

Office of the Mayor
Constituent Services Mail:

C/F: _____
Dead: _____ Cmts/Cncls: _____
Student: _____ Picture: _____
CMA: _____ By: _____
24Hr Ltr: _____ Ref. Ltr: _____
Referred to: _____

Inella Chambless

4727 San Feliciano Dr
Woodland Hills Ca 91367

COPY

Sept 16, 2005

Mayor Antonio Villaraigosa,
200 N. Spring St.
Room 303
Los Angeles Ca. 90012

Office of the Mayor
Constituent Services Mail:

C/F: _____
Dead: _____ Cmts/Cncls: _____
Student: _____ Picture: _____
CMA: _____ By: _____
24Hr Ltr: _____ Ref. Ltr: 503
Referred to: Planning

Dear Mayor,

After being out of town a few weeks, I returned to find signs all over the neighborhood protesting rezoning of the neighborhood for 6 acres at 22255 Mulholland and San Feliciano Dr. for Condos and Apts.

This is a small area between Woodland Hills and Calabasas. an area of R-1 family and Estates.

ours is a deep rooted family area,
long established, We have a neigh-
borhood watch, block parties, We
have our neighbors name & phone
numbers hanging on our refrigerator
doors. We know the Children's names,
who live on our street. Condos
Would Change the Character of
our neighbor hood.

I have lived on this multi-
Curved Street 20 years. and
watched the traffic increase steadily.
as those who live South of us,
ignore Topanga Canyon Blvd
and take a short cut down
San Feliciano, There have been
many accidents.

Just imagine the traffic glut
that 37 Condos would add to
an already overused street
The morning and afternoon

rush hours. Imagine what the city
School pick up. Already a very
bustling hour at Woodland Hills Elementary.

The developer will take his
profit and move on. The
destruction of our neighborhood
he will leave with us.

I really think six acres
would make a much needed
park — it's the last scrap
of vacant land in our area.

I'm asking you to please
consider our anguish and sup-
port denial of rezoning in
this case.

Sincerely,
Anella Chambers

Gilbert S Drucker
4605 San Feliciano Dr.
Woodland Hills, CA 91364

October 8, 2005

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

RECEIVED
CITY OF LOS ANGELES
OCT 11 2005
ENVIRONMENTAL
UNIT

Attn: Tom Henry

Reference: parcel number 207603019, TR 1000, LOT 1083

Dear Councilman Zine,

Subject: RESPONSE TO SEPTEMBER 9, 2005 LETTER AND STATEMENTS QUOTED IN THE DAILY NEWS

In your letter you state that the concerns of the surrounding community were the result of "misinterpretation" of information from a flyer. In the Daily News article you are quoted as saying "someone put out a panic letter" resulting in homeowner unease. **These statements are misleading and appear to be intended to undermine our credibility with our neighbors.** The flyer information presented to the neighbors is factual and intended to inform our community. Unlike your letter, it did not mislead them with incomplete and inaccurate statements.

You are quoted as saying "that I will not support condominiums or apartments at this site which is planned for single family residential development". Yet the project submitted to the City Planning Department requires for 4 zoning changes that will result in a **"37-unit residential condominium"** project.

You said you were informed by the Los Angeles City Planning Department "that the actual proposal is for **37 single family houses over 6 acres** of land" This statement completely contradicts the formal applications (**37-unit residential condominium**). Was this "misinterpretation" on your part or were you misinformed? **The most crucial part about the requested zoning changes was not even addressed in your letter.**

The developer wants to persuade me and my neighbors and you that he could build 54 houses with the current R1-1 zoning and thus **37-unit residential condominium project** would save us from high density development. I and my neighbors interpret this as standard propaganda and a feeble strong-arm tactic with **no credible or substantial evidence to support such a claim.** For example, the only way 54 houses could be placed on this R1-1 parcel would be to assume:

- The parcel is flat and does not require substantial grading NOT TRUE
- No streets or side walks ACCESS TO HOMES BY HELICOPTER???,
R1-1 REQUIRES DEDICATED STREETS
- Removal of all existing heritage oak trees NOT SUPPORTED BY THE MULHOLLAND
SCENIC PARKWAY SPECIFIC PLAN

I AM AWARE AND DEEPLY CONCERNED THAT THE DEVELOPER CAN VERY EASILY CONVERT THIS CONDOMINIUM PROJECT TO AN APARTMENT PROJECT AFTER THE ZONING CHANGES ARE APPROVED. VERY EASILY!!!!

Councilman Zine, if the developer can build 37 or 54 single family houses at this site, why did he request the 4 zoning changes????

