feliciano, the property in question would negatively impact the traffic on both streets. The heavy traffic on Mulholland Drive would make access/egress from such a project a dangerous addition seriously compromising the already complicated intersection of Mulholland Drive and Mulholland Highway. And any access/egress onto San Feliciano would further negatively impact upon the steep grade and blind curve that exists as vehicles approach the property from the west.

Density is also an issue. Given the topography, 37 units could not be built without the City of Los Angeles granting a variance. Considering the additional degradation to air quality, negative impact on flora and fauna, as well as aesthetic concerns such a project would create, this variance must not be granted.

Given the already dense residential development in the area, the appropriate use of this parcel would be as a public park as is evidenced by the efforts of the Mountains Recreation & Conservation Authority's attempts to purchase the property. With Los Angeles and the San Fernando Valley in particular already overwhelmed by over-development, it is imperative that what little open space remains be preserved.

Thank you for your time and consideration in this matter.

Sincerely,



Garner Simmons  
22126 Providencia Street  
Woodland Hills, CA 91364-4133  
(818) 713-1353

cc: Tom Henry, Third District



Allen Matkins

www.allenmatkins.com

Allen Matkins Leck Gamble & Mallory LLP

Attorneys at Law

515 South Figueroa, 7<sup>th</sup> Floor | Los Angeles, CA 90071-3398

Telephone: 213.622.5555 | Facsimile: 213.620.8816

R.J. Comer

E-mail: rcomer@allenmatkins.com

Direct Dial: 213.955.5520 File Number: P1660-004/LA702675.01

RECEIVED  
CITY OF LOS ANGELES

DEC 20 2005

ENVIRONMENTAL  
UNIT

December 15, 2005

Johnathan Riker  
LA City Planning Department  
200 North Spring St, Room 750  
Los Angeles, CA 90012

Re: Community Allegations - Woodland Hills Project  
ENV-2005-2301-EIR

Dear Jonathan:

I have reviewed and investigated the concerns expressed in the email letter and attached photos sent by Beth Rider, a Woodland Hills community member, on November 22, 2005. Ms. Rider alleges that the Woodland Hills property at 22255 Mulholland Drive (the "**Property**") was being graded and further suggests that a violation of the California Environmental Quality Act ("**CEQA**") had been committed. In an email dated November 29, 2005, you address Marc Melinkoff, CEQA consultant for the above-referenced project, stating that the Department of Building and Safety had been contacted to stop the grading. It does not appear from your email that the City investigated the validity of Ms. Rider's accusations, nor that the photos attached to Ms. Rider's email were reviewed. Consequently, I have investigated this accusation, and have determined that Ms. Rider's concerns are at best a misunderstanding on her part regarding the activities she witnessed and at worst merely inflammatory.

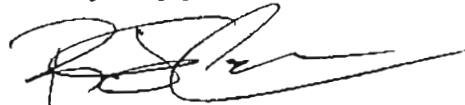
The Property has not been graded and no violation of City codes or CEQA has occurred. What Ms. Rider witnessed was legally-required brush clearance by the Property owner. In the interest of the public's safety, the owner has conducted fuel modification activities, as is required by the fire department. No permit is required for such activities. Furthermore, the equipment used for brush clearance is not heavy equipment, but is instead a lightweight precision mini-tractor.

Allen Matkins Leck Gamble & Mallory LLP  
Attorneys at Law

Johnathan Riker  
December 15, 2005  
Page 2

It is conceivable that a community member might mistake brush clearing and the presence of equipment as a potential violation. However, it seems plain from the photos and review of the site that Ms. Rider's allegations are unsubstantiated.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R.J. Comer', with a long horizontal flourish extending to the right.

R.J. Comer

RJC:jc

cc: Hon. Dennis P. Zine  
Ms. Beth Rider  
Mr. Marc Annotti

## The Silverstein Law Firm

215 North Marengo Avenue, 3rd Floor  
Pasadena, California 91101-1504  
Phone: (626) 449-4200 Fax: (626) 449-4205  
robert@RobertSilversteinLaw.com  
www.RobertSilversteinLaw.com

*A Professional Corporation*

December 22, 2005

VIA FACSIMILE (213) 978-1343  
AND EMAIL [jriker@planning.lacity.org](mailto:jriker@planning.lacity.org)

Mr. 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. 61533  
Project Location/Address: 22255 Mulholland Drive, Woodland Hills

Dear Mr. Riker:

### I. INTRODUCTION AND PRELIMINARY COMMENTS.

This firm and the undersigned represent Save Oak Savanna (SOS). SOS is a community-based organization whose members include more than 250 residents in the community adjacent to the project location and the surrounding neighborhood.

