

---

---

# I. INTRODUCTION

---

---

## **Introduction**

The subject of this Initial Study (IS) is the proposed development of 37 detached condominiums. The project site is located at 22255 Mulholland Drive (community of Woodland Hills) in the City of Los Angeles. The project applicant/developer is DS Ventures, located at 8383 Wilshire Boulevard, Suite 1000, Beverly Hills, CA 90211. A description of the proposed project is contained in Section II (Project Description). The City of Los Angeles Planning Department is the Lead Agency under the California Environmental Quality Act (CEQA).

## **Project Information**

Project Title: Vesting Tentative Tract Map 61553

Project Location: 22255 Mulholland Drive

Lead Agency: City of Los Angeles

Contact Person: Mr. Nick Hendricks, City Planner  
200 N. Spring Street, Suite 750  
Los Angeles, California, 90012

## **Organization of Initial Study**

This Initial Study is organized into six sections as follows:

Introduction: This section provides introductory information such as the project title, the project applicant and the lead agency for the proposed project.

Project Description: This section provides a detailed description of the environmental setting and the proposed project, including project characteristics and environmental setting.

Initial Study Checklist: This section contains the completed Initial Study Checklist.

Environmental Impact Analysis: Each environmental issue identified in the Initial Study Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation identifies potentially significant effects, as identified in the Checklist, mitigation measures are provided to reduce such impacts to less than significant levels.

Preparers of Initial Study and Persons Consulted: This section provides a list of City personnel, other governmental agencies, and consultant team members that participated in the preparation of the IS.

Appendices: Includes various documents and information used in the preparation of the IS, including the City of Los Angeles Environmental Assessment Form (EAF).