Preserving community integrity is a major neighbor concern. We feel that a Condominium project destroys our community integrity. 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 4 acres, **THIS RESULTS IN THREE 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 RD6**. By any other name, this proposed project is still **HIGH DENSITY** development. The following condominium project details, in addition to high density housing, do not fit in with surrounding community:

- Minimal set backs of 5 ft from the private 28 ft wide street
- No driveways, with only a 5 ft apron from the street
- No sidewalks or street lights
- Rear yards will be only 10-20ft deep.
- 2 story units with a mezzanine (3 story)
- Separation between units in most cases is about 10ft

All of the preceding would not be allowed without the RD6 zoning change and exceptions to the Mulholland Scenic Corridor

In the Daily News article you are quoted as saying “I have a concern that the number may be too high. The property owner has certain rights and I want to respect them. And I want to respect the wishes and needs of the community,” These statements are intended to comfort the community, but what do they really mean? What are “property owners certain rights”? I would like you to define them. I want you to protect our rights not just respect them. How do you determine the “wishes and needs of the community”? I want you to advocate and support the community wishes and needs, not just say you respect them.

I and my neighbors feel the following are the “wishes and needs of the Community”

- To prevent the requested zoning changes that would open the door to apartment development.
- To preserve the integrity of specific and general plans that would otherwise be rendered meaningless by this attempt at spot zoning.
- To prevent the proposed high density development which does not fit in with the surrounding low density one story single family and residential estate housing.
- To mitigate the development’s overload effect on the already heavy traffic on both Mulholland Drive and San Feliciano Drive.
- To prevent the negative impact of what would become a permanently altered view shed.

- To prevent destructions of old oak and magnificent huge tree canopy trees on the parcels

I realize that the city must allow development, but I believe the development must be slanted toward preserving community integrity and not maximizing developer's profits. I have raised many issues and questions in my letter that need to be answered. I am respectfully requesting complete not partial answers.

Councilman Zine, where do you stand?

Sincerely,

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

A copy of this letter has been sent to:
The City Clerk
The City Attorney
The Mayor
The Los Angeles City Planning Department

Gilbert S. Drucker
4605 San Feliciano Drive
Woodland Hills, CA 91364-5039
(818) 347-0923

October 8, 2005

RECEIVED
CITY OF LOS ANGELES

OCT 11 2005

ENVIRONMENTAL
UNIT

Environmental Review Section

Department of City Planning

200 N. Spring St. Rm 750

Los Angeles, CA, 90012

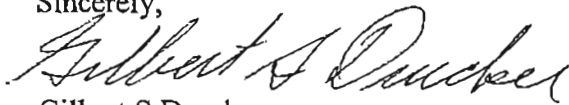
Attn: Jonathan Riker - ENV-2005-2301

Reference: Assessor parcel number 207603019, TR 1000, LOT 1083, PIN 165B101-132

Dear Mr. Riker,

I have enclosed a letter I have sent to Councilman Dennis Zine for your information and file. The letter contains a response to Councilman Zine September letter and statements quoted in the Daily News. At issue is a proposed development in Woodland Hills and in the Mulholland Scenic Corridor. Details relating to this development are contained in APCSV 2005 2381.

Sincerely,


Gilbert S Drucker

Encl.: Copy of letter to Councilman Dennis Zine

Barbara Margolies/ Jarrette Henderson
4671 Cerrillos Drive
Woodland Hills, Ca. 91364

October 10, 2005

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

RECEIVED
CITY OF LOS ANGELES
OCT 14 2005
ENVIRONMENTAL
UNIT

Dear Tom,

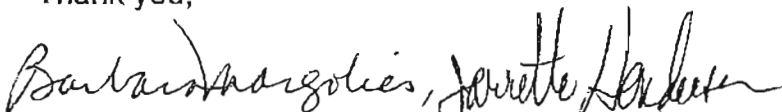
RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE MULHOLLAND SCENIC CORRIDOR; Assessors Parcel ID number is 2076-023-019; PIN 165B101-132; Case numbers for the zoning changes are: TT-61553, ENV-2005-2301-EAF, APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR

We are writing as residents of Woodland Hills who live near the pending development of the two parcels at 22255 Mulholland Drive which also borders on Mulholland Highway and San Feliciano Drive. We are strongly opposed to this proposal and to any zoning variances and exceptions to the specific plans that have been filed on this property.

We are concerned that the proposed high-density development will increase already heavy traffic on Mulholland Hwy, Mulholland Drive and San Feliciano Drive. We also fear that zoning changes will lead to apartment development which will not fit in with the surrounding single family housing in our neighborhood. We also fear the loss of open space and the potential loss of old oak trees on the parcels. We have an oak tree on our own property that we treasure and it is one of the things that drew us to this neighborhood originally.

We, along with many of our neighbors, would like to know if Councilman Dennis Zine is supporting or opposing the zoning and specific plans exceptions applied for on this property. We want to know where he stands on high-density development in this area. We will appreciate a prompt response to this important matter.

Thank you,



Barbara Margolies, Jarrette Henderson
Cc: Jonathan Riker, Frank Martinez, Rocky Delgadillo

RECEIVED
CITY OF LOS ANGELES

OCT 11 2005

ENVIRONMENTAL
UNIT

Councilman Dennis Zine
19040 Vanowen Street
Reseda, CA 91335

October 10, 2005

CC: Jonathan Riker, Frank Martinez, Mayor Antonio Villaraigosa, Fran Pavley, Rocky Delgadillo.