This letter is in response to the Notice of Preparation/Environmental Impact Report (NOP) dated November 8, 2005 and sets forth SOS's initial comments concerning the above-referenced project (Project). SOS opposes the currently proposed building of 37 detached condominiums on the last six-acre area of old growth oaks in Woodland Hills. Among other things, the Project is inconsistent with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan (General Plan) and the Mulholland Scenic Parkway Specific Plan (Specific Plan) with regard to density and community integrity. Moreover, the Project will seriously impact the viewshed which is protected by the Mulholland Specific Plan Ordinance, and will cause significant, unmitigable biological impacts.

As presently constituted, the Project cannot proceed without significant zone changes and amendments and/or exceptions to the General Plan and Specific Plan. The applicant is seeking City approval of the following discretionary approvals:

- Vesting Tentative Tract Map No. 61533 to authorize the 37-unit residential condominium development;

Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
December 22, 2005  
Page 2

- Zone change from R-1 Single Family Residential to RD6-Restricted Density Multiple Dwelling zone;
- Specific Plan exception to permit encroachment into the protected viewshed of the Mulholland Scenic Parkway;
- Specific Plan height exception for single-family units on upslope within 100 feet of Mulholland Drive to exceed 15 feet and to allow single-family units on upslope pads within 500 feet of Mulholland Drive to exceed 30 feet in height; and
- Retaining wall adjustment to permit deviations from current limitations.

If approved, these zoning changes and exceptions will cause significant adverse environmental impacts to the neighboring communities. The DEIR should include alternatives for development which do not require such changes or exceptions.

## II. REQUEST FOR NOTICE UNDER CEQA.

Under Public Resources Code sections 21104(a) and 21153, we hereby request that all notices related to the Project including, but not limited to, a Draft Environmental Impact Report (DEIR) and all other documents required under the California Environmental Quality Act (CEQA), be promptly forwarded to us.

## III. SPECIFIC COMMENTS REGARDING THE PROJECT.

### A. General Legal Standards Regarding EIRs.

Among other things, an EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to "[i]dentify ways that environmental damage can be avoided or significantly reduced." (Cal. Code of Regs., Title 14, § 15002(a)(2) (hereinafter Guidelines).)

The EIR's "purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR 'protects not only the environment but also informed self-government.' [Citation.] Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 564.

"[T]he EIR is the heart of CEQA" and the integrity of the process is dependent on the adequacy of the EIR. County of Inyo v. Yorty (1973) 32 Cal.App.3d 795, 810. The Courts look for "adequacy, completeness and a good-faith effort at full disclosure." (Guidelines, § 15151.)

The EIR must include analyses of all potentially significant environmental impacts and

Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
December 22, 2005  
Page 3

discuss project alternatives. (Pub. Resources Code § 21002.) CEQA requires that an EIR analyze a reasonable range of alternatives to the proposed project. (Guidelines, § 15097, subd. (a).) The EIR must describe a range of alternatives that would “feasibly attain most of the basic objectives of the project but would avoid or substantially lessen . . . the significant effects of the project . . .” (Pub. Resources Code § 21100, subd. (b)(2)(B)(4).)

This information is essential for informed decisionmaking and informed public participation which furthers the goals of the EIR process. Therefore, the EIR must include a fact-based analysis of whether the Project will conform to the adjacent and surrounding residential communities and the environmental impacts of the Project on such issues as air quality, drainage, flood control, traffic, noise, and biological resources. It is critical that this information is provided to the decisionmakers and the public so that all interested parties will be able to determine the significant impacts that the Project could have on the environment and character of the impacted neighborhoods.

**B. Need For A Clear Project Description.**

An accurate project description is necessary for an intelligent evaluation of the potential environmental, aesthetic and related effects of the Project. “[A]n accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.” County of Inyo v. City of Los Angeles (1977) 71 Cal.App.3d at 185, 199.

