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**Save Oak Savanna®**

# **ADVISORY!**

**Residents of Woodland Hills and Calabasas**

**Beware of an attempt to change the current zoning  
on residential land in your neighborhood!**

**Please read this packet of information  
to see what you can do  
to help stop this development  
and**

**Save Oak Savanna**

For more information and to be added to our CONFIDENTIAL email list:  
email: [info@saveoaksavanna.org](mailto:info@saveoaksavanna.org)

Please note that you must unblock your email so that this does not get  
put into your “spam” folder or deleted.

**CONFIDENTIALITY NOTICE:** This informational packet is intended solely for use by the Save Oak Savanna neighborhood group members and supporters. Please do not disseminate any of this information or communicate directly with DS Ventures or their representatives without first contacting [info@saveoaksavanna.org](mailto:info@saveoaksavanna.org).

# GET MORE INFORMATION ABOUT THIS DEVELOPMENT

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## Come to Our Neighborhood Meeting

on October 25, 2005 – 7:00 pm

at

**Louisville High School**

22300 Mulholland Drive

Woodland Hills

in the Multipurpose Room

We will provide information and updates on the project.

We need your help to stop this project.

You **CAN** make a difference.

Please come to the meeting, and bring your neighbors!!



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## FACTS TO UPDATE YOU ON THE PROJECT

First, some facts to update you on the proposed development of a high density condominium project, which could have the effect of smoothing the transition of this project into an apartment community:

On Thursday, 9/15/05, the Save Oak Savanna Executive Committee met with the developer, Marc Annotti of DS Ventures at Councilman Zine's office. They presented us with their plan for the project. **See Attachment A** for the location and layout of the property (6+ acres). The main principal of DS Ventures is David Schwartzman.

The developer has filed 4 applications for zoning changes, including 3 for exceptions to the Mulholland Scenic Corridor Specific Plan, and 1 application to change the current (single family) zoning from R1, to RD6. The RD6 zoning was specifically designed to accommodate condominium projects. **See Attachment B** for a sketch of the developer's plan for this property.

The project plan calls for 37 single family detached dwellings with minimal set backs (5' sides, 10-20' rear and 5' front). The only difference from what is typically thought of as a "condominium" is that these dwellings do not have a shared wall. This would not be allowed without approval of the RD6 zoning change or without an approval of exceptions to the Mulholland Scenic Corridor Specific Plan (set up to protect open space and control growth).

**See Attachment C** for an example of a similar plan the developer already built right here in Woodland Hills called the Siena Homes project, located off Farralone (1 block North of Burbank; the address is 22201 Philipprim Street). While the Siena Homes project is also touted as single family houses, you will easily recognize it as a condominium project, with NO sidewalks, NO driveways, and as many 3-story dwellings as they could jam in there. They do not blend in with the neighborhood. We strongly urge you to visit the Siena Homes project. Everyone that we have talked with that has seen the Siena Homes project first hand has come away in disgust. From everything we have seen from the developer's presentation of his plans, Siena Homes is VERY MUCH representative of what DS Ventures plan to build at Mulholland and San Feliciano.

### Councilman Zine's Position

In response to our initial neighborhood flyer effort, Councilman Zine indicated in a letter that he "will not support condominiums or apartments at this site"; however, he went on to endorse the project by characterizing it as 37 single family houses over 6 acres of land. We interpret this as a transparent contradiction, rather than his commitment to consider giving his support for our concerns.



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## FACTS TO UPDATE YOU ON THE PROJECT

**THE TRUTH:** The project is actually a condominium development. The developer even admits this is a condo project. It is NOT 37 HOUSES over 6 acres. It is one condominium project on one 6.2 acre lot, with 37 single family detached CONDOS. This may not seem like a big difference, but a condo project like this has only 1 lot. The 37 dwellings are not individual houses on individual lots. The buyers of these dwellings will not own their building, nor will they own their lot. They will each have a 1/37th interest in the project and only have rights of the air space inside their dwelling. The buyers will have to join and pay fees to a CONDOMINIUM Homeowners Association. The dwellings may be detached, however, wherever the topography will allow, they will only have 10 feet between the buildings, 10 foot back yards, and a 5 foot front set back from the street, which does not allow for any driveways.