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

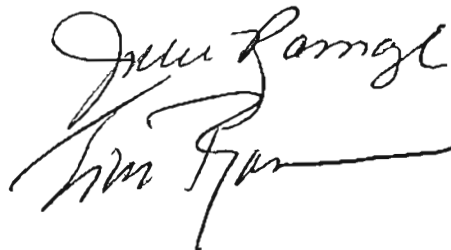
Dear Mr. Zine,

I am writing this letter to inform you of my discontent as a voter, taxpayer, and homeowner in the area code of 91364. The current project referenced above greatly concerns our family regarding the rezoning and building of the proposed projects. We specifically live in this area due to the great amount of trees and eclectic older homes that encompass the rugged hills and streets surrounding this community. We are already quite bothered by the continued "McMansions" that are built where lovely ranch style homes once stood. The ugly peach stucco and white wrought iron fences and stick out like big ears on a super model. Please do not allow rezoning in this area to allow for multi family building on small parcels of land.

I don't know if you have had a chance to drive around the streets North of Mulholland and South of Ventura Boulevard. They are all very small. Streets like Dumetz between Topanga and San Feliciano are so tiny only one car can pass at a time. Since Dumetz and Martinez are the only streets with a stop light for traffic, the extra congestion that would be on those streets would be a nightmare. San Feliciano itself is just wide enough for the 2 cars to pass. With cars parked on either side, the chances of accidents and property damage are inevitable.

I urge you to please not change laws and zoning statutes to suit the needs of a prospective builder. Consider the needs and desires of tax payers, home owners, and voters first. Thank you for your consideration.

Julie and Tim Ramage
21830 Dumetz RD
Woodland Hills, CA 91364
818-932-9099



RECEIVED

OCT 12 2005

OFFICE OF THE CITY ATTORNEY
ROCKYARD J. DELGADILLO

Re:

**LA Assessor's Parcel Number 2076-023-019, PIN 165B101-132,
and**

**Zoning Application Case Nos TT-61553, and ENV-2005-2301-
EAF, and APCSV-2005-2381-ZC-SPE, and CPC-1993-455-DBR**

Dear Councilman Zine, Mayor Villaraigosa, Rocky Delgadillo, Frank
Martinez, Jonathan Riker:

WE OPPOSE A ZONING CHANGE,
WE OPPOSE 37 DWELLINGS OF ANY KIND ON THIS SITE,
WE OPPOSE ANY EXCEPTIONS TO THE MULHOLLAND SCENIC
CORRIDOR SPECIFIC PLAN,
WE OPPOSE CUTTING OF ANY OF THE TREES, and
WE DO NOT FEEL THIS PROJECT IS IN THE BEST INTEREST OF
OUR COMMUNITY BECAUSE IT DOES NOT CONFORM WITH
ANY OF THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.

Any questions? Thank you for listening.

Sincerely,



Robert Morgan Fisher
22254 Flanco Rd
Woodland Hills, CA 91364
818/884-8123

October 13, 2005

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

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

RECEIVED
CITY OF LOS ANGELES

OCT 14 2005

ENVIRONMENTAL
CITY

Attn: Jonathan Riker

Dear Sir,

My wife and I have been residents of Woodland Hills for the past 20 years and have witnessed many changes in the neighborhood - some good, some bad. However, the proposed conversion of 6 acres of residential property to condominiums or apartments at 22255 Mulholland Drive is the most egregious insult that has befallen this neighborhood.

Woodland Hills, for its long history, has been a residential area with a rural feeling generated by our namesake trees and a mix of R-1 lots and large, uniquely sited estate lots. The conversion of the two open, woodland R-1 lots to a gated community of condominiums or apartments would destroy the basic character of this unique neighborhood.

Aside from the esthetic, the proposed development would move from the current single residence to approximately 40 condominiums or apartments that would put severe strains on the resources of the neighborhood. Currently, traffic on San Feliciano Drive has increased significantly. Due to a number of accidents, members of the community have sought and have been given additional stop signs on San Feliciano Drive to combat the speeding of motorists bypassing Topanga Canyon Boulevard. It is obvious that the influx of hundreds of new residents from the proposed gated community would severely overstress this thoroughfare, as well as Mulholland Drive.

As a retired member of the criminal justice system, I am concerned about the impact of this proposed development on the law enforcement community. The proposed development is on the border of LAPD's jurisdiction and the Sheriff's Department jurisdiction in the city of Calabasas. For LAPD, this would greatly increase the need for additional responses to an area that is the most removed from their high impact patrol areas such as Canoga Park. Rather than having the current, single residence with non-existent issues; they would have to respond to the issues of burglaries, domestic violence, drug and alcohol offenses and vandalism related to the approximately 40 new residences, many, or all, of which will be rentals with a transient population. In addition, since this is

on the boundary of the two jurisdictions there will be issues of who responds to criminal activity that crosses over from one jurisdiction to the other.