Among other things, the change from the natural form of the subject property to the artificial terrain resulting from grading 21,400 cubic yards of earth must be explained fully in the DEIR before any decisions about the Project’s impacts can be made. The DEIR must also address the issue of height because the developer has described the buildings as two stories “with a mezzanine” which will result in a height equivalent to a three-story building.

**C. The Density Of The Proposed Project Is Inconsistent With the General Plan And Specific Plan.**

The neighborhood adjacent to the Project which was established over 50 years ago and lies within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area consists of single family ranch-style homes. Many of these homes are single story and have spacious yards. They are zoned as Low Residential. For example, 37 of the houses adjacent to the Project site are zoned R-1 and RE-40. The aggregate lot area of these houses is approximately 12 acres.

The NOP states that the “resulting project would have less density than permitted by the proposed zoning . . .” The Initial Study similarly states that “[a]lthough the project applicant is requesting a change of zoning from R-1 (One-Family Dwelling) to RD-6 (Restricted Density Multiple Dwellings) the resulting project would have less density than permitted by the proposed

Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
December 22, 2005  
Page 4

zoning." This is an inaccurate characterization of the Project. The building footprint of the 37 detached 2-story condominium units will be approximately 2.9 acres of the 6.19-acre Project site. (3.3 acres are reserved for impervious surfaces – driveways, patios, walkways – and private open space. Actually, there is uncertainty as to whether the developer's proposal consists of 2-story or 3-story units as they have been described as "2 story with mezzanine.") Thus, the Project will introduce high density housing to this Low Residential community. In effect, the Project will be four times more dense than the adjacent neighborhood, many of the condominium units will tower well above the existing homes, and the Project's density, height and visual characteristics will be in stark contrast to the existing residential communities, based upon the existing zoning.

The proposed Project can be built only if the City of Los Angeles (City) approves both the rezoning of the property from R1-1 to RD6 and the Specific Plan exception which would permit the condominium units to be built 36-feet high.

The DEIR must analyze alternatives for a development which is zoned R1-1 and within the height building provisions permitted by the Specific Plan.

**D. The Project Will Adversely Impact The Viewshed And Is Inconsistent With The Specific Plan.**

The Specific Plan protects the scenic vistas in the communities adjacent to the Project both for residents in the vicinity and travelers on the public thoroughfares. The developer's application for an exception to permit the Project to encroach into the protected viewshed and the height exception will significantly and permanently alter or eliminate these majestic views. The applicant focuses primarily on impacts visible from Mulholland Drive but does not consider those from San Feliciano Drive and on residential properties within the inner and outer corridor on the San Feliciano and DWP sides of the Project.

The DEIR should analyze alternatives which have a reduced impact on the viewshed. It should also identify the public benefit, if any, which will be served by developing a project which is inconsistent with the neighborhood integrity.

**E. The DEIR Must Analyze The Traffic, Circulation and Parking Impacts Of The Project.**

The streets and intersections in the residential neighborhoods adjacent to the Project are already congested. Specifically, there are major traffic and speeding problems on San Feliciano Drive. Mulholland Highway and Topanga Canyon are major access roads between Pacific Coast Highway and the 101 Freeway. San Feliciano Drive, in particular, has become a short-cut for motorists. Recently, two new stop signs have been installed in an attempt to prevent driving at excessive speeds. This, in part, was in response to traffic fatalities on San Feliciano Drive caused by speeding.

Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
 December 22, 2005  
 Page 5

The DEIR must analyze and evaluate the traffic impacts and circulation issues that the Project will generate throughout the day, including noise, delay, and gridlock. There are also significant safety issues connected with increased traffic which must be analyzed and considered. For example, the Project site is located across the street from a high school and is in close proximity to two elementary schools. How will the Project impact circulation vis-à-vis the schools, particularly at the heavy drop-off and pick-up times?

The Initial Study states "project impacts to area traffic would have no significant impacts on nearby roadways or intersection operations that might result in the interference with any adopted emergency response plan or emergency evacuation plan . . ." (Initial Study, IV.7.g. at page IV-19) and that "the proposed project would not result in inadequate emergency access." (Initial Study, IV.15.e. at pages IV-35 through IV-36.) In fact, the increased traffic from the Project has the potential to significantly impact the fire and life safety response time for local residents which is already substantially compromised. Therefore, the DEIR must address this issue and alternatives should be proposed and evaluated, including, the possibility of having only one access road (Mulholland Drive) for the Project in order to mitigate increased congestion on San Feliciano Drive.

