

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

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If you have any questions, please contact the Commission Office at (213) 978-1300.



Jivar Afshar <jivar.afshar@lacity.org>

Uphold appeals against ZA-2007-1255-ZAD-1A

1 message

Beth Rider <Beth@bethrider.com>
To: Jivar Afshar <jivar.afshar@lacity.org>

Mon, Aug 31, 2020 at 12:02 PM

August 31, 2020

Case Number: VTT-67505-1A**CEQA:** ENV-2005-2301-EIR

Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Related Case: ZA-2007-1255-ZAD-1A**Project Site:** [22241-22255 Mulholland Drive](#)

Dear South Valley Area Planning Commission:

As a resident living within 500 feet of the property at [22241-22255 West Mulholland Drive](#), I am appealing Zoning Administrators Determination ZA-2007-1255-ZAD in its entirety for the reasons stated below.

- Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, and the Protected Tree Ordinance, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls.
- The five oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. This defies simple logic and common sense. The only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as 11.5 feet above grade and 194 feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.
- Protected Coast Live Oak labeled #114, possibly the best quality specimen on the lot, should not be removed and replaced with a retaining wall and sidewalk.
- Fully invested neighboring stakeholders have been following the applicable building codes and the protected tree ordinance for decades and the developer must do the same, especially at the western entrance to the historic Mulholland Scenic Parkway.

Please uphold the appeals and deny the retaining wall plan - ZA-2007-1255-ZAD-1A.

Thank you,

Beth Rider

8/31/2020

City of Los Angeles Mail - Uphold appeals against ZA-2007-1255-ZAD-1A

4623 Cerrillos Drive

Woodland Hills, CA 91364



August 31 2020 ZAD Appeal.docx

22K

LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA
(1946-2016)

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

September 14, 2020

VIA EMAIL

South Valley Area Planning Commission
200 N. Spring St, Room 272
Los Angeles, California 90012

Re: ZA-2007-1255-ZAD/ENV-2005-2301-EIR
22241-22255 W. Mulholland Drive

Honorable Commissioners:

Our firm has been retained by Appellant Beth Rider and will be representing Ms. Rider's interests at the September 24, 2020 hearing.

We will continue to and will also represent Appellant Save Oak Savanna ("SOS").

Thank you for your consideration.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation



ROBERT L. GLUSHON

cc: Councilmember Bob Blumenfield



Jivar Afshar <jivar.afshar@lacity.org>

ZA-2007-1255-ZAD-1A _ 22241-22255 Mulholland Drive _ Opposition to

1 message

monicafitzhugh@aol.com <monicafitzhugh@aol.com>

Sun, Aug 30, 2020 at 7:36 PM

Reply-To: monicafitzhugh@aol.com

To: "jivar.afshar@lacity.org" <jivar.afshar@lacity.org>

Dear South Valley Area Planning Commission Zoning Administrator,

Our names are Monica and Chaz Fitzhugh and we have lived in the project vicinity since April 1998. We believe the neighborhoods directly adjacent to and in the vicinity of the proposed project located at 22241-22255 Mulholland Drive will be directly and negatively impacted by the proposed development.

We strongly **oppose** the proposed project as approved by the LA City Planning Department because removal of protected old growth Coast Live Oaks is contrary to the Protected Tree Ordinance and the Specific Plan. Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, and the Protected Tree Ordinance, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls.

The five oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. However, the only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as eleven-and one half feet above grade and one hundred ninety-five feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.

As one of only five areas with a Mediterranean-type climate in the world, all of which are on the global hotspot list, the California Floristic Province that includes Oak Woodland, as seen in the tract site ZA-2007-1255-ZAD-1A, has been reduced to twenty-four percent of original vegetation that remains in somewhat or less than pristine condition. This reduction of California heritage landscape is heavily threatened by the overdevelopment of urban areas which this development project is evidence of.

We would support a plan that would eliminate tree removal, keep more open space, minimize grading and is more compatible with the surrounding neighborhood. The open area space is one of the few left in an increasingly dense south San Fernando Valley.

Please vote to support our community and deny the project approvals.

Respectfully,
Chaz and Monica Fitzhugh
[22067 Martinez St.](#)
[Woodland Hills, CA 91364](#)



Jivar Afshar <jivar.afshar@lacity.org>

ZA-2007-1255-ZAD-1A

1 message

Nagao, Christina <cnagao@elcamino.edu>
 To: "jivar.afshar@lacity.org" <jivar.afshar@lacity.org>
 Cc: Save Oak Savanna <info@saveoaksavanna.org>

Sun, Aug 30, 2020 at 12:04 AM

Dear Honorable LA City Council President Martinez, Councilmember Blumenfield, Councilmembers,

My name is Christina Nagao, and my husband and I have lived in the area adjacent to the project for almost 12 years. What I love most about my neighborhood is the abundant manifestations of nature--the red-tailed hawks flying overhead, the coyotes howling at night, and most of all, the magnificent green trees that are decades old. I am able to enjoy the beauty of nature precisely because my neighborhood is quiet and devoid of development run amok. As a result, my home, family, and neighborhood will be negatively impacted by the project at [22241-22255 Mulholland Drive](#). I **strongly oppose** this out-of-scale luxury home development project as approved by the LA City Planning Department and instead **support** the Appeals of the Tract Map Approval, EIR Certification, and CEQA Clearance, as well as reversal of the Zoning Administrator's Determination on Councilmember Bob Blumenfield's 245 Motion, for the following reasons:

- The project consists of 19 tightly packed two-story houses up to 33 feet high, inserted into a one-story, low density built neighborhood requiring massive grading and Code deviations, contrary to important objectives in the Community Plan and contrary to the Mulholland Specific Plan.
- Too many protected Heritage Coast Live Oak trees being removed or endangered contrary to the Protected Tree Ordinance and the Specific Plan.
- The project includes five highly-visible oversized retaining walls up to 11.5' high and up to 194' long requiring deviations from the City Code by the Zoning Administrator.
- Extensive, landscape-changing grading of 60,000 cubic yards requiring 1,600 dump trucks full of imported soil, within the driplines of protected Coast Live Oaks.
- Dangerous new street location on San Feliciano Drive hill approved without interviewing non-reported accident witnesses.
- Disruption of wildlife refuge & transit link to nearby Santa Monica Mountains affecting coyotes, bobcats, raccoons, raptors, native ground squirrel colonies, and more.
- No prior review by the Design Review Board of the Mulholland Scenic Parkway Specific Plan as required by law, at the western entrance to the historic Mulholland Scenic Parkway.
- The failure to submit or consider a viable, less intrusive, less dense alternative plan as required by the California Environmental Quality Act (CEQA).
- Mitigations offered by the City agencies are inadequate, unsustainable, and unenforceable

Any development must follow the rules and regulations of the City of Los Angeles' General Plan and Community Plan, and the Specific Plan of the Mulholland Scenic Parkway. Doing so will enforce compatibility with the immediate neighborhood, keep the Heritage Coast Live Oaks from being needlessly killed or endangered, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

You should be aware that the developer has not responded to requests by the community, the Neighborhood Council, or Councilmember Blumenfield to revise the project. When given the opportunity to extend their deadline for a public appeal hearing in front of the South Valley Area Planning Commission, they chose not to, using the Pandemic to avoid having the appeals heard.

Please vote to support our community and deny the project approvals.

Respectfully,
Christina Nagao
[22235 De La Osa Street](#)
Woodland Hills CA 91364

Christina Nagao, PhD
English Department
El Camino College
Humanities 221C
(310) 660-3593, ext. 5012
cnagao@elcamino.edu



DLA Piper LLP (US)
550 South Hope Street
Suite 2400
Los Angeles, California 90071-2618
www.dlapiper.com

Kyndra J. Casper
Kyndra.Casper@us.dlapiper.com
T 213.694.3141
F 310.595.3437

March 2, 2020

Via E-Mail: apcsouthvalley@lacity.org

City of Los Angeles
South Valley Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: Responses to Appeals of the Advisory Agency's November 1, 2019 Decisions Certifying the EIR for Vesting Tentative Tract Map No. 67505 (ENV-2005-2301-EIR), Approving VTTM 67505, and Adopting Vesting Tentative Tract Map No. 67505 Project Environmental Findings and Vesting Tentative Tract Map No. 67505 Mitigation Monitoring Program, and of the Zoning Administrator's Approval of Over-In-Height and Retaining Walls in Case No. ZA-2007-1255-ZAD

Dear Area Planning Commissioners:

We represent Harridge San Feliciano, LLC, the Project Applicant for a 19-lot subdivision on Mulholland Drive ("Project"). On behalf of the Project Applicant, we are responding to the appeals of the above-listed November 1, 2019 Decisions and Approval issued by the Advisory Agency and the Zoning Administrator, respectively, following the hearing held on October 2, 2018.

The appeals addressed by this letter include the following:

- Appeal 1 – Garrett Weinstein, Mountains Recreation and Conservation Authority – appeal of determination in ZA-2007-1255-ZAD;
- Appeal 2 – Paul Edelman, Santa Monica Mountains Conservancy – appeal of determination in ZA-2007-1255-ZAD;
- Appeal 3 – Paul Edelman, Santa Monica Mountains Conservancy – appeal of Advisory Agency's certification of VTTM 67505 Project EIR ("EIR"), and approval of VTTM 67505;
- Appeal 4 – Save Oak Savanna and Carlos Duque – appeal of Advisory Agency's certification of the Project EIR and approval of VTTM 67505;
- Appeal 5 – Louisville High School – appeal of the Advisory Agency's certification of the EIR and approval of VTTM 67505; and



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- Appeal 6 – Peter Fletcher – appeal of the Advisory Agency's certification of the EIR and approval of VTTM 67505.

Each appeal point raised in each appeal is stated below and an individual response is provided directly below each appeal point. Copies of the appeal justification letters [with bracketed annotations to coincide with the comment and response numbers below] are provided attached to this letter as Attachment A.

APPELLANT NO. 1: Garrett Weinstein, Mountains Recreation and Conservation Authority (MRCA)

An appeal of the Zoning Administrator's Approval of Case No. ZA-2007-1255 [note that the justification also refers to appealing certification of the EIR and approval of the VTTM, but the form only appeals ZA-2007-1255]

Letters dated: November 7, 2019 (Justification Letter for Appeal); May 2, 2016 (attachment)

MRCA has submitted an Appeal Application Form stating that it is appealing only the Zoning Administrator's approval of Case No. ZA-2007-1255. However, MRCA's Justification Letter states that MRCA is appealing both the Zoning Administrator's approval of Case No. ZA-2007-1255 and the Advisory Agency's certification of the EIR and approval of VTTM 67505, and the attached May 2, 2016 letter consists of comments on the Draft EIR.

MRCA Appeal Point 1:

This appeal by the Mountains Recreation and Conservation Authority (MRCA) seeks to reverse the entire decision of the Deputy Advisory Agency (Advisory Agency) regarding the proposed Vesting Tentative Tract Map (Tract Map) No. 67505, and Environmental Impact Report, ENV-2005-2301-EIR, for the proposed project at 22241-22255 Mulholland Drive. This appeal also seeks to reverse the entire decision of the Zoning Administrator regarding the Zoning Administrator's Determination, ZA-2007-1255-ZAD, for the same proposed project. This appeal pertains to the entirety of the respective decisions by the Advisory Agency and Zoning Administrator.

These statements constitute the Appellant's statement of the scope of its appeal. However, as explained above, the application form stated that Appellant was appealing only the determination made by the Zoning Administrator to approve Case No. ZA-2007-1255. Therefore, the Appellant's appeal points pertaining to the EIR should be disregarded and denied.

MRCA Appeal Point 2:



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This appeal is based on the Advisory Agency's improper approval of a deficient Final Environmental Impact Report (EIR) and incomplete analysis of alternative projects on which to base its certification of the EIR and approval of the Tract Map.

These statements explain that Appellant is basing its appeal on its assertion that the Advisory Agency improperly certified the EIR for VTTM 67505 because the EIR is deficient and its alternative analysis is incomplete. However, Appellant neither explains why Appellant believes the EIR is deficient and its alternatives analysis is incomplete, nor identifies any deficiencies in the EIR or in its alternatives analysis in sufficient detail to enable the preparation of a good faith, reasoned response to this particular appeal point.

Even so, it must be noted that the EIR was prepared in accordance with the California Environmental Quality Act ("CEQA," Pub. Res. Code §§ 21000 et seq.), the State CEQA Guidelines (Title 14, Cal. Code Regs. §§ 15000 et seq.), the City of Los Angeles CEQA Thresholds Guide, and other applicable City requirements and contains substantial evidence supporting its description of the existing environmental conditions that constitute the baseline for determining the significance of the Project's potential impacts, its identification of the Project's potentially significant adverse environmental impacts, its identification of mitigation measures to address those impacts, and its determinations on whether the identified mitigation measures would reduce the Project's potential impacts to less than significant levels. For the reasons explained in the responses below, none of the appeals contains significant new information or substantial evidence of a new significant impact or an increase in the severity of any impact disclosed in the EIR or otherwise identifies information requiring additional CEQA review or analysis. Therefore, the EIR is adequate, and the City (Lead Agency) is justified in certifying the EIR pursuant to Section 15090 of the State CEQA Guidelines.

In addition, specifically with respect to the EIR's Alternatives analysis, please see Responses to Comment Nos. A3-11 and A3-12 at pages 2-26 through 2-28 of the Final EIR, which support the sufficiency of the EIR's Alternatives analysis in response to Comment Nos. A3-11 and A3-12 on the Draft EIR, and which are available at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

For these reasons, Appellant's appeal point is unfounded and should be dismissed.

MRCA Appeal Point 3:



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The MRCA is a local public agency exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation & Park District, and the Rancho Simi Recreation & Park District pursuant to Section 6500 et seq. of the Government Code.

These statements introduce Appellant's organization, and require no response.

MRCA Appeal Point 4:

Where the MRCA's parent agency, the Santa Monica Mountains Conservancy (Conservancy), and independent citizens, presented multiple fair arguments that the subject project would result in significant adverse environmental impacts, and significant adverse impacts to public resources, and presented substantial impacts in support of those fair arguments, both in writing prior to, and at the respective subject hearings.[sic] These fair arguments and substantial evidence have not been refuted by any City agency to date.

Appellant asserts that its parent agency, the Conservancy, and other commenters have presented fair arguments and substantial evidence that the Project would create significant adverse environmental and public resource impacts, but that the City has not responded to the arguments and evidence to date. However, Appellant does not identify either the significant adverse environmental or public resource impacts that it claims the Project would cause (and, presumably, that the EIR neither identifies nor mitigates) or when and by whom these arguments and this evidence was brought to the City's attention, whether in writing or at a hearing; consequently, Appellant has not provided sufficient information to enable the preparation of a good faith, reasoned response to this particular appeal point.

Moreover, the City has responded to each written comment submitted to it. The City's responses to each comment on the Draft EIR are supported by substantial evidence and appear in the Final EIR, which appears at this link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

The City also responded to all written and public hearing comments made in connection with the October 2, 2018 joint public hearing. These responses, supported by substantial evidence, appear at this link:

<https://planning.lacity.org/pdiscaseinfo/Home/GetDocument/ZmRkZDM2NWUtZmQ5Mi00YzU4LWI3ODAtNmFhMjg5Mm1wNzBk0>



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Finally, it must be noted that, as set forth in the Response to MRCA's Appeal Point 2, the EIR is sufficient, and, further, the sufficiency of an EIR's impacts conclusions are judged by the substantial evidence test, not the fair argument test. *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 435.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

MRCA Appeal Point 5:

The Advisory Agency had insufficient factual basis and thus no discretion to approve or adopt the EIR for the subject project.

Appellant asserts that the Advisory Agency had insufficient factual evidence before it, and thus had no discretion, to approve or adopt the EIR for the Project, but Appellant fails to identify how the factual evidence before the Advisory Agency was insufficient to enable the Advisory Agency to certify the EIR, or why the factual evidence that was before the Advisory Agency deprived the Advisory Agency of its discretion. Therefore, Appellant has not provided sufficient information to enable the preparation of a good faith, reasoned response to this particular appeal point. As set forth in the Response to Conservancy Appeal Point 2, above, the EIR is legally sufficient and contains substantial evidence supporting all of its conclusions, and therefore contains sufficient factual evidence to enable the Advisory Agency to certify the EIR. For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

MRCA Appeal Point 6:

Please refer to the attached letter from the Conservancy, dated May 2, 2016.

The City has prepared complete and sufficient responses, supported by substantial evidence, to each point raised in the Conservancy's May 2, 2016 comment letter on the Draft EIR. The Conservancy's May 2, 2016 letter is included in the Final EIR as Comment Letter A3, and responses to that letter, supported by substantial evidence, appear at pages 2-16 through 2-28 of the Final EIR. Those comments and responses may be accessed at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

The City refers Appellant to these prior responses to the Conservancy's May 2, 2016 comment letter on the Draft EIR for responses to the specific appeal points asserted in that May 2 comment letter. In the City's determination, the analyses, methodologies and conclusions set forth in the Draft EIR are valid, accurately assesses the impacts of the Project, and are supported by substantial evidence. Please see



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the Response to MRCA Appeal Point 2, above. Therefore, each appeal point in the May 2, 2016 comment letter on the Draft EIR is unfounded and should be dismissed.

MRCA Appeal Point 7:

The MRCA reserves the right to submit additional justification and supporting materials prior to the public hearing of the subject appeal.

The appeal is limited by the Zoning Administrator's approval of Case No. ZA-2007-1255-ZAD ("ZAD") and the Los Angeles Municipal Code ("LAMC"). However, per Area Planning Commission Rules and Operating Procedures ("APC Rules"), all written appeal materials must be received by the Area Planning Commission ("Commission") no later than end of business day Monday of the week prior to the Commission meeting. Secondary submissions in response to the recommendation report or additional comments must be submitted no later than 48 hours before the Commission meeting. Secondary submissions, including exhibits, shall not exceed ten pages. All submissions within 48 hours of the meeting, including the day of the meeting, must be a hard copy submission. These submissions may not be more than two written pages, including exhibits. Therefore, any additional materials that MRCA wishes to submit prior to public hearing must adhere to the LAMC and CPC Rules.

APPELLANT NO. 2: Paul Edelman, Santa Monica Mountains Conservancy (Conservancy)

An appeal of the Zoning Administrator's Approval of Case No. ZA-2007-1255

Letters dated: November 7, 2019 (Justification Letter for Appeal); May 2, 2016 (attachment)

APPELLANT NO. 3: Paul Edelman, Santa Monica Mountains Conservancy (Conservancy)

An appeal of the Advisory Agency's Approval of VTTM 67505 and Certification of the EIR

Letters dated: November 7, 2019 (Justification Letter for Appeal); May 2, 2016 (attachment)

Conservancy has submitted Appeal Application Forms stating that it is appealing both the Zoning Administrator's approval of Case No. ZA-2007-1255 and the Advisory Agency's certification of the EIR and approval of VTTM 67505, and both forms attach the Conservancy's May 2, 2016 letter commenting on the Draft EIR in support of these appeals. The appeal points raised in both of its appeal application forms are identical, although the Conservancy purportedly argues them to support different legal claims (CEQA claims versus challenges to the Zoning Administrator's approval of Case No. ZA-2007-1255 and



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the Advisory Agency's approval of VTTM 67505) and, therefore, the appeal points are addressed together.

Conservancy Appeal Point 1:

This appeal by the Santa Monica Mountains Conservancy (Conservancy) seeks to reverse the entire decision of the Deputy Advisory Agency (Advisory Agency) regarding the proposed Vesting Tentative Tract Map (Tract Map) No. 67505, and Environmental Impact Report, ENV-2005-2301-EIR, for the proposed project at 22241-22255 Mulholland Drive. This appeal also seeks to reverse the entire decision of the Zoning Administrator regarding the Zoning Administrator's Determination, ZA-2007-1255-ZAD, for the same proposed project. This appeal pertains to the entirety of the respective decisions by the Advisory Agency and Zoning Administrator.

These statements constitute the Appellant's statement of the scope of its appeal, and require no response.

Conservancy Appeal Point 2:

This appeal is based on the Advisory Agency's improper approval of a deficient Final Environmental Impact Report (EIR) and incomplete analysis of alternative projects on which to base its certification of the EIR and approval of the Tract Map.

These statements explain that Appellant is basing its appeal on its assertion that the Advisory Agency improperly certified the EIR for VTTM 67505 because the EIR is deficient and its alternative analysis is incomplete; however, Appellant neither explains why Appellant believes the EIR is deficient and its alternatives analysis is incomplete nor identifies any deficiencies in the EIR or in its alternatives analysis in sufficient detail to enable the preparation of a good faith, reasoned response to this particular appeal point.

Even so, it must be noted that the EIR was prepared in accordance with the California Environmental Quality Act ("CEQA," Pub. Res. Code §§ 21000 et seq.), the State CEQA Guidelines (Title 14, Cal. Code Regs. §§ 15000 et seq.), the City of Los Angeles CEQA Thresholds Guide, and other applicable City requirements and contains substantial evidence supporting its description of the existing environmental conditions that constitute the baseline for determining the significance of the Project's potential impacts, its identification of the Project's potentially significant adverse environmental impacts, its identification of mitigation measures to address those impacts, and its determinations on whether the identified mitigation measures would reduce the Project's potential impacts to less than significant levels. For the reasons explained in the responses below, none of the appeals contains significant new information or substantial



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evidence of a new significant impact or an increase in the severity of any impact disclosed in the EIR or otherwise identifies information requiring additional CEQA review or analysis. Therefore, the EIR is adequate, and the City (Lead Agency) is justified in certifying the EIR pursuant to Section 15090 of the State CEQA Guidelines.

In addition, specifically with respect to the EIR's Alternatives analysis, please see Responses to Comment Nos. A3-11 and A3-12 at pages 2-26 through 2-28 of the Final EIR, which support the sufficiency of the EIR's Alternatives analysis in response to Comment Nos. A3-11 and A3-12 on the Draft EIR, and which are available at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For these reasons, Appellant's appeal point is unfounded and should be dismissed.

Conservancy Appeal Point 3:

Where, as here, the Conservancy, and independent citizens, presented multiple fair arguments that the subject project would result in significant adverse environmental impacts, and significant adverse impacts to public resources, and presented substantial evidence in support of those fair arguments, both in writing prior to, and at the respective subject hearings.[sic] These fair arguments and substantial evidence have not been refuted by any City agency to date.

Appellant asserts that its parent agency, the Conservancy, and other commenters have presented fair arguments and substantial evidence that the Project would create significant adverse environmental and public resource impacts, but that the City has not responded to the arguments and evidence to date. However, Appellant does not identify either the significant adverse environmental or public resource impacts that it claims the Project would cause (and, presumably, that the EIR does not identify or mitigate) or when and by whom these arguments and the evidence was brought to the City's attention, whether in writing or at a hearing. Consequently, Appellant has not provided sufficient information to enable the preparation of a good faith, reasoned response to this particular appeal point.

Moreover, the City has responded to each written comment submitted to it. The City's responses to each comment on the Draft EIR are supported by substantial evidence and are contained in the Final EIR, which appears at this link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>



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The City's responses, supported by substantial evidence, to all written and public hearing comments made in connection with the October 2, 2018 joint public hearing, appear at this link:

<https://planning.lacity.org/pdiscaseinfo/Home/GetDocument/ZmRkZDM2NWUtZmQ5Mi00YzU4LWI3ODAtNmFhMjg5Mm1wNzBk0>

Finally, it must be noted that as set forth in the Response to Conservancy Appeal Point 2, the EIR is legally sufficient and contains substantial evidence supporting all of its conclusions, and further, the sufficiency of an EIR's impacts conclusions are judged by the substantial evidence test, not the fair argument test. *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 435.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Conservancy Appeal Point 4:

The Advisory Agency had insufficient factual basis and thus no discretion to approve or adopt the EIR for the subject project.

Appellant asserts that the Advisory Agency had insufficient factual evidence before it, and thus had no discretion, to approve or adopt the EIR for the Project, but Appellant fails to identify how the factual evidence before the Advisory Agency was insufficient to enable the Advisory Agency to certify the EIR, or why the factual evidence that was before the Advisory Agency deprived the Advisory Agency of its discretion. Therefore, Appellant has not provided sufficient information to enable the preparation of a good faith, reasoned response to this particular appeal point. As set forth in the Response to Conservancy Appeal Point 2, above, the EIR is legally sufficient and contains substantial evidence supporting all of its conclusions, and therefore contains sufficient factual evidence to enable the Advisory Agency to certify the EIR. For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Conservancy Appeal Point 5:

Please refer to the attached letter from the Conservancy, dated May 2, 2016.

The City has prepared complete and sufficient responses, supported by substantial evidence, to each point raised in the Conservancy's May 2, 2016 comment letter on the Draft EIR. The Conservancy's May 2, 2016 letter is included in the Final EIR as comment letter A3, and responses to that letter appear at pages 2-16 through 2-28. Those comments and responses may be accessed at the following link:



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<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

The City refers Appellant to these prior responses to the Conservancy's May 2, 2016 comment letter on the Draft EIR for responses to the specific appeal points asserted in that May 2 comment letter. In the City's determination, the analyses, methodologies and conclusions set forth in the Draft EIR are valid, accurately assesses the impacts of the Project, and are supported by substantial evidence. Please see the Response to Conservancy Appeal Point 2, above. Therefore, each appeal point in the May 2, 2016 comment letter on the Draft EIR is unfounded and should be dismissed.

Conservancy Appeal Point 6:

The Conservancy reserves the right to submit additional justification and supporting materials prior to the public hearing of the subject appeal.

The appeal is limited by the ZAD and the LAMC. However, per APC Rules, all written appeal materials must be received by the Commission no later than end of business day Monday of the week prior to the Commission meeting. Secondary submissions in response to the recommendation report or additional comments must be submitted no later than 48 hours before the Commission meeting. Secondary submissions, including exhibits, shall not exceed ten pages. All submissions within 48 hours of the meeting, including day of the meeting, must be a hard copy submission. These submissions may not be more than two written pages, including exhibits. Therefore, any additional materials that the Conservancy wishes to submit prior to public hearing must adhere to the LAMC and APC Rules.

APPELLANT NO. 4: Save Oak Savanna and Carlos Duque (collectively, SOS)

An appeal of the Advisory Agency's certification of the EIR and approval of the VTTM

Letter dated: November 8, 2019 (Justification Letter for Appeal)

SOS has submitted an Appeal Application Form stating that it is appealing the Advisory Agency's certification of the EIR and approval of VTTM 67505.

SOS Appeal Point 1:

Appellant Save Oak Savanna is a local grassroots community organization that seeks to protect against overdevelopment and impactful land use and development in the community surrounding the proposed 19-lot subdivision for 19 detached single-family homes at 22241-2255 West Mulholland Drive ("Project") and is therefore immediately impacted thereby. Carlos Duque is President of Save Oak Savana [sic].



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These statements introduce SOS and its President, but do not set forth any grounds for the appeal; no response is required.

SOS Appeal Point 2:

In approving the Project, the Advisory Agency erred and abused its discretion for the following reasons:

Appellants assert that the Advisory Agency erred and abused its discretion when approving the Project, but fail to set forth any evidence or basis for its conclusions. Therefore, it is not possible to prepare a good faith, reasoned response to Appellants' appeal point. The bases for the Advisory Agency's certification of the EIR and its approval of VTTM 67505 are set forth in its Letter of Determination for VTTM 67505 dated November 1, 2019, and constitute a sufficient basis for, and substantial evidence supporting, certification of the EIR and approval of VTTM 67505. For these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 3:

The required findings pursuant to the Subdivision Map Act cannot be made with substantial supporting evidence [because] [t]he proposed map and the design and improvement of the proposed subdivision are not consistent with the City's General Plan, Land Use Element, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, or the Mulholland Scenic Parkway Specific Plan.

Appellants assert that the Advisory Agency cannot make the findings required under the Subdivision Map Act that VTTM 67505 is consistent with all applicable land use plans because the Project is inconsistent with the City's General Plan and Land Use Element, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan ("Community Plan") and the Mulholland Scenic Parkway Specific Plan ("Mulholland Specific Plan"). However, Appellants fail to identify any inconsistency between the Project and the City's General Plan, the Land Use Element, the Community Plan, or the Mulholland Specific Plan. Therefore, it is not possible to prepare a good faith, reasoned response to Appellants' appeal point. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of fact required by the Subdivision Map Act and CEQA regarding consistency, are supported by substantial evidence in the administrative record. Further, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>



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For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 4:

The State of California Government Code §§ 66473.1, 66474.60, .61 and .63 (the Subdivision Map Act) require that all proposed maps, as well as the design and improvement of all proposed subdivisions be consistent with applicable general and specific plans, including, in this case, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan and the Mulholland Scenic Parkway Specific Plan ("Mulholland Specific Plan").

Appellants summarize their view of the requirements of the listed sections of the Subdivision Map Act, but do not set forth any grounds for their appeal; no response is required. In addition, see the Response to SOS Appeal Point 3, above.

SOS Appeal Point 5:

There is no way to make a finding of compatibility with the Mulholland Specific Plan without previous, or at least concurrent, Mulholland Scenic Parkway Design Review Board ("DRB") review. Therefore, the Advisory Agency's determination that the Project complies with the Mulholland Specific Plan is unsupported by substantial evidence.

Appellants assert that the Advisory Agency's determination that the Project complies with the Mulholland Specific Plan is not supported by substantial evidence because the DRB has not yet made its review. However, because Appellants fail to explain why DRB's review is required in order for the Advisory Agency's determination to be supported by substantial evidence, it is not possible to provide a good faith, reasoned specific response to Appellants' appeal point.

The basis for the Advisory Agency's approval of VTTM 67505 is set forth in its Letter of Determination for VTTM 67505 dated November 1, 2019, and constitutes a sufficient basis for approval of VTTM 67505. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the Subdivision Map Act and CEQA findings of consistency with the Mulholland Specific Plan, are supported by substantial evidence in the administrative record. The City of Los Angeles Department of City Planning staff previously presented the Project at the July 7, 2016 DRB meeting so that staff could obtain initial informal feedback for use in analyzing the Project. Pursuant to CEQA, the City cannot take formal action on a project prior to the completion of the environmental review process. The Final EIR was required to be made available for review at least ten days before any City action was taken on the Project. Following release of the Final EIR, the Advisory Agency considered public testimony, the City's General Plan and the Mulholland Specific Plan, as well as the EIR and Mitigation



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Monitoring Program. The Project will continue to be reviewed pursuant to the applicable timeframes required by CEQA and the Municipal Code, and the EIR will be considered by each of the decision-makers when taking action on the Project requests.

The Project will be formally presented to the Design Review Board at a public hearing in compliance with Specific Plan procedures. Each of the homes to be built within the Project will be subject to review by the DRB, and each home must comply with the requirements contained within the Mulholland Specific Plan and will be subject to DRB review for consistency with the recommendations contained within the Design and Preservation Guidelines, including those addressing trees, retaining walls, and landscaping.

Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR, specifically including Responses A5-12 through and including A5-15 to SOS' Comments A5-12 through A5-15, are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTM67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 6:

Moreover, consistency findings with the Mulholland Specific Plan cannot be made. The proposed lot sizes of the tract map are significantly smaller and/or narrower than the average lots in the surrounding area. This poses a condition which is inconsistent and incompatible with the surrounding neighborhood and the parkway environment, in direct contravention of the Mulholland Specific Plan Guidelines.

Appellants assert that findings cannot be made that the Project is consistent with the Mulholland Specific Plan because the lot sizes are significantly smaller and/or narrower than the average lots in the surrounding area, which creates inconsistency and incompatibility between the Project and the surrounding neighborhood and the parkway environment in contravention of the Mulholland Specific Plan Guidelines. Because Appellants do not identify the particular Guidelines the Project contravenes, a specific good faith, reasoned response addressed to that point cannot be made.