Neither my wife nor I see any positive benefit for the neighborhood or the City from this proposed change in the long established zoning for this area. The City will be faced with impacts on an infrastructure that was designed for single family homes, which I am sure has been expounded by the many neighbors that are more fully conversant with these specific issues and have voiced similar concerns to your office.

The only benefactor will be the developer who will move on to other projects while the community is permanently degraded by this irrevocable change in the character of the neighborhood. I know the owner of the property should be allowed to benefit from the appreciation of the property, but other alternatives should be considered.

From our perspective a better use would be for a park. The Woodland Hills community south of Ventura Boulevard has very few, if any, City parks that are easily accessible. (As you well know, the City of Los Angeles have fewer parks per capita than any other major city in the United States.) I would think that there are funding streams within the City, County, State and Federal governments, along with non-profits that could cobble together funding to purchase this land at a reasonable cost. This would certainly be positive outcome rather than the negative impact the redevelopment would impose on Woodland Hills.

At the minimum, we hope that you will take this public outcry seriously and lend your support to the denial of any changes in the zoning of this property.

Respectfully yours,



John Poplawski



Terry Poplawski

October 16, 2005

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

RECEIVED
CITY OF LOS ANGELES

OCT 19 2005

ENVIRONMENTAL
UNIT

Dear Mr. Riker:

I am writing in opposition to proposed high density housing within the Mulholland Scenic Corridor. Assessor's 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

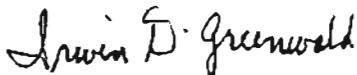
I am concerned about the pending development of two parcels, totaling 6.15 acres at 22255 Mulholland Drive that also front Mulholland Highway and San Feliciano Drive. I am strongly opposed to all of the zoning variances and exceptions to the specific plans that have been filed on the parcels.

It is clear that the developer is proposing high density development of a CONDOMINIUM project in a residential estate area. It is NOT 37 single family houses over 6 acres of land. It is 37 Condos on one lot; the buyers will not own their buildings or their lots.

This is in direct conflict with the specific and general plans of low density housing for this area. Furthermore, if the proposed zoning changes are approved, the developer can easily convert to an APARTMENT project.

Therefore, I am urging you to oppose specific plan and zoning exceptions proposed for these parcels. I would appreciate a reply setting forth your position.

Very truly yours,



Irwin D. Greenwald
22836 Margarita Dr.
Woodland Hills, CA 91364
(818) 222-5697

RECEIVED
CITY OF LOS ANGELES

OCT 19 2005

ENVIRONMENTAL
UNIT

22689 Mulholland Drive
Woodland Hills, CA 91364
October 16, 2005

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

**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, APCFV-2005-2381-ZC-SPE, CPC-1993-455-DBR**

Dear Mr. Henry,

We are writing about the proposed development of the two parcels, totaling 6.15 acres at 22255 Mulholland drive, near Mulholland Highway and San Feliciano Drive.

We are strongly opposed to any zoning variances regarding this property. As neighbors we want to continue to enjoy the existing oak trees and open spaces in our area. If the development were to proceed with the high density condominium type structures this open space would disappear for ever. We further foresee increased traffic congestion resulting from the proposed high density development.

Simply stated, we want the Mulholland Scenic Corridor preserved for current residents as well as for future generations. Please support your constituents in this matter and oppose this change in zoning request.

Yours Truly

 
Karl and Katherine Pearsons

cc Mayor Antonio Villaraigosa
Frank Martinez, City Clerk
Rocky Delgadillo, City Attorney
Environmental Review Section,, Dept of City Planning, Attention: Jonathan Riker
Woodland Hills Homeowners Association, Attention: Gordon Murley

Attachment D

EXAMPLE OF A LETTER TO MAYOR VILLARAIGOSA

Name
Address
, CA

TSVETANA YVANOVA
22054 CRESPI ST
WOODLAND HILLS, CA 91364

Date, 2005

Oct 16, 2005

RECEIVED
CITY OF LOS ANGELES

OCT 19 2005

ENVIRONMENTAL
UNIT

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

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 Mayor Villaraigosa,

I am contacting you to express opposition to proposed high density housing along the Mulholland scenic corridor, in Woodland Hills. I reside immediately across 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 Dennis Zine, enclosed for your review and consideration. 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 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.

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 Drive and San Feliciano Drive
- Mulholland Scenic Corridor permanent open-space loss
- Jeopardizes old oak trees on the parcels, some of which have been chopped down in violation of the law

These are not just parochial concerns, they are city-wide issues:

- Following city planning preserves community integrity
- Spot zoning renders area specific plans meaningless
- Preventing zoning changes will avoid overloading an already heavy area traffic
- Preservation of open spaces and providing community parks
- Awareness of and enforcement of laws protecting old oak trees
- Early notification of community proposed zoning changes and developments

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,



Save Oak Savanna

Scott Kanagy
22800 Margarita Drive
Woodland Hills, CA 91364

RECEIVED
CITY OF LOS ANGELES
OCT 20 2005
ENVIRONMENTAL
UNIT

October 17, 2005

RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE MULHOLLAND SCENIC CORRIDOR; Assessors Parcel ID number is: 2076-023-019; PIN 165101-132; Case number for the zoning changes are: TT-61553, ENV-2005-2301-EAF, APCS-2005-2381-ZC-SPE, CPC-1993-455-DBR

To Whom It May Concern: ATTN: JONATHAN RIKER

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

Let me make this very clear. I've resided in this neighborhood over 30 years and 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 preserve, along with the specific plans and general plans of low density housing for this area.