In truth, the street isn't really a street. It's a private drive that is only required to be 28 feet wide and will not have any sidewalks. There will only be a few parking spaces which will probably be reserved for permit holders. With no driveways, the so-called street will wind up crowded by overflow vehicles and any additional parking needed for guests or other family members will no doubt come from the streets in front of our homes in the surrounding community.

**PLEASE NOTE: THIS TYPE OF PROJECT CAN VERY EASILY BE CONVERTED BY THE DEVELOPER TO AN APARTMENT PROJECT AFTER THE ZONING CHANGES ARE APPROVED.**

Although the developer wants to persuade us and Councilman Zine that they could build 54 houses with the current R1 zoning, we interpret this as standard propaganda, and a feeble strong-arm tactic with no credible or substantial evidence to support such a claim.

Even if the zoning remained R1, they could only get 54 houses on that amount of land if the property was completely flat and open and there were no trees. That still wouldn't leave room for streets, sidewalks, real backyards, hillside slopes or any open space for the existing heritage oak trees. Under standard R1 zoning, there would need to be dedicated streets and increased set backs for rear, side and front yards.

Please note that 37 houses, of the size typical of the current homes in the immediate neighborhood, would occupy and require 12 acres of land. The developer only has about 4 acres to build on because of the oak trees. Yet, in total non-conformance with the surrounding residential neighborhood, he is proposing to jam 37 dwellings onto 4 acres of land. By any other name, this proposed project is still HIGH DENSITY development.



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## WHAT CAN YOU DO TO HELP STOP THIS????

1. Write Councilman Zine, stating your opposition to the condo plan for this property, along with your opposition to any zoning changes. Councilman Zine has stated in a letter that he will not support condominiums at this site. However, RD6 is designed for condominiums, and as the homes are not on individual lots, this is a condominium project. *See Attachment D* for an example of a letter to Zine and to the Mayor. Please PERSONALIZE your letter so that they receive slightly different letters from everyone.
2. Send copies of your letter to the A.) The L.A. City Planning Department; B.) The City Clerk and City Attorney, and C.) Mayor Villaraigosa, so that this becomes part of the public record. Mayor Villaraigosa supports the open space act so it is important that you send a copy to him. *See Attachment E* for the addresses of everyone whom you should send a copy. Please reference the track number and lot number on all letters. For more information: Join the yahoo group to get updates: <http://groups.yahoo.com/group/Save-Oak-Savanna/> and check out our website: [www.saveoaksavanna.org](http://www.saveoaksavanna.org).
3. Volunteer to help us. We have formed many committees to organize our efforts, but we need many more volunteers to share some of the work load. While we have a couple months before formal hearings, we still need to do much work to get ready for the hearings, and need your help now. *Attachment F* contains a list of our committees. Please contact the committee chairs directly, or email [info@saveoaksavanna.org](mailto:info@saveoaksavanna.org) and we can discuss what you can do to support our cause.
4. We need Team Leaders on every street to pass along information, like this letter and other updates, to their neighbors (email [damico@rand.org](mailto:damico@rand.org) to join the neighborhood committee). Some neighbors do not have email, or are not yet in our email list, and need to be kept informed on this project. Please pass this on to any of your neighbors that may not have email, or may not be on our mailing list yet. Also, please forward it to everyone in your own address books.
5. Support the Woodland Hills Home Owners Organization – they will be fighting much of this battle for us and need every family to support them. The larger their membership, the stronger their voice. It is only \$20.00 a year, which is minor for the advice and support they have given us. In addition, they provide many other services, such as the concerts in the park that many of us enjoy for free. *See Attachment G* for the application and mail it in TODAY!

HELP US **NOW** BEFORE IT IS TOO LATE!