With respect to lots sizes, neighborhood compatibility, and consistency with plans, however, see Response to SOS Appeal Point 5, above. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of consistency of VTTM 67505 and its lot sizes with the Mulholland Specific Plan, are supported by substantial evidence in the administrative



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record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's compatibility regarding scale and lot sizes with adjacent developments and uses, and its consistency with the Mulholland Specific Plan. Moreover, each of the homes to be built within the Project will be subject to review by the DRB. Each home must comply with the requirements contained within the Mulholland Specific Plan and will be subject to DRB review for consistency with the recommendations contained within the Design and Preservation Guidelines, including those addressing trees, retaining walls, and landscaping. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 7:

Indeed, by proposing a pattern of development that is inconsistent with the surrounding neighborhood, the Project is also inconsistent with almost all of the pertinent provisions of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan for residential development:

- *Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.*
- *Protect existing single-family residential neighborhoods from new, out of scale development.*
- *Protect the quality of the residential environment through attention to the physical appearance of communities.*
- *Protect existing stable single family and low-density residential neighborhoods from encroachment by higher density residential and other incompatible uses.*
- *Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multi-family residences.*
- *Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.*



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- *To limit the intensity and density of residential development in hillside areas.*

Appellants assert that the Project's "pattern of development" is inconsistent with the surrounding neighborhood, and, therefore, that the Project is also inconsistent with the listed Community Plan provisions for residential development. See Responses to SOS Appeal Points 3, 5 and 6, above. The Advisory Agency's Subdivision Map Act and CEQA findings conclude, based on substantial evidence, that the Project is consistent with the Community Plan and the Mulholland Specific Plan. In addition, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 8:

The design of the subdivision and proposed improvements are likely to cause substantial environmental damage [because] [t]he Environmental Impact Report ("EIR") for the Project is inadequate under the California Environmental Quality Act ("CEQA") as provided below. Therefore, the Project, as approved, is likely to cause substantial environmental damage.

Appellants assert that the Project, including the design of its subdivision and proposed improvements, is likely to cause substantial environmental damage because its EIR is inadequate. Appellants do not identify any defects in the EIR with sufficient specificity to enable a good faith, reasoned response to this particular appeal point to be prepared. However, their appeal point appears to introduce their subsequent very generalized comments on the EIR. See Response to SOS Appeal Point 9-13, below. For all of the reasons set forth here and in the Response to SOS Appeal Point 9-13, below, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 9:

The Entitlement was Improperly Granted Before Mulholland Design Review Board Review – Los Angeles Municipal Code ("LAMC") § 12.36 requires that if an applicant files for a project that requires multiple Legislative and/or Quasi-judicial Approvals, then the applicant shall file applications at the same time for all approvals reasonably related and necessary to complete the project. LAMC 12.36.C.5 includes that Subdivision Approvals be heard together with such Legislative and/or Quasi-judicial Approvals. [¶] Here,



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it is uncontested that the Project is subject to the Mulholland Specific Plan and therefore will require a Project Permit entitlement and Design Review by the DRB. However, despite the requirements of LAMC § 12.36, these entitlements have not been required concurrently with the Tract Map.

Appellants assert that the DRB should have reviewed and approved VTTM 67505 before the Project was approved by the Advisory Agency pursuant to LAMC § 12.36. According to Mulholland Specific Plan Section 11.A, Director approval, informed by DRB recommendation, is needed for "any use of land; building permit; grading permit; revocable permit to encroach; or B-permit". The VTTM only allows the applicant to divide the existing large lot into 19 smaller lots. The VTTM is not a use of land, building permit, grading permit, revocable permit to encroach, or B-permit. Under the Subdivision Map Act (California Government Code Sections 66410 et seq.), a VTTM refers only to "...the division, by any subdivider, of any unit or units of improved or unimproved land...for the purpose of sale, lease, or financing, whether immediate or future." Accordingly, the Subdivision Map Act makes it clear that a VTTM entitlement refers specifically to the creation of legal lots. A subdivision entitlement alone does not provide a project proponent with the right to a specific use of land, or the right to build on land. Further, the Director (as referenced in Section 11.A of the Mulholland Specific Plan) is not the decision-maker for the VTTM, the Advisory Agency is the decision-maker per LAMC Section 17.03. Nothing in the Mulholland Specific Plan allows the DRB to make a recommendation on a VTTM to the Advisory Agency (nor to the Zoning Administrator for the Zoning Administrator's Determination ("ZAD")). As such, review and recommendation of a VTTM is not part of the review and recommendation authority of the DRB. Further, the Applicant did voluntarily engage in a preliminary DRB review as part of the Project community outreach, however, this is not required or applicable under LAMC § 12.36, the city's multiple approvals ordinance or the Specific Plan.

The project complies with LAMC § 12.36.C.5 because the ZAD and VTTM are being processed concurrently. Concurrent DRB review and recommendation is not required as described above. . .

In addition, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility addressing this appeal point are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 10:



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Mulholland Specific Plan (section 11.A) provides that no permit for the use of land; building permit; grading permit; revocable permit to encroach; or B-permit; shall be issued for a project, until plans, elevations and/or other graphic representations of the project have been reviewed and approved by the Director acting on a recommendation of the DRB. The reason for this requirement, as set forth in section 11.F of the Specific Plan, is to advise the Director on aspects of exterior design; site layout; grading; driveway access; landscaping; and height, bulk, materials, textures and colors of any building, structure, sign or other development of property or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for a project to assure compliance with the criteria set forth in this Specific Plan.

Appellants make assertions regarding the provisions contained in the Mulholland Specific Plan. However, the Mulholland Specific Plan speaks for itself and is its own best evidence of the provisions and requirements that it contains. According the Mulholland Specific Plan, DRB review and recommendation is only required prior to the issuance of a permit "for the use of land; building permit; grading permit; revocable permits to encroach; or B-permit". A ZAD and VTTM are not these types of permits and review and recommendation of a VTTM and ZAD is not part of the review and recommendation authority of the DRB i. Additionally, see response to SOS Appeal Point 9 above.

In addition, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility addressing this appeal point are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 11:

Beyond the fact that it is legally required under the LAMC, the requirement for DRB review before/concurrently with the Tract Map for this Project is particularly important because the lot lines of the tract map, as approved by the Advisory Agency, impact the DRB's ability to perform its function in regulating development. For example, the lots are small and narrow, and there are insufficient height restrictions. Therefore, the DRB is forced to operate within the confines of those lots and a fair determination of consistency and compatibility has been lost before the DRB was even provided an opportunity to review and address these issues.



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Appellants assert that it is particularly important here for the DRB's review to occur before or concurrently with the Advisory Agency's review of VTTM 67505 because the configuration of the lots on VTTM 67505 interfere with DRB's ability to reach a fair determination of consistency and compatibility with the Mulholland Specific Plan. However, review and recommendation of a VTTM is not part of the review and recommendation authority of the DRB as per Section 11.A in the Mulholland Specific Plan. Timing for DRB review is premature. Additionally, see response to SOS Appeal Point 9 above.

Moreover, see Responses to SOS Appeal Points 5 and 6, above. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of consistency of VTTM 67505 and its lot sizes with the Mulholland Specific Plan, are supported by substantial evidence in the administrative record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's compatibility regarding scale and lot sizes with adjacent developments and uses, and its consistency with the Mulholland Specific Plan. In addition, each of the homes to be built within the Project would be subject to review by the DRB, and each home must comply with the requirements contained within the Mulholland Specific Plan and would be subject to DRB review for consistency with the recommendations contained within the Design and Preservation Guidelines, including those addressing trees, retaining walls, and landscaping. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility – including, without limitation, height limitations - are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 12:

*"Development" for review under the Specific Plan is not just a matter of deciding what materials or colors will be used on the exterior of the houses. To the contrary, review of the lot lines is **an important part** of the proposed development. As such, the lot lines significantly impact the DRB's ability to act in accordance with its Specific Plan mandates, including with regard to regulating grading quantities and subsequent impact to protected trees.*

Appellants assert that the DRB's review of VTTM 67505's lot lines is an important part of its review function for it affects DRB's ability to comply with the Mulholland Specific Plan's mandates, including with regards to regulating grading quantities and subsequent impact to protected trees. Appellants assume



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that DRB's review and recommendation would encompass the size and configuration of the lots –it does not. Per Section 11.F of the Mulholland Specific Plan, review and recommendation of a VTTM is not part of the review and recommendation authority of the DRB. See also

Additionally, Section 11 of the Specific Plan states that DRB review is to take place prior to the issuance of a "permit for the use land; building permit; grading permit; revocable permit to encroach; or B-permit" when the DRB has the ability to "review plans, elevations and/or other graphic representations for the project". This application for a VTTM and ZAD do not contain any of these materials and is not one of the permits referenced above. When actual homes are proposed for the Project Site, plans, elevations, and graphic representations will be prepared and the DRB review process will occur. However, as noted in SOS Appeal Point 9 above, the Applicant did voluntarily appear at a preliminary DRB as part of the community outreach for the Project. .

Moreover, see Responses to SOS Appeal Points 5 and 6, above. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of consistency of VTTM 67505 and its lot sizes with the Mulholland Specific Plan, are supported by substantial evidence in the administrative record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's compatibility regarding scale and lot sizes with adjacent developments and uses, and its consistency with the Mulholland Specific Plan. In addition, each of the homes to be built within the Project would be subject to review by the DRB, and each home must comply with the requirements contained within the Mulholland Specific Plan and would be subject to DRB review for consistency with the recommendations contained within the Design and Preservation Guidelines, including those addressing trees, retaining walls, and landscaping. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility – including, without limitation, height limitations - are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 13:

Accordingly, the Advisory Agency erred and abused its discretion in approving a tract map without first seeking review and recommendation from the DRB and requiring compliance with the LAMC provisions for Project Permit and Design Review entitlements.



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Appellants assert that the Advisory Agency erred and abused its discretion by approving VTTM 67505 before the DRB had reviewed and recommended its approval and before requiring its compliance with the LAMC provisions for Project Permit and Design Review entitlements. There is no requirement for the Project Permit Compliance or DRB review and recommendation for the VTTM. . In addition, see Responses to SOS Appeal Points 9 through 13, inclusive, above.

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 14:

For all of the reasons set forth in the correspondence submitted by Save Oak Savanna and its individual members, as well [sic] the Santa Monica Mountains Conservancy, which are incorporated herein by reference, including protected tree, wildlife, traffic and aesthetic impacts, the EIR for the Project is inadequate under CEQA.

Appellants assert that the EIR is inadequate under CEQA for all of the reasons stated in all of the comment letters submitted by SOS and its members and the Conservancy, including regarding protected tree, wildlife, traffic and aesthetic impacts, but do not identify any defects in the EIR with sufficient specificity to enable a good faith and reasoned response to be prepared to this particular appeal point. Even so, the City's responses, supported by substantial evidence, to comments on the Draft EIR submitted by SOS and its individual members and by the Conservancy are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

In addition, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility, street configuration, tree impacts, wildlife corridor, construction and grading are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255. Finally, see Responses to Conservancy Appeal Points 1 through 6, above.

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 15:

For purposes of the within appeal, Save Oak Savanna highlights that the EIR lacks a viable alternative, for example an alternative which would provide conformity with the surrounding development, as required by the Mulholland Specific Plan...."



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Appellants assert that the EIR is inadequate under CEQA because the EIR fails to analyze a “viable” alternative such as one that is consistent with the surrounding development as required by the Mulholland Specific Plan. In approving VTTM 67505, the Advisory Agency found, contrary to Appellants’ implication, that the Project is consistent with the surrounding development and the Mulholland Specific Plan, as set forth in its November 1, 2019 Letter of Determination.

CEQA requires that, in addition to identifying feasible mitigation measures, an EIR analyze a reasonable range of alternatives to a proposed project that would reduce its significant impacts while at the same time feasibly attain most of the basic project objectives. The EIR concludes that the Project would have no significant and unavoidable impacts after implementation of feasible mitigation measures. These conclusions are supported by substantial evidence.

The project objectives are focused on providing infill residential development that will not displace existing housing, that is sensitively and safely planned and that is close to commercial and recreational areas. As the EIR explains, the Project Site is zoned and designated for residential development; therefore, commercial, retail or other non-residential development for the Project Site would not be feasible alternative development scenarios, given the land use restrictions and the project objectives.

Moreover, this Project already presents a refinement of a previously proposed larger residential project that was analyzed in an earlier Draft EIR. The Draft EIR for that original project, which proposed a 37-unit single-family condominium development, analyzed three alternatives, including a reduced density alternative with 29 detached single-family homes, as well as a park. The current Project proposes just 19 detached single-family homes, so the Project that is analyzed in depth in the current EIR is in fact a reduced density alternative to the original project. As such, the City has already considered several residential development alternatives for the Project Site.

“[T]here is no rule specifying a particular number of alternatives that must be included [in an EIR]. ‘CEQA establishes no categorical legal imperative as to the scope of alternatives to be analyzed in an EIR. Each case must be evaluated on its facts, which in turn must be reviewed in light of the statutory purpose.’ *San Franciscans for Livable Neighborhoods v. City and County of San Francisco* (2018) 26 CA5th 596, citing *Mount Shasta Bioregional Ecology Center v. County of Siskiyou* (2012) 210 CA4th 184, 199), both of which upheld EIRs that analyzed one or essentially only one alternative – the no project alternative. “There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.” State CEQA Guidelines Section 15126.6(a).



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This EIR analyzes both (1) the no project alternative and (2) a park alternative, recognizing the zoning and designation on the Project Site and the fact that the Project would have no significant and unavoidable impacts with implementation of mitigation measures. Therefore, substantial evidence supports the EIR's conclusion that the two alternatives analyzed, (1) the no project alternative, and (2) a park alternative, constitute a reasonable range of alternatives for the Project. Since substantial evidence supports the Advisory Agency's findings that the Project is consistent with the Mulholland Specific Plan and the surrounding neighborhood, and given the above discussed information, there is no need for the EIR to include the alternative suggested by SOS.

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 16:

For purposes of the within appeal, Save Oak Savanna highlights ... that the [EIR's] findings of infeasibility regarding project alternatives rejected are not supported by substantial evidence."

Appellants assert that the EIR is inadequate under CEQA because the EIR fails to support its rejection of infeasible alternatives with substantial evidence. However, Appellants fail to identify any defect in the substantial evidence in the EIR supporting the rejection of the rejected alternatives; consequently, a good faith, reasoned response to this appeal point cannot be prepared.

Three additional alternatives, a reduced density alternative, a non-residential alternative and an off-site alternative, were considered for analysis in the EIR, but were rejected, based on substantial evidence, as explained in the EIR in Chapter 7, Alternatives. The EIR properly rejected the reduced residential alternative based on substantial evidence. The Project already presents a refinement of a previously proposed larger residential project that was analyzed in an earlier Draft EIR. The Draft EIR for that original project, which proposed a 37-unit single-family condominium development, analyzed three alternatives, including a reduced density alternative with 29 detached single-family homes, as well as a park. The Project proposes just 19 detached single-family homes, so the Project that is analyzed in depth in the current EIR is in fact a reduced density alternative to the original project. As such, the City has already considered several residential development alternatives for the Project Site.

The non-residential alternative was also rejected based on substantial evidence, since the Project Site is surrounded by residential uses, and is currently both zoned and designated in the General Plan for residential uses. The off-site alternative was rejected based on substantial evidence because the Applicant does not own or control another site of comparable size.



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In approving VTTM 67505, the Advisory Agency adopted CEQA findings rejecting these alternatives as infeasible, based on the substantial evidence in the EIR and record.

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 17:

Public Resources Code §21002 provides that proposed projects should not be approved if there are feasible alternatives available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by CEQA are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives which will avoid or substantially lessen such significant effects. To such extent, it is well established that the core of an EIR is the mitigation and alternatives sections. Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 564.

Appellants summarize Public Resources Code Section 21002, in part, although they emphasize its statements regarding alternatives over its statements regarding mitigation measures, and cite a noted California Supreme Court decision regarding CEQA issues. However, Appellants fail to identify any defect in the EIR, and fail to raise any argument supporting their appeal. Consequently, no response is required to this appeal point.

SOS Appeal Point 18:

Furthermore, the conclusions and findings of the EIR are not supported by substantial evidence. This is particularly egregious with regard to aesthetic impacts, biological impacts concerning wildlife movement, migration corridors, and nursery sites, drainage and associated water, including runoff, impacts.

Appellants assert in general terms that the EIR's conclusions and findings are not supported by substantial evidence, particularly in the areas of aesthetic, biological resource including wildlife movement, migration corridors and nursery sites, and drainage, runoff and associated water resource impacts. However, Appellants fail to identify any defect in the substantial evidence supporting the EIR's conclusions and findings in these impact areas sufficient to enable a good faith, reasoned response to be prepared to this particular appeal point.

Even so, it must be noted that the EIR, including, without limitation, these impact sections, was prepared in accordance with the California Environmental Quality Act ("CEQA," Pub. Res. Code §§ 21000 et seq.), the State CEQA Guidelines (Title 14, Cal. Code Regs. §§ 15000 et seq.), the City of Los Angeles CEQA Thresholds Guide, and other applicable City requirements and contains substantial evidence supporting



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its description of the existing environmental conditions that constitute the baseline for determining the significance of the Project's potential impacts, its identification of the Project's potentially significant adverse environmental impacts, its identification of mitigation measures to address those impacts, and its determinations on whether the identified mitigation measures would reduce the Project's potential impacts to less than significant levels. For the reasons explained in the responses above, none of Appellants' appeal points contains significant new information or substantial evidence of a new significant impact or an increase in the severity of any impact disclosed in the EIR or otherwise identifies information requiring additional CEQA review or analysis. Therefore, the EIR is adequate, and the City (Lead Agency) is justified in certifying the EIR pursuant to Section 15090 of the State CEQA Guidelines.

Additionally, see the City's responses to the written and public hearing comments made in connection with the October 2, 2018 joint public hearing. These responses, supported by substantial evidence, appear at this link:

<https://planning.lacity.org/pdiscaseinfo/Home/GetDocument/ZmRkZDM2NWUtZmQ5Mi00YzU4LWI3ODAtNmFhMjg5MmIwNzBk0>

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

SOS Appeal Point 19:

By failing to provide viable alternatives, the City's EIR fails to comply with CEQA.

Appellants assert in general terms that the EIR's Alternatives Chapter fails to analyze a sufficient range of alternatives to the Project and therefore fails to comply with CEQA, but fail to identify any alternative that the EIR failed to analyze or any other defect in the EIR's Alternatives analysis. Consequently, a good faith, reasoned response to this appeal point cannot be prepared. Even so, see Responses to SOS Appeal Points 15 through 17, inclusive, above.

For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

APPELLANT NO. 5: Kathleen Vercillo on behalf of Louisville High School (collectively, Louisville)

An appeal of the Advisory Agency's certification of the EIR and approval of the VTTM

Letter dated: November 8, 2019 (Justification Letter for Appeal)



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Louisville, represented by James C. Hughes, a Professional Corporation, has submitted an Appeal Application Form stating that it is appealing the Advisory Agency's certification of the EIR and approval of VTTM 67505.

Louisville Appeal Point 1:

I am counsel for Louisville High School ("Louisville") which is located directly across Mulholland Drive from the proposed Project. I am also a member of the Louisville Board of Directors and the parent of a Louisville alumna with long time personal knowledge of the facts and circumstances discussed below. At my client's request, this will constitute Louisville's responses to Section 4 of the Appeal Application concurrently filed by Louisville regarding the Project.

Appellant's counsel introduces himself and the Appellant, but does not state any ground for Appellant's appeal. Therefore, no response to this appeal point is required.

Louisville Appeal Point 2:

JUSTIFICATION/REASON FOR THE APPEAL

Is the entire decision, or only parts of [sic] being appealed? ENTIRE DECISION

Are specific conditions of approval being appealed? NO

Appellant states that it is appealing the entire decision made by the Advisory Agency, but that it is not appealing any specific condition of approval. Appellant does not state any ground for Appellant's appeal; therefore, no response to this appeal point is required.

Louisville Appeal Point 3:

A. Reason For Appeal: Louisville is located at 22300 Mulholland Drive, directly across from the Project. In this area, Mulholland Drive is a bi-directional (single-lane in each direction) arterial that serves as the critical east-west traffic thoroughfare between Topanga Canyon Boulevard on the east and the 101 Freeway on the west. Mulholland Drive is the only means of vehicular ingress and egress to Louisville for its student body, faculty, staff, and visitors to the campus.

Appellant describes its location as being on Mulholland Drive directly across from the Project, and describes Mulholland Drive as a two-lane arterial extending between Topanga Canyon Boulevard and the 101 Freeway that serves as the vehicular access to Appellant's campus. As such, Appellant describes



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Appellant's existing setting, but does not state any ground for Appellant's appeal; therefore, no response to this appeal point is required.

Louisville Appeal Point 4:

Louisville's prime concerns relating to the Project involve (i) traffic considerations, (ii) density of the Project, and (iii) the impacts of the Project design which negatively impacts the safe, quiet, and orderly mutual co-existence of the Project and its residents with the Louisville educational environment that has occupied its present site since the 1950's.

Appellant lists its prime concerns regarding the Project, including traffic considerations, density and design, which Appellant asserts negatively affect the safe, quiet, and orderly mutual co-existence of the Project and its residents with the Louisville educational environment that has been at its site since the 1950's. However, Appellant does not identify any specific issues, considerations or disputes regarding the prime concerns that it lists with sufficient detail to enable a good faith, reasoned response to be prepared to this particular appeal point. Even so, the bases for the Advisory Agency's certification of the EIR and its approval of VTTM 67505 are set forth in its Letter of Determination for VTTM 67505 dated November 1, 2019, and constitute a sufficient basis for, and substantial evidence supporting, certification of the EIR and approval of VTTM 67505. For these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 5:

Regarding traffic, at existing peak student arrival and departure times, traffic conditions on Mulholland Drive are significantly impacted by the flow of significant levels of commuter and local east and west-bound traffic on Mulholland Drive, as well as Louisville-bound traffic coming from both directions. The narrowness of Mulholland Drive in this area combined with few available alternative routes causes even the slightest disruption in traffic flow to result in major disruption of traffic in the area. Therefore, it is essential that additional traffic loads on Mulholland Drive in this area be avoided to prevent exacerbation of an already substandard condition.

Appellant describes its opinion of existing traffic conditions on Mulholland Drive at existing peak student arrival and departure times as having significant levels of commuter and local traffic traveling in both directions. Appellant does not, however, identify any issue, problem or impact created by the Project that forms the basis of its appeal; therefore, no response is required.

Louisville Appeal Point 6:



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Given this background, Louisville believes it is essential that the Project design direct traffic flow away from Mulholland Drive onto San Feliciano Drive or other available arteries. There are four (4) homes identified on the Project Vesting Tentative Tract Map No. 67505 (the "Tract Map") (i.e., Lots 104) which are proposed to ingress and egress from Mulholland Drive. These lots should be reconfigured to take their ingress from streets other than Mulholland Drive. This will have the benefit of alleviating area-wide traffic problems on Mulholland Drive which have the potential to affect a large number of daily commuters, as well as Louisville.

Appellant asserts that the Project should be redesigned so that Lots 1 through 4 enter and exit the Project from some street other than Mulholland Drive, to which they are adjacent, which Appellant asserts will reduce existing area-wide traffic congestion on Mulholland Drive. The EIR analyzed the traffic impacts of the Project and concluded, based on substantial evidence, that they would be less than significant. The Project Traffic Study, included in the EIR as Appendix J, which was approved by the Los Angeles Department of Transportation, analyzed the traffic impacts of Lots 1 through 4, inclusive, and estimated that, together, they would generate 3 trips in the AM peak hour and 4 trips during the PM peak hour, or one trip every 20 minutes over the AM peak hour and one trip every 15 minutes over the PM peak hour, and would have a negligible effect on Mulholland Drive capacity and operations. Further, the Project driveway serving these four lots would intersect Mulholland Drive 200 to 250 feet from either school driveway, providing sufficient separation so that no interference with ingress or egress from the school would be created. In addition, see Responses to Comment A4-3 at pages 2-39 to 2-40 in the Final EIR, which supports the sufficiency of the EIR's traffic impacts analysis in response to Comment No. A4-3 on the Draft EIR, and which are available at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 7:

Regarding density of the Project, the site and area conditions are far from optimal for development of the proposed nineteen (19) single family homes, whether or not this is the maximum nominally allowed under the applicable zoning. Site conditions are often a check on maximum development plans. Careful re-consideration should be given to the reduction of density of the Project to make it more compatible with the site, as well as alleviate substantial impacts on the surrounding community and traffic infrastructure.



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Appellant asserts that a reduction of the Project's density should be reconsidered because the site and the area conditions are far from optimal for the development of the 19 homes and because a reduction in density would alleviate substantial impacts on the surrounding community and traffic infrastructure. Appellant fails to identify in what way the site and the area conditions are far from optimal, does not identify in what way the Project is not compatible with the site, and does not identify the substantial impacts the Project would cause on the surrounding community and traffic infrastructure such that the Project should be reduced from 19 homes. Appellant also does not specify by how much the density of the Project should be reduced.

Appellant essentially asserts that the Project EIR should have considered a reduced density alternative to avoid the purported effects that the Appellant believes the Project would create. CEQA requires that, in addition to identifying feasible mitigation measures, an EIR analyze a reasonable range of alternatives to a proposed project that would reduce its significant impacts while at the same time feasibly attain most of the basic project objectives. The EIR concludes, based on substantial evidence, that the Project would have no significant and unavoidable impacts after implementation of feasible mitigation measures, including, without limitation, in the areas that Appellant identifies in this appeal point. These conclusions are supported by substantial evidence.

The project objectives are focused on providing infill residential development that will not displace existing housing, that is sensitively and safely planned and that is close to commercial and recreational areas. As the EIR explains, the Project Site is zoned and designated for residential development; therefore, commercial, retail or other non-residential development for the Project Site would not constitute feasible alternative development scenarios, given the land use restrictions and the project objectives.

Moreover, this Project already presents a refinement of a previously proposed larger residential project that was analyzed in an earlier Draft EIR. The Draft EIR for that original project, which proposed a 37-unit single-family condominium development, analyzed three alternatives, including a reduced density alternative with 29 detached single-family homes, as well as a park. The current Project proposes just 19 detached single-family homes, so the Project that is analyzed in depth in the current EIR is in fact a reduced density alternative to the original project. As such, the City has already considered several residential development alternatives for the Project Site.

"[T]here is no rule specifying a particular number of alternatives that must be included [in an EIR]. 'CEQA establishes no categorical legal imperative as to the scope of alternatives to be analyzed in an EIR. Each case must be evaluated on its facts, which in turn must be reviewed in light of the statutory purpose.'" *San Franciscans for Livable Neighborhoods v. City and County of San Francisco* (2018) 26 CA5th 596, citing *Mount Shasta Bioregional Ecology Center v. County of Siskiyou* (2012) 210 CA4th 184, 199, both of which upheld EIRs that analyzed one or essentially only one alternative – the no project alternative.



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"There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason." State CEQA Guidelines Section 15126.6(a).

This EIR analyzes both (1) the no project alternative and (2) a park alternative, recognizing the zoning and designation on the Project Site and the fact that the Project would have no significant and unavoidable impacts with implementation of mitigation measures. Therefore, substantial evidence supports the EIR's conclusion that the two alternatives analyzed, (1) the no project alternative, and (2) a park alternative, constitute a reasonable range of alternatives for the Project. Since substantial evidence supports the Advisory Agency's findings that the Project is consistent with the Mulholland Specific Plan and the surrounding neighborhood, and given the above discussed information, there is no need for the EIR to include the alternative suggested by Appellant.

Finally, when approving VTTM 67505, the Advisory Agency found, contrary to Appellant's implication, that the Project is consistent with the surrounding development, as set forth in its November 1, 2019 Letter of Determination.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 8:

Regarding the safeguarding of the peaceful coexistence of the longtime Louisville operations with the proposed new residential use of the Project, additional consideration must be given to impacts of the Project design, density, and situation of homes vis-à-vis the existing use and operations of adjacent or nearby uses such as Louisville's. Except for references in the City public reports regarding the Project to the repeated voicing of objections by Louisville, SOS, and other groups, there is little, if any, treatment of these objections by the City in the public record.

Appellant asserts that the impacts of the Project's design, density and arrangement of homes on the existing uses and operations of adjacent and nearby uses such as Appellant's should be given additional consideration, and that other than in the City's reports, objections to the Project by Appellant, SOS and other groups have not been addressed by the City. Appellant fails to identify what impacts the Project's design, density and arrangement of homes would have on the adjacent and nearby uses, including Appellants, and also fails to identify what objections or comments from Appellant, SOS and other groups the City has failed to address.



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The EIR, which analyzed the impacts of the Project, was prepared in accordance with the California Environmental Quality Act ("CEQA," Pub. Res. Code §§ 21000 et seq.), the State CEQA Guidelines (Title 14, Cal. Code Regs. §§ 15000 et seq.), the City of Los Angeles CEQA Thresholds Guide, and other applicable City requirements, and contains substantial evidence supporting its description of the existing environmental conditions that constitute the baseline for determining the significance of the Project's potential impacts, its identification of the Project's potentially significant adverse environmental impacts, its identification of mitigation measures to address those impacts, and its determinations on whether the identified mitigation measures would reduce the Project's potential impacts to less than significant levels. Therefore, the EIR is adequate, and the City (Lead Agency) was justified in certifying the EIR pursuant to Section 15090 of the State CEQA Guidelines.

Additionally, the findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of fact required by the Subdivision Map Act and CEQA regarding consistency and compatibility, are supported by substantial evidence in the administrative record. Further, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255.

Finally, the City has responded to all of the written and oral comments that it has received, including from Appellant and SOS. The Final EIR contains responses to the written comments on the Draft EIR submitted by all commenters including, without limitation, Appellant (Comment Letter A4) and SOS (Comment Letter A5). These responses can be found in the Final EIR, which appears at this link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

The City also responded to all written and public hearing comments made in connection with the October 2, 2018 joint public hearing. These responses, supported by substantial evidence, appear at this link:

<https://planning.lacity.org/pdiscaseinfo/Home/GetDocument/ZmRkZDM2NWUtZmQ5Mi00YzU4LWI3ODAtNmFhMjg5MmIwNzBk0>

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 9:

B. Specifically The Points At Issue: Please see the discussion above at Section A.



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Appellant refers to the appeal points discussed under Section A as the specific appeal points at issue. See Responses to Louisville Appeal Points 3 through 8, inclusive, above. For all these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 10:

C. How You Are Aggrieved By The Decision: Please see the discussion above at Section A.

Appellant refers to the appeal points discussed under Section A to describe how Appellant is aggrieved. See Responses to Louisville Appeal Points 3 through 8, inclusive, above. For all these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 11:

C. How You Are Aggrieved By The Decision: In addition, the safety and security of Louisville students, as well as the preservation of an orderly and reasonably quiet residential environment in the area, are primary responsibilities of Louisville. You will note Louisville has not stated a desire to block all development of the Project property, but has taken exception to those aspects of the Project which directly threaten Louisville's ability to pursue its mission of educating the next generation of our leaders.

In addition to the appeal point raised in Section A, above, Appellant asserts that it is aggrieved by the Advisory Agency's decision because the Project in some manner not identified by the Appellant directly threatens Louisville's ability to pursue its mission of educating its students. Because Appellant does not identify any aspect of the Project, or of the Advisory Agency's determinations, that in Appellant's opinion results in a threat to Appellant's ability to pursue its mission of educating its students, the preparation of a good faith, reasoned response to this appeal point is not possible.

The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of fact required by the Subdivision Map Act and CEQA regarding consistency and compatibility, are supported by substantial evidence in the administrative record. Further, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>



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For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 12:

D. Why You Believe The Decision-Maker Erred Or Abused Their Discretion: Based on the public record, the decision-maker appeared to pay insufficient attention to conditions in the area, particularly traffic conditions, after determining traffic conditions were at level D.

Appellant repeats its assertions that the Advisory Agency erred or abused its discretion by paying insufficient attention to conditions in the area, particularly traffic conditions since traffic conditions are at level D.