I'd like to know if Councilman Dennis Zine is supporting or opposing the zoning and specific plans; or 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
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- 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

I hope these people will not be allow to depreciate this community. Thank you!

Sincerely,



Dan & Charlotte Klamkin
22946 Brenford St.
Woodland Hills, CA 91364

October 17, 2005

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

RECEIVED
CITY OF LOS ANGELES
OCT 20 2005
ENVIRONMENTAL
UNIT

Att: Jonathan Riker

Dear Mr. Riker

**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-2005-2381-EAF, APCSV-2005-
2381-ZC-SPE, CPC-1993-455-DBR**

We are contacting you regarding the pending development of the two parcels, totaling 6.15 acres at 22255 Mulholland Drive, which also fronts Mulholland Highway and San Feliciano Drive.

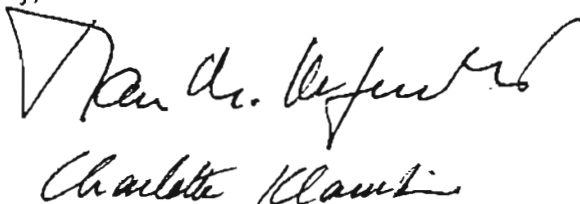
Why is this development even being considered?!? We live in a quiet, single residence neighborhood and do not want any zoning changes to occur. We like the vegetation, the few open spaces which still exist, and do not look forward to have more congestion and traffic in our streets. We want to keep the current and general plans for low density housing in this area.

We implore Councilman Zine to oppose the proposed the rezoning and development of the applied for property and keep our neighborhood as it exists now. We have already experienced completely unnecessary tree cutting on Greer St. within the last 4 months by the city. This angered the entire neighborhood as the look, feel and utility of the beautiful shade-giving trees has altered the scenic beauty and utility of the fallen trees.

We want and expect our city officials to respond to our pleas and hope you take us seriously.

Please respond to this communication.

Sincerely,


Charlotte Klamkin

CESAR G. CASAL
22111 INDEPENDENCIA ST.
WOODLAND HILLS, CA 91364

RECEIVED
CITY OF LOS ANGELES

OCT 19 2005

ENVIRONMENTAL
DEPT.

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

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 Mayor Villaraigosa,

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- Significant increase in already heavy traffic on Mulholland Drive and San Feliciano Drive
- Mulholland Scenic Corridor permanent open-space loss
- Jeopardizes old oak trees on the parcels, some of which have been chopped down in violation of the law

These are not just parochial concerns, they are city-wide issues:

- Following city planning preserves community integrity
- Spot zoning renders area specific plans meaningless
- Preventing zoning changes will avoid overloading an already heavy area traffic
- Preservation of open spaces and providing community parks
- Awareness of and enforcement of laws protecting old oak trees
- Early notification of community proposed zoning changes and developments

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,



CESAR G. CASAL
22111 INDEPENDENCIA ST.
WOODLAND HILLS, CA 91364

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 changes are: TT-61553, ENV-2005-2301-EAR, 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.

Let me make this very clear. 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 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 Dr. and San Feliciano Dr.
- 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

Please reply promptly.

Sincerely,



October 20, 2005

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

RECEIVED
CITY OF LOS ANGELES

OCT 27 2005

ENVIRONMENTAL
UNIT

Dear Jonathan,

RE: Opposition to proposed high density housing within the Mulholland Scenic Corridor; Assessors Parcel ID number is : 2076-023-029; PIN 165B101-132; Case number 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 Hwy and San Feliciano Drive.

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

Myself and my neighbors strongly oppose 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.

My concerns for this proposed development are zoning changes would open the door to apartment development, high density does not fit in with the surrounding low density single family and residential estate housing, jeopardizing **old oak trees** on the parcels, which is in violation of the law.

Sincerely,



Kathryn Ridgley-Lunetta
21816 Dumetz Road
Woodland Hills, CA
818-999-1312

Edward and Donna Held
4701 San Feliciano Drive
Woodland Hills, CA 91364

October 21, 2005

RECEIVED
CITY OF LOS ANGELES

To: Jonathan Riker, Environmental Review Section, Dept of City Planning

OCT 27 2005

ENVIRONMENTAL

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-EAE, APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR

Dear Mr. Jonathan Riker,

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.

Let me make this very clear. 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 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, some of which have already been chopped down in violation of the law

Please reply promptly.