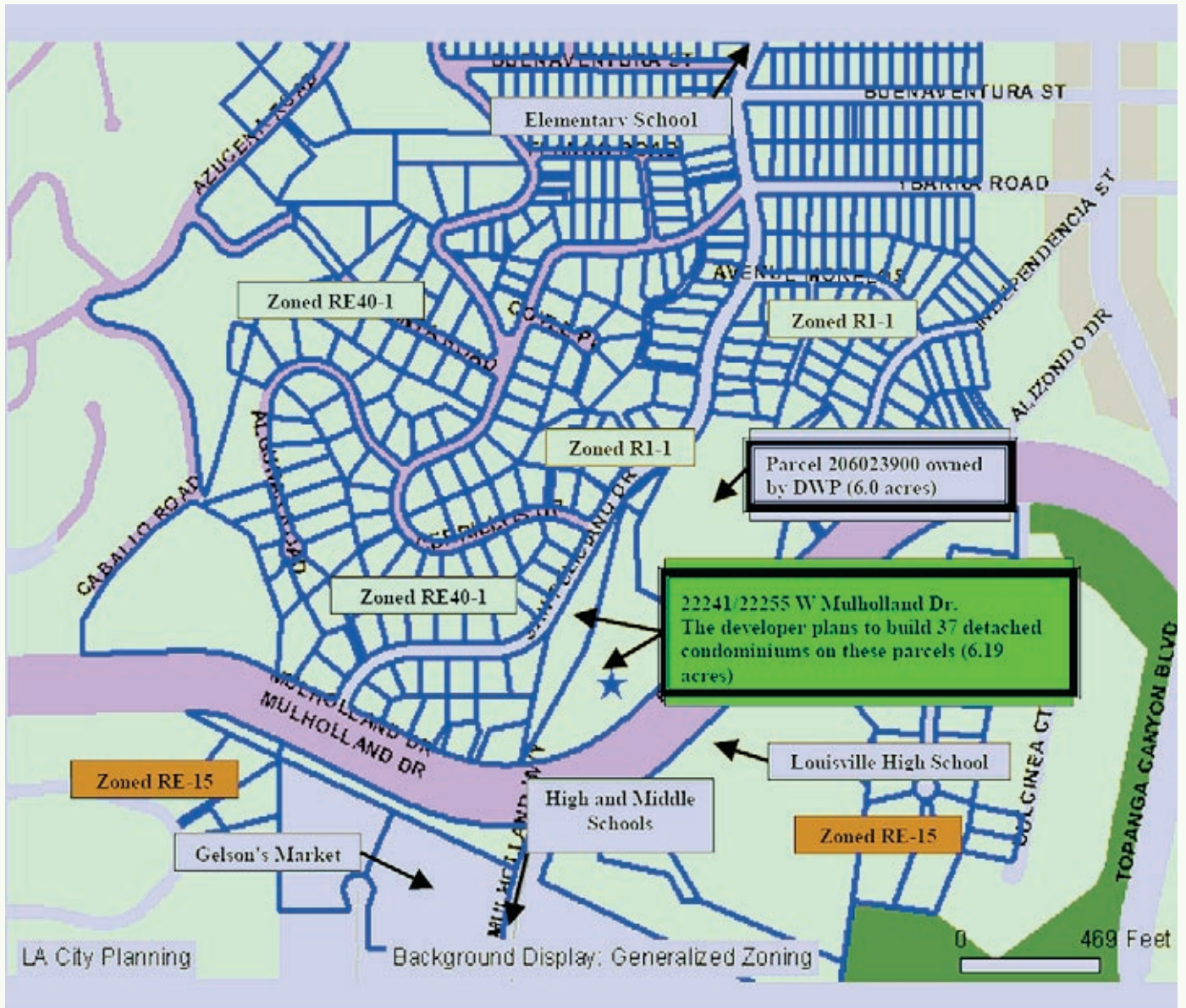
Make a Difference and Save Oak Savanna and Your Neighborhood



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Attachment A

PROPERTY LOCATION/ZONE CHANGE AREA MAP



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Attachment B

**DEVELOPER'S PROPOSED SITE PLAN**



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## Attachment C

### DEVELOPER'S SIENA HOMES PROJECT

There are no sidewalks.

There are no driveways  
(only the 5' apron from the  
street into the garage setback).

This would not be allowed  
without a RD6 zoning change.



There are only 10' between buildings.

This would not be allowed without a RD6 zoning change.

These homes are 2 stories  
with a mezzanine, which  
equals 3 stories. This would  
not be allowed without  
an exception to the  
Mulholland Scenic  
Corridor Specific Plan.