Regarding Appellant's general statement regarding conditions in the area, Appellant fails to identify what general conditions in the area the Advisory Agency failed to pay insufficient attention to, and, as a result, it is not possible to prepare a good faith, reasoned response to this appeal point. However, prior to approving VTTM 67505, the Advisory Agency certified the EIR, which analyzed the impacts of the Project, and was prepared in accordance with the California Environmental Quality Act ("CEQA," Pub. Res. Code §§ 21000 et seq.), the State CEQA Guidelines (Title 14, Cal. Code Regs. §§ 15000 et seq.), the City of Los Angeles CEQA Thresholds Guide, and other applicable City requirements. The Advisory Agency's certification included its finding that the EIR contains substantial evidence supporting its description of the existing environmental conditions that constitute the baseline for determining the significance of the Project's potential impacts, as well as its identification of the Project's potentially significant adverse environmental impacts, its identification of mitigation measures to address those impacts, and its determinations on whether the identified mitigation measures would reduce the Project's potential impacts to less than significant levels. Further, the findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of fact required by the Subdivision Map Act and CEQA regarding consistency and compatibility, are supported by substantial evidence in the administrative record. Further, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>



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Regarding Appellant's statement that the Advisory Agency failed to pay sufficient attention to the level D traffic conditions in the area, as shown in **Table V.I-3, LOS Analysis Summary, Existing (2015) and Future (2018) Peak-Hour Conditions**, Section V.I, *Transportation/Traffic*, of the Draft EIR determined that two intersections would reach level D under future conditions during the AM peak hour: Mulholland Drive and San Feliciano and Mulholland Drive and Mulholland Highway. However, the Project would not cause either intersection to reach level D under those conditions, since both intersections would reach level D with and without the Project. See Draft EIR, p. V.I-10.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 13:

D. Why You Believe The Decision-Maker Erred Or Abused Their Discretion: ... The only project alternatives considered were either "no project" or "park use." A smaller version of the Project, reconfigured and without Mulholland Drive ingress or egress, would have been a far more productive exercise.

Appellant repeats its assertion that the Advisory Agency erred or abused its discretion by considering only two alternatives, including a no project and park use alternative, but not a reduced density project with no entry or exit involving Mulholland Drive. See Response to Louisville Appeal Point 7, above.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Louisville Appeal Point 14:

For the reasons above and other reasons which will be discussed at the hearing of this matter, Louisville objects to the proposed approval of the Project in its current form and configuration.

Appellant repeats that it objects to the current form and configuration of the Project for the reasons stated in its previously stated appeal points, and for other reasons Appellant plans to raise at the future hearing on the Project. Regarding Appellant's previously stated appeal points, see the Responses to Louisville appeal points 1 through 13, above. Since Appellant has not identified the additional reasons Appellant intends to raise at the future hearing, a good faith, reasoned response to those reasons cannot be prepared at this time.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.



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APPELLANT NO. 6: Peter Fletcher

An appeal of the Advisory Agency's certification of the EIR and approval of the VTTM

Letter dated: November 7, 2019 (Justification Letter for Appeal)

Peter Fletcher (Fletcher) has submitted an Appeal Application Form stating that he is appealing the Advisory Agency's certification of the EIR and approval of VTTM 67505.

Fletcher Appeal Point 1:

The last public hearing was held on October 2, 2018. No other public hearings have been held for over one year to allow for stakeholder comment prior to this approval. Therefore, the neighborhood was provided no knowledge of the content of the current application nor the ability to provide public input for any updates or changes made to the project that may have occurred in the past year.

Appellant asserts that since the October 2, 2018 public hearing, no other public hearing has been held to allow for public comment prior to issuance of the Advisory Agency's November 1, 2019 Determination Letter, and that the neighborhood has not been advised of any current application for any update or change to the Project since the October 2, 2018 hearing. Appellant's statement does not identify any defect in the Advisory Agency's Determination Letter, or any error or abuse of discretion on the part of the Advisory Agency. The Advisory Agency's November 1, 2019 Determination Letter is based on and supported by information regarding the Project, substantial evidence in the Project's EIR and in the administrative record, and on the public comment received through the end of the public comment period during the October 2, 2018 joint public hearing, and not on any subsequent information or update or change to the Project. There have been no updates or changes to the Project since the October 2, 2018 public hearing which therefore have not necessitated any further public hearings or outreach. However, since the October 2, 2018 joint public hearing, the Applicant has had a number of meetings with the Council Office, who has served in a mediating capacity with the community, to ensure open lines of communication regarding the Project.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 2:

The deadline for this appeal is November 11, 2019, Veteran's Day, which is a holiday and City offices are closed.



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Appellant asserts that the deadline for appeal of the Advisory Agency's determinations is a holiday, November 11, 2019, when City offices are closed. LAMC § 19.A states that whenever the final day for filing an appeal falls on a Saturday, Sunday or legal holiday, the time for filing shall be extended to the close of business on the next succeeding working day, as such the City did not close the appeal period until November 12, 2019. Otherwise, Appellant's statement does not identify any defect in the Advisory Agency's Determination Letter, or any error or abuse of discretion on the part of the Advisory Agency. The Advisory Agency's November 1, 2019 Determination Letter is based on and supported by information regarding the Project, substantial evidence in the Project's EIR and in the administrative record, and on the public comment received through the end of the public comment period during the October 2, 2018 joint public hearing.

For these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 3:

The applicant repeatedly failed to comply with agreements made between himself and the neighbors, that the applicant would pro-actively work with the neighbors. This agreement was publicly agreed to at a publicly-held Woodland Hills-Warner Center NC PLUM Committee Meeting prior to the October 2, 2018 hearing.

Appellant asserts that the Applicant has repeatedly failed to comply with an agreement to work pro-actively with the neighbors that the Applicant made at a public NC PLUM Committee meeting held before the October 2, 2018 joint meeting. Appellant's statement does not identify any defect in the Advisory Agency's Determination Letter, or any error or abuse of discretion on the part of the Advisory Agency. The Advisory Agency's November 1, 2019 Determination Letter is based on and supported by information regarding the Project, substantial evidence in the Project's EIR and in the administrative record, and on the public comment received through the end of the public comment period during the October 2, 2018 joint public hearing.

The Applicant has held many public meetings regarding the Project in the past few years including a total of six presentations to the Woodland Hills-Warner Center Neighborhood Council Planning and Land Use Committee, one presentation to the full Woodland Hills-Warner Center Neighborhood Council, seven meetings with Save Oak Savanna and numerous meetings with the Council Office. However, as to the specific agreement to which the Appellant refers, the Appellant has failed to identify the specific agreement made to work pro-actively with the neighbors and how the Applicant has failed to fulfill the Applicant's part of this agreement; consequently, it is not possible to prepare a good faith, reasoned response to this appeal point.



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For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 4:

The applicant has failed to comply with agreements made and the direction given by the Zoning Administrator at the joint public hearing before the Deputy Advisory Agency Zoning Administrator on October 2, 2018, where the applicant was directed by the Deputy to pro-actively work with the neighbors and local entities including the Council office, the NC, Louisville High School, and Santa Monica [sic] Conservancy.

Appellant asserts that the Applicant has failed to comply with the Zoning Administrator's direction at the October 2, 2018 public hearing to work pro-actively with the neighbors and with local entities including the Council office, the NC, Louisville High School and the Santa Monica Mountains Conservancy. Appellant's statement does not identify any defect in the Advisory Agency's Determination Letter, or any error or abuse of discretion on the part of the Advisory Agency. The Advisory Agency's November 1, 2019 Determination Letter is based on and supported by information regarding the Project, substantial evidence in the Project's EIR and in the administrative record, and on the public comment received through the end of the public comment period during the October 2, 2018 joint public hearing, and not on any subsequent information or update or change to the Project. Since the October 2, 2018 joint public hearing, the Applicant has had a number of meetings with the Council Office, who has served in a mediating capacity with the community, to ensure open lines of communication regarding the Project.

For all these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 5:

The applicant has failed to address the concerns of the neighbors, local agencies and maintained a secretive demeanor and a behind the scenes course of action.

Appellant asserts again his belief that the Applicant has failed to address the neighbors' concerns and states his opinion that the Applicant has maintained a secretive demeanor and a behind the scenes course of action. Appellant's statement does not identify any defect in the Advisory Agency's Determination Letter, or any error or abuse of discretion on the part of the Advisory Agency. The Advisory Agency's November 1, 2019 Determination Letter is based on and supported by information regarding the Project, substantial evidence in the Project's EIR and in the administrative record, and on the public comment received through the end of the public comment period during the October 2, 2018 joint public hearing. The Appellant fails to identify or explain what he means by his characterization of the Applicant's demeanor as secretive and his description of the Applicant's activities as behind the scenes;



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consequently, it is not possible to prepare a good faith, reasoned response to this appeal point. However, all of the actions taken with respect to the approval of the Project, by the Applicant and others supporting the Project's approval, have been taken properly in accordance with the facts and all applicable laws, codes and regulations, and the City's analysis of the Project is fully set forth in the EIR, which was properly circulated to the public as required by CEQA. The City has held, and will hold, all required public hearings, and will reach such determinations as are supported by the facts and the applicable laws, codes and regulations.

For these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 6:

The applicant proposes to build (19) two story homes with a height of (33) feet. The affected homes on San Feliciano are all (1) story, as are most homes in the immediate area. The height, lot size and design of the homes is not compatible and is inconsistent with the surrounding homes.

Appellant states his opinion that the Project's proposal to build a maximum of 19 two-story homes with a maximum height of 33 feet is inconsistent and incompatible with the height, lot size and design of the one-story homes in the immediate area. The Advisory Agency concluded otherwise, based on substantial evidence in the EIR and in the administrative record. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings of consistency of VTTM 67505 and its lot sizes with the Mulholland Specific Plan, are supported by substantial evidence in the administrative record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's compatibility regarding scale and lot sizes with adjacent developments and uses, and its consistency with the Mulholland Specific Plan. Moreover, each of the homes to be built within the Project will be subject to review by the DRB. Each home must comply with the requirements contained within the Mulholland Specific Plan and will be subject to DRB review for consistency with the recommendations contained within the Design and Preservation Guidelines, including those addressing trees, retaining walls, and landscaping. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>



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For all of these reasons, Appellants' appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 7:

The applicant at the October 2, 2018 hearing proposed building (1) private street, with the entrance on the curved down slope of the hill on San Feliciano. The neighbors and local agencies, strongly advised the applicant and the Zoning Administrator that this will be a safety hazard as:

- a. San Feliciano is a cut through for traffic going to and from Ventura Blvd, Topanga Blvd, and the Topanga Elementary School. The hill on San Feliciano is from Mulholland Drive to the first stop sign. This is a short distance with bad sight lines.*
- b. Traffic is moving quickly down this hill. There is already a stop sign at the bottom of the hill. Another entrance half-way down the hill will cause traffic issues and isn't safe.*

Appellant asserts that it is the opinion of the neighbors and of unidentified local agencies that building a private street intersecting with San Feliciano on the curved downslope of the hill will be a safety hazard because that portion of San Feliciano carries rapidly moving cut-through traffic and there is a short distance from Mulholland Drive to the stop sign on San Feliciano, with bad lines of sight. The private street that the Appellant references is actually a private driveway. Section V.I, *Transportation/Traffic*, of the Draft EIR analyzes the potential effects created by the construction of this private driveway intersecting San Feliciano at pages V.I-19 and V.I-20, and concludes based on substantial evidence that these effects would be less than significant. As explained there, the private driveway would intersect a straight section of San Feliciano. According to the then-current Caltrans Design Manual, 6th Edition, a vehicle traveling at a speed of 35 mph, which would be 10 mph over the 25 mph speed limit on San Feliciano, would require a "stopping sight distance" of 250 feet. This is the distance needed for the driver of a vehicle traveling at 35 mph to bring the vehicle to a stop after an object on the roadway becomes visible. In this instance, the object would either be a vehicle traveling along San Feliciano toward the intersection with the private driveway, or a vehicle on the private driveway waiting to turn on San Feliciano Drive. Based on measurements on VTTM 67505, it is estimated that a stopping sight distance of 250 feet would be provided for either vehicle with respect to the private driveway location. In addition, see the responses supported by substantial evidence to public comments raised regarding San Feliciano Drive that are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR that are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>



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For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 8:

c. In the past year the applicant has added two more entrances to the development. One appears to be at the stop sign on San Feliciano and one on Mulholland Drive across the street from the entrance to Louisville High School where there are currently traffic mobility issues. This was opposed by the Mulholland Design Review Board. These entrances deserve neighborhood review.

Appellant asserts that the Project includes two additional entrances, including one at the stop sign on San Feliciano and one at Mulholland Drive across from the Louisville High School where there are existing mobility issues that Appellant does not describe. Appellant asserts that the Mulholland exit was opposed by the DRB, and that both of these entrances should be reviewed by the neighborhood. Both of the entrances described by Appellant are private driveways and are not new additions within the past year. As such the community and the public have had ample time to comment regarding the private driveways.

Regarding the private driveway at Mulholland Drive, Section V.I, *Transportation/Traffic*, of the Draft EIR analyzes the potential effects created by the construction of this private driveway intersecting Mulholland at pages V.I-19 and V.I-20, and concludes based on substantial evidence that these effects would be less than significant. As explained there, the private driveway would intersect a straight section of Mulholland Drive. According to the then-current Caltrans Design Manual, 6th Edition, a vehicle traveling at a speed of 45 mph, which would be 10 mph over the 35 mph speed limit on this portion of Mulholland Drive, would require a "stopping sight distance" of 360 feet. This is the distance needed for the driver of a vehicle traveling at 45 mph to bring the vehicle to a stop after an object on the roadway becomes visible. In this instance, the object would either be a vehicle traveling along Mulholland toward the intersection with the private driveway, or a vehicle on the private driveway waiting to turn onto Mulholland Drive. Based on measurements on VTTM 67505, it is estimated that a stopping sight distance of 360 feet would be provided for either vehicle with respect to the private driveway location. The sight distance visibility would also be enhanced by the setbacks from the deceleration and acceleration lanes on Mulholland Drive. In addition, see the responses supported by substantial evidence to related comments on the Draft EIR that are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>



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For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 9:

3. *The Project will displace the wildlife that lives in this (6) acre open space into the yards and streets of surrounding homes. Wildlife that has called this acreage their home for decades. The abundance of snakes, coyotes, bob cats and other wildlife will seek refuge in the neighborhood. This is of grave concern to a single-family neighborhood, many who have children and pets, as this area is primarily comprised of families with children who attend Woodland Hills Elementary School and Louisville High School. Children who constantly play outside and walk their pets. This issue cannot be mitigated by the City.*

Appellant speculates that development of the Project will cause common wildlife including snakes, coyotes, bobcats "and other wildlife" that have been inhabiting the Project Site to disperse into the neighboring yards, creating a danger to the residents, and particularly to families with children and to pets. Speculation does not constitute substantial evidence under CEQA. (Pub. Res. Code § 21083; CEQA Guidelines § 15384.) Based on Appendix G, Biological Resources Background Materials, including the Biological Assessment prepared by TERACOR Resource Management, Section V.D, *Biological Resources*, of the Draft EIR concludes that, because the Project Site is disturbed and surrounded by development, wildlife values on the Project Site and in the area are low, and wildlife usage of the Project Site is most likely restricted to common/urbanized animals, reptiles and avian species. The Biological Assessment lists coyotes, snakes, opossums, rats, mice, skunks, frogs, toads, lizards and other wildlife common to urbanized areas as having been sighted at the Project Site, but no bobcats or other larger animals. The Draft EIR concludes that the Project Site does not function as part of a true wildlife corridor since wildlife travel is currently compromised by vehicle traffic on Mulholland Drive and because the Project Site does not connect two significant or large core habitat areas, but is instead a relatively small island virtually completely surrounded by development. The Draft EIR concludes, as the Project Site provides no linkage, no nursery use and no migratory route for important species such as mule deer. The Draft EIR's conclusions are supported by substantial information in the EIR and record.

Additionally, the findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505, including the findings that the development of the Project at the Project Site is unlikely to cause substantial environmental damage, are supported by substantial evidence in the administrative record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's effects related to biological resources. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by



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substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

Based on this information, it is highly likely that the wildlife that currently inhabits the Project Site is already exploring the adjacent neighborhood yards, attracted by garbage, backyard plants and insects and in the case of coyotes, pets, and that development of the Project will not substantially change this existing condition. It is well known that coyotes, snakes, skunks and other wildlife are often found in urban and suburban yards causing nuisances and creating a danger to pets and, in some cases, children and adults, even in fully developed areas that are near hillsides.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 10:

4. *Project construction will in fact greatly impact the neighborhood with ... dust and air pollution for a very long time*

Appellant asserts that construction of the Project will create significant ... air quality impacts on the neighborhood, but does not support his statement with substantial evidence. The Project's potential air quality impacts during construction are analyzed in Section V.C, *Air Quality*, of the Draft EIR. The Draft EIR reported that construction of the Project is estimated to occur over approximately 26 months (see p. V.C-20). The Draft EIR concluded, based on substantial evidence, that the Project's regional construction emissions of NO_x and its localized construction emissions of PM-10 and PM-2.5 would be significant prior to mitigation, but less than significant with mitigation (see Draft EIR, pp. V.C-20-21, 25-27). Therefore, contrary to Appellant's unsubstantiated statement, construction of the Project will not result in significant adverse air quality impacts on the neighborhood and even its less than significant impacts will not occur over a long period of time.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 11:

4. *Project construction will in fact greatly impact the neighborhood with noise ... pollution for a very long time. Because of the terrain, noise travels easily in this neighborhood and constant everyday noise at the project site will be heard much more intensely because the project sits in the middle of the neighborhood. Someone writing a determination downtown doesn't understand this depth of this issue*



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because they don't live here. The applicant isn't concerned because he doesn't live here. Noise is a profound issue.

Appellant asserts that construction of the Project will create significant noise impacts on the neighborhood for a very long time due to the terrain and the location of the Project, and that the Appellant does not believe that either the City or the Applicant has seriously considered the Project's potential construction noise impacts. The City reached a different conclusion – that the Project would have less than significant construction noise impacts – based on the substantial evidence in the EIR and in the record.

The Project's potential noise impacts during construction were analyzed in Section V.H, *Noise*, of the Draft EIR. Existing daytime stationary and roadway noise levels were determined based on measurements taken from representative locations (pp. V.H-3-7), and construction noise levels were estimated based on equipment needed during the phases of construction and the distance to the nearest sensitive receptors (residences or school). Based on substantial evidence, the Draft EIR concluded that, with mitigation, the Project's construction noise impacts would be less than significant. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's less than significant construction noise impacts. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 12:

5. *This acreage/open space is covered with hundred-year old protected live oaks. There is absolutely no guarantee that the City can prevent the applicant from cutting down these trees. The applicant will be do [sic] what is beneficial for his project. If he cuts the trees down, all the City can do is reprimand him. The City cannot make hundred-year old live oak trees just grow back.*

Appellant speculates that the Applicant plans to cut down the oak trees on the Project Site, and that the City is unable to prevent the Applicant from doing so and to effectively penalize the Applicant if he does so. Speculation does not constitute substantial evidence under CEQA. (Pub. Res. Code § 21080(e); CEQA Guidelines § 15384.) Appellant offers no evidence, and there is no evidence, that the Applicant



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plans to cut down protected trees or any trees other than those allowed by the City should the City approve the Project.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 13:

5. *Utility pipes, drip lines, curb cuts, street construction, retaining wall construction, building construction will in fact kill hundred-year old trees that have extensive root system [sic]. Putting in 36-inch box trees doesn't replace hundred-year old trees. The applicant knows this.*

Appellant speculates that the Applicant will kill the oak trees with extensive root systems on the Project Site, opines that replacing those trees with trees in 36-inch boxes does not truly replace the old trees, and speculates that the Applicant "knows this." Speculation does not constitute substantial evidence under CEQA. (Pub. Res. Code § 21080(e); CEQA Guidelines § 15384.) Appellant offers no evidence, and there is no evidence, that the Project's development, as analyzed and mitigated in the Project EIR, will result in killing the protected oak trees. To the contrary, substantial evidence in the EIR and record supports the EIR's conclusions that Project construction will have less than significant impacts on those trees with mitigation (pp. V.B-24-28). Also supported by substantial evidence are the Advisory Agency's CEQA findings that, with mitigation, the Project would have less than significant impacts on protected trees, and its Subdivision Map Act findings that Project development would not cause substantial environmental damage. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 14:

5. *Live oaks are protected, yet the City, too often, finds ways to allow them to be destroyed.*



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Appellant asserts that although live oaks are protected, the City still allows them to be destroyed. The Appellant does not support his accusation with substantial evidence; therefore, this assertion is merely unsupported narrative.

Furthermore, substantial evidence in the EIR and record supports the EIR's conclusions that Project construction will have less than significant impacts on those trees with mitigation (pp. V.B-24-28). Also supported by substantial evidence are the Advisory Agency's CEQA findings that, with mitigation, the Project would have less than significant impacts on protected trees, and its Subdivision Map Act findings that Project development would not cause substantial environmental damage. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 15:

6. *The all-day grading and hauling of dirt and construction materials on a busy residential street that sits on a curved down slope of a hill. [sic] It sounds exactly as bad as it will be. There is no mitigation that will change that. Everyone knows how big and loud and intrusive that will be.*

Appellant again asserts that construction of the Project will create significant noise impacts on the neighborhood. See Response to Appeal Point 11. For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 16:

Building 19 homes on 6 acres sounds reasonable until you look at the map and realize that much of the acreage is not buildable. Therefore, the applicant must build two story homes on small lots close to the homes on San Feliciano to accomplish his goals. Therefore, these lot sizes and homes are therefore [sic] vastly out of character with the neighborhood.

Appellant opines that the development of the Project's 19 two-story homes with what the Appellant characterizes as small lots on the Project Site is out of character with the neighborhood. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505 include findings, among others, that the Project and its design are consistent with the applicable General and



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Specific Plans, that the Project Site is suitable for the Project's development and for its density, and that the Project's design and improvements are unlikely to cause substantial environmental damage or substantially and unavoidable injure fish or wildlife or their habitat, or cause serious health problems. These findings are supported by substantial evidence in the administrative record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's effects related to land use. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VT67505/feir/FEIR%20Sections/feir.pdf>

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 17:

The result [of building 19 homes on 6 acres] is to cut up and possibly destroy what has been historically preserved and much needed open space in Woodland Hills. And destroy the last large grove of protected live oaks in the city. It is the hope of the community that this land will become part of the Santa Monica Conservancy as it sits within the Mulholland Scenic Corridor and the City will make every effort to protect this site.

Appellant states his personal opinion that rather than having the Project cut up and possibly destroy the Project Site with its live oak trees, which he believes has been preserved as open space, it would be preferable to have the Project Site become part of the Santa Monica Mountains Conservancy's property. As an initial matter, the Project Site has not been historically preserved as open space, but has been privately owned as a personal residence. The Appellant's personal objections to the Project are noted, but do not challenge the analyses or conclusions in the EIR or the findings or determination in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 18:

1. *Building nineteen two story homes in the middle of a long-established one-story neighborhood will not "enhance" the environment of the neighborhood. Removing or killing protected live oaks will not "enhance" the environment of the neighborhood. The loss of (6) acres of open space will not "enhance" the environment of the neighborhood. Displacing wild animals into the neighborhood will not "enhance"*



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the environment of the neighborhood. The writer noting that there is a two-story shopping center in Calabasas and that the project adds more luxury housing for sale in the neighborhood doesn't mitigate these issues.

Appellant repeats his personal opinion that the design of the Project, the removal of the oak trees required to build the Project and the development of the Project Site, which he refers to as "open space," and displacing "wild animals" into the neighborhood will not enhance the neighborhood. See Responses to Fletcher Appeal Point Nos. 6, and 9 through 16, above. Additionally, the Project Site has not been historically preserved as open space, but has been privately owned as a personal residence. The findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505 include findings, among others, that the Project and its design are consistent with the applicable General and Specific Plans, that the Project Site is suitable for the Project's development and for its density, and that the Project's design and improvements are unlikely to cause substantial environmental damage or substantially and unavoidable injure fish or wildlife or their habitat, or cause serious health problems. These findings are supported by substantial evidence in the administrative record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's effects related to land use. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

The Appellant's personal objections to the Project are noted, but do not challenge the analyses or conclusions in the EIR or the findings or determination in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 19:

2. *The City allowing the applicant to build over-in-height retaining walls, by mitigation, says that the project is not compatible with the surrounding area. That the applicant is forcing the terrain to bend to his will to meet his goal to build (19) houses on a site that wasn't a buildable site for this type of development when this neighborhood was originally built.*



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Appellant repeats his personal opinion that the Project Site is not suitable for development. The EIR analyzed the potential impacts of the Project and concluded based on substantial evidence that, with mitigation, construction of the Project on the Project Site with retaining walls would have less than significant impacts on the environment. Further, the findings set forth in the Advisory Agency's November 1, 2019 Letter of Determination on VTTM 67505 include findings, among others, that the Project and its design are consistent with the applicable General and Specific Plans, that the Project Site is suitable for the Project's development and for its density, and that the Project's design and improvements are unlikely to cause substantial environmental damage, and findings supporting issuance a deviation from the zoning regulations to allow an over-in-height retaining wall in front yards. These findings are supported by substantial evidence in the administrative record. Also supported by substantial evidence are the Advisory Agency's CEQA findings regarding the Project's effects related to land use. Finally, responses supported by substantial evidence to public comments raised regarding neighborhood compatibility are included in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255, and responses supported by substantial evidence to related comments on the Draft EIR are contained in the Final EIR, which can be found at the following link:

<https://planning.lacity.org/eir/VTT67505/feir/FEIR%20Sections/feir.pdf>

The Appellant's personal objections to the Project are noted, but do not challenge the analyses or conclusions in the EIR or the findings or determination in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 20:

2. *The writer of the mitigation says the applicant must provide landscaping to cover the walls. The City can't enforce that. The applicant can initially plant landscaping near the walls. But the City can't make sure it grows, prevent it from dying and prevent the walls from becoming a permanent eyesore.*

Appellant asserts that the City cannot enforce mitigation, and speculates that the landscaping could die causing the retaining walls to become an "eyesore." If the City approves the Project, the City will enforce all mitigation measures through the Mitigation Monitoring Program it will adopt at the time it certifies the EIR and approves the Project. Speculation does not constitute substantial evidence under CEQA. (Pub. Res. Code § 21080(e); CEQA Guidelines § 15384.) Appellant offers no evidence, and there is no evidence, that the landscaping planted against the walls will necessarily die and create an eyesore.



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The Appellant's personal objections to the Project are noted, but do not challenge the analyses or conclusions in the EIR or the findings or determination in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 21:

3. *Adverse effects or impacts to public health, welfare and safety. The determination writer says "the (EIR) identifies no substantial environmental impact". That is one opinion by people who don't live in the neighborhood and won't be impacted. It is always easy to make decisions for other people when those decisions don't affect you personally.*

Appellant disagrees with the EIR's conclusion that the Project would have no significant impact on the environment. Appellant identifies no specific analyses or conclusions in the EIR with which he disagrees and offers no substantial evidence to support his general statement; as such, the City is unable to prepare a specific, good faith response to any specific objection that Appellant may have. The EIR's analyses and conclusions are supported by substantial evidence in the EIR and the administrative record.

The Appellant's personal objections to the Project are noted, but do not challenge the analyses or conclusions in the EIR or the findings or determination in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Fletcher Appeal Point 22:

4. *The General Plan and citywide policy.*

This is what we were told when the City asked the citizens of Woodland Hills to sign off on the high-density development written into the Warner Center Specific Plan:

a. *the Warner Center Specific Plan was going to protect the surrounding neighborhoods from density, preserve the character of the neighborhoods and preserve neighborhood open space because all density was only going to be placed in Warner Center.*

b. *The City would protect Ventura Blvd. from over development because all new development would be in Warner Center. And the Ventura Blvd. Specific Plan would be kept as is to preserve Ventura Blvd. as our local "downtown".*



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c. The City would protect the South of Ventura Blvd. neighborhood open space and character and south Topanga Blvd would be protected from over development to retain its character.

That was the promise.

Appellant asserts his recollection regarding statements made by City representatives regarding provisions of the Warner Center Specific Plan and Ventura Boulevard Specific Plan, neither of which pertains to the Project.

The Appellant's statements do not challenge the analyses or conclusions in the EIR or the findings or determination in the Zoning Administrator's November 1, 2019 Letter of Determination on Case No. ZA-2007-1255.

For all of these reasons, Appellant's appeal point is unfounded and should be dismissed.

Very truly yours,

A handwritten signature in blue ink that reads 'Kyndra J. Casper' followed by a stylized flourish.

Kyndra J. Casper

CC: Milena Zasadzien
CC: Councilmember Bob Blumenfield

February 25, 2020

Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

PLEASE SUPPORT THE APPELLANTS

Dear Commission:

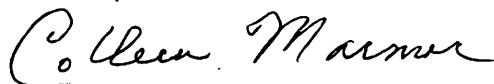
Please oppose the tract map and retaining wall plan as approved by city planning. As one of the founding members of Save Oak Savanna, I request support of the appellants' and the entire community's opposition to this project as it is currently proposed. We quickly became familiar with their strategy of pitching a huge 3-story dense project so they could later say they scaled it down. The property fronts Mulholland as part of the Mulholland Scenic Corridor and is wholly incompatible with any of the nearby neighborhoods.

The significant grading, density of homes, lack of side yards and backyards, inappropriately placed entrance along San Feliciano Drive and removal of protected trees is unacceptable and should not be approved by the SVAPC.

Members of the community met with the developer many times before they filed bankruptcy in 2009 or 2010 and had their debts discharged. They regrouped and came back, once again going through the motions of meeting with the community and neighborhood council when they had no intent whatsoever of taking their valid concerns seriously. *Their motive is strictly profit.* They scoffed at our concerns, relying on the automatic approval by city planning.

This project is planned for a highly sought after neighborhood. People want to live here because it is not full of McMansions. Property owners have large lots and space between neighbors. The project includes little space between units, and the height of the units is wholly out of place for the surrounding neighborhood. No more than 12 homes should be approved for this project. I request the SVAPC support the position of the appellants.

Sincerely,



Colleen Marmor
4600 San Feliciano Drive
Woodland Hills, CA 91364

Thursday February 27, 2020

Commission Office, South Valley Area Commission

**200 North Spring Street
Room 272
Los Angeles, CA 90012**

Attention: Commission Secretariat

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 163 feet
- High number of closely placed homes (19)
- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Yours truly,

Angel L Galvan II
4672 Cerrillos Drive
Woodland Hills, CA 91364

February 25, 2020

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees

Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)

Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:

Amount of grading 10,280 cubic yards – 420 dump trucks full imported

Over height-limit retaining walls as high as 11 ½ feet

Retaining walls as long as 163 feet

High number of closely placed homes (19)

Building height of 33 feet

Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

Barbara Margolies

March 1, 2020

Commission Office, South Valley Area Commission

200 North Spring Street

Room 272

Los Angeles, CA 90012

Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

This is to convey my opposition to the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 163 feet
- High number of closely placed homes (19)
- Building height of 33 feet that will drastically affect the privacy and serenity of our present community.
- Dangerous new street location on San Feliciano Drive on the apex of a blind curve

The proposed tract map will result in essentially 3-story structures (2 stories with garage underneath) closely packed together (7-foot side yards) giving a high density feel to a neighborhood made up of one-story ranch homes. The development will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Sincerely,



Beth Rider

4623 Cerrillos Drive

Woodland Hills, CA 91364

BRUCE ROBERTS
4730 SAN FELICIANO DRIVE
WOODLAND HILLS, CALIFORNIA 91364
(818) 340-6761

February 27, 2020

Sent via hand delivery

Commission Office
South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012

Attention: Commission Secretariat

Re: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

This letter is sent to oppose the tract map and retaining wall plan for the property above, as approved by the Los Angeles City Planning Department, for the reasons below.

The Failure To Adequately Minimize Tree Removal and Landform Alteration, and the Failure to Adequately Address Adverse Impacts on Wildlife

Preservation of the trees on the property and the existing topography are of primary importance both to the neighborhood and in the governing Community and Specific Plans. In addition, the impact on wildlife which utilizes and relies on the property is a significant factor which should have been taken into greater consideration and properly addressed.