Sincerely,


Edward and Donna Held

CC: Jonathan Riker, Environmental Review Section, Dept of City Planning; Frank Martinez, City Clerk; Rocky Delgadillo, City Attorney; Mayor Antonio Villaraigosa

Ed Borowski
22660 Waterbury Street
Woodland Hills, Ca. 91364

RECEIVED
CITY OF LOS ANGELES

NOV 10 2005

ENVIRONMENTAL
UNIT

Tuesday, October 25, 2005

Dennis P Zine, Councilman District 3
19040 Vanowen Street
Reseda, Ca 91355
Attention: Tom Henry

Dear Tom,

RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITH 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.

Let's be very upfront and clear on this matter. 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 and neighborhood, we are very concerned with any and all zone
changes. We want to see our open spaces and old oak trees preserved.

I recommend that a park be placed on this property. We as a district, are far below the
recommended/suggested ratio of parkland to people. This would be a perfect opportunity
for your office to step up to the plate, instead of BUCKLING to corporate pressure.
Think of the people in your district. A report on this option will be presented to your
office at a later time.

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

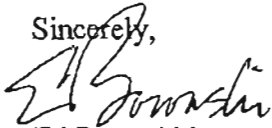
I am also specifically asking if Councilman Dennis Zine is supporting or opposing high
density development in our neighborhood.

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, which is unacceptable within this area.
- 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 Dr.
- Mulholland Scenic Corridor permanent loss of open space.
- Jeopardizes old oak trees on the parcel, some of which have already been chopped down in violation of the law.

Please reply promptly.

Sincerely,



Ed Borowski

Sent 10/25

Shanah Gavia
4754 San Feliciano Drive
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

RECEIVED
CITY OF LOS ANGELES

OCT 28 2005

ENVIRONMENTAL
UNIT

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

Dear Mr. Riker,

This letter is to express opposition to the proposed high density housing along the Mulholland scenic corridor, in Woodland Hills. I live right near the proposed development, which would require significant zoning exceptions to actually happen.

Enclosed is a copy of the letter I sent to Councilman Dennis Zine. 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 park land as was done in the Ahmanson Ranch case.

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.

I would appreciate hearing from you on this matter, and more importantly, your support of the neighbors' opposition to these zoning exceptions. As our new mayor you have demonstrated an interest and support of local community issues.

Thank you for your courtesy and cooperation.

Sincerely,

Shanah Gavia

Encl.: Copy of letter to Councilman Dennis Zine

**Shanah Gavia
4754 San Feliciano Dr.
Woodland Hills, CA 91364**

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

Dear Mr. Henry,

10/25/05

This letter is my concern 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 very strongly opposed to any and all of the zoning variances, and/or exceptions to the specific plans that have been filed on this property that will harm oak savannas.

I am concerned with any zoning changes. I 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.

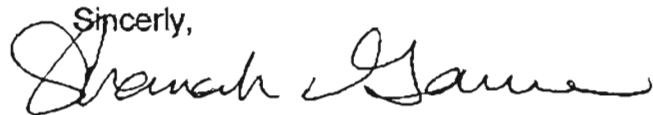
I am also specifically asking is if Councilman Dennis Zine is supporting or opposing high density development in our neighborhood.

Many problem issues, 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.

Please reply promptly.

Sincerely,

A handwritten signature in black ink, appearing to read "Shanah Gavia". The signature is fluid and cursive, with the first name "Shanah" being more prominent than the last name "Gavia".

Shanah Gavia

This letter has been also sent to the following
Mayor, Antonio Villaraigosa
State Assembly 41st District, Fran Pavley

Woodland Hills-Warner Center, Neighborhood Council Area
Woodland Hills Homeowners Organization, Gordon Murley
Santa Monica Mountain Conservatory, Paul Edelman

Jazan & Bill Kozma
22291 Ybarra Rd.
Woodland Hills, CA 91364

10-26-2005

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

RECEIVED
CITY OF LOS ANGELES
OCT 28 2005
ENVIRONMENTAL
UNIT

Dear Jonathan,

My husband and I are writing to you today in regards to our opposition to the proposed high density housing within the Mulholland Scenic Corridor; Assessors Parcel ID number 2076-23-019; PIN 165B101-132. the case numbers for the zoning changes are: TT-61553, ENV-2005-2301-EAF; APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR.

Since we live in the immediate area of the high density housing that is being proposed, we are strongly against any and all of the zoning variances, and or exceptions in regards to the specific plans that have currently been filed on this property consisting of two parcels, totaling 6.15 acres at 22255 Mulholland Drive, which also fronts Mulholland Highway and San Feliciano Drive. We are very concerned with any zoning changes. We want to see our open spaces and old oak trees preserved, along with the currently existing plans of low density housing for this area. the community might best be served if these properties remain as open space or are used for park land.

