

December 3, 2005

Mr. Jonathan Riker
Environmental Review Coordinator
Environmental Review Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Riker,

The following is our response to the Notice of Preparation sent November 8, 2005 regarding the property:

EAF NO: ENV-2005-2301-EIR

Project Name: Vesting Tentative Tract No: 61553

Project Location: 22255 Mulholland Dr., Woodland Hills, CA 91364

We are opposed to the re-zoning of the above mention tract for the proposed development project of 37 condominiums. This developer calls the project “single family homes” when, in fact, the application for re-zoning clearly states that this is a “condominium project” four times on the front page. It also states that these are to be 2-story units when in fact the developer said they are 2-story plus a mezzanine, which makes them 3-stories. There are 37 units tightly packed into a 6.19 acre lot with only 10 feet between the units, a 5 foot apron in front of each unit, no driveways, no sidewalks, no street lights, and no common area. They are said to have a back yard of 10-20 feet yet by seeing this developer’s past project at Tarantula Hill on Philprimm Avenue in Woodland Hills, this 10-20 foot backyard could be at a 45 degree slope. This kind of development in this area would be devastating on many levels.

TRAFFIC

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 at least 100 extra cars at least twice per day using these all ready very busy streets.

ENVIRONMENTAL

This property has many “protected oaks” that the developer plans on either removing or building 10 foot retaining walls around. The retaining walls will kill the remaining “protected oaks”. By the developer removing and killing the oaks and perhaps planting two oaks for each oak removed, what will happen to the wildlife that inhabits the area? Once their habitat is removed, they will not return to the new oaks.

FIRE AND FLOOD

This area along the Mulholland Scenic Corridor is a “very high fire hazard severity zone” pursuant to Section 51178 or 51179 of the Government Code. Examination of the Land Use element in comparison with wildland areas may show current or future conflicts with fire and resource protection. All too frequently, the “compatibility of uses is violated where development encroaches into wildlands. **Since zoning districts are derived from land use designations, it is important to assure that those designation, policies, and ordinances are compatible with wildland protection.** There should be requirements regarding the availability of water for fire control purposes as well as sufficient evacuation procedures. This is also a flood basin during heavy rains. What will happen when you have the footprints of 37 condominium units, paved streets, and grading over a flood basin?

THE BIG PICTURE

The General Plan of Canoga Park-Winnetka-Woodland Hills-West Hills, The Mulholland Scenic Corridor Guidelines and the current zoning are all in place to protect the integrity of our neighborhoods. If this developer is granted exemptions for this development, he will be breaking ground and paving the way for similar developments to take place. Some neighbors have stated that if this development takes place, they will move. With the lot sizes being very large in this area we will begin to see one lot after another being grabbed up for condominium developments to the point where Woodland Hills will become another Century City. If you allow this area to be re-zoned for this development, at what point do you say no more? Once it is done you can't take it back. You can't replace the old trees, the wildlife, the sense of community, or the environment.

Although we realize the developer has rights to develop we just ask that he does this in a responsible manner without infringing on the rights of the existing community. Here is what we would like to see:

- No re-zoning of the Nicholson Property
- No exemptions to the Mulholland Scenic Corridor Plan
- Keeping any development consistent with the neighborhood
- Preserving the existing open space and coastal oaks in the Woodland Hills community

Sincerely,

Harry and Lauri Hope

Cc:

