

Environmental Review Section
Department of City Planning
200 N. Spring St. Rm. 750
Los Angeles, CA, 90012
Attn: Jonathan Riker

November 27, 2005

Dear Mr. Riker,

I am writing regarding the property at 22255 Mulholland Blvd., which fronts Mulholland Drive and San Feliciano Drive. Building 37 condominiums/detached houses on this 6 acre property will completely destroy our neighborhood. This is high density development in a neighborhood that contains single family homes. When you examine the number of houses in the surrounding area and the amount of property that those houses cover, you will see that this developer wants to build three times the number of houses on that small piece of land. This type of development is NOT consistent with our neighborhood and the predominate build out in the area. It is also not consistent with the Mulholland Corridor Plan. There are many problems that this high density development will cause in our neighborhood. I have described a few of the prominent problems below.

First, this high density development will increase traffic substantially in our neighborhood and we already have a problem with traffic and speeding. We have had to put in two additional stop signs in the past two years (one at Ybarra and one at Cerillos) to try to slow people down because of the amount of traffic and people's refusal to go the speed limit on our residential street. According to Officer Davis, who came to our street in 2004 to catch speeders, there have been three fatalities on our street—people died because of people speeding. Since I have lived here from 2002, there have been five accidents in just the 4700 block. Three cars were totaled—completely crashed—because the person was speeding and lost control of the car; two accidents were hit and runs, and both of these hit my neighbor's cars. Having a potential extra 100-150 cars on this street (approximately 2-3 cars per house) with this development will only make this problem worse. Our goal is to decrease the commuter traffic that uses our street because this is a residential neighborhood. This development will only increase the commuter traffic and make our neighborhood less safe for our children. There are currently ten children less than eight years old (five are under two years old), living in our neighborhood on just the 4700 block of San Feliciano. There is also an elementary school down the street. Many kids walk and play on our block and on San Feliciano Dr. Adding this amount of traffic means that our children will not be able to play outside safely. Our residential neighborhood street will turn into Topanga Canyon Blvd. This is unacceptable!

Second, this high density development will destroy the wildlife that currently lives in this area. Where will the wild animals go? There is a golden eagle that lives on the property, along with turkey vultures, owls, and coyotes. Building that many houses on the property will completely destroy their habitat. Where will they go? Our backyards? Will they be left to die?

Third, this high density development will destroy the flora and fauna. There are over 160 oak trees on that property. Allowing that kind of high density building (e.g., 37 condos with 10 foot

retaining walls surrounding the trees) will destroy the root systems of the trees that the developer doesn't cut down to build his condos.

Fourth, this high density development will impact the local school down the street. Where will all these new children be able to go to school? The public elementary school cannot handle that kind of substantial increase in additional children in the classrooms. This will severely negatively impact our children's learning and classroom size.

Fifth, this high density development will create even more problems with the air quality of our area, noise will increase, and this high density development will impact the available resources, such as water, that we currently have available. We have a very quiet and peaceful neighborhood. Adding this many properties on such a small piece of land will severely negatively impact our quality of life.

We hope you will seriously consider the many negative impacts that this high density development will have on our neighborhood.

Sincerely,

Elizabeth D'Amico
4734 San Feliciano Dr.
Woodland Hills, CA 91364

cc: Councilman Zine
Mayor Villaraigosa