Adverse effects that we feel would be the result of the proposed development are:

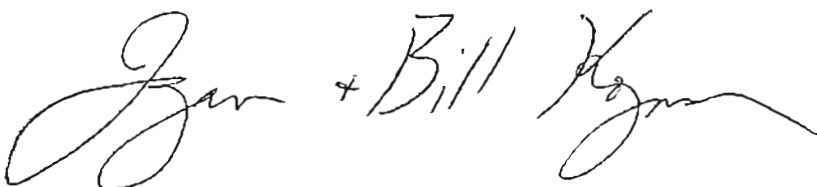
- Significant increase in already heavy traffic on Mulholland Hwy, Mulholland Dr. and San Feliciano Dr.
- Zoning changes would open the door to apartment development
- Permanent loss of old oak trees on the parcels, and the negative alteration of the view shed of the surrounding properties.
- Permanent Open Space loss to the Mulholland Scenic corridor

The impact in regards to city-wide issues:

- Following city planning preserves community integrity
- Spot zoning renders area specific plans meaningless
- Preventing zoning changes will avoid overloading an increasingly heavy traffic area
- Preservation of open space and provision of community parks

Thank you for your courtesy and cooperation.

Jazan & Bill Kozma

A handwritten signature in black ink, appearing to read "Jazan & Bill Kozma", written in a cursive, flowing style.

David M. Breliant
4606 San Feliciano Drive
Woodland Hills, CA 91364-5039
(818) 348-0986

November 1, 2005

Environmental Review Section

Department of City Planning

200 N. Spring St. Rm 750

Los Angeles, CA, 90012

Attn: Jonathan Riker - ENV-2005-2301

**Reference: Assessor parcel number 207603019, TR 1000, LOT 1083, PIN 165B101-132
Application File Number APCSV 2005 2381**

Dear Mr. Riker,


I and my neighbors plan to actively participate in the forth coming CEQA Review Process of the above referenced property. To make informed, accurate and relevant comments during the EIR review, we would need copies of all paperwork contained in the above referenced application file. Some but not all of the documents might be the following:

- **Master plan use permit application**
- **Tentative tract maps**
- **Initial Studies**
- **Environmental Assessment Form**

When issued, we would also like copies of the **NOP, DEIR and FEIR.**

We would appreciate if you could supply us with copies of this paperwork or direct us to how we could get them.

Sincerely,



Dave Breliant

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NOV 04 2005
ENVIRONMENTAL
UNIT

Gilbert S. Drucker
4605 San Feliciano Drive
Woodland Hills, CA 91364-5039
(818) 347-0923

November 1, 2005

Environmental Review Section

Department of City Planning

200 N. Spring St. Rm 750

Los Angeles, CA, 90012

Attn: Jonathan Riker - ENV-2005-2301

**Reference: Assessor parcel number 207603019, TR 1000, LOT 1083, PIN 165B101-132
Application File Number APCSV 2005 2381**

Dear Mr. Riker,


I and my neighbors plan to actively participate in the forth coming CEQA Review Process of the above referenced property. To make informed, accurate and relevant comments during the EIR review, we would need copies of all paperwork contained in the above referenced application file. Some but not all of the documents might be the following:

- **Master plan use permit application**
- **Tentative tract maps**
- **Initial Studies**
- **Environmental Assessment Form**

When issued, we would also like copies of the **NOP, DEIR and FEIR.**

We would appreciate if you could supply us with copies of this paperwork or direct us to how we could get them.

Sincerely,


Gilbert S Drucker

Dr. Lisa Raskind
4627 Blackfriar Rd.
Woodland Hills, Ca. 91364

RECEIVED
CITY OF LOS ANGELES

NOV 08 2005

ENVIRONMENTAL
UNIT

November 2, 2005

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

Dear Mr. Riker,

I am writing to you regarding **OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHING THE MULHOLLAND SCENIC CORRIDOR**; Assessors Parcel ID number: 2076-023-019; PIN 165B101-132; Case numbers for the zoning changes are: TT-61553; ENV-2005-2301-EAF; APCVS-2005-2381-ZC-SPE, CPC-1993-455-DBR

I am horrified that Concilman Zine would consider passing this zoning change, adding to the urban sprawl and ruining the environmental integrity in this area. I have lived here for 13 years, and in that time have seen the quality of life diminish due to increased development in Calabasas and the surrounding areas. The freeway interchange at Mulholland/Valley Circle has become so crowded that the line of cars to get on the 101 East reaches back at least a mile at peak hours.

My daughter was in a bad car accident due to someone speeding north on Muhlolland Dr. heading toward the freeway entrance. This area already has significant traffic problems which will only be dramatically increased if this zoning change and/or exemptions are allowed.

I am specifically asking that Councilman Dennis Zine oppose this zoning and the specific plans exceptions applied for on this property.

I represent myself and many of my neighbors regarding this property. We are strongly opposed to the destruction of open spaces, the cutting down of old oak trees that must be preserved, and the implementing of high density housing in an area that has always been single family homes planned as low density housing.