During the project approval process, only three options for the property were considered: no project; a park alternative; and the 19 lot proposal. In light of the number of trees (including protected trees), which will be removed or put in danger under the project as approved, the extent of soil excavation and use of fill material, the need for extensive retaining walls, and the construction of structures immediately adjacent to mature oak trees, the decision process and approvals failed to adequately consider other development plans which would have a far less negative impact on topography, ecology, and in particular, trees and wildlife.

The Failure To Ensure Landscape Features that Would Provide Natural Character and Texture Within the Neighborhood Environment and That Would Enhance the Visual Character of the Development

The project which was approved fails to provide landscape features that provide natural character and texture within the neighborhood environment and fails to fit the project to the natural terrain of the property.

Instead of utilizing minimal grading to retain the natural appearance and to preserve the natural topographical variation of the property, the project calls for substantial excavation and fill, along with significant importation of material for grading, and the erection of an excessive number of retaining walls (some as high as 11 feet or more) and retaining walls of disproportionate length. As such, the project as approved, fails to preserve and enhance the unique character and scenic features of the property which is adjacent to Mulholland Drive, and within the Mulholland Scenic Parkway corridors.

The Failure to Provide For Safe Ingress and Egress

The project, as approved, calls for access to 15 of the 19 lots by way of San Feliciano Drive, a residential street which already is at times busy and congested, and which often is utilized as an alternative to Topanga Canyon Boulevard (also a busy and congested street).

Three of the lots (lots 11, 12, and 13) would access San Feliciano Drive through a common driveway directly into oncoming traffic from both San Feliciano Drive and Cerrillos Drive.

Twelve of the lots (lots 5-10 and 14-19) would access San Feliciano Drive by way of a long cul-de-sac. The point at which the cul-de-sac (serving 12 lots) enters onto San Feliciano Drive is near the base of a downhill "blind" curve on a two-lane street without a median or provision for a left turn lane.

The project, as approved, fails to adequately acknowledge and address these traffic flow and public safety related problems.

The Failure to Provide For Consistency With the Neighborhood

The existing neighborhood surrounding the property consists primarily of one story homes. Yet the project, as approved, calls for nineteen lots, closely massed building pads, and a building height of as much as 33 feet. In addition, the average lot size of the project, as approved, is smaller than the average lot size of 15 homes surrounding the project, a substantial number of lots in the project are smaller than the average lot size of the surrounding 15 homes, and a number of the lots in the project are smaller than the smallest lot size of the surrounding 15 homes.

Thus the project fails to preserve and enhance the character and integrity of the existing single family neighborhoods surrounding the project, and the physical appearance of those communities; and it fails to protect those existing neighborhoods from encroachment by higher density residential uses.

In addition, and for these reasons as well, the project fails to preserve and enhance the character and scale of the surrounding single family neighborhoods by failing to provide a high degree of compatibility, and by failing to limit the intensity and density of residential development in the hillside area.

The project, as approved, also fails to assure maximum preservation and enhancement of the Mulholland Scenic Parkway's outstanding and unique scenic features and resources, it fails to assure that the land uses are compatible with the Parkway environment, and it fails to assure that the design and placement of buildings and other improvements will preserve, complement, and enhance views from Mulholland Drive.

Moreover, as discussed above, the project, as approved, fails to minimize grading, it fails to assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains, it fails to preserve the natural topographic variation within the Inner and Outer Corridors of the Mulholland Scenic Parkway, and it fails to preserve the existing ecological balance.

This becomes even more evident with the approval of an excessive number of retaining walls (some as high as 11 feet or more), and retaining walls of disproportionate length. As such, the project fails to preserve and enhance the unique character and scenic features of the property which is adjacent to Mulholland Drive, and within the Mulholland Scenic Parkway corridors.

Thus it becomes even more imperative that the advice and opinions of the Mulholland Design Review Board first be obtained and addressed before a project is permitted to move forward.

The Failure to Consider Alternatives Which Would Preserve the Topography and Protect the Trees and Wildlife, and Which Would Provide For A Safe Environment and Consistency With the Surrounding Neighborhoods

Particularly in light of the extensive tree removal, the adverse impact on wildlife, the substantial disruption of the natural character of the property, issues of safety and traffic flow, and the significant deviation from consistency with the surrounding neighborhoods, the failure to consider appropriate alternatives demonstrates that the determinations and approvals were erroneously made and erroneously granted.

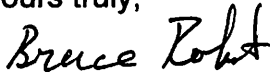
Commission Office
South Valley Area Commission
Project Site: 22241-22255 Mulholland Drive
Page 4 of 4

Conclusion

In light of the failure to adequately address the issues raised by the proposed project, and its serious negative impact, the project determinations and approvals should be rejected, and returned for consideration of alternatives for development which are not so radical, which would promote neighborhood consistency, and which would seek to work with and preserve the property and its ecology and topography.

Request therefore is made that the Commission support the appellants, and oppose and reject the plan as approved.

Yours truly,

A handwritten signature in cursive script that reads "Bruce Roberts".

Bruce Roberts
4730 San Feliciano Drive
Woodland Hills, California 91364

2-26-2020

[REDACTED]

[Today's date (needs to be by Thursday February 27th)]

**Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012**

Attention: Commission Secretariat

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number of closely placed homes (19)
- Building height limits of 33 feet
- Amount of grading 10,280 cubic yards – 420 dump trucks full imported
- Plan does not work with the natural terrain of the property, but instead reconfigures the land to fit the tract map as approved
- High number and size of protected oak to be removed or placed in eminent danger
- Over height-limit retaining walls as high as 11 ½ feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,



[Your Name]

[Your Address]

Bryan Watkins
4629 Carrillos Dr.
Woodland Hills, CA 91364

The Cerrillos Drive Owl

On February 12th, 2020 as I drove up Cerrillos Drive at 8:30pm I noticed a small animal in the road. I got out of my vehicle and observed it darting across the street toward the curb. I was able to catch it and realized that it was a small owl. I assumed that it had fallen from a nest and put it in a nearby tree.

The next evening around 8:15pm I drove slowly up the street looking to see if the small owl was still on the ground. I immediately saw the owl again running down the street this time I collected the owl and brought it home. I felt that it would not last on the ground and eventually would be hit by a car or eaten by Coyote. We kept the owl in a room overnight and in the morning I took him to the California Wildlife Conservation center located on Piuma Road in Calabasas.

The owl turned out to be a Western Screech Owl. When the owl is rehab'd it will be returned to this street as birds of prey are very territorial and always returned to their home. This story is to simply illustrate how many wild animals are located in our area. We have Bobcats, Deer, Coyotes, Raccoons, Opossums, Skunks, Hawks, Owls, Snakes, Lizards and other amazing animals that inhabit this area.

When considering development of such a precious land that is literally disappearing by the month it's important to recognize that the local flora and fauna need to be taken into serious consideration.

Thanks,
Bryan Watkins
4629 Cerrillos Drive
Woodland Hills, 91364

CASE#: 20-196

SPECIES: WESTERN SCREECH OWL

Date Admitted 2/14/2020 8:25 am Band Name
Reference Number Microchip Number

Rescuer Contact

Rescuer Brian Watkins Phone (818) 674-1701
Email bow.watkins@gmail.com Alt
Phone
Address 4629 Cerrillos Drive Woodland Hills, CA 91364 United States
Notes About Rescuer

Intake

Admitted By Gail Hagopian
Address Found 4629 Cerrillos Woodland Hills, CA United States Date Found 2/14/2020
Reasons for Admission Found in street not afraid, didn't move away
Care by Rescuer none
Notes About Rescue

Initial Exam

Dehydration	Severe	Weight	102.00g	Sex	Unknown
Age	Adult	Attitude	Depressed	BCS	Emaciated
Mucous Membrane Color	Pale	Temperature	97.00F		

Eyes / Ears / Mouth / Nares 1+ flare OU, hazy fundus OU
Neurologic dull

Comments screening rads not taken today
Treatments LRS, EMC, baytril, flurbi OU, heat and oxygen
Examiner SLewis

Treatment Log

2/19/2020 RX: 0.11ml of 50mg/ml Ponazuril 50mg/kg po sid. from 2/19/2020 until 2/25/2020
2/19/2020 FECAL: Float=Positive, Coccidia-type, ~40 on slide. Technician: CWells
2/18/2020 11:52 am BW: 108.00g Recheck

Much brighter, improved hydration , reactive to handling
weight up only slightly
Still emaciated. PE otherwise WNL

Ophtho: Flare resolved OU. Still hazy fundus, worse OD with tan discoloration. Intermittent miosis and mydriasis

Evaluated in outside pen. Short flight, appears visual

P: Offered skinned mouse

SLewis
2/18/2020 RX: C&S sid. from 2/18/2020 until open
2/16/2020 6:44 pm Rancid smelling feces in PM

JGuess
2/16/2020 RX: 0.2ml of 50mg/ml Pyrantel po sid. from 2/16/2020 until 2/16/2020
2/14/2020 FECAL: Float=Negative. Technician: LVasquez
2/14/2020 RX: 5ml of EMC po sid. from 2/14/2020 until 2/24/2020
2/14/2020 RX: 4ml of LRS sq sid. from 2/14/2020 until 2/24/2020
2/14/2020 RX: Flurbiprofen OU topical sid. from 2/14/2020 until open
2/14/2020 RX: 0.2ml of 15mg/ml Enrofloxacin (Baytril) 25mg/kg po sid. from 2/14/2020 until open
2/14/2020 **Intake Exam: Weight: 102.00g, Temperature: 97.00F, Age: Adult, Sex: Unknown, BCS: Emaciated, Dehydration: Severe, Mucous Membrane Color: Pale, Mucous Membrane Texture: Tacky, Attitude: Depressed, Eyes / Ears / Mouth / Nares: 1+ flare OU, hazy fundus OU, Neurologic: dull, Comments: screening rads not taken today, Treatment: LRS, EMC, baytril, flurbi OU, heat and oxygen, Examiner: SLewis**

Disposition

Disposition	Pending	Criminal Activity?	Transfer Type
Disposition Date		Carcass Saved?	Release Type
Disposition Location	CA		



The Western Screech Owl, Feb 2020

2-13-2020
Photo taken inside residence
home 4629 Cerrillos Dr.



Bobcat in our backyard, December of 2019

12 - 25 - 2019

Carlos & Ellie Duque
4622 Cerrillos Drive
Woodland Hills, CA 91364
clos@csdweb.com

February 27, 2020

Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear South Valley Planning Commission:

For 15 years this developer, David Schwartzman, has been assaulting our neighborhood. Beginning with the ill-conceived plan to build 37 three-story condominiums with separate parking pergolas to the current dense and destructive plan for 19 two-story single family homes, it has been a continuous, drawn-out, perpetual attack on the sensibilities of the existing stakeholders, their families, and their investments.

The decision by the Planning Department and Zoning Administrator to approve the tract map and retaining walls is based on a seriously flawed EIR that consisted of nearly 50 negative comment letters from neighbors, local businesses, and organizations like WHHO, WHWCNC, SMMC, MRCA, SOS and others. Most of these comments were wrongfully brushed off or lightly mitigated by the decision makers, even though *there is so much at stake*.

Although it would be wonderful to see a park in this location with the possible addition of the adjacent Girard Reservoir property, we realize the current owner has a right to develop it. But there are troublesome facts that remain that should give pause to our City planners and continue to disturb us as adjacent stakeholders. Disturbing enough that in a neighborhood where families remain in their homes for decades, since the property was acquired by this developer, the home closest to the project has now turned over ownership its fourth time.

Mulholland Scenic Parkway

The project is located at the western entrance of the Inner Corridor of the Mulholland Scenic Parkway. The City Planning Advisory Agency apparently approved the tract map and retaining walls without the approval of the Mulholland Scenic Parkway Design Review Board. The Mulholland Scenic Parkway Specific Plan (see excerpt herewith) states as its purpose “to assure *maximum preservation* and enhancement...” and “*preserve* the existing residential character of areas along and adjoining the right-of-way” and “*minimize* grading and assure that graded slopes have a natural appearance compatible with the natural appearance...of the Santa Monica Mountains” and “*preserve* the natural topographic variation...” and “*preserve* the existing ecological balance” and “*protect*...biologic, geologic, and topographic features...”

The final Purpose of the Plan is "to provide a review process of all projects which are visible from Mulholland Drive to *assure their conformance* to the purposes and development standards contained in the...Plan..." With *so much at stake*, how were these concepts not considered before decisions were made to approve this tract map? Not only were they not adequately considered, they were bulldozed entirely permitting oversized retaining walls and plowed under Heritage Oaks! If the DRB is forced to review a pre-approved tract map, they will not be able to assure conformance with the purposes and standards of the Plan.

Horrible Traffic

Traffic has become a hot issue in our neighborhood. San Feliciano has turned into an alternate route for Topanga Canyon Blvd. and, at peak traffic times, it's common to have to wait 10-15 minutes just to get out of here. When it's not congested, it turns into a curvy speedway with little regard for stop signs or traffic humps. The EIR traffic report does not consider eye-witness accounts of non-reported accidents and curb damage (see photos herewith) at the site of the planned new street entrance or the steep grade preceding the site distance used in the traffic study. It was recommended at the October 2, 2018 City Planning public hearing to use a video capture to get a real sense of the situation, but this was not done.

Harm to Protected Trees

The original 2004 arborist report by Trees Etc. is today outdated even considering the updates up to 2009 and the subsequent updates by landscaper Paul Lewis. Many trees from the original report are now dead or in poor condition from the total neglect of the property owners. There are also trees that, at the time of the original report may have been saplings, but after 16 years have grown to a level that requires protection under the Protected Tree Ordinance. As a result, the Tree Report and subsequent updates are continually misinterpreted and wrongfully cited, listing nearly 70 trees that aren't on the site as trees that are being saved, and *not* listing at least eight protected trees that are on the property. Most of these trees will need to be removed or will be damaged by the current plan. In addition, the Tree Value calculations are no longer relevant and need to be reanalyzed to insure a proper replacement ratio. (*see tree map herewith showing encroachment of drip lines and missing trees*)

Not counting the more than 8 protected oaks that don't appear on any reports or maps, there are 15 protected trees planned for removal on the current plan, some quite large and in great condition for non-garden specimens. Tree #114 for example is listed and valued at \$41,500 (Trees Etc. on 03/12/2008) and should be held to a higher standard of replacement than the 2:1 or 4:1 ratio currently offered. The Protected Tree Ordinance actually calls for replacement at equal value. Mr. Lewis' update lists only 11 trees so it is unclear if he re-evaluated any other trees on the property as there is no evidence or detailed written report from him. Since nearly 5 years have passed since his update and over 10 years since the Trees Etc. report, a new certified arborist report should have been required with updated valuations of the trees to be removed and to give decision makers the tools they need to make accurate determinations.

MSPSP states that the Director may approve the removal of an oak tree only after making the following finding:

The oak tree is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at said location.

This alone should prevent the Director from approving the removal of any of these protected heritage trees. What would be more significantly distinct than replacing a majestic oak tree with a house and a street? All this at the western entrance to the Mulholland Scenic Parkway!

Lot pads #1, 3, 4, 8, 10, 11, 13, 16 and 19 encroach the drip lines of protected Coast Live Oaks. The new position of pad #13 will require the removal of two additional Oaks to the 15 already listed. Pad #8 will destroy 1/2 of the root system of tree #98. The private street location will not only require the removal of one of the nicest specimen Heritage Coast Live Oaks on the property but comes dangerously close to the trunks of trees #110 and #111, and runs right over three of the oaks not reported. The retaining wall behind pads #1,2,3 and 4 crosses beneath the largest and no doubt oldest heritage oak on the property, coming dangerously close to the actual trunk. How is this acceptable?

EIR page 2-59 states that no trees would be removed to build houses and driveways 11, 12, and 13. It doesn't take a tree expert to imagine the impossibility of no harm coming to these trees from excavating, grading, compacting, laying concrete and building houses inside the drip lines and fully or partially under the canopy of these trees.

Harm to Wildlife

The EIR is deficient in their use of the biological field study by TERACOR. The term "weedy" is used frequently but is non descriptive of the actual species on the site and may be concealing the actual significance of the species on site and their location relative to proposed grading. They report sightings of Whiptail lizards on this site. I have never seen a whiptail below the chaparral and I believe it is a misidentification. In fact it appears that TERACOR simply listed every possible plant and animal that might exist at this location rather than list what was actually observed. In addition to Coyotes, Raccoons, Skunk, and Bobcats, I have also personally seen multiple Red Tailed Hawks, Coopers Hawks, Barn Owls, Bats and the very occasional Great Blue Heron flying to and from and through the canopy of the oaks and palms on this site. These great birds and mammals will be adversely affected by this development and the developer's interpretation of the field study diminishes the significance of this.

The reporting company TERACOR should have worked with local experts and made their observations over a longer period of time and in multiple seasons. It was recommended at the City Planning hearing that video capture be used to get a real sense for the wildlife using this unique property as a home, stopover or transit link from nearby Santa Monica Mountains but this was never done. If you want to find something, look for it. TERACOR did an incomplete job of looking for the true extent of wildlife using this property.

The contention by the developer that any use of this land as a wildlife corridor or transit link is impossible because of surrounding traffic on the main streets, can be refuted by game camera photo evidence collected by locals that shows a pack of four coyotes consistently traveling from one end of the property to the other on 28 days out of a 31 day stretch that recording took place. (*see video stills herewith*)

Too Many Oversized Retaining Walls

Retaining walls are falsely characterized as being designed to avoid removal of more protected trees when the reality is that the only way to protect more trees is to not have any

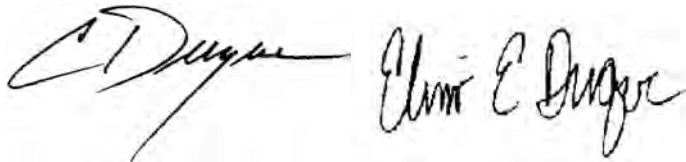
retaining walls and avoid building anything too close to them. This is simple logic and common sense. One of the five massive retaining walls is actually 194 feet long. Is this minimal use? How can this not be considered inappropriate? There must be a good reason for limiting the height of retaining walls in the building codes. Why are these reasons being ignored here with so much at stake? And furthermore, the type of excavation required to place the proposed walls and lot pads will seriously interrupt the accessibility of underground water sources for the remaining protected trees.

— — —

Mr. Schwartzman has never submitted a viable alternative plan with fewer homes on larger lots that would better conform to the surrounding built neighborhood and attempt to fit into the existing landscape rather than force the landscape to fit the purported needs of the project. This a CEQA requirement that they have danced around for 15 years! At what point does it become obvious that the owners may have made a bad investment? Why should the existing stakeholders and this unique parcel be forced to pay for their mistakes?

We never expected to become experts on traffic, protected trees and building codes simply because we chose to live near a beautiful oak covered vacant lot 22 years ago. But after opposing this developer for fifteen years we've been forced to learn a great deal. Through all these years, this acquisition of knowledge has never been reciprocated by the developer. They have never made any attempt to learn about this community, or made any effort to have a dialogue. Please do not reward greed, disrespect and arrogance. We remain highly in opposition to this project as currently presented and we respectfully request that you and our other City representatives do the same.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Carlos Duque' and the signature on the right is 'Ellie Duque'. Both are written in a cursive, flowing style.

Carlos & Ellie Duque

Excerpt from Mulholland Scenic Parkway Specific Plan**Section 2****PURPOSES**

The purposes of this Specific Plan are as follows:

- A. To assure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources.
- B. To preserve Mulholland Drive as a slow-speed, low-intensity drive.
- C. To preserve and enhance land having exceptional recreational and/or educational value.
- D. To assure that land uses are compatible with the parkway environment.
- E. To assure that the design and placement of buildings and other improvements preserve, complement and/or enhance views from Mulholland Drive.
- F. To preserve the existing residential character of areas along and adjoining the right-of-way.
- G. To minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- H. To preserve the natural topographic variation within the Inner and Outer Corridors.
- I. To reduce the visual intrusion caused by excessive lighting.
- J. To minimize driveway and private street access into the right-of-way.
- K. To preserve the existing ecological balance.
- L. To protect prominent ridges, streams, and environmentally sensitive areas; and the aquatic, biologic, geologic, and topographic features therein.
- M. To protect all identified archaeological and paleontological resources.
- N. To provide a review process of all projects which are visible from Mulholland Drive to assure their conformance to the purposes and development standards contained in the Specific Plan and the Landform Grading Manual.

Section 3**SPECIFIC PLAN APPLICATION**

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code (Code) and any other relevant ordinance and do not convey any rights not otherwise contained therein, except as specifically provided for herein.
- B. Whenever this Specific Plan contains regulations which require greater yard requirements, lower heights, more restrictive uses, more restrictive grading provisions, or other greater restrictions or limitations on development; or less restrictive regulations regarding open parking in front yards, than would be allowed pursuant to the provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable regulations of that Code.
- C. The procedures for the granting of adjustments, exceptions, or amendments to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7.
- D. The regulations of this Specific Plan shall not apply to any project where one or more of the following discretionary approvals initiated by application of the property owners or their representatives, and subject of a public hearing, was granted on or before the effective date of this Specific Plan and is still valid at the time an application for a building permit is filed: zone change, height district change, specific plan exception, conditional use, variance, tract map, parcel map, project permit pursuant to an interim control ordinance, coastal development permit or zoning administrator approval pursuant to Section 12.27 of the Code.
- E. Corrective grading as determined by the Department of Building and Safety shall be exempt from the provisions of this Specific Plan.



Impact damage from unreported collisions with curb and retaining wall at site of proposed new street entrance.



Protected Coast Live Oaks never recorded or evaluated. Will need to be removed for proposed private street.



Enormous Tree #114, protected Coast Live Oak to be removed and replaced with sidewalk of new street.



Three Mexican Elderberries, pending protected status, to be removed for Pad #6 and 120 foot retaining wall.



12°C 53°F 12/06/2019 22:50:37 0:157



14°C 57°F 12/07/2019 19:40:35 0:154



12°C 53°F 12/08/2019 06:15:40 0:153



10°C 50°F 12/08/2019 21:38:12 0:159



13°C 55°F 12/09/2019 17:17:20 0:153



10°C 50°F 12/10/2019 18:55:04 0:158



15°C 59°F 12/11/2019 17:32:01 0:155



13°C 55°F 12/12/2019 21:41:31 0:150



13°C 55°F 12/13/2019 19:47:49 0:153



6°C 42°F 12/15/2019 02:50:07 0:159



4°C 39°F 12/16/2019 06:09:35 0:159



10°C 50°F 12/17/2019 18:54:01 0:157



9°C 48°F 12/18/2019 17:51:26 0:154



10°C 50°F 12/19/2019 19:57:53 0:159



10°C 50°F 12/21/2019 20:52:00 0:157



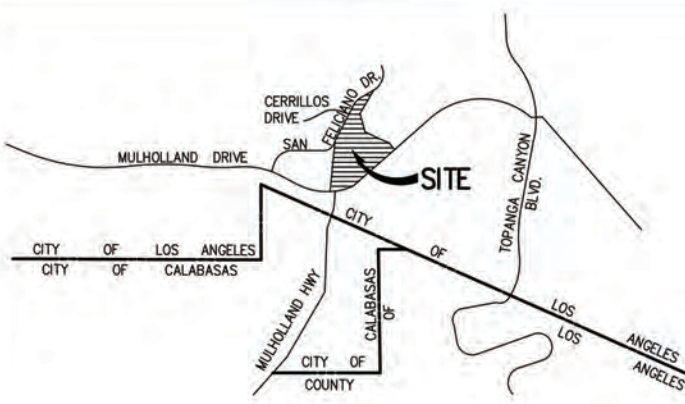
7°C 44°F 12/22/2019 03:30:51 0:159



VESTING TENTATIVE TRACT MAP NO. 67505

22255 MULHOLLAND DRIVE

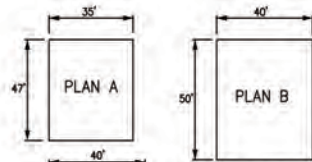
GRAPHIC SCALE: 1"=40'



VICINITY MAP
NOT TO SCALE

CURVE DATA

Δ	DELTA	RADIUS	LENGTH
1	84°05'05"	78.00'	114.48'
2	84°05'05"	105.00'	154.09'
3	84°05'05"	132.00'	193.72'
4	12°06'06"	127.00'	26.71'
5	12°06'06"	100.00'	21.03'
6	12°06'06"	73.00'	15.35'
7	12°02'22"	175.00'	36.77'
8	12°02'22"	148.00'	31.10'
9	84°30'10"	40.00'	48.69'
10	23°32'48"	44.00'	178.58'
11	25°50'31"	25.00'	11.28'



UNIT COUNT
PLAN A = 6 EA
PLAN B = 6 EA
PLAN C = 5 EA
SPEC HOME (LOT 19) = 1 EA

GENERAL NOTES:

- RECORD OWNER: SAN FELICIANO HOLDING COMPANY, LLC
6363 WILSHIRE BLVD., SUITE 600
LOS ANGELES, CA 90048
(323) 658-1511
- SUBDIVIDER: HARRIDGE DEVELOPMENT GROUP
6363 WILSHIRE BLVD., SUITE 600
LOS ANGELES, CA 90048
(323) 658-1511
- ENGINEER: WESTCON ENGINEERING, INC.
6355 TOPANGA CANYON BLVD., SUITE 411
WOODLAND HILLS, CA 91367
818-226-0444 OFFICE 818-226-0448 FAX
- PROJECT ADDRESS: 22255 MULHOLLAND DRIVE, WOODLAND HILLS, CA 91364
- GROSS SITE AREA: 269,857 SQ FT (6.20 ACRES)
NET SITE AREA: 237,798 SQ FT (5.49 ACRES)
- PROPOSED DEVELOPMENT AREA: 18 SINGLE FAMILY RESIDENTIAL DWELLING UNITS WITH 36 PARKING SPACES.
- EXISTING ZONE: R-1
- PROPOSED ZONE: R-1
- DISTRICT MAP: 165 B 101
- COMMUNITY PLANNING AREA: CANOGA PARK - WINNETKA
WOODLAND HILLS - WEST HILLS
- COUNCIL DISTRICT: COUNCIL DISTRICT 3
- APN: 2076-023-019
- THOMAS GUIDE: LA 559-J5
- FLOOD ZONE: NOT IN A FLOOD ZONE
- CONTOUR INTERVAL: 1 FT
- STREET DESTINATION: MULHOLLAND DRIVE - MAJOR HIGHWAY
SAN FELICIANO DRIVE - COLLECTOR
- THERE ARE PROTECTED TREES ON SITE. SEE TREE REPORT FOR TREES TO BE REMOVED.
- THIS PROPERTY IS LOCATED IN THE MOUNTAIN & FIRE DISTRICT, HILLSIDE AND UQUEFACTION AREAS.
- THERE ARE NO POTENTIAL HAZARDOUS AREAS ON SITE.
- PROPOSED SEWAGE DISPOSAL TO EXISTING SANITARY SEWER LOCATED IN SAN FELICIANO DRIVE.
- THE PROJECT IS LOCATED IN THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA.

EARTHWORK GRADING SUMMARY:

EARTHWORK -
CUT = 3,040 CY ±
FILL = 7,240 CY ±
TOTAL EARTHWORK = 10,280 CY ±
TOTAL IMPORT = 4,200 CY ±

LOT INFORMATION LEGEND:

XX LOT NUMBER

Legend

- Oak Trees to be Removed
- Other Trees to be Removed
- All Trees to be Retained
- Protected Trees Not Recorded



Scale updated to 1" = 80'
for ease of handling
- C Duque 2/26/20

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 1083 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 1 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN BOOK 75, PAGE 6, ET SEQ., OF SAID MAPS: THENCE SOUTH 6°11' WEST 59.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY ALONG SAID CURVE 59.83 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 10853, PAGE 54, OFFICIAL RECORDS; THENCE CONTINUING SOUTHWEST ALONG SAID CURVE 221.87 FEET TO THE NORTHEASTLY TERMINUS OF THAT CERTAIN COURSE RECITED IN SAID DEED AS HAVING A BEARING OF NORTH 27°42' 23" EAST AND A LENGTH OF 238.91 FEET; THENCE TANGENT TO SAID CURVE SOUTH 59°59' WEST 30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 318.608 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 178.80 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE TO SAID TRUE POINT OF BEGINNING BEARS NORTH 62°10' 10" WEST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 77.00 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 13°59' 00" WEST 325.00 FEET; THENCE NORTH 21°51' 30" WEST 89.89 FEET; THENCE SOUTH 29°30' 18" WEST 431.64 FEET TO A POINT IN THE NORTHERLY LINE OF MULHOLLAND HIGHWAY 200 FEET WIDE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 3162, PAGE 41, OFFICIAL RECORDS, SAID LAST MENTIONED POINT BEING IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 569.72 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 42°21' 32" EAST, THENCE NORTHEASTERLY ALONG SAID CURVE 397.08 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND ALONG THE NORTHEASTLY LINE OF SAID MULHOLLAND HIGHWAY, NORTH 47°42' 13" EAST 510.85 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTHEASTLY PROLONGATION OF THAT CERTAIN COURSE RECITED IN SAID DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 10853, PAGE 54, OFFICIAL RECORDS, AS HAVING A BEARING OF NORTH 42°17' 47" WEST AND A LENGTH OF 20 FEET; THENCE TO AND ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED; THE FOLLOWING COURSE: NORTH 42°17' 47" WEST 30 FEET; THENCE SOUTH 82°55' 50" WEST 158.46 FEET; THENCE NORTH 65°00' 10" WEST 180.00 FEET; THENCE NORTH 1°43' 40" EAST 200.00 FEET; THENCE NORTH 27°42' 23" EAST 44.15 FEET TO A LINE WHICH BEARS SOUTH 62°10' 10" EAST FROM THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, NORTH 62°10' 10" WEST 65.28 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1083 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 1 TO 34, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN BOOK 75, PAGE 6, OF MAPS, RECORDS OF SAID COUNTY: THENCE SOUTH 6°11' WEST 59.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY ALONG SAID CURVE 59.83 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 10853, PAGE 54 OFFICIAL RECORDS; THENCE CONTINUING SOUTHWEST ALONG SAID CURVE 221.87 FEET TO THE NORTHEASTLY TERMINUS OF THAT CERTAIN COURSE RECITED IN SAID DEED AS HAVING A BEARING OF NORTH 27°42' 23" EAST AND A LENGTH OF 238.91 FEET, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 27°42' 23" WEST ALONG SAID CURVE 194.70 FEET TO THE MOST NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO JOE A NORIN AND WIFE, RECORDED IN BOOK 15929 PAGE 304, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE NORTH 62°10' 10" WEST 65.28 FEET TO A POINT IN A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 318.608 FEET; A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 62°10' 10" EAST, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LAND OF NORIN; THENCE SOUTHERLY ALONG SAID CURVE 77 FEET; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY

LINE OF THE LAND OF NORIN THE FOLLOWING COURSES: SOUTH 13°59' WEST 325.00 FEET; THENCE SOUTH 21°51' 30" WEST 89.89 FEET; THENCE SOUTH 29°30' 18" WEST 431.64 FEET TO A POINT IN THE NORTHWESTERLY LINE OF MULHOLLAND DRIVE 200 FEET WIDE, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND OF NORIN; THENCE NORTH 11°52' 40" EAST 431.79 FEET; THENCE NORTH 30°07' 30" EAST 513.60 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 338.302 FEET, A RADIAL TO SAID POINT BEARS SOUTH 32°35' EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, 59.045 FEET; THENCE TANGENT TO SAID CURVE, NORTH 47°25' EAST 129.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 7.62 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 13.64 FEET TO THE POINT OF BEGINNING.

EASEMENT DATA, EXCEPTIONS & EXCLUSIONS:

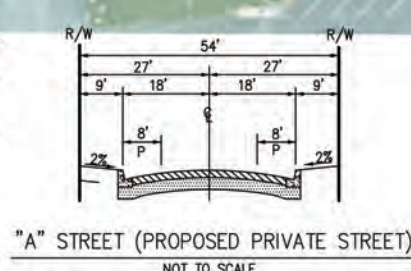
PER PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE, ORDER NO. 09507428-27 DATED JULY 31, 2009 AT 7:30 AM.

