



## Environmental Review Section

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



# *INITIAL STUDY (DRAFT)*

*CANOGA PARK-WINNETKA-WOODLAND HILLS-WEST HILLS COMMUNITY PLAN AREA*

## *Vesting Tentative Tract No. 61553*

*Case No. [To Be Provided]*

*Council District No. 3*

**THIS DOCUMENT COMPRISES THE INITIAL STUDY ANALYSIS AS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**Project Address:** 22255 Mulholland Drive

**Project Description:** Vesting Tentative Tract for 37 detached single-family condominium units on a 6.19-acre site. Each unit would have three or four bedrooms and would have a maximum height of three stories or 36 feet, as established by the Mulholland Scenic Parkway Specific Plan Inner Corridor regulations. Each unit would include a two-car garage for a total of 74 covered parking spaces (two per unit in garages) and 19 guest parking spaces. Building footprint coverage would account for approximately 50,950 square feet (or 18.9% of the total project site). An additional area of 37,646 square feet (or 14.0% of the project site) would be covered by other forms of impervious surfaces, such as roads, driveways, patios and walkways. A total area of 37,500 square feet (or 13.9% of the project site) would be covered with landscaping. Landscaping would consist of approximately 3,500 square feet of common area and 34,000 square feet of private landscaping associated with the proposed homes. In addition, there would be 103,135 square feet (or 38.27% of the project site) of undisturbed open space and 40,626 square feet (or 17.7% of the project site) of private open space. In order to construct the proposed project, the applicant is requesting approval of the following discretionary approvals from the City: approval of Vesting Tentative Tract Map No. 61553 to authorize a 37 unit residential condominium development; change of zoning from the existing R1-1 Single Family Residential to (Q) RD6-Restricted Density Multiple Dwelling zone; a Specific Plan Exception to allow the encroachment into the protected viewshed of the Mulholland Scenic Parkway; a Specific Plan Height Exception for single-family units on upslope pads 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 the retaining wall limitations.

**APPLICANT:**  
DS Ventures

**PREPARED BY:**  
Christopher A. Joseph & Associates

*Administrative Screencheck – Not For Public Review*  
*August 10, 2005*