This is not a personal issue with me, but impacts the entire area, as well as setting a precedent that will further destroy the quality of life in Los Angeles. Most specifically,

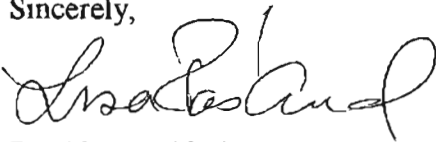
1. The proposed development is high density and does not fit in with the surrounding low density single family and residential estate housing;
2. Zoning changes would open the door to apartment development;
3. Permanent and negative alteration of the view shed of the surrounding properties;

4. The specific and general city plans would be rendered meaningless by this spot zoning
5. Significant increase in already heavy traffic on Mulholland Hwy, Mulholland Dr. and San Feliciano Dr
6. Mulholland Scenic Corridor permanent open-space loss
7. Jeopardy of old oak trees on the parcels, **SOME OF WHICH HAVE ALREADY BEEN CHOPED DOWN IN VIOLATION OF THE LAW.**

In addition to the 6.2 acre parcel proposed for development, there are 6 additional acres owned by the DWP. I am also strongly requesting that you consider persuading the DWP to make this property available for a park or for purchase by the Santa Monica Mountain Conservancy. Given the outcome of the Ahmanson Ranch case, you can see that this is not simply a local issue, but has to do with the quality of life in all of Los Angeles. Let us follow the lead of the city of Portland, Oregon, and refuse to allow developers to profit while urban sprawl destroys what little quality of life remains in this city of 9 million people.

Please reply regarding this issue as soon as possible,

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Raskind". The signature is fluid and cursive, with a large loop at the end.

Dr. Lisa Raskind

RECEIVED

NOV 07 2005

OFFICE OF THE CITY ATTORNEY
ROCKARD J. DELGADILLO

November 4, 2005

Rocky Delgadillo
City Attorney
800 City Hall East
200 North Main Street
Los Angeles, CA 90012

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-61551, ENV-2005-2301-EAF, APCSV-2005-2381-ZC-SPE,
CPC-1993-455-DBR

Dear Mr. Delgadillo:

I am writing to express my strong opposition to the above proposed development in Woodland Hills
and the zoning changes it necessitates.

This is a neighborhood of single family homes, with yards, trees and sidewalks. The complex just does
not fit in. It will add to traffic on what are already extremely busy streets with their share of traffic
accidents (some including fatalities) - San Feliciano and Mulholland Drive. There is a high school
directly across from one of the entrances to this proposed development, and an elementary school on
San Feliciano. The greatly increased traffic would pose a terrible hazard for the children.

In addition, the site is currently a haven for wildlife and contains many old oak trees, which should be
protected. We should never cut down old growth trees in Los Angeles, no matter how many we plant
to replace them. Besides their innate beauty, they help combat air pollution.

Aesthetically, this project is a nightmare. The builder wants to cram thirty-seven three story, blocky
buildings onto six acres, with hardly any space between and around them and no sidewalks. Despite
the lack of common walls, it's a condo development. Massive retaining walls will carve up the gently
rolling hillsides. Birds and other wildlife will flee. This property is adjacent to a six acre DWP
property that is now under consideration to be preserved as open space. I am hoping for that to come to
fruition, as well.

Our community is already overbuilt. Please do not allow the zoning changes necessary for this
"condo" development to proceed. Woodland Hills was originally created as a tree-filled sanctuary
from urban Los Angeles. Let's keep as much of it as we can!

Thank you for your courtesy and cooperation.

Sincerely,


Paul M. Land

22100 Viscanio Road
Woodland Hills, CA 91364

November 4, 2005

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

RECEIVED
CITY OF LOS ANGELES
NOV 08 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. Riker:

I am writing to express my strong opposition to the above proposed development in Woodland Hills and the zoning changes it necessitates.

This is a neighborhood of single family homes, with yards, trees and sidewalks. The complex just does not fit in. It will add to traffic on what are already extremely busy streets with their share of traffic accidents (some including fatalities) - San Feliciano and Mulholland Drive. There is a high school directly across from one of the entrances to this proposed development, and an elementary school on San Feliciano. The greatly increased traffic would pose a terrible hazard for the children.

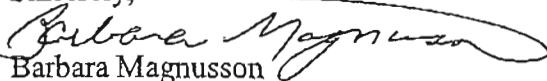
In addition, the site is currently a haven for wildlife and contains many old oak trees, which should be protected. We should never cut down old growth trees in Los Angeles, no matter how many we plant to replace them. Besides their innate beauty, they help combat air pollution.

Aesthetically, this project is a nightmare. The builder wants to cram thirty-seven three story, blocky buildings onto six acres, with hardly any space between and around them and no sidewalks. Despite the lack of common walls, it's a condo development. Massive retaining walls will carve up the gently rolling hillsides. Birds and other wildlife will flee. This property is adjacent to a six acre DWP property that is now under consideration to be preserved as open space. I am hoping for that to come to fruition, as well.

Our community is already overbuilt. Please do not allow the zoning changes necessary for this "condo" development to proceed. Woodland Hills was originally created as a tree-filled sanctuary from urban Los Angeles. Let's keep as much of it as we can!

Thank you for your courtesy and cooperation.

Sincerely,


Barbara Magnusson

22100 Viscanio Road
Woodland Hills, CA 91364