Additionally, the DEIR must analyze and consider the Project's impact on parking. The Initial Study states that the Project "would comply with the City of Los Angeles Municipal Code Parking Regulation which requires single-family residences . . . to provide two parking spaces per dwelling unit." (Initial Study IV.15.f. at page IV-36.) The study also indicates that 19 guest parking spaces, "at 0.50 guest parking space per unit" will be provided. (*Id.*) The study concludes that "impacts related to parking capacity will be less than significant." (*Id.*) This conclusion is dismissive and unrealistic. The DEIR must analyze mitigation measures and alternatives with respect to parking issues because it is reasonable to anticipate that homeowners who own more than 2 vehicles and homeowners' guests will be compelled to park on nearby streets which are not within the Project site.

**F. The DEIR Must Analyze The Noise And Air Quality Impacts Of The Project.**

The DEIR must analyze and consider both construction-related and operation-related noise and air quality impacts generated by the Project.

The construction-related noise analysis must measure the full spectrum of noise throughout the day. An average will not adequately characterize the noise levels and will mask the true nature of construction activity. The analysis must also consider truck hauling noise along potential hauling routes. Construction activity noise is often characterized by loud, single-event noise which has a greater adverse impact than the hourly average. Therefore, the DEIR should address the potential interference with sleep, including physiological responses, annoyance, and sleep loss from increased nighttime noise. Single-event noise should also be

Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
December 22, 2005  
Page 6

evaluated.

The construction emissions impact analysis must consider fugitive dust from earthmoving and grading and diesel particulate matter from off-road heavy equipment or on-road haul trucks. Additionally, the air quality analysis should consider and provide for mitigation measures of emissions, including PM-10 and NOx, from other vehicles and machinery, including water trucks.

When analyzing the air quality impacts of the project during operation, the DEIR should consider long-term emissions throughout the year, including those caused by fireplaces and heating. The DEIR must also analyze the increase and severity of existing air quality violations and evaluate whether the Project will generate new air quality violations.

**G. The DEIR Must Analyze The Biological Impacts Of The Project.**

**1. Oak Trees**

As previously noted, the Project will be constructed on the last six-acre area of old growth oaks in Woodland Hills. These trees are protected under the Specific Plan and the California Oak Woodlands Law (Oak Law). (Pub. Resources Code § 21083.4, effective January 1, 2005.) The Oak Law sets forth California's first oak woodlands conservation standards under CEQA. The Oak Law provides for four mitigation alternatives to proportionally mitigate the significant impact to oak woodlands habitat. This statute also provides that the planting of new oaks shall not fulfill more than one-half of the mitigation requirements for the project. (Pub. Resources Code § 21093.4(b)(1)(c). The Oak Law protects oak trees which are 5 inches or more in diameter at chest height. (Pub. Resources Code § 21083.4(a).)

The Initial Study prepared by Christopher A. Joseph & Associates in August 2005 addresses only the City of Los Angeles Oak Tree Preservation Ordinance. (Initial Study, IV.4.a. at page IV-6; IV.4.e. at page IV-7 through IV-8.) It does not acknowledge the existence or significance of and the mitigation requirements under the Oak Law.

The Oak Law mandates, at a minimum, that the DEIR address the four mitigation alternatives set forth therein. The DEIR must comply with state law and not solely county standards. It should also analyze and consider the biological aspects of converting the subject oak woodlands to other uses. Moreover, how will the removal of the coast live oak trees cumulatively impact the adjacent communities and wildlife? The DEIR must also focus on the short-term and long-term impacts of the Project on the oak grove. Among other things, how will the extensive grading and retaining walls in excess of 8 feet affect the root system of the oaks?

**2. Wildlife**



Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
December 22, 2005  
Page 7

The DEIR must also analyze any alternative designed to mitigate potentially significant impacts on the diverse wildlife species (e.g., golden eagles, turkey vultures, owls, red-tailed hawks, bobcats, coyotes) and their habitat which is essential to their survival. The Project's impacts on wildlife corridors and any potential Environmentally Sensitive Habitat Areas (ESHAs), must also be disclosed and analyzed.