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH EFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID REPORT AND ARE AS FOLLOWS:

ITEM 2:
PURPOSE: POLE LINES AND CONDUITS.
IN FAVOR OF: TITLE INSURANCE AND TRUST COMPANY
RECORDING DATE: BOOK 15929, PAGE 304 O.R.
AFFECTS: ENTIRE PARCEL 1

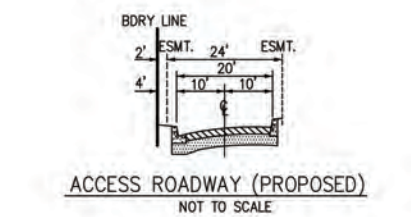
ITEM 4:
PURPOSE: POLES, CONDUITS
IN FAVOR OF: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
RECORDING DATE: BOOK 16205, PAGE 176 O.R.
AFFECTS: AS SHOWN HEREON

ITEM 6:
PURPOSE: COVERED STORM DRAIN
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL
RECORDING DATE: MAY 22, 1970 AS INST. NO. 2087, O.R.
AFFECTS: AS SHOWN HEREON



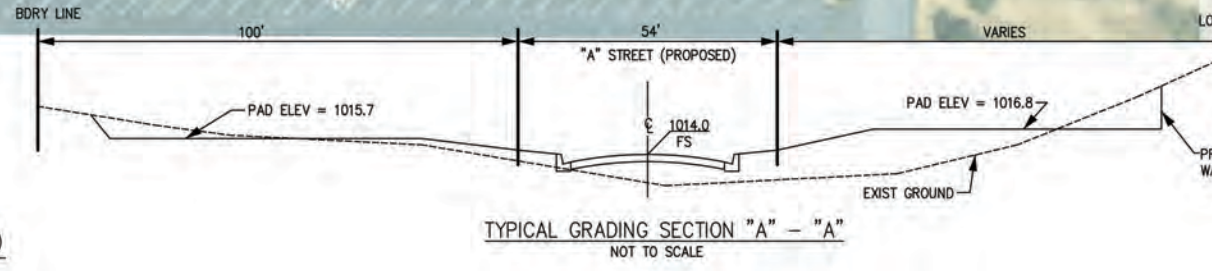
"A" STREET (PROPOSED PRIVATE STREET)

NOT TO SCALE



ACCESS ROADWAY (PROPOSED)

NOT TO SCALE



TYPICAL GRADING SECTION "A" - "A"

NOT TO SCALE

LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RETAINING WALL
- EASEMENT LINE (W-WIDTH)
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SANITARY SEWER
- (1020) — PROPOSED CONTOUR
- S — EXISTING CONTOUR
- sd — EXISTING SANITARY SEWER
- sd — EXISTING STORM DRAIN
- g — EXISTING GAS LINE
- w — EXISTING WATER LINE
- STREET LIGHT
- TRAFFIC SIGNAL W/STREET LIGHT
- FIRE HYDRANT
- GAS/WATER METER
- △ GAS/WATER VALVE
- ▲ SIGNAGE
- PROPOSED SLOPE
- TREE

Map altered with satellite
image overlay to show
actual relationship of trees
to proposed development
- C Duque 2/26/20

Exhibit A - Tract Map
Case No. VTT-67505
Stamp dated April 10, 2019

LOT SUMMARY					
LOT No.	LOT AREA (NET)	PAD AREA	LOT AREA (NET)	PAD AREA	
	SQ. FT.	ACRES	SQ. FT.	ACRES	
1	10,695	0.25	1,645	0.04	
2	10,147	0.23	1,645	0.04	
3	10,370	0.24	1,645	0.04	
4	15,300	0.35	1,645	0.04	
5	24,658	0.57	1,645	0.04	
6	14,430	0.33	2,000	0.05	
7	17,344	0.40	2,400	0.06	
8	16,855	0.39	2,000	0.05	
9	10,176	0.25	2,000	0.05	
10	8,209	0.19	2,000	0.05	
11	18,563	0.43	1,645	0.04	
12	8,003	0.16	2,000	0.05	
13	20,341	0.47	1,645	0.04	
14	8,018	0.18	2,000	0.05	
15	9,000	0.21	2,400	0.06	
16	8,044	0.18	2,400	0.06	
17	8,066	0.19	2,400	0.06	
18	10,039	0.23	1,740	0.04	
TOTAL	237,798	5.46	37,255	0.86	



PREPARED BY:
WESTCON ENGINEERING, INC.
LAND PLANNING - ENGINEERING LAND SURVEYING
6355 TOPANGA CANYON BLVD., SUITE 345
WOODLAND HILLS, CA 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: info@westconeng.com

REV.	DATE	DESCRIPTION	DATE	APP'D	BENCH MARK:
1/04/13		ADDED CURVE DATA, ELIMINATED REVERSE CURVE ON "A" ST., REVISED ENGINEER INFO			LOS ANGELES COUNTY PUBLIC WORKS SURVEY DIVISION
4/19/13		ADDED "PRIVATE STREET" TO "A" STREET, REALIGNED PROPOSED STORM DRAIN			MALIBU QUAD 1998 (ADJ)
4/14/15		REVISED DRIVEWAY LOCATION LOTS 11 & 12, REVISED SETBACK ON LOT 13 FROM 13' TO 16', REVISED SIDEYARD ON LOT 4 FROM 7' TO 9'			BM NUMBER: Y10436
4/09/19		REMOVE ACCELERATION AND DECELERATION LANES ON MULHOLLAND DR, PROVIDE DRIVE WITHIN TRACT AND ADDED COMMUNITY DRIVE FOR LOTS 11, 12 AND 13			DPW BM TAG W CB 1M S/O BCR @ SW COR MULHOLLAND DR & MULHOLLAND HWY 27M & 9M W/O C/L INT.
					ELEV = 1046.96 1998 ADJ

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION PURPOSES:					
VESTING TENTATIVE TRACT MAP					
TRACT NO. 67505					
IN THE CITY OF LOS ANGELES			COUNTY OF LOS ANGELES		
STATE OF CALIFORNIA			STATE OF CALIFORNIA		
DESIGNED BY:			DESIGNED BY:		
DRAFTED BY:			DRAFTED BY:		
CHECKED BY:			CHECKED BY:		
DATE: AUG. 21, 2009			DATE: AUG. 21, 2009		
SCALE: 1"=40'			SCALE: 1"=40'		
JOB NO.			JOB NO.		
SHEET 1 OF 1			SHEET 1 OF 1		

February 26, 2020

Commission Office, South Valley Area Commission

200 North Spring Street

Room 272

Los Angeles, CA 90012

Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive

Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A

CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees

Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)

Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:

Amount of grading 10,280 cubic yards – 420 dump trucks full imported

Over height-limit retaining walls as high as 11 ½ feet

Retaining walls as long as 140 feet

High number of closely placed homes (19)

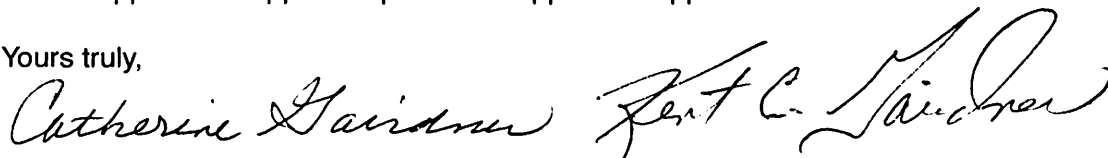
Building height of 33 feet

Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Catherine Gairdner' and the second, on the right, is 'Kent C. Gairdner'. Both are written in a cursive, flowing style.

Catherine and Kent Gairdner

4641 San Feliciano Dr., Woodland Hills, CA 91364

February 26, 2020

Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive, Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A, CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

I am opposing the tract map and retaining wall plan for the property above as approved by the LA City Planning Department. I cannot believe that a plan with so many flaws was green lighted.

There are so many hundreds of years old PROTECTED Oak Trees that get permission to be removed or endangered by the development being within the drip line of the trees. How is this even possible? I thought they were protected by law. This goes against the City's efforts to reduce its urban-rural temperatures by three degrees in 2035 by creating cooling and preventing urban heat island effect. Woodland Hills is arguably the hottest area of Los Angeles and by permitting to cut down these amazing creatures with their large canopies, the shade loss will be immense and will never be made up by planting young new trees.

This Oak Savanna is the last in the area and is home to all kind of wildlife and flora. Due to the Woolsey and other fires the habitat for many local species has been extremely decimated. Most of the local wildlife now seeks refuge in the Topanga Canyon area. I see increased amounts of Red Tailed Hawks, Owls, Coyotes, Bobcats and many other animals on the property. A hurt Screech Owl, which is on the endangered species list, has just been found on the street close by.

Overall the plan does not fit the natural terrain of the property. 10,280 cubic yards of soil (420 dump trucks full) have to be imported. The proposed retaining walls are over height limit in the area (11 ½ Feet) and up to 163 feet long. The terrain does not fit 19 houses like the rest of the neighborhood and will also contribute to the heat island effect by covering open space with concrete and asphalt. There are mainly single story homes on large lots in the area and that keeps in harmony with the California landscape close to the Santa Monica Mountains National Park. -a reason why most homeowners in the area chose this neighborhood. A high density project with building highs of 33 feet within an old established community will be a big burden. There will be construction noise, pollution and traffic for up to 2 years. Due to the hills surrounding the area noise is extremely reflected and amplified. Most of the houses in the area are from the 50s without any soundproofing.

Another big topic of concern is the dangerous new street location on San Feliciano Drive. It's still close to a downhill blind curve and an accident - or rather many - waiting to happen.

Please oppose the plan as approved and support the appellants.

Sincerely,



Christine Schacht
4747 San Feliciano Dr
Woodland Hills, CA 91364

February 25, 2020

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272

Los Angeles, CA 90012

Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 140 feet
- High number of closely placed homes (19)
- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,



Coleen Kirnan
4660 Cerrillos Drive
Woodland Hills, CA 91364

February 25, 2020

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

We thoughtfully invested in Hana Valley due to the nature of the neighborhood and the abundance of trees. We submit this plea and objection to the plan for the property above as approved by the LA City Planning Department.

We suggest that:

- The grading, fill, and retaining walls and their submitted validations are a smoke screen. Many more trees than those listed in the EIR will be impacted and will unfortunately die.
- The height limits as planned and approved are the square footages of the pads and slabs will necessitate the construction of 3 story (including garages) houses.
- The narrow frontage widths of the lots will create a monolithic "row house" look, completely incompatible with the surrounding neighborhood.
- The density of driveways and number of suggested cars will greatly increase traffic and the backup on San Feliciano for 2-4 hours daily.
- The planned and approved access street just south of the San Feliciano and Cerrillos stop sign is a death trap waiting to happen as it is on a downward improperly sloped blind curve. The time required to stop as well as the visibility when a car leaves the development is far greater than the traffic report suggests.

We suggest that, if the development was proposed and approved next to your home, you would be sitting on our side of the table. As the developer has a pattern of oversizing developments and battling surrounding neighborhoods and neighbors. Regarding downsizing and reducing density, this is one more example of this pattern. If you propose something obscene and incompatible, then you become a hero when it appears to have been amended to less obscene and incompatible. We all know in submittal of projects, if you break things down into smaller, seemingly appropriate elements of a less confrontational nature, then often the overall and complete impact is overlooked.

We have repeatedly asked for planning commission, PLUM committees, neighborhood counsels to visit the location of the project with no response. 19 homes of the nature described are "mansionization" on a grand scale in relation to the surrounding neighborhood. We ask the counsel, planning department, and City to reconsider and downsize this development and protect the trees and our very unique neighborhood. As the developer continuously ignored presentation protocol to PLUM committee and neighborhood council and Mulholland Scenic Corridor, we suggest that these reviews were bypassed, going directly to less neighborhood friendly, more politically based groups for their blessing.

Please review and reconsider the downsizing of this project to 14 houses and install CC&Rs to protect against building secondary structures, such as guest houses, tennis courts, etc. on this lots. Once the site is graded, it is destroyed and none of us in our or our children's lifetime will ever see oak trees grow to this maturity.

As taxpayers and property owners, we all chose this neighborhood over other locations to live for its beauty and its naturalness. We were willing to commute the distances to obtain this special "California dream". Please help us save our dream, it should not be for sale to the highest bidder or most shrewd developer.

Sincerely,

A handwritten signature in cursive script, reading "Constantine Patarias".A handwritten signature in cursive script, reading "Wade Davis".

Constantine Patarias
Wade Davis
4545 Dundee Drive
Los Angeles, CA 90027

February 25, 2020

**Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

I have lived in my house since 1983 and moved here because of the beauty of the neighborhood: rolling green lawns with a large open field at the end of the block occupied by peacocks and a flock of sheep. This new development will now change this area into a concrete mess.

This letter is to oppose the tract map and retaining wall plan for the property referenced above for the following reasons –

- **Say No** to a new street off San Feliciano Drive – the city cannot honestly allow an accident in the making happen. Please drive it and try to break where they plan to add another stop sign before the current stop sign . . . you will easily find out why this is a death trap. It is insane to add a street entrance on a street that folks barely stop at the stop sign that is currently there.
- We love our oak trees, and we are penalized if we cut down an oak tree even if it is going to fall on our home. If we remove an oak tree, we know we have to replace it with other oaks immediately. This developer's plans take out some of the oldest and largest oaks in our area.
- Most of us on our street have remodeled our homes and we have ALL followed the rules. It is unfair that a developer can downgrade our neighbor and violate the zones created to preserve our area, the Mulholland Corridor! Why is the developer allowed to build homes and walls that are over the maximum height restriction? Additionally, we are going to have to suffer with dump trucks, dust and gas pollution for a very long time.

We are opposed to this developer's plans. He knows that the residents here don't want his proposed development. Yet, he continues to move forward without working with us. Please oppose the approved plan and support the appellants.

Sincerely,



Cynthia Dunn
4635 Cerrillos Drive
Woodland Hills, CA 91364

Date: February 27, 2020

Commission Office, South Valley Area Commission
200 North Spring Street, Room 272
Los Angeles CA 90012

Attention: Commission Secretariat

Subject: Case No.: ZA-2007-1255-ZAD VTT-67505

Location: 22241-22255 Mulholland Drive, Woodland Hills CA 91364

CEQA: ENV-2005-2301-EIR

APPEAL FILED BY: Peter Fletcher

REASONS FOR APPEAL:

Applicant, Public Notification and Public Outreach

1. DS Ventures/Harridge has repeatedly side stepped and ignored the Woodland Hills-Warner Center Neighborhood Council. So for years no public hearings were held inside Woodland Hills for the neighbors to have knowledge of the project application and to be able to provide public comment. The applicant side stepped and ignored the neighbors who tried to work directly with the applicant to provide input to any updates or changes made to the project.
2. When DS Ventures/Harridge did meet with the Neighborhood Council PLUM Committee the applicant made promises to the PLUM Committee and the neighbors. The applicant repeatedly failed to comply with agreements made between himself and the neighbors and the Council, that the applicant would pro-actively work with the neighbors and the Council. This agreement was publicly agreed to at a publicly held Woodland Hills-Warner Center NC PLUM Committee Meetings.
3. The applicant has failed to comply with agreements made and the direction given by the Zoning Administrator at the joint public hearing before the Deputy Advisory Agency Zoning Administrator on October 2, 2018, where the applicant was directed by the Deputy to pro-actively work with the neighbors and local entities including the Council office, the NC, Louisville High School, and Santa Monica Conservancy.
4. Therefore, the applicant has failed repeatedly to address the concerns of the neighbors and local agencies. Instead DS Ventures/Harridge has remained secretive and taken a behind the scenes course of action to prevent community input.
5. City Planning/Zoning has failed to require that the applicant keep his promises and has approved the application based on one hearing before the Zoning Administrator. Dozens of neighbors attended the hearing, presented extensive testimony and repeatedly asked for the application to be denied.

6. The neighbors have been asking the City to deny this project for 12 years based on real substantial evidence that this project will harm our neighborhood.

Compatibility with the Surrounding Neighborhood and Other Issues:

This project is not compatible with the surrounding neighborhood.

1. HOMES - The applicant proposes to build (19) two story homes with a height of (33) feet.
All the homes on San Feliciano are (1) story older homes, as are the vast majority of the homes in the immediate area. Many homes in the immediate area were built in the 1950's, are one story ranch style homes under 2,000 square feet. They are widely spaced and are built to private privacy to the owners.

The height, lot size and design of the homes the applicant plans to build are not compatible and is inconsistent with the surrounding homes.

Please look at the attached map. It shows the difference between the homes in the area and the applicants project.
There is a vast difference.

2. STREETS and TRAFFIC - At the hearing the applicant proposed building (1) private street, with the entrance on the curved down slope of the hill on San Feliciano. **The neighbors and local agencies, strongly advised the applicant and the Zoning Administrator that this will be a safety hazard as:**
 - a. San Feliciano is a cut through for traffic going to and from Ventura Blvd, Topanga Blvd, and the Topanga Elementary School. The hill on San Feliciano is from Mulholland Drive to the first stop sign. This is a short distance with bad sight lines. I know this for a fact because I drive it every day coming home to my house.
 - b. Traffic is moving quickly down this hill. There is already a stop sign at the bottom of the hill. Another entrance half-way down the hill will cause traffic issues and isn't safe.
 - c. However, the applicant has chosen to ignore these problems and has not changed the entrance on San Feliciano and **has added one more entrance** to the development. An entrance on Mulholland Drive across the street from the entrance to Louisville High School where there are currently well known traffic mobility issues. This was opposed by the Mulholland Design Review Board.
3. WILDLIFE - The project will displace the wildlife that lives in this (6) acre open space into the yards and streets of surrounding homes. ***Wildlife that has called this acreage their home for decades.*** There are bob cats, coyotes, snakes, owls, raccoons, skunks, rabbits, varieties of birds etc. The project will remove their home and food source.

Where will they go? Into the neighborhood because that is where they live. Wild animals are territorial and don't move away from their known food source.

This is of grave concern to a single-family neighborhood, many who have children and pets, as this area is primarily comprised of families with children who attend Woodland Hills Elementary School and Louisville High School. Children who constantly play outside and walk their pets.

This issue cannot be mitigated by the City, as wildlife can't be told where to go and what to do. Now they live on the (6) acre property and only come out at night. I see them in my yard at night. I hear the coyote packs howling at night.

Surely you must understand that having those wild animals moving into my yard to find shelter and food is a huge concern. It's a huge concern for anyone.

4. NOISE FROM CONSTRUCTION and AIR QUALITY

NOISE – NOISE – NOISE - This neighborhood was built in the 1950's. Therefore most homes are not sound proofed to meet the standards for homes in newly built neighborhoods. Many homes have the original multi-paned wood windows. Project construction will in fact greatly impact the neighborhood with noise. Because of the terrain, noise travels easily in this neighborhood and constant everyday noise at the project site will be heard much more intensely because the project sits in the middle of the neighborhood.

The city cannot mitigate what the neighbors know, because we live here, and we know how noise travels in this neighborhood. Someone writing a determination downtown doesn't understand this depth of this problem because they don't live here. The applicant isn't concerned because he doesn't live here. Noise is a profound issue and cannot be overly stated.

Last Saturday, a neighbor on San Feliciano, next to the proposed development, was building something small, and I could hear him hammering. I thought, what if I hear this all day long, five days a week for one or two years. Will I have to sell and move from my home? I'm 64 and will I be able to afford to move? I've lived in this house for 26 years, where would I go? In the 12 years that we have worried about this project being built, many neighbors have moved, especially on San Feliciano where they feared significant loss of property value or emotional distress. The applicant claims he's the distressed party because he hasn't been able to build his development. He has no concept of how his actions have affected our neighborhood.

All-day grading and hauling of dirt and construction materials - in a quiet neighborhood on a busy neighborhood street that sits on a curved down slope of a hill. It will be exactly as bad as it sounds.

There is no mitigation that will change that. Everyone knows how big and loud and intrusive that will be. I will hear the grading machines, the loading of the dirt and the

trucks leaving the site and going up and down the hill and everyone in the neighborhood will hear it all day long.

The only people who won't hear it are people who don't live here.

DUST and POLLUTION – the Applicant plans to dig up six acres of land and trees that hasn't been touched for as long as the land has been there. Six acres that has been a wildlife refuge. Land that is covered with animal and bird mites. Mites infest homes when they are disturbed.

I know this because when I moved here I redid my many decades old backyard. My house and body became infested with bird mites and I had to move out and have my house and yard exterminated to get rid of them. They live in land, weeds and trees that hasn't been disturbed for a very long time. They bite and cause fever.

5. **TREES - This acreage/open space is covered with hundred-year old protected Live Oaks. This is the last large grove of Live Oak trees in Los Angeles. There is absolutely no guarantee that the City can prevent the applicant from cutting down or gradually destroying these trees.**

The applicant will do what is beneficial for his project. The applicant has repeatedly expressed no interest in saving the trees. He has said he will "try" to save as many oak trees as he can. He has never made any guarantee to the community.

If he cuts the trees down or harms them so they die, all the City can do is reprimand him. The City cannot make hundred-year old live oak trees grow back.

Utility pipes, drip lines, curb cuts, street construction, retaining wall construction and other building construction will in fact kill one hundred-year old trees that have an extensive root system.

I asked an arborist. He said I can expect them to die if the roots aren't protected by a wide expanse of undisturbed earth.

Putting in 36-inch box trees doesn't replace hundred-year old live oaks.

Live Oaks are protected, yet the City, too often, finds ways to allow them to be destroyed.

**You cannot mitigate this loss to the neighborhood and the community.
There is simply no way to do that.**

The Project WILL NOT Enhance the Neighborhood

Building 19 homes on 6 acres sounds reasonable until you look at the map and realize that much of the acreage is not buildable. Therefore, the applicant must build very tall two story homes on small lots close to the homes on San Feliciano to accomplish his goals. Therefore, these lot sizes and homes are vastly out of character with the neighborhood. The result is to cut up and possibly destroy what has been historically preserved and much needed open space in Woodland Hills.

It is the hope of the community that this land will become part of the Santa Monica Conservancy as it sits within the Mulholland Scenic Corridor and the City should work with the Conservancy to make every effort to protect this site.

1. Building nineteen two story homes in the middle of a long-established one-story neighborhood will not “enhance” the environment of the neighborhood. Removing or killing protected live oaks will not “enhance” the environment of the neighborhood. The loss of (6) acres of open space will not “enhance” the environment of the neighborhood. Displacing wild animals into the neighborhood will not “enhance” the environment of the neighborhood.
2. For mitigation purposes the writer notes that there is a two-story shopping center in Calabasas and that the project adds more “*luxury housing*” for sale in the neighborhood.

The two story shopping center is not in our neighborhood. It’s in Calabasas. Calabasas is a new and newish neighborhood of predominately large two story stucco homes.

The neighborhood is not enhanced by building new 33 foot tall stucco homes on our last open space in side an old residential neighborhood.

The applicant is NOT enhancing our lovely neighborhood.

What enhances our neighborhood is the preservation of open space, saving one hundred year old live oaks and preserving the lovely character of our unique neighborhood homes. I consider my neighborhood to be “luxurious” because it has these qualities.

3. RETAINING WALLS - The City allowing the applicant to build over-in-height retaining walls, by mitigation, says that the project is not compatible with the surrounding area.

The applicant is forcing the terrain to bend to his will to meet his goal to build (19) houses on a site that wasn’t a buildable location for this type of development when this neighborhood was originally built.

The writer of the mitigation says the applicant must provide landscaping to cover the walls. The City can’t enforce that. The applicant can initially plant small vines near the walls. But the City can’t make sure it grows, prevent it from dying and prevent the walls from becoming a permanent eyesore.

4. IMPACT - Adverse effects or impacts to public health, welfare and safety. The determination writer says “the (EIR) identifies no substantial environmental impact”.

That is one opinion by people who don’t live in the neighborhood and won’t be impacted.

It is always easy to make decisions for other people when those decisions don’t affect you personally. I live here and I know how I will be impacted by loss of valuable open

space, by noise and air pollution and safety issues when wild animals are displaced into my neighborhood.

The General Plan and citywide policy. The Warner Center Specific Plan.

When the City asked the citizens of Woodland Hills to sign off on the high-density development written into the Warner Center Specific Plan, we were told the following:

City Planners and the Council office said the Warner Center Specific Plan was going to protect the surrounding neighborhoods from density, preserve the character of the neighborhoods and preserve neighborhood open space, because all density was only going to be placed in Warner Center. The very dense development in Warner Center will remove the majority of open space in Warner Center, but there will be open space in the neighborhoods and we'll protect it. We promise.

Instead the City has approved and a developer has already built a very large high density new apartment complex between the 101 Freeway and Ventura Blvd. near the corner of Topanga Blvd. Now the City wants to approve this dense residential development inside my neighborhood.

The City must keep to its word and place density only in Warner Center and not inside long established neighborhoods.

As citizens we must be able to trust that you will keep your word and do the right thing for the neighborhood.

We must know that you have our backs when a developer makes the case that he owns the property and deserves to build whatever he wants in any neighborhood. That residents are nimby's and open space is for development.

Yet, when I ask applicants if they plan to live in their proposed developments ... they always say NO. They wouldn't live there themselves. They live somewhere else, in a "luxury" neighborhood or another city.

Please vote to support the neighbors. I have lived here 26 years. I'm not a nimby and neither are my neighbors. We aren't opposed to growth. But all people choose their neighborhood for its character and what they can afford. Some people choose to live in apartments, some in upscale neighborhoods with large houses, some in condos or duplexes. In LA there is something for everyone.

But this specific neighborhood is a safe, old, peaceful, quiet neighborhood with affordable homes and open space for wildlife..

Please help us maintain the character and safety of our neighborhood. For the residents and animals that live here.

Thank you for time and consideration of this matter.

Best regards,

Peter Fletcher

22123 Independencia Street
Woodland Hills CA 91364

February 25, 2020

**Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat**

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- **High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees**
- **Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)**
- **Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:**
 - **Amount of grading 10,280 cubic yards – 420 dump trucks full imported**
 - **Over height-limit retaining walls as high as 11 ½ feet**
 - **Retaining walls as long as 163 feet**
- **High number of closely placed homes (19)**
- **Building height of 33 feet**
- **Dangerous new street location on San Feliciano Drive**

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

**It is absolutely a danger to our community that there be so much more traffic! There already is an unbelievable amount of traffic from schools and new developments in our community. It’s detrimental to our wild life and our nature and our well being! STOP!
Please oppose the plan as approved and support the appellants.**

Sincerely,

**GARVIN and SHARON KOTZIN
22215 Camay Court
Calabasas, ca. 91302
(818) 222-2215**

Gina K. Thornburg, PhD
Coalition for Valley Neighborhoods
6303 Owensmouth Ave., 10th Floor
Suite 1008
Woodland Hills, CA 91367
Ph: (818) 451-3977
Email: GinaT.cfvn@gmail.com

February 27, 2020

Commission Office, South Valley Area Commission
200 North Spring Street, Room 272
LA, CA 90012

RE: Project site: 22241-22255 Mulholland Drive, Case no. ZA-2007-1255-ZAD-1A and VTT-67505-1A; CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

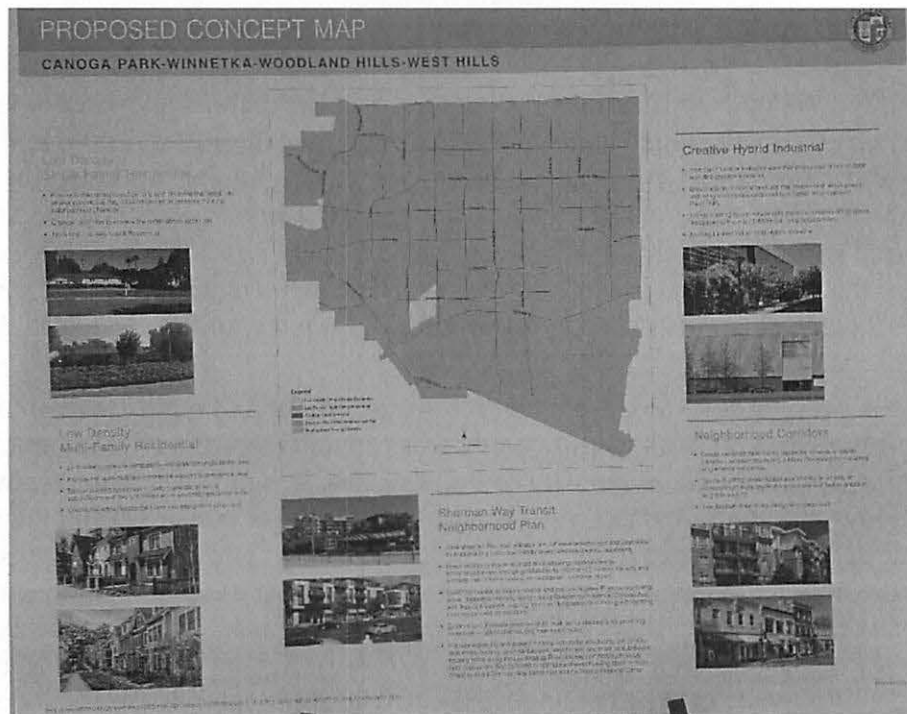
The Coalition for Valley Neighborhoods, a group of San Fernando Valley residents pressuring for environmentally sound and socially and economically just development and neighborhood preservation, opposes the above-named tract and retaining wall plan for the property listed above. The Coalition also believes that the Advisory Agency and the Zoning Administrator erred in approving this development plan. As the Coalition's executive director, I urge you to honor the appeals filed in opposition to this development and to reverse the November 1, 2019 determinations issued by the Zoning Administrator and Advisory Agency for the following reasons.

First, context is everything. And the context for this destruction of a hilly, tree-filled vital link to the Santa Monica Mountains wildlife corridor is Mayor Garcetti's well-intentioned efforts to promote sustainability throughout the City of Los Angeles. It is not sustainable, however, to destroy the numerous old, mature viable native oak trees on this property. This biome is an oak savanna, a unique ecosystem that coyotes, owls, red-tailed hawks, and many other species call home. Furthermore, mature trees provide ecosystem services, such as carbon storage, rainwater diversion, and oxygen generation, that cannot be replaced by saplings, decorative landscaping, or asphalt and concrete. The Coalition believes that the Advisory Agency has flouted Mayor Garcetti's sustainability goals in approving this project. The approval must be rescinded.

Additional context is the extreme summer heat endemic to Woodland Hills. It is arguably the hottest place in the entire city, with summertime temperatures often above 100 degrees F for

days at a time. Woodland Hills needs more trees and it certainly needs protection and conservation of its existing mature oaks, which are legally protected life forms. This particular property adds a powerful dimension of peace and serenity to area residents, whether they are biking, walking, jogging, or driving by. The city should collaborate with local nonprofit groups and the state to purchase the 6.2 acres from the developer and transform it into a neighborhood park.

Second, the LA Department of City Planning is currently writing an update to the Southwest Valley Community Plan for Woodland Hills, West Hills, Canoga Park, and Winnetka. One of the more troubling aspects of this process is a proposal to add considerable density to this same neighborhood along Topanga Canyon Blvd., within walking distance of this beautiful 6.2-acre parcel (see Figure 1). The approval of the Warner Center 2035 Specific Plan in fall 2013 was supposed to encourage density to be added only to the 1.5-square *mile* neighborhood north of the 101, while the surrounding neighborhoods were supposed to be protected from added density. Now, the LA Department of City Planning is reneging on this spoken promise while also approving ill-advised and poorly conceived projects like ZA-2007-1255-ZAD-1A and VTT-67505-1A. These 6.2 acres are across from a high school and at the bottom of the slope that serves as the entrance to the Santa Monica Mountains along CA-27. Converting it into parkland for Woodland Hills would fit naturally into its current location cater-corner to an existing city park filled with native oaks and to wooded areas near Louisville High School. The low density of this largely R1-zoned neighborhood should be preserved, and given that the Los Angeles Department of Recreation and Parks and the Trust for Public Land have found Woodland Hills lacking in natural open space where residents may recreate, this parcel should be turned into a park, possibly with a small interpretive and educational center concerning the habitats of the Santa Monica Mountains.



