

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

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January 14, 2008

**NOTICE OF COMPLETION AND AVAILABILITY OF  
FINAL ENVIRONMENTAL IMPACT REPORT NO. ENV-2005-2301-EIR**

TO: Owners of Property and Occupants and other interested parties

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

**PROJECT LOCATION: 22255 Mulholland Drive, Woodland Hills, CA 91364**

**State Clearinghouse No.: 2005111054**

**Other Reference No.: VTT-61553 and APCSV-2005-2381-ZC-SPE**

A development project has been proposed for these sites, for which the captioned Final Environmental Impact Report has been prepared. The project is described as:

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.



If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Copies of the FEIR are also at the following **Library Branches**:

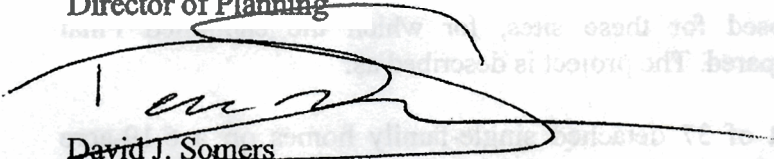
- 1) Central Library - 630 W. 5<sup>th</sup> Street, Los Angeles, CA 90071;
- 2) Woodland Hills Branch - 22200 Ventura Blvd., Woodland Hills, CA 91364;
- 3) Platt Branch - 23600 Victory Blvd., Woodland Hills, CA 91367;
- 4) West Valley Regional - 19036 Vanowen St., Reseda, CA 91335

The FEIR is also available online at the Department of City Planning's website [[www.lacity.org/PLN](http://www.lacity.org/PLN) (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **David Somers** of the City of Los Angeles at (213) 978-1355 to purchase one.

If a public hearing is required for the approval action on the underlying project (i.e. subdivision, zone change, conditional use, variance etc.) a separate hearing notice will be mailed to you at a later date for such purpose. Also, to determine the date and time that the pertinent project will be considered by the decision-making body, please call the appropriate office from among the following:

- Site Plan Review ..... (213)978-1219 (SPR suffixes)
- Commission Secretary .. (213)978-1247(All CPC Cases - ZC, SUD,CUC suffixes)
- Advisory Agency ..... (213)978-1330(Tentative Tract Maps - SUB suffixes)
- Zoning Administrator ... (213)978-1318 (All ZA Cases - ZV, CUZ, ZAA suffixes)
- Public Counter ..... (213)482-7077 (To obtain CPC or ZA Case No.)
- Expediting Cases ..... (213)978-1416

S. Gail Goldberg, AICP  
Director of Planning



David J. Somers  
Planning Assistant  
Environmental Review Section

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

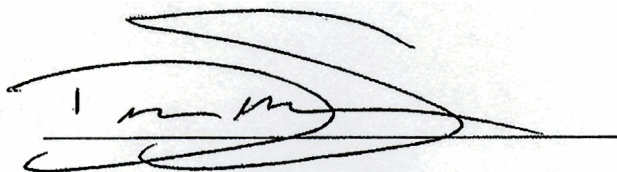
**SCH NO.:** 2005111054

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

**RECOMMENDATION FOR EIR CERTIFICATION**

Pursuant to California Code of Regulations, Title 14, Section 15090, this EIR has been completed in compliance with the California Environmental Quality Act and current State and City Guidelines and based on information available may be accepted and considered prior to making a final decision on the project. The decision-maker or making body must certify that it has reviewed and considered the information contained in this Environmental Impact Report prior to making such decision.

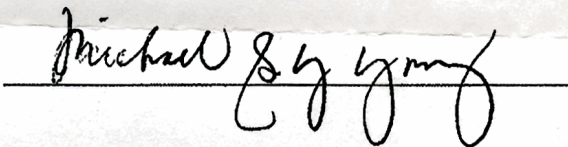
Submitted by:



David J. Somers  
Project Coordinator  
Environmental Review Section



Jimmy C. Liao  
Supervising City Planner  
Environmental Review Section



Michael S.Y. Young  
Chief Deputy Advisory Agency  
City Planning Department