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Attachment D

**EXAMPLE OF A LETTER TO COUNCILMAN ZINE**

Name  
Address  
, CA

Date, 2005

Dennis P Zine, Councilman District 3  
19040 Vanowen Street  
Reseda, CA 91335  
Attn: Tom Henry

Dear Tom,

**RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE MULHOLLAND SCENIC CORRIDOR; Assessors Parcel ID number is: 2076-023-019; PIN 165B101-132; Case numbers for the zoning changes are: TT-61553, ENV-2005-2301-EAF, APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR**

I am writing about the pending development of the two parcels, totaling 6.15 acres at 22255 Mulholland Drive, which also fronts Mulholland Highway and San Feliciano Drive.

I am representing myself, along with many of my neighbors, regarding this property.

Let me make this very clear. We are strongly opposed to any and all of the zoning variances, and/or exceptions to the specific plans that have been filed on this property.

As a community we are very concerned with any zoning changes. We want to see our open spaces and old oak trees preserved, along with the specific plans and general plans of low density housing for this area.

I am specifically asking if Councilman Dennis Zine is supporting or opposing the zoning and specific plans exceptions applied for on this property.

I am also specifically asking if Councilman Dennis Zine is supporting or opposing high density development in our neighborhood.

MANY ADVERSE EFFECTS that I and my neighbors feel this proposed development present:

- The proposed development is high density and does not fit in with the surrounding low density single family and residential estate housing
- Zoning changes would open the door to apartment development
- Permanent and negative alteration of the view shed of the surrounding properties
- The specific and general city plans would be rendered meaningless by this spot zoning
- Significant increase in already heavy traffic on Mulholland Hwy, Mulholland Dr. and San Feliciano Dr.
- Mulholland Scenic Corridor permanent open-space loss
- Jeopardizes old oak trees on the parcels, some of which have already been chopped down in violation of the law

Please reply promptly.

Sincerely,



## Attachment D

### EXAMPLE OF A LETTER TO MAYOR VILLARAIGOSA

Name  
Address  
, CA

Date, 2005

Mayor Antonio Villaraigosa  
200 North Spring Street, Room 303, Los Angeles, CA 90012

**RE: OPPOSITION TO PROPOSED HIGH DENSITY HOUSING WITHIN THE MULHOLLAND SCENIC CORRIDOR; Assessors Parcel ID number is: 2076-023-019; PIN 165B101-132; Case numbers for the zoning changes are: TT-61553, ENV-2005-2301-EAF, APCSV-2005-2381-ZC-SPE, CPC-1993-455-DBR**

Dear Mayor Villaraigosa,

I am contacting you to express opposition to proposed high density housing along the Mulholland scenic corridor, in Woodland Hills. I reside immediately across from the proposed development, which would require *significant zoning exceptions* to proceed.

The pertinent proposed zoning changes and development details are set forth in a copy of the letter I sent to Councilman Dennis Zine, enclosed for your review and consideration. The property involved is 6.2 acres. Adjacent to this is a 6 acre property owned by the DWP, which is surplus. If the zoning exceptions the developers seek are approved, these natural and beautiful open spaces will be filled with high density housing. The community would forever lose these open spaces along the Mulholland Scenic Corridor. The community would be best served if these properties remain as open space or are used for park land as was done in the Ahmanson Ranch case.

**MANY ADVERSE EFFECTS that I and my neighbors feel this proposed development present:**

- The proposed development is high density and does not fit in with the surrounding low density single family and residential estate housing
- Zoning changes would open the door to apartment development
- Permanent and negative alteration of the view shed of the surrounding properties
- The specific and general city plans would be rendered meaningless by this spot zoning
- Significant increase in already heavy traffic on Mulholland Drive and San Feliciano Drive
- Mulholland Scenic Corridor permanent open-space loss
- Jeopardizes old oak trees on the parcels, some of which have been chopped down in violation of the law

These are not just parochial concerns, they are city-wide issues:

- Following city planning preserves community integrity
- Spot zoning renders area specific plans meaningless
- Preventing zoning changes will avoid overloading an already heavy area traffic
- Preservation of open spaces and providing community parks
- Awareness of and enforcement of laws protecting old oak trees
- Early notification of community proposed zoning changes and developments

Please allow me to draw your attention to DWP surplus property mentioned above. I request you consider persuading the DWP to make this property available for a park or for purchase by the Santa Monica Mountain Conservancy. This would insure that this property would remain open space and available to the surrounding community.