Third, this proposed development is an example of a scorched-earth approach to development. It preserves nothing of the existing slope, terrain, or plant and tree species. Its aesthetics do not fit into the existing neighborhood, with the proposed homes being very closely spaced together, new roads dangerously placed in conjunction with existing streets, a devastating amount of grading (10,280 cubic yards), the illegal removal of many protected oaks, retaining walls exceeding legal height limits, and building heights inappropriate for the neighborhood. This property is situated within the Mulholland Scenic Parkway Specific Plan, according to ZIMAS. The proposed project does not conform to understood definitions of scenic byways.

Fourth, it is concerning that the developer, David Schwartzman, operating as Harridge Development, gave \$700 to Councilmember Bob Blumenfield's election campaign on July 1, 2015, according to city campaign contribution records. And according to the Coalition to Preserve LA's investigative efforts, <https://www.2preservela.org/los-angeles-city-hall-pay-to-play-unveiled-in-the-crossroads-skyscraper-development/>, Mr. Schwartzman's massive Crossroads development displaced a longstanding Latino community. That development disregarded the integrity of an existing neighborhood, as does this one along San Feliciano and Mulholland drives.

The residents of Woodland Hills and the Coalition for Valley Neighborhoods look to the South Valley Area Commission to provide relief from the predations of this developer. The existing property is special and unique in every way and should be preserved. Please come visit it! We urge you to oppose the approved plan and to support the appellants.

Sincerely,

Gina K. Thornburg

Gina K. Thornburg
Executive Director
Coalition for Valley Neighborhoods

Thursday, February 27, 2020 (1 of 7 pages)

Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat

Re: Project Site: 22241-22255
Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A
and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No.
2005111054

Dear Commission Secretariat:

As a resident near the project site, I oppose the tract map and retaining wall plan for the above, as approved by the LA City Planning Department,

For these reasons:

There are a high number of protected Live Oak trees that would be endangered or removed by the developer being within the dripline of trees.

The natural terrain of the property, with its protected trees is non-existent, or any other green space/open space for that matter, for miles, or within the boundaries of any major thoroughfare. There is no natural, walkable space within the whole community at large without crossing the major streets at traffic lights - Topanga Cyn Blvd, Mulholland Hwy, and Ventura Blvd.

This developer works to drastically change this piece of land to reconfigure it in a way, in ways which will have many lasting effects on the integrity of the land.

and on the integrity of the neighborhood.

For example:

- 10,200 cubic yards of imported grading materials, in a neighborhood that has had fatalities from mudslides. 420 dump trucks full of fill!!
- Overheight - limit retaining walls as long as 163 ft! I suppose the developer laughs all the way to the bank, as he/she simply pays the fines for the indiscretions!
- Crowded footprint of houses
- Bldg height of 33 feet.
- Dangerous street location between curves on San Feliciana
There is already limited Drive sidewalk space.

As a resident who has lived in this neighborhood for 15 years,

gone for eight, now back,
 I'd always been relieved this
 space had remained respected in
 it's natural state. It is a relatively
 tight area at the bottom/below the
 surrounding homes. A habitat
 for endangered animals, (including us!),
 who've been a part of this area
historically. Screech owls, Blue Herons,
 Red-tailed Hawks, Coyotes, foxes,
 Bobcats, & Peregrin Falcons, to name
 a few. As we've learned, the
 wildfires will continue to erase
 their habitats. The fires have encroached
 up to the very neighborhood! They
 need this last, rare bit of space,
 as we do! Fires will continue,
 (+ this type of development as approved),
 to destroy habitat already preciously
reduced.

This development as approved
 will eliminate any ^{potential} public space
 accessible to those on foot, or
 other vehicle besides a car anywhere

.5-

within the boundaries
of the aforementioned Thoroughfares.

There is a housing shortage.
That, we know too well.

That's why it's imperative
not to develop this space
in a destructive, + violent way.

Developing housing is important.
This is not the right development
for this neighborhood.

This is Not the area to
sacrifice for this development
or approved!

Let the existing homeowners,
community members protect what
Little assurance is left - that
there is enough space around us to
function in a healthy manner.

This is not just a pretty
space. It is not just a luxury
space in a time of housing need in

our city.
It is a haven. It is prevention
for the uncertainties of now
and the future needs of this
neighborhood. That shouldn't be
bought.

I have traveled and spent
temporary, and permanent time
living in many other communities
in the U.S., & abroad. Nowhere,
not even in downtown Chicago,
have I lived (and my family),
where I couldn't walk to
a common patch (at least!),
of natural space & preserve of
habitat, EXCEPT HERE!!

I implore you to look hard
at this in that perspective. We
will NOT Get it Back! What
a travesty. If it's going to
be developed into something new,
how about considering that it
-might be healthy, and a Right

thing to do, to protect, -7.
and/or work within the
integrity of what the
neighborhood needs and/or
hasn't even had yet! A
place to get to for anyone -
for pleasure, & need! The
trees are our oxygen and limited
habitat already! Please don't
cooperate outside our own interests
by conscientiously supporting
so much destruction. The
City of Los Angeles should
be representing the right choices.

Sincerely,

Janet L. Peterson

February 25, 2020

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 140 feet
- High number of closely placed homes (19)
- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,



Hayley Friedmann
4660 Cerrillos Drive
Woodland Hills, CA 91364

**Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat**

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

Here are the major objections I have to the building project site: 22241-22255 Mulholland Drive

1. The builder has consistently ignored the community request to reach an agreement that would both benefit the neighborhood and enrich the SMMC wildlife corridor. Many proposals were made by Paul Edelman (SMMC) to have open property, save trees and also let the builder have almost all they wanted. All was ignored. At all the Plumb meetings and public hearings the builder was asked to meet with neighborhood and walk the property and proposed new access street- that never happened and in my opinion a breach of community duty.
2. The access street off of San Feliciano is in a dangerous position with limited views of oncoming cars. I find it disturbing that the City would permit a potentially deadly intersection at the foot of a rather steep downhill. This street is so steep people cannot ride a bike or walk uphill easily.
3. The removal of Oaks Trees on this site is another disturbing proposal as some of these trees have been here long than the neighborhood- and this is what makes this neighborhood. Letting this development in will change the neighborhood forever. We have rights too, living here since 1983 and they should also be considered in this planning stage.

Please oppose this development on behalf of our community!

Sincerely,

James Dunn
4635 Cerrillos Drive
Woodland Hills, CA 91364



2-25-2020

Feb. 26th 2020

Commission Office, South Valley Area Commission

200 North Spring Street

Room 272

Los Angeles, CA 90012

Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive

Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A

CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

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This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

Jana J. Hays
22036 Cales Street
Woodland Hills, CA.

91364

Beth Rider

From: Joanne D'Antonio <trees@ncsa.la>
Sent: Thursday, February 27, 2020 8:42 AM
To: Beth Rider
Subject: Project Site: 22241-22255 Mulholland Drive Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

February 27, 2020

Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

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- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Sincerely,

Joanne D'Antonio
Neighborhood Council Sustainability Alliance, Trees Committee Chair
Community Forest Advisory Committee Alternate Representative
NCSA Representative, Urban Forestry Management Plan Working Group
trees@ncsa.la

(818) 387-8631

Read the Dudek Report

https://www.cityplants.org/wp-content/uploads/2019/07/10939_LA-City-Plants_FirstStep_Report_FINAL_updt_7-2019.pdf

NEIGHBORHOOD C SUSTAINABI ALLIAN

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

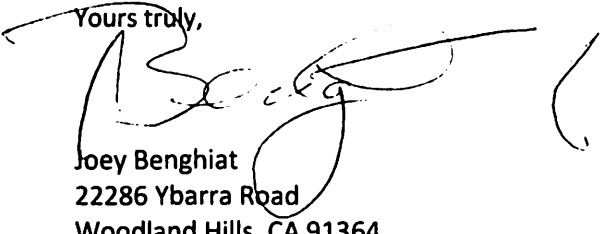
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This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

I don't see how you can approve a plan that violates and ignores the Mulholland Specific Plan. Why is the LA Planning Department turning a blind eye to the deficiencies of the EIR.
Please oppose the approved plan and support the appellants.

Yours truly,



Joey Benghiat
22286 Ybarra Road
Woodland Hills, CA 91364

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

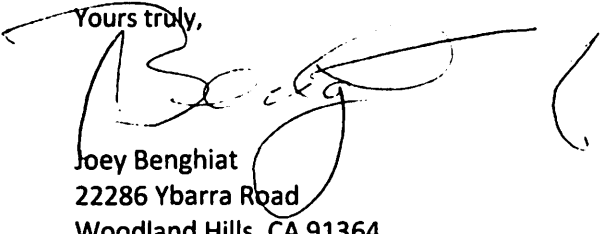
This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 140 feet
- High number of closely placed homes (19)
- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

I don't see how you can approve a plan that violates and ignores the Mulholland Specific Plan. Why is the LA Planning Department turning a blind eye to the deficiencies of the EIR.
Please oppose the approved plan and support the appellants.

Yours truly,



Joey Benghiat
22286 Ybarra Road
Woodland Hills, CA 91364

John and Terry Poplawski

4726 San Feliciano Drive, Woodland Hills, Ca. 91364
818 999-2899
poplawski@roadrunner.com

February 22, 2020

Milena Zasadzien, City Planner
221 N. Figueroa Street, Suite 1350
Los Angeles, Ca 90012
Re: 22255 Mullholland Highway, Case# VTT-67505

cc: Bob Blumenfield, Councilmember

Dear Milena,

In general, we both feel that the EIR is inadequate. The document does not offer reasonable and/or feasible alternatives to the Project.

The Project contends that the grading and the inclusion of retaining walls are necessary in order to limit the number of protected trees that will be cut down. This may be accurate for the construction of 19 homes, but is not true if put fewer houses on the property. Fewer house would eliminate much of the egregious grading and number of retaining walls.

Throughout the DEIR there is a constant contention that the project will be compatible with the existing neighborhood. That argument is not true. The existing neighborhood consists of one story ranch type homes. There are no two story homes and certainly no three story homes. Houses with a height of 33 feet, whether two stories or two stories with a parking lot under the house would not meet the compatibility standard.

In general, the proposed project will only benefit the developer. There will be additional housing created, but they will be expensive and will not be affordable to the population that needs reasonably priced homes. This does not meet the needs of the City and certainly not the community.

A handwritten signature in black ink, appearing to read "John + Terry Poplawski". The signature is fluid and cursive, with a small dot at the end.

John and Terry Poplawski

2/27/20

**Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat**

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees. We need to hold dear our oaks not remove them.
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats). Please reconsider the destruction you are allowing.
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - o Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - o Over height-limit retaining walls as high as 11 ½ feet
 - o Retaining walls as long as 163 feet
- High number of closely placed homes (19)
- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please **oppose** the plan as **approved** and support the appellants.

Yours truly,
Julie A. Zagha
22056 Galvez St.
Woodland Hills, CA 91364

Woodland Hills, February 26, 2020

**Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat**

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

I'm herby expressing my opposition to the approval by the LA City Planning Department of the tract map and retaining wall plan for the property above.

A matter of the heart to me and many people I have spoken to is the permit to cut down a lot of protected California native oak trees. The ones that will not be killed immediately will surely die sooner or later due to the development being within the drip line of the trees.

The canopy of these wonderful century old trees provides shade and therefore helps keep temperatures in hot Woodland Hills from being even worse. Not only do they prevent urban heat island effect, they also provide habitat to local wildlife. After recent fires the amount of animals seeking shelter in the oak savanna has gone up - from birds of prey (Red Tailed Hawks, Owls etc.) to Rabbits, Coyotes and Bobcats.

Overall the plan does not fit the natural terrain of the property. There will be severe grading and retaining walls exceeding height and lengths limits. Cramping 19 large houses and a new road on to the property is very disruptive to an old grown neighborhood with largely single story homes on big lots.

I'm also very concerned about the dangerous new street location on San Feliciano Drive. It is right after a downhill blind curve and people usually speed down the hill and will not be able to break and drivers exiting the street will not be able to see the approaching cars. Very dangerous.

Overall the traffic on San Feliciano is a big issue. There are 4 schools nearby and certain times of the day it's impossible to even get out of the driveway. A construction period of 18 months will increase traffic severely. Just the 10,280 cubic yards of soil that have to be imported have to be imported will mean 420 dump trucks going in and out. The traffic, pollution and the noise will be unbearable to the neighborhood.

This is still a too intrusive development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Sincerely,



Jurgen Reisch, 4747 San Feliciano Dr, Woodland Hills, CA 91364

February 28, 2020

Project site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A
VTT-67505-1A
CEQA No.ENV-2005-2301-EIR SCH No.2005111054

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by LA City Planning Department for the reasons below.

- High number and size of protected Oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, squirrels, red tail hawks , coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10.280 cubic yards-420 dump trucks full imported
 - Over high-limit retaining walls as high as 11 1/2 feet
 - Retaining walls as long as 152 feet
- High numbers of closely placed homes (19) building height 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property. Please oppose the approval plan and support the appellants thanks for all the effort.

Yours truly

Lilly Ghomeshy
4616 Coyle Place
Woodland Hills, CA 91364

February 25, 2020

**Commission Office, South Valley Area Commission
200 North Spring Street
Room 272**

Los Angeles, CA 90012

Attention: Commission Secretariat

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

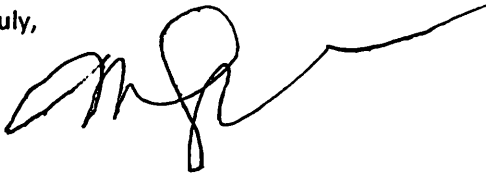
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- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

A handwritten signature in black ink, appearing to read 'mg', with a long horizontal line extending to the right.

**Mary Galvan
4664 Cerrillos Dr
Woodland Hills ca 91367**

2-27-2020

Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

Me and my family have major concerns with this "approved" project. I've lived on the other side of the reservoir since 1994. When it rains, my land becomes part of the old Topanga River and the rushing waters have been measured at 3 feet high, high enough where it was possible to surf down my driveway. With this proposed development, you are changing the landscape of my back yard considerably and forever. With the potential result unknown, this change could worsen our flooding situation immensely. Once built, the landscape can never go back. If the flooding worsens, you either force me from my home or cost me unknown amounts of money building walls, drains, or whatever it takes to fix the problem. I'm positive we're not the only house that will be affected by the reconfiguration of the land. Please think about it and put yourself in our shoes. This should not be our burden. If things go sideways may we hold the City accountable?

I chose to buy my house in this neighborhood for a reason. It's quiet, beautiful, and open. I made a life decision back in 1994 just like most of my neighbors have done. We love the open space. This development will ruin the esthetic of the neighborhood with its high walls, generic buildings, and dangerously placed stop signs that will immediately impact the traffic on San Feliciano for the rest of our lives, let alone put our lives on a virtual stand still for the 2+ years of construction. I've asked myself many questions since the plans came out; Why would they put the entrance on San Feliciano when the address is on Mulholland? Why would you place 2 stop signs 50 yards apart (on a blind corner no less) when you can just use the natural intersection that's already there on Cerrillos Dr.? Taking our children to school will double, if not triple in time. The traffic impact report is just one of the many flawed aspects of this project. As for the Oak Trees, I've noticed that after standing for hundreds of years, some of the trees are all of a sudden dying. Also, this is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 163 feet
- High number of closely placed homes (19)
- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive "mansionized" two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Sincerely,

Michael Condro
4724 Conejo Avenue
Woodland Hills, CA 91364

February 25, 2020

**Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
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- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mitch Politi', with a stylized, flowing script.

Mitch Politi
4661 Cerrillos Dr
Woodland Hills ca 91367

02/27/2020

**Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat**

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

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 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 163 feet
 - High number of closely placed homes (19)
 - Building height of 33 feet that will drastically affect the privacy and serenity of our present community.
 - Dangerous new street location on San Feliciano Drive that just so happens to be located directly across from our home ,and on the apex of a blind curve where I have already been rear-ended . I strongly feel that the only reasonable exit points would be Mullholland or Cerrillos.

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Sincerely,
Myron and Monica Grombacher
23 year residents and proud owners of
4615 San Feliciano Drive

February 27, 2020

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272

Los Angeles, CA 90012

Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

As a long-time Woodland Hills, "Hana Valley" resident and a native Californian, I respectfully submit this protest letter hoping for your consideration. As there seems to be a concerted effort by the City and State officials to re-create Los Angeles as a vertical, high density city, irrespective of the ability to move people successfully around and certainly with no consideration regarding the water supply. I would hope that you would consider the protection of neighborhoods which have been the fabric that built this city. I believe that this project as it has been proposed violates the Building Department's recommendation regarding compatibility and the complementing of existing neighborhoods with newer additions. If the development proposed was next or adjacent to any of your homes, I believe that you would be on the other side of the table with the rest of us.

We appreciate that someone who purchases property should have the right to develop that property, but not at the expense and degradation of the surrounding property, homes, or community. Harridge development has many projects in the works and pending around the City of Los Angeles. In my internet research, it appears that every initial proposal has been over-densified and has little or no consideration for surrounding neighborhoods or reference to the overall existing nature of the community.

SOS and other Woodland Hills residents have suggested many compromises over the many years that this disagreement has existed. We have suggested that the Plum Committee, the Building Department, the Mulholland Scenic Corridor Review Board all visit this site and review Harridge's plan. No one has the need to do so regardless of the many missing pieces of information in the EIR.

The suggested access street is in a dangerous area. A downhill, outward sloping curve with a large blind spot which will prevent cars proceeding north from Mulholland on San Feliciano from stopping in time if any vehicle is trying to turn southbound on San Feliciano.

The grading, retaining walls, and density of proposed houses will guarantee the ultimate loss of many more trees than suggested.

The proposed lot frontage widths, pads and slab sizes with a garage within that footprint will guarantee 3 story houses of a monolithic nature – irrespective of any future architectural submittals or restrictions. SOS and the neighborhood have suggested a reduction to 14 houses in order to preserve many old oak trees and a view shed which protects our neighborhood – which is the reason most of us chose to purchase homes in "Hana Valley".

I guess the real question for all of you is when? When do the residents who chose a lifestyle and neighborhood in which to raise our families of a certain nature – when do we get representation? When do our properties and neighborhood values get represented and protected? Neighborhoods like ours with a unique character, architecturally and geographically are what built this city and simply ignoring us as viable constituents will not serve the city or its future residents well.

Lastly, our state and city officials seem to have a quest to permit runaway development under the guise of a housing shortage in Los Angeles. It is apparent that it is a shortfall of affordable housing. The largest property of all current development in Los Angeles, as far as I can see, is unaffordable and high density. As a developer, who was recently interviewed on television responded to the question, his answer was basically that the construction material cost for million dollar plus properties are the same as more moderately priced houses. He responded: "What would you build?"

We are not saying no development. We are saying do not destroy our neighborhood ambiance in favor of the new kids on the block or under the smokescreen guise of affordable housing and increased density. None of this is applicable here. Help preserve what little is left of respectable, appropriate neighborhood compatible development.

By reducing this project to 14 houses or possibly redesigning a development to truly be respectful of the inherent nature of the land and surrounding homes.

Sincerely and with hope,

A handwritten signature in black ink that reads "Richard Wells". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Richard Wells
4642 Cerrillos Drive
Woodland Hills, CA 91364

February 25, 2020

**Commission Office, South Valley Area Commission
200 North Spring Street
Room 272**

Los Angeles, CA 90012

Attention: Commission Secretariat

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054**

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
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- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,



Sean Friedmann
4660 Cerrillos Drive
Woodland Hills, CA 91364

2-25-2020

**Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat**

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
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This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Sincerely,

**Stan and Carole Onaitis
22051 Martinez Street
Woodland Hills, CA 91364**

2-25-2020

**Commission Office
South Valley Area Planning Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat**

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
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This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the plan as approved and support the appellants.

Sincerely,

**Stan and Carole Onaitis
22051 Martinez Street
Woodland Hills, CA 91364**

February 25, 2020

**Commission Office, South Valley Area Commission
200 North Spring Street
Room 272**

Los Angeles, CA 90012

Attention: Commission Secretariat

**RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
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This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

A handwritten signature in black ink, appearing to read 'SUF' or similar, written in a stylized, cursive-like font.

**Steve Friedmann
4660 Cerrillos Drive
Woodland Hills, CA 91364**

Tania & Steve Klein
4631 San Feliciano Drive
Woodland Hills, CA 91364

February 27, 2020

Commission Office, South Valley Area Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012

Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
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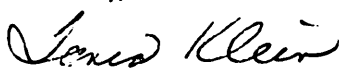
This neighborhood has been our home for more than 34 years and our house is located directly across the street from the above-referenced proposed subdivision on San Feliciano Drive. This letter is written in opposition of the referenced tract map and retaining wall plans for the property indicated above and as approved by the LA City Planning Department for the reasons below:

- The high number and size of the protected oak trees to be removed, including one of the largest and best specimens of protected Coast Live Oak on the property. In addition, certain remaining oak trees will be endangered by the retaining walls being within the drip line of the oak trees
- The adverse impact to wildlife, including the endangered screech owl, blue heron, red tail hawks, coyotes and bob cats
- This plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by the:
 - Amount of grading calling for 10,280 cubic yards – 420 dump trucks
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 163 feet
- The high number of closely placed homes (19 per the plan) with planned offsets between properties that appears to be 12 feet (6 feet per side) while the surrounding neighborhood minimum offsets between existing homes are typically more than 19 feet.
- Planned for multi level homes with building heights of 33 feet while the existing neighborhood homes are typically single story homes.
- The building of a new and dangerous street intersection on San Feliciano Drive

We strongly assert that the plan is still an intrusive, deceptive “mansionized” two-story development that will negatively impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

As long time residents of the neighborhood we ask you to oppose the approved plan and support the appellants.

Sincerely,


Tania Klein


Steve Klein

February 25, 2020

Commission Office, South Valley Area Commission
200 North Spring Street

Room 272

Los Angeles, CA 90012

Attention: Commission Secretariat

RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

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- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

A handwritten signature in blue ink, appearing to read 'The Cavleris Family', is written over a horizontal line.

The Cavleris Family
4671 Cerrillos Dr
Woodland Hills ca 91364

February 25, 2020

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Secretariat:

This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
- Adverse impacts to wildlife (Endangered screech owl, blue heron, red tail hawks, coyotes, bob cats)
- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 140 feet
- High number of closely placed homes (19)
- Building height of 33 feet
- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,



Theresa Rockey
24331 Johnetta st
Woodland Hills ca 91367

Tuesday, February 25, 2020

Commission Office, South Valley Area Commission
200 North Spring Street
Room 272
Los Angeles, CA 90012
Attention: Commission Secretariat
RE: Project Site: 22241-22255 Mulholland Drive
Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A
CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

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This is to oppose the tract map and retaining wall plan for the property above as approved by the LA City Planning Department for the reasons below.

- High number and size of protected oak trees to be removed or endangered by the development being within the drip line of the trees
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- Plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by:
 - o Amount of grading 10,280 cubic yards – 420 dump trucks full imported
 - o Over height-limit retaining walls as high as 11 ½ feet
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- Dangerous new street location on San Feliciano Drive

This is still an intrusive, deceptive “mansionized” two-story development that will impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property.

Please oppose the approved plan and support the appellants.

Yours truly,

WARREN RIDER
4331 VENTURA CANYON AVE APT 17
SHERMAN OAKS, CA 91423
Warren Rider

LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA
(1946-2016)

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

March 2, 2020

VIA EMAIL AND PERSONAL DELIVERY

South Valley Area Planning Commission
200 N. Spring St, Room 272
Los Angeles, California 90012

Re: VTT-67505/ZA-2007-1255-ZAD/ENV-2005-2301-EIR
22241-22255 W. Mulholland Drive

Honorable Commissioners:

Our firm represents Appellant Save Oak Savanna, a California nonprofit corporation ("SOS") in regard to the above-referenced Project. SOS, which is comprised of a large number of neighborhood residents and community stakeholders, is opposed to the Project - as proposed - which is the subdivision of a 6.2 acre property into 19 lots, which would include impactful, topography-changing quantities of grading (**10,280 cubic yards of grading** comprised of 3,040 cut and 7,240 fill) and the removal of 28 trees, **15 of which are protected**¹

The Commission should be aware that SOS, as well as the other Appellants including the Santa Monica Mountains Conservancy ("SMMC") and Mountains Recreation & Conservation Authority ("MRCA") are not opposed to a proper subdivision project that respects the goals of the Mulholland Scenic Parkway Corridor Specific Plan ("Mulholland Specific Plan") and compatibility with the adjacent single-family neighborhood.

The Commission should be further aware that SOS has been involved in numerous meetings with the Applicant and City Council Office to try to achieve resolution of the important issues but the Applicant - seemingly content to rely

¹ It has recently been discovered that two additional **protected trees** on the Project site were never inventoried by the Applicant.

on the approval by the Advisory Agency – has chosen to simply not be responsive to the legitimate issues raised by SOS, the SMMC and MRCA.

Simply stated, the various Appeals should be granted based on the following facts and applicable law:

I. The Project Entitlements Cannot be Granted Before Mulholland Design Review Board Review

Los Angeles Municipal Code (“LAMC”) §12.36 requires that if an applicant files for a project that requires multiple Legislative and/or Quasi-judicial Approvals, then the applicant **shall** file applications at the same time for all approvals reasonably related and necessary to complete the project. LAMC 12.36.C.5 includes that Subdivision Approvals be heard together with such Legislative and/or Quasi-judicial Approvals.

Similarly, the Mulholland Specific Plan, Section 11.A, provides that **no permit for the use of land; building permit; grading permit; revocable permit to encroach; or B-permit; shall be issued for a project, until plans, elevations and/or other graphic representations of the project have been reviewed and approved by the Director acting on a recommendation of the Board (“DRB”).**

There is no dispute that the Project is subject to the Mulholland Specific Plan including review by the DRB. Yet, the Project has not been to the DRB, and the entitlements for such DRB review have not been applied for. This is clear error.²

Without DRB review, the Commission cannot affirm all of the required findings to support the Project entitlements. Indeed, one of the legally required findings for the Project is that it substantially conforms with the purpose, intent and provisions of the General Plan, the community plan, and any applicable specific plan, here, the Mulholland Specific Plan! It is the DRB’s role, as set forth in section 11.F of the Mulholland Specific Plan, to advise the Director on aspects of exterior design; site layout; **grading**; driveway access; landscaping; and height,

² The Applicant (and City staff) argue that the Project should only go to the DRB for review **after** the subdivision approval. This argument relies on the mistaken belief that the DRB review is somehow limited to the “materials” and “colors” of the proposed homes! This is contrary to the express provisions of the Mulholland Specific Plan that include DRB review of other issues such as **grading** and other aspects of **development of property**. Here, the Applicant strategically has chosen to avoid the scrutiny of a citizen design review board because it knows that it would face likely opposition to the massive proposed grading and alteration of natural topography that be contrary to the Mulholland Specific Plan.

bulk, materials, textures and colors of any building, structure, sign **or other development of property** or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for a project to assure compliance with the criteria set forth in the Specific Plan. Therefore, without DRB review pursuant to its authority and obligations under Specific Plan, it is impossible to make the findings of conformance with the Specific Plan with substantial evidence.

Beyond the fact that it is legally required, the requirement for DRB review before, or at least concurrently with, the tract map and ZAD is particularly important in this case because the lot lines of the tract map, as may be approved, will impact the DRB's ability to perform its function in regulating development. For example, if the lots are small and/or narrow and there are insufficient height restrictions, consistency and compatibility may be lost before the DRB is even able to review and address the issue.³ Once the lot lines are approved, the DRB will be forced to operate within the confines of those lots.

In order to approve the requested ZAD, the LAMC also requires the decisionmaker must consider the environmental effects and appropriateness of materials, design and location of the proposed walls, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide. It is unclear how this consideration can be made without DRB review and input under the Specific Plan.

Simply stated, under the Specific Plan, "development" is not just a matter of deciding what materials or colors will be used on the exterior of the houses. Review of lot lines is *an important part* of a proposed development; it is an important part of *this* proposed development. Pre-determining the lot lines before the DRB is even able to weigh in on this Project will significantly impact its ability to act in accordance with its Specific Plan mandates, including with regard to regulating site layout, grading quantities and impact to protected trees. For these reasons, this Commission should remand this matter back for review by the DRB before it takes any further action.

³ Many of the proposed lot sizes are significantly smaller and/or narrower than the average lots in the surrounding area. This poses a condition which is inconsistent with the surrounding developments which is a matter (compatibility with surroundings) specifically for DRB review.

II. **The Findings for a Zoning Administrator's Determination Cannot Be Made with Supporting Substantial Evidence**

Preliminarily, it must be noted that the requirement for a ZAD is entirely a self-imposed hardship. The Applicant claims that the retaining walls are "necessary" to allow a private street entrance at a certain "least impactful" location. But, to be clear, the only reason there are limited locations for private street entrance(s) is *because of the way* the Applicant has proposed this subdivision, including the number of lots. The Applicant can comply with the *Los Angeles Municipal Code* requirements in re-designing the Project (scaling down the number of lots and reconfiguring them). The Applicant does not want to do this and lose profits!

- a. *The Project will not enhance the built environment in the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region;*

The Project's proposed over-height retaining walls in the front yard setback and proposed retaining walls exceeding the maximum limit allowed by the LAMC will in no way enhance the built environment in the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region. **Non-Compliance** with the LAMC requirements does not enhance the built environment. The Applicant can comply with the LAMC requirements by re-designing the Project to comply with the law and there is nothing about the particular features of the within proposed Project which enhance the built environment or perform a function or provide a service that is essential or beneficial to the community, city, or region above what would otherwise exist if the Project met all LAMC requirements.

Indeed, because of its proposed layout, the Project poses significant environmental concerns.⁴ The Project proposes to remove 28 trees, 15 of which are protected, in the last known ancient oak grove in Woodland Hills and allow the disintegration of numerous others within the drip line of the remaining trees. It proposes an unreasonably massive amount of grading - all within the boundaries of the Mulholland Specific Plan - **which specifically requires that any grading be minimized**. It proposes lot sizes which are significantly smaller and/or narrower than the average lots in the surrounding area. Simply, it is not

⁴ The environmental concerns are not adequately evaluated in the Environmental Impact Report ("EIR") for the Project. See section IV herein and comments submitted by Mountains Recreation and Conservation Authority and Santa Monica Mountains Conservancy.

designed in a manner which enhances the built environment in the surrounding neighborhood but, rather, detracts from it.

b. *The Project's location, size, height, operations and other significant features **will not** be compatible with and **will adversely affect** or further degrade adjacent properties, the surrounding neighborhood, and the public health, welfare, and safety;*

The Project's location, size, height, operations and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, and the public health, welfare, and safety. The Project is surrounded by LAMC compliant development. Development which is not compliant with the LAMC is not compatible therewith. In particular, the request for additional and over-height retaining walls will add visual blight and adversely affect the surrounding properties. There is absolutely no assurance that the landscaping which is required to screen the retaining walls will remain in place or in good condition. Because of its environmental and public safety impacts discussed hereinabove, it will also adversely affect the surrounding neighborhood.

Again, this finding in particular cannot be made with substantial supporting evidence without review by the DRB. Pursuant to the Specific Plan, the DRB *is* the body which is authorized to review compatibility. Without DRB review on this issue, there can be no finding of compatibility. The Commission will note that the Zoning Administrator admits as much in the Letter of Determination. The Zoning Administrator's findings in lieu of this reality are simply not supported by substantial evidence.

c. *The Project **does not** substantially conform with the purpose, intent and provisions of the General Plan, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, or the Mulholland Scenic Parkway Specific Plan.*

First, there is no way to make a finding of compatibility with the Specific Plan without previous, or at least concurrent, DRB review. Therefore, the Zoning Administrator's determination that the Project substantially conforms with the purpose, intent and provisions of the Specific Plan is error and is unsupported by substantial evidence.

Furthermore, consistency findings with the Mulholland Specific Plan cannot be made. The proposed lot sizes of the tract map are significantly smaller and/or narrower than the average lots in the surrounding area. The retaining

walls will cause incompatibility with the surrounding neighborhood. These facts pose a condition which is inconsistent and incompatible with the surrounding neighborhood and the parkway environment, in direct contravention of the Specific Plan Guidelines.

