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December 14, 2005

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:

- Minimal set backs of 5 ft from the private 28 ft wide street
- No driveways, with only a 5 ft apron from the street for all but 4 units
- No sidewalks or street lights
- Rear yards will be only 10-20ft deep.
- 2 story units with a mezzanine (3 stories)
- Separation between units in most cases is about 10ft
- 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.

- 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.

- 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.
- There have been multiple accidents on San Feliciano, including 3 fatalities.
- 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

