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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 lever 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  
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Woodland Hills, CA 91364  
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cc: Tom Henry, Councilman Zine's Office  
Save Oak Savanna