**H. The DEIR Must Analyze The Potential Significant Impact Of Flooding.**

The Initial Study generally states that "[a] significant impact may occur if the proposed project exposed people or structures to significant risk of loss or death caused by a seiche . . . or inundation . . ." (Initial Study, IV.8.i. at page IV-23.) It then states that flooding is not expected. It also provides that "[d]evelopment of the proposed project would result in 35.6 percent coverage of the site by impervious surfaces . . . [w]ith additional impervious surfaces, there would be a 5.2 cubic feet per second (cfs) net increase in runoff with development of the site . . . . However, the San Feliciano storm drain would accept the incremental increase in runoff." (Initial Study, IV.8.e. at page IV-22.)

These statements disregard the fact that the existing storm drainage system in the vicinity of the Project is already overburdened. Flash floods and debris flow are not uncommon. The DEIR must analyze and evaluate the impact that this dense residential Project will have. This analysis should include issues of drainage, flooding, erosion, and overflow of water and debris from the Project site.

**I. The DEIR Must Analyze The Cumulative Impacts Of All Closely Related, Past, Present, And Reasonably Foreseeable Future Projects.**

The DEIR must identify the Project's potentially significant effects – including cumulative effects – and propose mitigation measures and alternatives to reduce or avoid those impacts. (Pub. Resources Code § 21100, subd. (b)(2)(B)(5); Guidelines, §§ 15126, subd. (d), 15126.2, subd. (d), 15130, 15355.) Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. (Guidelines, § 15355(b); Pub. Resources Code § 21083.)

The number of "related projects" is uncertain as the Initial Study states in different sections that there are 24 and 27 such projects (Page II-24; Table II-4 at page II-26; IV.1.d. at page IV-1). The DEIR must clarify the number of "related projects" and address each of them and all other closely related past, present, and reasonably foreseeable probable future projects.

To the extent that the City is aware of other development proposals in the area that are in the planning and/or application stage but may not have reached the approval stage, the DEIR must also consider these projects as "related projects" in the cumulative impacts analysis. "A cumulative impact analysis which understates information concerning the severity and

Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
December 22, 2005  
Page 8

significance of cumulative impacts impedes meaningful public discussion and skews the decisionmaker's perspective concerning the environmental consequences of the project, the necessity for mitigation measures, and the appropriateness of project approval." Citizens to Preserve the Ojai v. County of Ventura (1985) 176 Cal.App.3d 421, 431.

**J. The Alternatives Analysis Must Include An Adequate Comparative Analysis.**

CEQA mandates that avoidable significant environmental damage be substantially reduced and avoided if feasible. (Pub. Resources Code §§ 21002, 21100(b)(4), Guidelines §§ 15002, 15121, 15126.) The DEIR must contain a "reasonable range of alternatives to the project which (1) offer substantial environmental advantages over the project proposal . . . ; and (2) may be 'feasibly accomplished in a successful manner' considering the economic, environmental, social and technological factors involved." Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 566. The DEIR's alternatives analysis must contain "meaningful detail" even where significant effects will be lessened or eliminated by mitigation measures. Laurel Heights Improvement Association v. Regents of the University of California (1988) 47 Cal.3d 376, 399-407.

**IV. CONCLUSION.**

SOS opposes the Project as proposed. We urge the City to require the DEIR to include alternatives for development that would not require rezoning of the property or approval of exceptions to the Mulholland Scenic Parkway Specific Plan. The DEIR should also include a development plan consistent with the surrounding neighborhood and one that maximizes the preservation of the existing open space and oak savanna, with minimal disruption of the wildlife and their habitat.

SOS requests that these comments on the NOP be considered and analyzed in the DEIR. Again, please ensure that I am put on the notice list for all events and actions related to this matter. Thank you.

Very truly yours,

ROBERT P. SILVERSTEIN  
FOR  
THE SILVERSTEIN LAW FIRM

Mr. Jonathan Riker  
Comments Re NOP – ENV-2005-2301-EIR  
December 22, 2005  
Page 9

RPS:aa  
cc: SOS Officers