Furthermore, by proposing a Project that is inconsistent with the surrounding neighborhood and which does not comply with the provisions of the LAMC, the Project is also inconsistent with almost all of the pertinent provisions of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan for residential development:

- Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.
- Protect existing single-family residential neighborhoods from new, out of scale development.
- Protect the quality of the residential environment through attention to the physical appearance of communities.
- Protect existing stable single family and low-density residential neighborhoods from encroachment by higher density residential and other incompatible uses.
- Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multi-family residences.
- Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.
- To limit the intensity and density of residential development in hillside areas.

The Zoning Administrator's substantial conformance finding is not supported by substantial evidence.

d. *Site characteristics or existing improvements **do not** make strict adherence to the zoning regulations impractical or infeasible, and the project does not conform with the intent of those regulations.*

The existence of the protected trees and the grading limitations onsite do not make strict adherence to the zoning regulations impractical or infeasible, as the Zoning Administrator finds. All lots have naturally occurring limitations.

Simply reducing the density of the proposed Project would eliminate the need for the requested deviations from zoning regulations. The building pads

would still be created, grading would be even further minimized, and the protected trees would be preserved – all within the LAMC envelope permitted. Therefore, site characteristics do not make strict adherence to the zoning regulations impractical or infeasible, they simply require a re-design to comply with the LAMC.

e. *In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features **will not** be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.*

For all of the reasons discussed, in light of the Project as a whole, its location, size, height, operations and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

III. The Findings for a Tract Map Cannot Be Made with Supporting Substantial Evidence

a. *The Project **does not** substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan;*

The State of California Government Code §§ 66473.1, 66474.60, .61 and .63 (the Subdivision Map Act) require that all proposed maps, as well as the design and improvement of all proposed subdivisions be consistent with applicable general and specific plans.

As further discussed herein, there is no way to make a finding of compatibility with the Mulholland Specific Plan without DRB review and the Project does not substantially conform to the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan for residential development.

b. *The design of the subdivision and proposed improvements are likely to cause substantial environmental damage.*

The Environmental Impact Report ("EIR") for the Project is inadequate under the California Environmental Quality Act ("CEQA") as provided below. Therefore, the Proposed Project is likely to cause substantial environmental damage.

IV. The EIR is Inadequate

For all of the reasons set forth in the correspondence submitted by SOS and its individual members, as well the SMMC and MRCA which are incorporated herein by reference, including protected tree, wildlife, traffic, and aesthetic impacts, the EIR for the Project is inadequate under CEQA.

Most egregiously, the EIR lacks a viable alternative, for example an alternative which would provide conformity with the surrounding development, as required by the Mulholland Specific Plan. *Public Resource Code* §21002 provides that proposed projects should not be approved if there are feasible alternatives available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by CEQA are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives which will avoid or substantially lessen such significant effects. To such extent, it is well established that the core of an EIR is the mitigation **and alternatives** sections. *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564. By failing to provide a viable alternative, the City's EIR is out of compliance with the CEQA statute.

Furthermore, the conclusions and findings of the EIR are not supported by substantial evidence. This is particularly egregious with regard to aesthetic impacts, biological impacts concerning wildlife movement, migration corridors, and nursery sites, drainage and associated water, including runoff, impacts.

V. Conclusion

For all of the reasons set forth above, the within Appeals should be granted and the Applicant should be required to revise the Project and obtain preliminary review by the DRB as required by the Mulholland Specific Plan.

If the Applicant is willing to extend the time deadline for the Commission's jurisdiction, another alternative is to continue the Commission's final action on the subject Appeals until after review and recommendations by the DRB.

South Valley Area Planning Commission
March 2, 2020
Page 9

Thank you for your consideration.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation

A handwritten signature in black ink, appearing to read "Rob Glushon", written in a cursive style.

ROBERT L. GLUSHON

cc: Councilmember Bob Blumenfield

LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA
(1946-2016)

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

September 14, 2020

VIA EMAIL

South Valley Area Planning Commission
200 N. Spring St, Room 272
Los Angeles, California 90012

Re: ZA-2007-1255-ZAD/ENV-2005-2301-EIR
22241-22255 W. Mulholland Drive

Honorable Commissioners:

Our firm has been retained by Appellant Beth Rider and will be representing Ms. Rider's interests at the September 24, 2020 hearing.

We will continue to and will also represent Appellant Save Oak Savanna ("SOS").

Thank you for your consideration.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation



ROBERT L. GLUSHON

cc: Councilmember Bob Blumenfield

LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA
(1946-2016)

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September 14, 2020

VIA EMAIL

South Valley Area Planning Commission
200 N. Spring St, Room 272
Los Angeles, California 90012

Re: ZA-2007-1255-ZAD/ENV-2005-2301-EIR
22241-22255 W. Mulholland Drive

Honorable Commissioners:

Our firm represents Appellant Save Oak Savanna, a California nonprofit corporation ("SOS") in regard to the above-referenced Project. SOS, which is comprised of a large number of neighborhood residents and community stakeholders, is opposed to the Project - as proposed - which is the subdivision of a 6.2-acre property into 19 lots, which would include impactful, topography-changing quantities of 40,180 cubic yards of grading, and the removal of 33 (12 protected) trees.

This Commission should be aware that for the first time by the new Notice of Hearing, the Applicant has admitted that the grading involves 40,180 cubic yards. For years, and in response to criticisms from the Santa Monica Mountains Conservancy ("SMMC") and Mountains Recreation & Conservation Authority ("MRCA"), the Applicant refused to admit that the Project would require more than approximately 7,000 cubic yards. Yet, despite now acknowledging such large grading quantities, the Applicant, relying on outdated arborist reports, continues to refuse to acknowledge that more than 12 protected trees will need to be removed.¹

¹ It has recently been discovered that two additional **protected trees** on the Project site were never inventoried by the Applicant.

It is important that Commissioners know that SOS recognizes the right to develop the subject property with single-family residences and is not opposed to a subdivision project that respects the goals and policies of the Mulholland Scenic Parkway Corridor Specific Plan (“Mulholland Specific Plan”) and which is compatible with the adjacent single-family neighborhood. **But this is clearly not such a Project.**² The requested Zoning Administrator’s Determination (“ZAD”) before this body is unnecessary and nothing more than a self-imposed “hardship” for which relief is not available under the *Los Angeles Municipal Code* (“LAMC”).

The Commission should also be aware that the Applicant has failed to respond to the legitimate concerns raised by SOS, Councilmember Blumenfield, the MRCA, SMMC and other stakeholders and remains unwilling to revise the Project to achieve resolution of the important issues.

I. The Project can be Designed without the Requested ZAD’s

As confirmed by the letter submitted by MRCA from Sukow Engineering³, the excessive number of retaining walls requested is unnecessary. The Applicant’s claim of being “necessary” is based only because of the way this subdivision has been designed. It is a self-imposed “hardship” for which the legally required findings cannot be made, as further explained hereinbelow, and for which no ZAD should be granted.

Again, the Applicant has refused the requests by SOS, MRCA, SMMC, the Neighborhood Council and Councilmember Blumenfield to redesign this subdivision to comply with the LAMC.

Accordingly, and for all of the reasons raised herein, this Commission should grant SOS’s appeal.

II. The Project Entitlements Cannot be Granted Before Mulholland Design Review Board Review and Input

² For these reasons the Project, as proposed, is also opposed by Councilmember Bob Blumenfield, the local Neighborhood Council, the MRCA, SMMC, Louisville High School and other community stakeholders.

³ Mr. Sukow confirms: It should be noted that some of these walls and maybe all of these walls could be either eliminated or lessened with a different approach to the project focused on eliminating walls. Mr. Sukow even provides an example in his report of how to eliminate the proposed walls for Lots 9 and 10.

LAMC §12.36 requires that if an applicant files for a project that requires multiple Legislative and/or Quasi-judicial Approvals, then the applicant **shall** file applications at the same time for all approvals reasonably related and necessary to complete the project. LAMC 12.36.C.5 includes that Subdivision Approvals be heard together with such Legislative and/or Quasi-judicial Approvals.

Similarly, the Mulholland Specific Plan, Section 11.A, provides that **no permit for the use of land; building permit; grading permit; revocable permit to encroach; or B-permit; shall be issued for a project, until plans, elevations and/or other graphic representations of the project have been reviewed and approved by the Director acting on a recommendation of the Board ("DRB").**

There is no dispute that the Project is subject to the Mulholland Specific Plan including review by the DRB. Yet, the Project has not been to the DRB, and the entitlements for such DRB review have not been applied for. This is clear error.⁴

Without DRB review, the Commission cannot affirm all of the required findings to support the Project entitlements. One of the legally required findings for the Project is that it substantially conforms with the purpose, intent and provisions of the General Plan, the community plan, and any applicable specific plan, here, the Mulholland Specific Plan! It is the DRB's role, as set forth in section 11.F of the Mulholland Specific Plan, to advise the Director on aspects of exterior design; site layout; **grading**; driveway access; landscaping; and height, bulk, materials, textures and colors of any building, structure, sign **or other development of property** or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for a project to assure compliance with the criteria set forth in the Specific Plan. **The DRB must specifically assess whether the site layout is designed so as to require a minimum of grading and retaining walls** (see Specific Plan, Sec. 11.I.3.i.).

⁴ The Applicant (and City staff) argue that the Project should only go to the DRB for review **after** the subdivision approval. This argument relies on the mistaken belief that the DRB review is somehow limited to the "materials" and "colors" of the proposed homes! This is contrary to the express provisions of the Mulholland Specific Plan that include DRB review of other issues such as **grading** and other aspects of **development of property**. Here, the Applicant strategically has chosen to avoid the scrutiny of a citizen design review board because it knows that it would face likely opposition to the massive proposed grading and alteration of natural topography that be contrary to the Mulholland Specific Plan.

Therefore, without DRB review pursuant to its authority and obligations under Specific Plan, it is impossible to make the findings of conformance with the Specific Plan with substantial evidence.

Beyond the fact that it is legally required, the requirement for DRB review before, or at least concurrently with, the ZAD is necessary because in order to approve the requested ZAD, the LAMC requires the decisionmaker to consider the environmental effects and appropriateness of materials, design and location of the proposed walls, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide. It is unclear how this consideration can be made without DRB review and input under the Specific Plan. This Commission should remand this matter back for review by the DRB before it takes any further action.

III. The Findings for a Zoning Administrator's Determination Cannot Be Made with Supporting Substantial Evidence

Again, the requirement for a ZAD is entirely a self-imposed hardship. The Applicant claims that the retaining walls are "necessary" to allow a private street entrance at a certain "least impactful" location. But to be clear, the only reason there are limited locations for private street entrance(s), as confirmed by Sukow Engineering, is *because of the way* the Applicant has proposed this subdivision, including the number of lots. The Applicant can comply with the LAMC requirements in re-designing the Project. The Applicant does not want to do this and lose profits.

1. *The Project **will not** enhance the built environment in the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region;*

The Project's proposed over-height retaining walls in the front yard setback and proposed retaining walls exceeding the maximum limit allowed by the LAMC will in no way enhance the built environment in the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region.

Non-Compliance with the LAMC requirements does not enhance the built environment. The Applicant can comply with the LAMC requirements by re-designing the Project to comply with the law and there is nothing about the particular features of the within proposed Project which enhance the built

environment or perform a function or provide a service that is essential or beneficial to the community, city, or region above what would otherwise exist if the Project met all LAMC requirements.

Indeed, because of its proposed layout, the Project poses significant environmental concerns.⁵ The Project proposes to remove 33 trees, 15 of which are protected, in the last known ancient oak grove in Woodland Hills and allow the disintegration of numerous others within the drip line of the remaining trees. It proposes an unreasonably massive amount of grading - all within the boundaries of the Mulholland Specific Plan - **which specifically requires that any grading be minimized**. It proposes lot sizes which are significantly smaller and/or narrower than the average lots in the surrounding area. Simply, it is not designed in a manner which enhances the built environment in the surrounding neighborhood but, rather, detracts from it.

2. *The Project's location, size, height, operations and other significant features **will not** be compatible with and **will adversely affect** or further degrade adjacent properties, the surrounding neighborhood, and the public health, welfare, and safety;*

The Project's location, size, height, operations and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, and the public health, welfare, and safety. The Project is surrounded by LAMC compliant development. Development which is not compliant with the LAMC is not compatible therewith. In particular, the request for additional and over-height retaining walls will add visual blight and adversely affect the surrounding properties. There is absolutely no assurance that the landscaping which is required to screen the retaining walls will remain in place or in good condition. Because of its environmental and public safety impacts discussed hereinabove, it will also adversely affect the surrounding neighborhood.

Again, this finding in particular cannot be made with substantial supporting evidence without review by the DRB. Pursuant to the Specific Plan, the DRB *is* the body which is authorized to review compatibility. Without DRB review on this issue, there can be no finding of compatibility. The Commission will note that the Zoning Administrator admits as much in the Letter of

⁵ The environmental concerns are not adequately evaluated in the Environmental Impact Report ("EIR") for the Project. See section IV herein and comments submitted by Mountains Recreation and Conservation Authority and Santa Monica Mountains Conservancy.

Determination. The Zoning Administrator's findings in lieu of this reality are simply not supported by substantial evidence.

3. *The Project **does not** substantially conform with the purpose, intent and provisions of the General Plan, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, or the Mulholland Scenic Parkway Specific Plan.*

Again, there is no way to make a finding of compatibility with the Specific Plan without previous, or at least concurrent, DRB review. Therefore, the Zoning Administrator's determination that the Project substantially conforms with the purpose, intent and provisions of the Specific Plan is error and is unsupported by substantial evidence.

Furthermore, consistency findings with the Mulholland Specific Plan cannot be made. The proposed lot sizes of the tract map are significantly smaller and/or narrower than the average lots in the surrounding area. The retaining walls will cause incompatibility with the surrounding neighborhood. These facts pose a condition which is inconsistent and incompatible with the surrounding neighborhood and the parkway environment, in direct contravention of the Specific Plan Guidelines.

The Mulholland Scenic Parkway Specific Plan contains the following residential policies applicable to hillside developments.

1. Purpose A. To assure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources.
2. Purpose D. To assure that land uses are compatible with the parkway environment
3. Purpose F. To preserve the existing residential character of areas along and adjoining the right-of-way.
4. Purpose G. To minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
5. Section 11.I.3.i requires the Mulholland Specific Plan Design Review Board to evaluate **whether a proposed site layout is designed so as to require a minimum of grading and retaining walls.**

This Project is literally designed without any regard at all for Section 11.I.3.i. It fails to adhere to all of the above Specific Plan provisions.

Furthermore, by proposing a Project that is inconsistent with the surrounding neighborhood and which does not comply with the provisions of the LAMC and Specific Plan, the Project is also inconsistent with almost all of the pertinent provisions of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan for residential development:

1. Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.
2. Protect existing single-family residential neighborhoods from new, out of scale development.
3. Protect the quality of the residential environment through attention to the physical appearance of communities.
4. Protect existing stable single family and low-density residential neighborhoods from encroachment by higher density residential and other incompatible uses.
5. Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multi-family residences.
6. Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.
7. To limit the intensity and density of residential development in hillside areas.

The Zoning Administrator's substantial conformance finding to the contrary is not supported by substantial evidence and should not be accepted by the Commission.

4. *Site characteristics or existing improvements **do not** make strict adherence to the zoning regulations impractical or infeasible, and the project does not conform with the intent of those regulations.*

The existence of the protected trees and the grading limitations onsite do not make strict adherence to the zoning regulations impractical or infeasible, as the Zoning Administrator finds. All lots have naturally occurring limitations.

Simply redesigning the proposed Project would eliminate the need for the requested deviations from zoning regulations. The building pads would still be created, grading would be even further minimized, and the protected trees would be preserved – all within the LAMC envelope permitted. Therefore, site characteristics do not make strict adherence to the zoning regulations impractical or infeasible, they simply require a re-design to comply with the LAMC.

5. *In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features **will not** be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.*

For all of the reasons discussed, in light of the Project as a whole, its location, size, height, operations and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

IV. The EIR is Inadequate

This issue is addressed for the record since SOS's appeals as to both the Vesting Tract Map and CEQA (EIR) are pending before the City Council.

For all of the reasons set forth in the correspondence submitted by SOS and its individual members, as well the SMMC and MRCA which are incorporated herein by reference, including protected tree, wildlife, traffic, and aesthetic impacts, the EIR for the Project is inadequate under CEQA.

Most egregiously, the EIR lacks a viable alternative, for example an alternative which would provide conformity with the surrounding development, as required by the Mulholland Specific Plan. *Public Resource Code* §21002 provides that proposed projects should not be approved if there are feasible alternatives available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by CEQA are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives which will avoid or substantially lessen such significant effects. To such extent, it is well established that the core of an EIR is the mitigation **and alternatives** sections. *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564. By failing to provide a viable alternative, the City's EIR is out of compliance with the CEQA statute.

Furthermore, the conclusions and findings of the EIR are not supported by substantial evidence. This is particularly egregious with regard to aesthetic impacts, biological impacts concerning wildlife movement, migration corridors, and nursery sites, drainage and associated water, including runoff, impacts.

V. Conclusion

For all of the reasons set forth above, the within Appeals should be granted and the Applicant should be required to revise the Project and obtain preliminary review by the DRB as required by the Mulholland Specific Plan.

If the Applicant is willing to extend the time deadline for the Commission's jurisdiction, another alternative is to continue the Commission's final action on the subject Appeals until after review and recommendations by the DRB.

Thank you for your consideration.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation

A handwritten signature in cursive script, appearing to read "Robert L. Glushon".

ROBERT L. GLUSHON

cc: Councilmember Bob Blumenfield



Jivar Afshar <jivar.afshar@lacity.org>

ZA-2007-1255-ZAD-1A

2 messages

Elizabeth D'Amico <valleygirl125.ed@gmail.com>
To: jivar.afshar@lacity.org

Tue, Sep 1, 2020 at 3:52 PM

Dear South Valley Area Planning Commission Zoning Administrator--

I have lived in this neighborhood since 2002, and am saddened that we have to continue to fight this developer over the same issues for the last decade--including most importantly, removal of protected Oak Trees. As we have said since the very beginning of this process-

1. Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls, and in an area that restricts their use.

2. The seven oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. This defies simple logic and common sense. The only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as 11.5 feet above grade and 200 feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.

3. There are 12 protected Coast Live Oaks, including Tree #114, possibly the best quality specimen on the lot, that should not be removed and replaced with retaining walls and sidewalks, in violation of the Protected Tree Ordinance.

People living in this neighborhood have to follow all the building codes and the protected tree ordinances. The developer must also follow these same codes, especially at the western entrance to the historic Mulholland Scenic Parkway.

I sincerely hope that you will listen to the people in this neighborhood, as the things that we are asking for are part of code compliance, and are things that we have asked the developer to adhere to since he first bought this land and came up with this plan over a decade ago.

Sincerely,

Elizabeth D'Amico

Jivar Afshar <jivar.afshar@lacity.org>
To: Elizabeth D'Amico <valleygirl125.ed@gmail.com>

Tue, Sep 1, 2020 at 4:45 PM

Hello Elizabeth,

Your comments have been received and added to our records.

Best regards,

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

221 N. Figueroa St., Room 1350

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 847-3630 | E: jivar.afshar@lacity.org



E-NEWS



Planning APC South Valley <apcsouthvalley@lacity.org>

Fwd: Hearing Date 9/25/20 - ZA-2007-1255-ZAD-1A located at 22241-22255 Mulholland

1 message

Jivar Afshar <jivar.afshar@lacity.org>

Tue, Sep 15, 2020 at 7:49 AM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Good Morning,

I believe this was meant to be sent to the Commission.

Best Regards,
Jivar

----- Forwarded message -----

From: **Jim Hughes** <jhughes@jimhugheslaw.com>

Date: Mon, Sep 14, 2020 at 5:00 PM

Subject: Hearing Date 9/25/20 - ZA-2007-1255-ZAD-1A located at 22241-22255 Mulholland

To: Jivar Afshar <jivar.afshar@lacity.org>, Kathy Vercillo <kvercillo@louisvillehs.org>

Cc: Milena Zasadzien <milena.zasadzien@lacity.org>, elizabeth.ene@lacity.org <elizabeth.ene@lacity.org>, cityclerk@lacity.org <cityclerk@lacity.org>

Mr. Jivar Afshar,

I am the legal representative of Louisville High School who will speak on behalf of a Louisville at the September 25th virtual public hearing. My email is jhughes@jimhugheslaw.com and my phone number is 818.429.0188.

Copied below is Louisville's appeal of the subject action as discussed in detail below for entry into the public report of this matter and electronic delivery to the South Valley Area Planning Commission for consideration at the September 25th hearing.

Thank you for your kind attention.

JCH

James C. Hughes, Esq.

[23622 Calabasas Rd, Suite 110](#)[Calabasas, CA 91302](#)

Telephone (818)429-0188

Email: jhughes@jimhugheslaw.com

September 14, 2020

Via Email

South Valley Area Planning Commission

Los Angeles City Council

Honorable City Council President Martinez

Honorable City Councilmember Blumenfield

Honorable City Council Members

Re: Appeal By Louisville High School. City Planning Department Tract Map Approval, EIR Certification, and CEQA Clearance and All Related Filings and Approvals (the "Approvals")

Relating to Proposed Development Proposed To Be Located

At [22241-22255 Mulholland Drive](#) (the "Project").

Dear Commissioners, Honorable LA City Council President Martinez, Councilmember Blumenfield, and Councilmembers,

I am legal counsel to Louisville High School ("Louisville"), a Catholic girl's high school located at [22300 Mulholland Drive, Woodland Hills, CA 91364](#) (the "Louisville Site"). Louisville was founded by the Sisters of St. Louis ("Sisters") in the mid 1960's as the first and only development to date on the Louisville Site. Louisville is located directly across Mulholland Drive from DS Venture's ("Developer") proposed residential housing development to be situated at [2241-22255 Mulholland Drive](#) (the "Project").

After careful review of the plans made public for the Project and consideration of its impacts, Louisville hereby objects to the Project as proposed by the Developer.

1. FAILURE OF DUE PROCESS.

The City has failed to comply with due process, best practices and fairness to the public by misleading the public regarding the proposed, extended, and then cancelled March 12, 2020 hearing before the South Valley Area Planning Commission (the "Area Planning Commission"). Louisville and other opponents of the Project ("Stakeholders") submitted in a timely manner, pursuant to the City's rules, various written objections to the City regarding the Project. Stakeholders advised the City of their intentions to make further presentations at the scheduled hearing.

On March 12th, the City advised by email that the hearing scheduled for that date had been rescheduled by the City to April 23, 2020 and "...you [Stakeholders] do not need to attend the meeting tonight."

Similarly, the City provided written notice on April 22, 2020, that the April 23rd hearing would not occur and the City would provide "...[Stakeholders]" further information regarding the appeals in the next coming days."

The next communication from the City regarding the hearing was emailed on May 19, 2020 and advised:

On March 12, 2020, the South Valley Area Planning Commission was scheduled to consider appeals of the [22255 Mulholland Drive](#) 19-single-family residential subdivision project. The meeting was cancelled due to COVID-related concerns, and the

Commission requested that the applicant continue the case. However, the applicant did not agree to the request, and the Commission's time to act expired for both appeals.

Therefore, the City knew or should have known that, after scheduling and then cancelling the March 12th and April 23rd public hearings and failing to conduct any further public hearing due to global pandemic, the Project would be approved by default despite Stakeholders' written objection. The City's failure to take the necessary action adequate to preserve Stakeholders' and other's rights to a public hearing before the Committee regarding the Project should result in the voiding and invalidation of the approval caused by the Committee's failure to act to detriment of the Stakeholders. In addition, the Project should be required to submit to a public hearing before the City Council on a de novo basis (meaning as a new matter without consideration of, or deference to, any Committee or prior approval by the City or any department thereof).

2. PROJECT SPECIFIC OBJECTIONS.

Without waiving its objections to the City's improper processing of the Project approvals, as provided in Section 1 above, Louisville concurs with the following additional objections advanced by other Stakeholders in regard to the Project, including as to the tract map approval, EIR certification, and CEQA clearance, as well as the Zoning Administrator's determination on Councilmember Bob Blumenfield's 245 Motion; as follows:

(a) The Project consists of nineteen (19) tightly spaced two-story residences up to 33 feet high, inserted into a one-story, low density built neighborhood. The Project requires massive grading and City code deviations, contrary to important objectives in the Community Plan and contrary to the Mulholland Specific Plan. The City's consideration of Project alternatives is inadequate and insufficient.

(b) The Developer has given wholly inadequate consideration of the damage and destruction caused by removal or endangering of Heritage Coast Live Oak contrary to the Protected Tree Ordinance and the Specific Plan

(c) The Project is proposed to include five (5) highly-visible oversized retaining walls up to 11.5' high and up to 194' long requiring substantial deviations from the City Code by the Zoning Administrator.

(d) Developer proposed extensive, landscape-changing grading of 60,000 cubic yards requiring 1,600 dump trucks full of imported soil, within protection of the drip lines of protected Coast Live Oaks.

(e) Developer has proposed approval of a dangerous new street location on San Feliciano Drive hill without interviewing non-reported accident witnesses.

(f) The Project will cause disruption of wildlife refuge and transit link to nearby Santa Monica Mountains affecting coyotes, bobcats, raccoons, raptors, native ground squirrel colonies, and others.

(g) There has been no prior review by the Design Review Board of the Mulholland Scenic Parkway Specific Plan, including at the western entrance to the historic Mulholland Scenic Parkway, as required by applicable law.

(h) The City has failed to consider a viable, less intrusive, less dense alternative plan as required by under CEQA

(i) The mitigations offered by the City agencies are inadequate, unsustainable, and unenforceable.

3. PROJECT DEVELOPER ATTEMPT TO CIRCUMVENT CITY PROCESS.

We are not opposed to reasonable development on the Project. However, as Councilmember Blumenfield, we and others have indicated, Developer's proposed Project is not satisfactory and must be revised to, at a minimum, eliminate Code deviations, minimize grading, preserve a greater number of existing trees, and demonstrate a greater level of

compatible with the Mulholland Corridor and the surrounding neighborhood Plans. Any development of the Property by Developer or anyone else must be consistent with the City General Plan and Community Plan and Specific Plan of the Mulholland Scenic Parkway. Such consistency, as discussed above, will ensure compatibility with the immediate existing neighborhood, keep the removal and/or endangering of the Heritage Coast Live Oaks to responsible and acceptable levels, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

In addition, we understand from others and it has been our experience, that Developer has not been responsive to the community, the Neighborhood Council, or Councilmember Blumenfield's office regarding revisions to Project. This is demonstrated most concretely by the Developer's attempt to circumvent the

public hearing process before the Area Planning Commission, as discussed in Section 1 above.

We urge the City not to permit the Developer to frustrate the public process of public discussion and consideration of the Project by taking advantage of the damage, destruction and loss of life caused by the ongoing pandemic afflicting us all.

Thank you for your consideration.

Respectfully,

_____/s/_____

James C. Hughes, Esq.

Counsel for Louisville High School

cc: elizabeth.ene@lacity.org

cityclerk@lacity.org

kvercillo@louisvillehs.org

info@saveoakssavanna.org

James C. Hughes, Esq.

[23622 Calabasas Rd, Suite 110](#)

[Calabasas, CA 91302](#)

Telephone: 818.429.0188

From: Jivar Afshar [mailto:jivar.afshar@lacity.org]
Sent: Monday, August 31, 2020 11:51 AM
To: Jivar Afshar
Cc: Milena Zasadzien
Subject: Hearing Date -ZA-2007-1255-ZAD-1A located at 22241-22255 Mulholland

Dear Stakeholder,

As an update on the [22255 Mulholland Drive](#) project for Case No. ZA-2007-1255-ZAD-1A located at [22241-22255 Mulholland](#), the hearing date has been changed from **September 10th to September 24th, after 4:30pm** by the South Valley Area Planning Commission. In Conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the SVAPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>]. The Commission will consider appeals to the Zoning Administrator's Determination. Additional information is provided in the attached notice.

Please let me know if you have any questions or comments.

Best regards,
Jivar

--



LOS ANGELES
CITY PLANNING

Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

221 N. Figueroa St., Room 1350

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 847-3630 | E: jivar.afshar@lacity.org



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T: (213) 847-3630 | E: jivar.afshar@lacity.org





Planning APC South Valley <apcsouthvalley@lacity.org>

Fwd: Opposition Letter - ZA-2007-1255-ZAED-1A

1 message

Jivar Afshar <jivar.afshar@lacity.org>

Tue, Sep 15, 2020 at 8:13 AM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Good Morning,

Forwarding this email to the Commission as well.

----- Forwarded message -----

From: **Kelly Beres** <krberes@gmail.com>

Date: Mon, Sep 14, 2020 at 5:07 PM

Subject: Opposition Letter - ZA-2007-1255-ZAED-1A

To: <jivar.afshar@lacity.org>

To the South Valley Area Planning Commission Zoning Administrator,

Hello, my name is Kelly Beres and I am writing in **opposition** to the Mulholland/San Feliciano 19-home project. I have lived in the area adjacent to the project for nearly 17 years. My home, family, and neighborhood will be directly and negatively impacted by the project at [22241-22255 Mulholland Drive](#). I **OPPOSE** this out-of-scale luxury home development project as approved by the LA City Planning Dept. and **SUPPORT** the Appeals of the Tract Map Approval, EIR Certification, and CEQA Clearance, as well as reversal of the Zoning Administrator's Determination on Councilmember Bob Blumenfield's 245 Motion, for the following reasons:

- Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls, and in an area that restricts their use.
- The **SEVEN** oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. This defies simple logic and common sense. The only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as 11.5 feet above grade and 200 feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.
- 12 protected Coast Live Oaks, including Tree #114, possibly the best quality specimen on the lot with a 100 foot canopy, should not be removed and replaced with retaining walls and sidewalks, in violation of the Protected Tree Ordinance.
- Fully invested neighboring stakeholders have been following the applicable building codes and the protected tree ordinance for decades and the developer must do the same, especially at the western entrance to the historic Mulholland Scenic Parkway.

I am not against the development of this private property and, like Councilmember Blumenfield, support revisions to the project that eliminate Code deviations, minimize grading, save more trees, and are more compatible with Mulholland Corridor and the surrounding neighborhood. Any development must follow the rules and regulations of the City of Los Angeles' General Plan and Community Plan, and the Specific Plan of the Mulholland Scenic Parkway. In doing so, this will enforce compatibility with the immediate neighborhood, keep the Heritage Coast Live Oaks from being needlessly killed or endangered, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

Respectfully,

Kelly Beres
[22300 Quinta Road](#)
[Woodland Hills, CA 91364](#)

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LOS ANGELES
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Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

221 N. Figueroa St., Room 1350

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 847-3630 | E: jivar.afshar@lacity.org





Jivar Afshar <jivar.afshar@lacity.org>

Statement on ZA-2007-1255-ZAD-1A-Mulholland-San Feliciano 19 Home Project

1 message

peter@planmarketing.com <peter@planmarketing.com>
 To: jivar.afshar@lacity.org

Sun, Aug 30, 2020 at 8:40 AM

Greetings,

As a stakeholder in this neighborhood I am deeply opposed to this project. I have live here for the past 26 years.

This parcel is the last piece of open land in all of Woodland Hills.

I do not believe that the ZA should grant the variance for the over-sized retaining walls that will impact the beautiful oak trees.

This development should strictly comply with all Municipal, Community and Specific Plan codes and the Protected tree ordinance. There are clearly

other alternatives to granting variances for multiple oversized retaining walls.

The five oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more

Protected oak trees. This is clearly false and misleading.

Protected Coast Live Oak #114 is the best quality tree on the site and should not be removed and replaced with a large retaining wall and sidewalk.