As our new mayor, you have demonstrated an interest and support of local community issues. I would appreciate hearing from you on this matter, and more importantly, your support of the neighbors' opposition to these zoning exceptions.

Thank you for your courtesy and cooperation.

Sincerely,



**Save Oak Savanna®**

Attachment E

**ADDRESSES TO SEND COPIES OF YOUR LETTER**

**Dennis P. Zine**

Attn: Tom Henry  
Councilman District 3  
19040 Vanowen Street  
Reseda, CA 91335

**Environmental Review Section  
Department of City Planning**

200 North Spring Street, Room 750  
Los Angeles, CA 90012  
Attn: Jonathan Riker

**Frank Martinez**

City Clerk  
200 North Spring Street, Room 360  
Los Angeles, CA 90012

**Rocky Delgadillo**

City Attorney  
800 City Hall East  
200 North Main Street  
Los Angeles, CA 90012

**Mayor Antonio Villaraigosa**

Attn: Deputy Chief of Staff Jimmy Blackman  
200 North Spring Street, Room 303  
Los Angeles, CA 90012



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## Attachment F

### LIST OF COMMITTEES

Please choose the committee that you would like to work with and email directly to the chair of that committee. We are looking for people to join *all* of these committees. The committees are:

#### EXECUTIVE COMMITTEE

Dave Breliant, Chair ([info@saveoaksavanna.org](mailto:info@saveoaksavanna.org))  
Gil Drucker, Colleen Marmor, Lauri Hope,  
Liz D'Amico, Beth Rider

#### LEGAL COMMITTEE

Colleen Marmor, Chair ([colleenmarmor@adelphia.net](mailto:colleenmarmor@adelphia.net))  
This committee will be drafting the proposed Resolution for WHHO approval (which we will send out for review and comment, before we submit it for acceptance by WHHO). This committee will also be researching, securing, and coordinating with legal counsel (hopefully on a Pro Bono basis).

#### PLANNING DEPARTMENTS AND ZONING COMMITTEE

Dave Breliant, Temporary Chair ([info@saveoaksavanna.org](mailto:info@saveoaksavanna.org))  
This committee will be responsible for meeting with the various city and planning agencies, including Councilman Zine, Mayor Villaraigosa, Mulholland Review Board, LA Planning Dept, etc.

#### POLITICAL ACTION COMMITTEE

(Sub-Committee of Planning Department Committee)  
Dave Breliant, Temporary Chair ([info@saveoaksavanna.org](mailto:info@saveoaksavanna.org))  
This committee will be working with politicians that are involved in the process, and/or that are sympathetic to our cause. They will also be trying to find a lobbyist. At some point, we may need to hire a lobbyist. Meanwhile, they will try to find volunteers that have experience in that field.

#### CONSERVATION AND ENVIRONMENTAL COMMITTEE

Beth Rider, Chair ([bethrider@adelphia.net](mailto:bethrider@adelphia.net))  
This committee will be coordinating with the people that were involved in the Ahmanson Ranch, along with other open space cases. They will also be working on trees issues, along with other environmental and conservation issues. They will be dealing with the Santa Monica Mountain Conservancy, and other conservancy organizations. *(Note: We will be contacting the SMMC to coordinate what their intentions are if they should obtain the Nicholson property and/or the DWP reservoir property, so we can determine whether we want to continue to support their efforts. We want to make sure that their plans are in our best interest.)*

#### COMMUNITY COORDINATION COMMITTEE

Dave Breliant, Temporary Chair ([info@saveoaksavanna.org](mailto:info@saveoaksavanna.org))  
This committee will be coordinating with the efforts of Calabasas, and other communities and organizations that have an interest in this development.

#### MEDIA COORDINATION COMMITTEE

Lauri Hope, Chair ([halagrip@earthlink.net](mailto:halagrip@earthlink.net))  
This committee will be contacting the newspapers, magazines, TV and Radio stations, and coordinating information with the media.

