

Robert F. Brennan, APC d.b.a.

# Brennan, Wiener & Simons

3150 Montrose Avenue  
La Crescenta, California 91214  
Phone: (818) 249-5291  
Fax: (818) 249-4329  
E-Mail: rbrennan@brennanlaw.com

Robert F. Brennan, Esq.  
Steven A. Simons, Esq.

Robert A. Wiener, Esq.  
Agnes O. Martin, Esq.

Writers E-Mail: rbrennan@brennanlaw.com

30 December 2003

LA City Planning Dept.  
Attention: Maya Zaitzevsky  
200 N. Spring St., Room 763  
Los Angeles, CA 90012

*Via fax and mail*  
Fax No.: (213) 978-1343

*Re: Whitebird Canyon Hills Development DEIR*

Dear Ms. Zaitzevsky:

Thank you, and thanks to the LA City Planning Dept., for considering my views in opposition to Whitebird's Draft Environmental Impact Report. My wife and I are residents of Sunland, with a home address of 7919 Glenties Lane.

167-1

Please consider the following observations:

1. The DEIR Claim that there will be no Impact upon Avjary (bird) Life is Inaccurate: Any resident of the area surrounding the proposed development, and any hiker of the hillsides, site knows that there is abundant bird life in the unspoiled stretches of undeveloped hillside. If you add 280 new residential homes, you can figure on a similar number, and likely a larger number, of new house cats. As described in the Los Angeles Times during the month of December, 2003, house cats constitute the single greatest predator of birds. While I am not a wildlife specialist, I would reliably predict that adding several hundred house cats to the Verdugo hillsides would severely impact the indigenous bird populations.

167-2

# ***Brennan, Wiener & Simons***

Attention: Maya Zaitzevsky  
Re: Blightbird Planned Development  
December 30, 2003  
Page 2 of 3

2. **The DEIR Artist's Renditions Are Inaccurate:** The artist's drawings depict each property as having a half-acre or more of land. This is inaccurate. If Whitebird is to squeeze 280 homes, plus residential streets, plus public access easements for water, power and sewage lines and the like, plus the supposed "wildlife corridors" planned into the project, the project will look very much like the "cluster home" developments on the Interstate 5 Northbound around Santa Clarita, or those found further south on the 5 at the northern end of Burbank. In other words, the houses will be literally rubbing up against each other. 167-3
  
3. **The Cluster Development Will Ruin the Aesthetics of the Drive on the 210 Freeway:** In both of the instances mentioned above (Santa Clarita and Burbank), the clustered homes have ruined the beauty of the hillsides and have rendered what used to be beautiful drives into a blighted passages through a modern factory-made Levittown. No one in the community wants this. The drive on the 210 corridor is perhaps the single most beautiful drive left in Los Angeles County. It has an open-space, rural appeal that is **unique** and is found nowhere else close by. Instead of the polluted and crowded sense one gets while driving in most sections of Los Angeles, along the 210 one gets a bucolic and peaceful feeling reminiscent of a weekend drive out of the city and into the country. Putting a "cluster development" right along this drive will destroy it. 167-4
  
4. **The Traffic along the 210 Freeway is Already Increasing Dramatically:** Adding 280 more homes (from which one could easily estimate between 500 and 1,000 additional cars and drivers) to this area will make it a traffic nightmare. Add to this the aesthetic blight, and this development would ruin one of Los Angeles County's most beautiful natural treasures. 167-5
  
5. **Will the Project Violate the Scenic Preservation Plan?** It would appear that Whitebird intends to cut off the tops of some of the hillsides where the development site is located. Apart from the obvious aesthetic blight of such action, would this not violate the recently-enacted Scenic Protection Plan? While I am not an expert on the specific provisions of that plan, my sense of the purpose of the plan suggests that Whitebird's development would constitute a violation. 167-6
  
6. **Why Doesn't Whitebird Develop, or Re-Develop, a Blighted Neighborhood?** Why does it have to seek development of a natural 167-7

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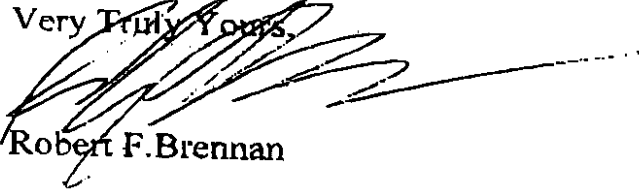
Attention: Maya Zaitzevsky  
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December 30, 2003  
Page 3 of 3

treasure? Why can't Whitebird re-develop some of the older and run-down sections of Van Nuys, San Fernando or Pacoima? It seems that intelligent planning would direct Whitebird towards the neighborhoods that need redevelopment, and would welcome it, all the while protecting the beauty of our natural treasures.

167-8

Thank you for your consideration of my comments and observations. Please call me if you have any further questions or comments.

Very Truly Yours,



Robert F. Brennan

Cc:

CAP Views