#### WEBSITE AND ONLINE CONTENT COMMITTEE

Gil Drucker, Chair ([gsdrucker@adelphia.net](mailto:gsdrucker@adelphia.net))  
This committee will be handling the websites and coordinating online content. The website is [www.saveoaksavanna.org](http://www.saveoaksavanna.org)  
The SOS group web site is <http://groups.yahoo.com/group/save-oak-savanna/>

#### RESEARCH ON DEVELOPER AND PROPERTY OWNER COMMITTEE

Lauri Hope, Chair ([halagrip@earthlink.net](mailto:halagrip@earthlink.net))  
This committee will be researching the past and present complaints and lawsuits filed against the developer or property owner. This committee will also be coordinating with the legal committee.

#### TRAFFIC COMMITTEE

Liz D'Amico, Chair ([damico@rand.org](mailto:damico@rand.org))  
This committee will be handling the research on traffic impact from the development. This committee will also be working on getting the stop sign on San Feliciano Drive at Cerrillos Drive put in place, along with the speed bumps on Dumetz Road, between San Feliciano Drive and Topanga Canyon Boulevard.

#### NEIGHBOR INFORMATION COMMITTEE

Liz D'Amico, Chair ([damico@rand.org](mailto:damico@rand.org))  
This committee will be coordinating the printing and distribution of Flyers, Banners, Posters, etc., and other information distribution to the neighborhoods. We need team leaders on each street to help us let everyone know updates and what is going on with the development.

#### MEMBERSHIP COMMITTEE

(Sub-Committee of Neighbor Information Committee)  
Liz D'Amico, Temporary Chair ([damico@rand.org](mailto:damico@rand.org))  
This committee will be maintaining records on our membership in a database and mailing lists. They will also coordinate with the Neighbor Information Committee.

#### LETTER WRITING COMMITTEE

(For the time being this will be part of the scope of the Neighbor Information and Membership Sub-Committees.

***Thank you to everyone for your support and efforts.  
We still need to spread the word.***



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## WHHO – APPLICATION FOR MEMBERSHIP

### Woodland Hills Homeowners Organization – [www.whho.com](http://www.whho.com)

The **WHHO** was founded in 1984 and has worked to preserve and improve the quality of life in Woodland Hills and surrounding areas.

**WHHO** was instrumental in legislation preserving the single family neighborhoods from overly large houses in both the hillsides and flat portions of the City.

**WHHO** was instrumental in the acquisition of over 400 acres to add to Topanga State Park to make access from the Valley possible. These included the Avitar and 21000 Mulholland properties.

**WHHO** was the leader to preserve trees on Shoup, Topanga, and Canoga Ave.

**WHHO** has led the way to insure Warner Center keeps its ambiance and high quality.

**WHHO** led the way to keep Warner Ridge residential and to try and ensure protections of all neighborhoods.

**WHHO** continues to work with surrounding communities to keep Ventura Blvd. from becoming a super highway and removing local businesses.

**WHHO** works with your Councilmember, Mayor, State Legislators, Congressman, and Senators to protect your interest.

### Your Membership Makes the Difference

Without your continuous support, this organization cannot survive. Happenings throughout our community suggest that survival alone is not enough. The **WHHO** must continue its dramatic growth through the 2000s to have an impact on what happens in Woodland Hills and surrounding communities. We not only need your membership, but we need to convince neighbors, friends and local businesses to join. Numbers speak loudest to city employees and your elected representatives. One person standing up and speaking at a hearing doesn't have much impact. One person representing hundreds of votes and people, however, makes a big impact. Make it a point to approach your neighbors and businesspersons and give them an application to the **WHHO**. It may be their wisest investment.

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### WHHO MEMBERSHIP APPLICATION

Dues are \$20 per family with renewal on an annual basis. Benefits are:

- Offers membership to Lockheed Federal Credit Union to **WHHO** member
- Monthly newsletters to keep you up-to-date on issues that directly affect you
- Bi-monthly meetings with elected officials and speakers on topics that address your concerns
- Board members to assist YOU on issues that affect you and your neighbors

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: Home \_\_\_\_\_ Work: \_\_\_\_\_

Number in Family: \_\_\_\_\_

*If you have any political contacts, skills, or interest to aid the Organization, please list them below:*

Please mail completed application and your check for \$20.00 payable to:  
Woodland Hills Homeowners Organization, Box 6368, Woodland Hills, CA 91365

You can reach **WHHO** through our President, Gordon Murley at 818-346-5842 or  
**WHHO**, P.O. Box 6368, Woodland Hills, CA 91365 • [www.whho.com](http://www.whho.com)