I OPPOSE this out-of-scale luxury home development project as approved by the LA City Planning Dept. and SUPPORT the Appeals of the Tract Map Approval, EIR Certification, and CEQA Clearance, as well as reversal of the Zoning Administrator's Determination on Councilmember Bob Blumenfield's 245 Motion, for the following reasons:

- The project consists of 19 tightly packed two-story houses up to 33 feet high, inserted into a one-story, low density built neighborhood requiring massive grading and Code deviations, contrary to important objectives in the Community Plan and contrary to the Mulholland Specific Plan
- Too many protected Heritage Coast Live Oak trees being removed or endangered contrary to the Protected Tree Ordinance and the Specific Plan
- The project includes five highly-visible oversized retaining walls up to 11.5' high and up to 194' long requiring deviations from the City Code by the Zoning Administrator
- Extensive, landscape-changing grading of 60,000 cubic yards requiring 1,600 dump trucks full of imported soil, within the driplines of protected Coast Live Oaks
- Dangerous new street location on San Feliciano Drive hill approved without interviewing non-reported accident witnesses
- Disruption of wildlife refuge & transit link to nearby Santa Monica Mountains affecting coyotes, bobcats, raccoons, raptors, native ground squirrel colonies, and more
- No prior review by the Design Review Board of the Mulholland Scenic Parkway Specific Plan as required by law, at the western entrance to the historic Mulholland Scenic Parkway
- The failure to submit or consider a viable, less intrusive, less dense alternative plan as required by the California Environmental Quality Act (CEQA)
- Mitigations offered by the City agencies are inadequate, unsustainable, and unenforceable

I am not against the development of this private property and, like Councilmember Blumenfield, support revisions to the project that eliminate Code deviations, minimize grading, save more trees, and are more compatible with Mulholland Corridor and the surrounding neighborhood. Any development must follow the rules and regulations of the City of Los Angeles' General Plan and Community Plan, and the Specific Plan of the Mulholland Scenic Parkway. In so doing, this

will enforce compatibility with the immediate neighborhood, keep the Heritage Coast Live Oaks from being needlessly killed or endangered, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

You should be aware that the developer has not responded to requests by the community, the Neighborhood Council, or Councilmember Blumenfield to revise the project. When given the opportunity to extend their deadline for a public appeal hearing in front of the South Valley Area Planning Commission, they chose not to, using the Pandemic to avoid having the appeals heard.

Please vote to support our community and deny the project approvals.

Respectfully,

Peter Fletcher

[22123 Independencia St](#)

[Woodland Hills, CA 91365](#)

peter@planrmarketing.com



Planning APC South Valley <apcsouthvalley@lacity.org>

Fwd: 22241-22255 Mulholland Drive ZA-2007-1255-ZAD-1A

1 message

Jivar Afshar <jivar.afshar@lacity.org>
 To: Planning APC South Valley <apcsouthvalley@lacity.org>

Tue, Sep 15, 2020 at 10:28 AM

Forwarding..

----- Forwarded message -----

From: **STAN ONAITIS** <sonaitis@pacbell.net>
 Date: Mon, Sep 14, 2020 at 8:23 AM
 Subject: [22241-22255 Mulholland Drive](#) ZA-2007-1255-ZAD-1A
 To: <jivar.afshar@lacity.org>
 Cc: <info@saveoaksavanna.org>

SVAPC Zoning Administrator,

Hello, my name is Stan Onaitis and I have lived in the area close to the project for 46 years. My home, family, and neighborhood will be directly and negatively impacted by the project at [22241-22255 Mulholland Drive](#). I OPPOSE this out-of-scale luxury home development project as approved by the LA City Planning Dept. and SUPPORT the Appeals of the Tract Map Approval, EIR Certification, and CEQA Clearance, as well as reversal of the Zoning Administrator's Determination on Councilmember Bob Blumenfield's 245 Motion, for the following reasons:

- The project consists of 19 tightly packed two-story houses up to 33 feet high, inserted into a one-story, low density built neighborhood requiring massive grading and Code deviations, contrary to important objectives in the Community Plan and contrary to the Mulholland Specific Plan.
- Too many protected Heritage Coast Live Oak trees being removed or endangered contrary to the Protected Tree Ordinance and the Specific Plan.
- The project includes five highly-visible oversized retaining walls up to 11.5' high and up to 194' long requiring deviations from the City Code by the Zoning Administrator.
- Extensive, landscape-changing grading of 60,000 cubic yards requiring 1,600 dump trucks full of imported soil, within the driplines of protected Coast Live Oaks.
- Dangerous new street location on San Feliciano Drive hill approved without interviewing non-reported accident witnesses.
- Disruption of wildlife refuge & transit link to nearby Santa Monica Mountains affecting coyotes, bobcats, raccoons, raptors, native ground squirrel colonies, and more.
- No prior review by the Design Review Board of the Mulholland Scenic Parkway Specific Plan as required by law, at the western entrance to the historic Mulholland Scenic Parkway.
- The failure to submit or consider a viable, less intrusive, less dense alternative plan as required by the California Environmental Quality Act (CEQA).
- Mitigations offered by the City agencies are inadequate, unsustainable, and unenforceable.
- Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, and the Protected Tree Ordinance, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls.
- The seven oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. This defies simple logic and common sense. The only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as

11.5 feet above grade and 200 feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.

- 12 protected Coast Live Oak labeled #114, possibly the best quality specimen on the lot, should not be removed and replaced with a retaining wall and sidewalk.
- Fully invested neighboring stakeholders have been following the applicable building codes and the protected tree ordinance for decades and the developer must do the same, especially at the western entrance to the historic Mulholland Scenic Parkway.

I am not against the development of this private property and, like Councilmember Blumenfield, support revisions to the project that eliminate Code deviations, minimize grading, save more trees, and are more compatible with Mulholland Corridor and the surrounding neighborhood. Any development must follow the rules and regulations of the City of Los Angeles' General Plan and Community Plan, and the Specific Plan of the Mulholland Scenic Parkway. In so doing, this will enforce compatibility with the immediate neighborhood, keep the Heritage Coast Live Oaks from being needlessly killed or endangered, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

You should be aware that the developer has not responded to requests by the community, the Neighborhood Council, or Councilmember Blumenfield to revise the project. When given the opportunity to extend their deadline for a public appeal hearing in front of the South Valley Area Planning Commission, they chose not to, using the Pandemic to avoid having the appeals heard.

Please vote to support our community and deny the project approvals.

Respectfully,

Stan and Carole Onaitis

22051 Martinez Street
Woodland Hills, CA 91364

--



LOS ANGELES
CITY PLANNING

Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

221 N. Figueroa St., Room 1350

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 847-3630 | E: jivar.afshar@lacity.org





Jivar Afshar <jivar.afshar@lacity.org>

RE: ZA-2007-1255-ZAD-1A South Valley Area Planning Commission Zoning Administrator

1 message

Robert Frank <afilmscout@gmail.com>
To: jivar.afshar@lacity.org
Cc: info@saveoaksavanna.org

Tue, Sep 1, 2020 at 1:08 AM

Dear South Valley Area Planning Commission Zoning Administrator,

I have sent an e mail voicing my concerns previously but wanted you to see our current concerns in bullet point format:
Thank you for your consideration! Best, Rob

Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls, and in an area that restricts their use.

The seven oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. This defies simple logic and common sense. The only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as 11.5 feet above grade and 200 feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.

12 protected Coast Live Oaks, including Tree #114, possibly the best quality specimen on the lot, should not be removed and replaced with retaining walls and sidewalks, in violation of the Protected Tree Ordinance.

Fully invested neighboring stakeholders have been following the applicable building codes and the protected tree ordinance for decades and the developer must do the same, especially at the western entrance to the historic Mulholland Scenic Parkway.



Jivar Afshar <jivar.afshar@lacity.org>

22241-22255 Mulholland Drive ZA-2007-1255-ZAD-1A

1 message

STAN ONAITIS <sonaitis@pacbell.net>

Sun, Aug 30, 2020 at 9:49 AM

To: jivar.afshar@lacity.org

Cc: info@saveoaksavanna.org

Dear Area Planning Commission Zoning Administrator,

Hello, my name is Stan Onaitis and I have lived in the area close to the project for 46 years. My home, family, and neighborhood will be directly and negatively impacted by the project at [22241-22255 Mulholland Drive](#). I OPPOSE this out-of-scale luxury home development project as approved by the LA City Planning Dept. and SUPPORT the Appeals of the Tract Map Approval, EIR Certification, and CEQA Clearance, as well as reversal of the Zoning Administrator's Determination on Councilmember Bob Blumenfield's 245 Motion, for the following reasons:

- The project consists of 19 tightly packed two-story houses up to 33 feet high, inserted into a one-story, low density built neighborhood requiring massive grading and Code deviations, contrary to important objectives in the Community Plan and contrary to the Mulholland Specific Plan.
- Too many protected Heritage Coast Live Oak trees being removed or endangered contrary to the Protected Tree Ordinance and the Specific Plan.
- The project includes five highly-visible oversized retaining walls up to 11.5' high and up to 194' long requiring deviations from the City Code by the Zoning Administrator.
- Extensive, landscape-changing grading of 60,000 cubic yards requiring 1,600 dump trucks full of imported soil, within the driplines of protected Coast Live Oaks.
- Dangerous new street location on San Feliciano Drive hill approved without interviewing non-reported accident witnesses.
- Disruption of wildlife refuge & transit link to nearby Santa Monica Mountains affecting coyotes, bobcats, raccoons, raptors, native ground squirrel colonies, and more.
- No prior review by the Design Review Board of the Mulholland Scenic Parkway Specific Plan as required by law, at the western entrance to the historic Mulholland Scenic Parkway.
- The failure to submit or consider a viable, less intrusive, less dense alternative plan as required by the California Environmental Quality Act (CEQA).
- Mitigations offered by the City agencies are inadequate, unsustainable, and unenforceable.
- Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, and the Protected Tree Ordinance, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls.
- The five oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. This defies simple logic and common sense. The only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as 11.5 feet above grade and 194 feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.
- Protected Coast Live Oak labeled #114, possibly the best quality specimen on the lot, should not be removed and replaced with a retaining wall and sidewalk.
- Fully invested neighboring stakeholders have been following the applicable building codes and the protected tree ordinance for decades and the developer must do the same, especially at the western entrance to the historic Mulholland Scenic Parkway.

I am not against the development of this private property and, like Councilmember Blumenfield, support revisions to the project that eliminate Code deviations, minimize grading, save more trees, and are more compatible with Mulholland Corridor and the surrounding neighborhood. Any development must follow the rules and regulations of the City of Los Angeles' General Plan and Community Plan, and the Specific Plan of the Mulholland Scenic Parkway. In so doing, this will enforce compatibility with the immediate neighborhood, keep the Heritage Coast Live Oaks from being needlessly killed or endangered, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

You should be aware that the developer has not responded to requests by the community, the Neighborhood Council, or Councilmember Blumenfield to revise the project. When given the opportunity to extend their deadline for a public appeal hearing in front of the South Valley Area Planning Commission, they chose not to, using the Pandemic to avoid having the appeals heard.

Please vote to support our community and deny the project approvals.

Respectfully,

Stan Onaitis

[22051 Martinez Street](#)
[Woodland Hills, CA 91364](#)



Jivar Afshar <jivar.afshar@lacity.org>

22241-22255 Mulholland Drive ZA-2007-1255-ZAD-1A

1 message

STAN ONAITIS <sonaitis@pacbell.net>

Sat, Aug 29, 2020 at 5:55 PM

To: jivar.afshar@lacity.org

Cc: info@saveoaksavanna.org

Honorable LA City Council President Martinez, Councilmember Blumenfield, Councilmembers,

Hello, my name is Stan Onaitis and I have lived in the area close to the project for 46 years. My home, family, and neighborhood will be directly and negatively impacted by the project at [22241-22255 Mulholland Drive](#). I OPPOSE this out-of-scale luxury home development project as approved by the LA City Planning Dept. and SUPPORT the Appeals of the Tract Map Approval, EIR Certification, and CEQA Clearance, as well as reversal of the Zoning Administrator's Determination on Councilmember Bob Blumenfield's 245 Motion, for the following reasons:

- The project consists of 19 tightly packed two-story houses up to 33 feet high, inserted into a one-story, low density built neighborhood requiring massive grading and Code deviations, contrary to important objectives in the Community Plan and contrary to the Mulholland Specific Plan.
- Too many protected Heritage Coast Live Oak trees being removed or endangered contrary to the Protected Tree Ordinance and the Specific Plan.
- The project includes five highly-visible oversized retaining walls up to 11.5' high and up to 194' long requiring deviations from the City Code by the Zoning Administrator.
- Extensive, landscape-changing grading of 60,000 cubic yards requiring 1,600 dump trucks full of imported soil, within the driplines of protected Coast Live Oaks.
- Dangerous new street location on San Feliciano Drive hill approved without interviewing non-reported accident witnesses.
- Disruption of wildlife refuge & transit link to nearby Santa Monica Mountains affecting coyotes, bobcats, raccoons, raptors, native ground squirrel colonies, and more.
- No prior review by the Design Review Board of the Mulholland Scenic Parkway Specific Plan as required by law, at the western entrance to the historic Mulholland Scenic Parkway.
- The failure to submit or consider a viable, less intrusive, less dense alternative plan as required by the California Environmental Quality Act (CEQA).
- Mitigations offered by the City agencies are inadequate, unsustainable, and unenforceable.
- Any development project should strictly comply with Municipal, Community, and Specific Plan Codes, and the Protected Tree Ordinance, when there are clearly other alternatives to granting variances allowing multiple oversized retaining walls.
- The five oversized retaining walls as designed in this project are mis-characterized as being required to minimize grading and save more protected oak trees. This defies simple logic and common sense. The only way to save any of these trees is to not build anything anywhere near them. Extensive grading and footings required to support these walls, as tall as 11.5 feet above grade and 194 feet wide, will disrupt groundwater flow that all the protected trees depend on for survival.
- Protected Coast Live Oak labeled #114, possibly the best quality specimen on the lot, should not be removed and replaced with a retaining wall and sidewalk.
- Fully invested neighboring stakeholders have been following the applicable building codes and the protected tree ordinance for decades and the developer must do the same, especially at the western entrance to the historic Mulholland Scenic Parkway.

I am not against the development of this private property and, like Councilmember Blumenfield, support revisions to the project that eliminate Code deviations, minimize grading, save more trees, and are more compatible with Mulholland Corridor and the surrounding neighborhood. Any development must follow the rules and regulations of the City of Los Angeles' General Plan and Community Plan, and the Specific Plan of the Mulholland Scenic Parkway. In so doing, this will enforce compatibility with the immediate neighborhood, keep the Heritage Coast Live Oaks from being needlessly killed or endangered, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

You should be aware that the developer has not responded to requests by the community, the Neighborhood Council, or Councilmember Blumenfield to revise the project. When given the opportunity to extend their deadline for a public appeal hearing in front of the South Valley Area Planning Commission, they chose not to, using the Pandemic to avoid having the appeals heard.

Please vote to support our community and deny the project approvals.

Respectfully,

Stan Onaitis

[22051 Martinez Street](#)
[Woodland Hills, CA 91364](#)



Jivar Afshar <jivar.afshar@lacity.org>

Re: ZA-2007-1255-ZAD-1A

2 messages

Steve Klein <STEVE_KLEIN1@msn.com>

Mon, Sep 14, 2020 at 3:56 PM

To: "jivar.afshar@lacity.org" <jivar.afshar@lacity.org>

Cc: "Tania_klein@hotmail.com" <Tania_klein@hotmail.com>, Carlos Duque <clos@csdweb.com>

South Valley Area Planning Commission Zoning Administrator
[200 North Spring Street, Room 272](#)
[Los Angeles, CA 90012](#)

Attention: Commission Administrator

RE: Project Site: [22241-22255 Mulholland Drive](#)

Case No. ZA-2007-1255-ZAD-1A and VTT-67505-1A

CEQA No. ENV-2005-2301-EIR SCH No. 2005111054

Dear Commission Members:

This neighborhood has been our home for more than 34 years and our house is located directly across the street from the above-referenced proposed subdivision on San Feliciano Drive. This letter is written in opposition of the referenced tract map and retaining wall plans for the property indicated above and as approved by the LA City Planning Department for the reasons below:

- The high number and size of the protected oak trees to be removed, including one of the largest and best specimens of protected Coast Live Oak on the property. In addition, certain remaining oak trees will be endangered by the retaining walls being within the drip line of the oak trees
- The adverse impact to wildlife, including the endangered screech owl, blue heron, red tail hawks, coyotes and bob cats
- This plan does not fit the natural terrain of the property, but instead reconfigures the land to fit the plan as evidenced by the:
 - Amount of grading calling for 10,280 cubic yards – 420 dump trucks
 - Over height-limit retaining walls as high as 11 ½ feet
 - Retaining walls as long as 163 feet
- The high number of closely placed homes (19 per the plan) with planned offsets between properties that appears to be 12 feet (6 feet per side) while the surrounding neighborhood minimum offsets between existing homes are typically more than 19 feet.
- Planned for multi-level homes with building heights of 33 feet while the existing neighborhood homes are typically single-story homes.
- The building of a new and dangerous street intersection on San Feliciano Drive

We strongly assert that the plan is still an intrusive, deceptive “mansionized” two-story development that will negatively impact the character and value of our neighborhood and have an adverse impact on the trees and wildlife living on the property. As longtime residents of the neighborhood we ask you to oppose the approved plan and support the appellants.

Sincerely,

Tania & Steve Klein
4631 San Feliciano Dr.
Woodland Hills, CA 91364

Sent from [Outlook](#)

Jivar Afshar <jivar.afshar@lacity.org>
To: Steve Klein <STEVE_KLEIN1@msn.com>

Mon, Sep 14, 2020 at 4:52 PM

Hello Tania and Steve,

I have received and added your comments to our records. However, if this email was meant to be for the Area Planning Commission, please email apcsouthvalley@lacity.org.

Best Regards,
Jivar

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

221 N. Figueroa St., Room 1350

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 847-3630 | E: jivar.afshar@lacity.org





Planning APC South Valley <apcsouthvalley@lacity.org>

Fwd: 22241-22255 Mulholland -- ZA-2007-1255-ZAD-1A

1 message

Jivar Afshar <jivar.afshar@lacity.org>

Tue, Sep 15, 2020 at 10:23 AM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Forwarding.

----- Forwarded message -----

From: **William Duxler** <duxlerwm@duxlers.com>

Date: Mon, Sep 14, 2020 at 2:32 PM

Subject: RE: [22241-22255 Mulholland](#) -- ZA-2007-1255-ZAD-1A

To: jivar.afshar@lacity.org <jivar.afshar@lacity.org>

Cc: info@saveoaksavanna.org <info@saveoaksavanna.org>

To: South Valley Area Planning Commission Zoning Administrator:

My name is William Duxler and I have lived with my wife, Mary Duxler, near the site of the proposed project for 44 years. One of the most important considerations for us when we moved here in 1976, was the presence of the beautiful Coast Live Oak Trees near the intersection of Cerrillos Drive and San Feliciano Drive. I enjoyed riding my bicycle past them on my way to Pierce College, where my wife and I were both college professors. Today, 44 years later, as I enjoy a morning walk everyday along San Feliciano Drive, the thought of negatively impacting the tranquility of this beautiful area is very disturbing indeed.

I am alarmed at how my home and neighborhood will be adversely affected by the project at [22241-22255 Mulholland Drive](#). I OPPOSE this out-of-scale luxury home development project as approved by the LA City Planning Dept. and SUPPORT the Appeals of the Tract Map Approval, EIR Certification, and CEQA Clearance, as well as reversal of the Zoning Administrator's Determination on Councilmember Bob Blumenfield's 245 Motion, for the following reasons:

- The tightly packed two-story houses are inconsistent with the low density neighborhood and will require massive grading and Code deviations, contrary to the Community and Mulholland Plans
- Too many protected Heritage Coast Live Oak trees are being removed or endangered contrary to the Protected Tree Ordinance and the Specific Plan. Symbolic of the misguided direction of this project is the inclusion for removal of the large and beautiful Tree #114, to be replaced by retaining walls and sidewalks.
- The project includes seven highly-visible oversized retaining walls that require deviations from the City Code by the Zoning Administrator. The justification for these deviations is supposedly to minimize grading and save more of the protected oak trees. However, that obscures the fact that the best way to protect the trees is to leave them alone and not do anything to disrupt either their root systems or the groundwater flow that they depend upon.
- Extensive, landscape-changing grading and soil importing will take place within the driplines of protected Coast Live Oaks
- Dangerous new street location on San Feliciano Drive hill approved without interviewing non-reported accident witnesses
- Disruption of wildlife refuge & transit link to nearby Santa Monica Mountains
- No prior review by the Design Review Board of the Mulholland Scenic Parkway Specific Plan as required by law
- The failure to submit or consider a viable, less intrusive, less dense alternative plan as required by the California Environmental Quality Act (CEQA)
- Mitigations offered by the City agencies are inadequate, unsustainable, and unenforceable

I recognize the right to develop this property, but I support Councilmember Blumenfield's proposed project revisions which eliminate Code deviations, minimize grading, save more trees, and are more compatible with Mulholland Corridor and the surrounding neighborhood. Any development must follow the rules and regulations of the City of Los Angeles' General Plan and Community Plan, and the Specific Plan of the Mulholland Scenic Parkway. In so doing, this will enforce compatibility with the immediate neighborhood, keep the Heritage Coast Live Oaks from being needlessly killed or endangered, and retain the wild open spaces that have become a respite for multitude species of wildlife and a Woodland Hills landmark.

I urge you to support our community by denying the project approvals.

Respectfully,

Dr. William M. Duxler
[4676 Cerrillos Drive](#)
Woodland Hills, CA 91364



Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

[221 N. Figueroa St., Room 1350](#)

[Los Angeles, CA. 90012](#)

[Planning4LA.org](#)

T: (213) 847-3630 | E: jivar.afshar@lacity.org





Planning APC South Valley <apcsouthvalley@lacity.org>

Case #ZA-2007-1255-ZAD-1A

2 messages

ctarmen@aol.com <ctarmen@aol.com>

Sun, Sep 13, 2020 at 9:30 PM

Reply-To: ctarmen@aol.com

To: "jivar.afshar@lacity.org" <jivar.afshar@lacity.org>, "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>, "planning.lacity.org/about/commissions-borads-hearings@aol.com" <planning.lacity.org/about/commissions-borads-hearings@aol.com>, "camille@studiomainc.com" <camille@studiomainc.com>

Dear staff,

Please accept out objection to the proposed development identified by the case # above. We live in the area of this proposed boondoggle and object to any variance that allows for additional retaining walls, higher height of wall limits, disregarding of zoning laws, removal of old oak trees and others. I and my neighbors note that the project scope has changed recently from grading of 7200 cubic yards of land to OVER 40,000 Cubic yards, all to the developers benefit suspiciously leading to the inference that the developer possibly lied about the scope to gain approval. That possible misrepresentation also effected a change from the removal of 28 trees, to the removal OF 33 TREES!

Nowhere in the developers proposal is any attempt made at a concession to improve the lives of the community, such as donation of a small parcel of land to be a public park, useable by all. In effect the developer wants multiple concessions and breaking of local zoning laws for his benefit, with NO commensurate concession by the developer. This is unacceptable, as is this project. We demand you decline the variances for this project.

Attorney Christopher T. Armen

Law Office of Christopher T. Armen
 5850 Canoga Ave., Suite 400
 Woodland Hills, CA 91367
 Ph.: (818) 710-7118
 Cell: (818) 281-5412
ctarmen@aol.com
www.chrisarmenlaw.com

With emphasis on criminal defense and personal injury cases...

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Jivar Afshar <jivar.afshar@lacity.org>

Mon, Sep 14, 2020 at 7:21 AM

To: ctarmen@aol.com

Cc: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>, "planning.lacity.org/about/commissions-borads-hearings@aol.com" <planning.lacity.org/about/commissions-borads-hearings@aol.com>, "camille@studiomainc.com" <camille@studiomainc.com>

Hello Christopher,

We have received and added your comments to our records. Thank you for your comments.

Kindly,

Jivar

[Quoted text hidden]

--

Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

9/15/2020

City of Los Angeles Mail - Case #ZA-2007-1255-ZAD-1A



LOS ANGELES
CITY PLANNING

221 N. Figueroa St., Room 1350

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 847-3630 | E: jivar.afshar@lacity.org



E-NEWS

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207
WWW.SMMC.CA.GOV



March 11, 2020

South Valley Area Planning Commission
City of Los Angeles
6862 Van Nuys Boulevard
Van Nuys, California 91401

Request to Support Appeals
Vesting Tentative Tract Map No. 67505 -- 22241 - 22255 Mulholland Drive
ENV-2005-2301-EIR --- SCH No. 2005111054 --- ZA-2007-1255-ZAD-1A

Dear President Dierking and Commissioners:

The Santa Monica Mountains Conservancy (Conservancy) continues to oppose and has appealed this project because it attempts to force a 19-unit flatland project into an oak studded hillside area deep within the Mulholland Scenic Parkway Inner Corridor. However, a substantial amount of neighborhood comparable, and zoning compatible, housing can be constructed on the site without mass grading and the extensive loss of oak tree and public scenic resources.

The Final Environmental Impact Report (FEIR) is inadequate because it does not include a single less damaging development project for consideration by decision makers. Obvious minor modifications to the project (all pointed out in the staff report) can be made to further avoid protected oak trees, reduce project visibility from Mulholland Drive, and limit permanent fuel modification in oak woodlands located in Department of Water and Power open space. Nonetheless, the FEIR and staff report conclude, "that the subdivision has already been specifically designed to minimize these environmental impacts and alternative densities or configurations of the site would not substantially decrease the severity of these impacts." The FEIR is deficient because it addresses means to substantially decrease the severity of scalable oak tree impacts (which include the direct loss of 15 trees), and impacts to public oak woodlands on DWP land, via minor alterations to the development footprint but fails to incrementally employ these impact avoidance measures on these stated impacts.

The FEIR and staff report are deceptive in claiming that the multi-hundred-foot-long over-in-height retaining wall proposed for Lot 13 and adjacent lots is needed to reduce oak tree impacts. The opposite could well be true. The grading for the retaining wall footing (including grading on the outside-back wall side not revealed in the record)

combined with the 90 percent compacted fill and ground elevation change on the inside of the wall could have significant adverse underground hydrological impacts on scores of immediately downslope protected oak trees. An FEIR alternative should have proposed a house foundation that fit on the gentle slope and does not require a large flat pad adjacent to a unique oak woodland. For this reason alone we urge the Commission to grant the appeal on Zoning Administrator's wall approval variance.

The staff report and FEIR state, "Potential alternatives to reduce the project's density would not substantially change the mitigatable impacts of the Draft EIR. For example, removing the four proposed lots along Mulholland Drive would not substantially change the impacts of the Project with respect to aesthetics or biological resources." The Conservancy disagrees that the removal of said four proposed lots would not substantially change the impacts of the project with respect to aesthetics or biological resources. The whole of that section of Mulholland Drive would retain its rural character, the abandoned house and sheds would be removed, permanent indirect biological impacts to public land would be avoided, and an unfenced habitat linkage to the DWP Girard Reservoir property would potentially be available through the project. The differences would be night and day to the general public that enjoys the scenic corridor and desires biodiversity in their communities.

The FEIR conclusion that the proposed project layout requires no further scrutiny because older EIRs addressed larger projects is deeply flawed and misleading. The range of FEIR alternatives is not reasonable. In fact, as this letter describes and documents with reports from experts, the spatial (vertical and horizontal) impacts of the proposed 19-unit project would be significantly greater than described in the FEIR.

The FEIR does not disclose the true amount of grading and earthwork volumes that the project would require by a factor greater than 500 percent. The Mountains Recreation and Conservation Authority (MRCA) commissioned both the attached independent engineering geologic evaluation (Gold Coast Geoservices, Inc. March 4, 2020) of the proposed development-tract map, and a review by a registered civil engineer (Sukow Engineering February 3, 2020). Based on these two reports, the project as presented is an inaccurate, sanitized view of what in truth would be a much larger overall grading footprint with significant biological, oak tree, air quality, groundwater, and viewshed impacts. The Site Lay Out Cut and Fill figure fails to show grading impacts outside of proposed retaining walls, slough walls, the Mulholland Drive entrance road, the margins of fill slopes, curbs of the proposed culdesac, trenching and vehicle access between the

San Feliciano Drive and Mulholland Drive development lobes, and for any grading on Lot 13.

The existing geological reports in the record estimate depths of soil removal and recompaction at 15 feet or more below existing ground surface elevations. Because all the uncertified layer of soil below the proposed new fill would need to be removed and compacted, Sukow states, “When the removal of the uncertified fill is included a larger area of impact by the grading will occur.” In reference to the Removal & Recompaction Plan in the City record, Sukow further states, “This plan only focuses on the building structures and does not cover the extent of the proposed fill areas.” The Sukow letter addresses half a dozen additional grading location omissions that are not shown or addressed in the FEIR impact analysis that would all expand the disturbance footprint of the proposed project. The FEIR grading analysis is grossly inaccurate.

Gold Coast Geoservices calculated that, “Based on the recommended removal depths and removal areas shown on the ‘Removal and Recompaction Map’ included with the Irvine report, approximately 60,000 cubic yards of earth will be removed and recompacted.” The FEIR analysis is based on a total earthwork quantity of only 10,280 cubic yards which includes 4,200 cubic yards of import. Gold Coast Geoservices concludes that the vast discrepancy comes from the FEIR not adequately addressing shrinkage of the compacted alluvial soil material (minimum 20%) and thus the need to import a total of 16,200 cubic yards to meet the proposed pad and street grades. Gold Coast Geoservices further concludes that the FEIR earthwork volume estimates fail to include soil loss/shrinkage from ground subsidence related to the removal of surface vegetation, roots, and organic debris which typically comprise a 12-18 inch thick layer over the entire site.

Based the Gold Coast Geoservices and Sukow analyses, the following aspects of the FEIR are grossly deficient: total earthwork volume presented, quantity of fill needed for import, limits of grading as they pertain to biological and hydrological impacts, and direct and indirect impacts to oak trees. Both the immediately above referenced analyses also address an insufficient FEIR analysis of the potential adverse impacts of removal and recompaction work adjacent to property lines, oak trees, and the 81-inch diameter storm drain through the site. As a result the staff report conclusions are based on false information. The staff report and FEIR conclusions about the significance of impacts cannot be relied upon if the grading impacts are grossly underrepresented.

The Gold Coast report further states,

“The proposed placement of a 15-foot thick compacted fill within essentially the entire valley bottom area of the property, coupled with significantly changed drainage conditions that will result from the proposed development will create a significantly changed ground surface condition that will significantly change the naturally occurring groundwater flow through the site. This change in groundwater flow from the proposed site grading and development may have an affect upon the groundwater needs of the approximately 25 oak trees and other tree species within the site.”

The FEIR is deficient for addressing how the above changes in groundwater conditions could adversely impact the health and survivability of protected oak trees onsite.

The FEIR is deficient because it only addresses haul route impacts for the importation of 4,200 cubic yards of earth. According to the Gold Coast Geoservices report a minimum of 16,000 cubic yards of earth must be imported. The differentiation of almost a factor of four times casts extreme doubt on the validity of the FEIR grading analysis. Futhermore the FEIR is inadequate because it fails to address how the imported soil would be transferred from Mulholland Drive to the San Feliciano Drive portion of the site. The described haul route makes it only to Mulholland Drive where there is no stated need for soil import. To move hundreds, if not thousands, of dump trucks of soil from Mulholland Drive to the proposed San Feliciano Drive development cluster would necessitate construction of a temporary haul road through a natural area not described as impacted in the FEIR. The FEIR fails to address what the grading, biological, and protected oak tree impacts would be from such a haul road and furthermore what the grade and width of the haul road must be for 10-14 cubic yard dump trucks.

The FEIR and staff report work hard to diminish the local wildlife habitat value of the project site in combination with the adjacent DWP open space. Large bodied mammals including mountain lions, bobcats, grey fox and mule deer maintain populations in the Santa Monica Mountains east of the 405 freeway amidst busy arterial roads including Mulholland Drive, Coldwater Canyon Drive, Laurel Canyon Boulevard, and Beverly Glen Drive. The FEIR and staff report conclusion that the project site, “does not function as part of a true wildlife corridor since wildlife dispersal across the site is currently compromised by vehicle traffic on Mulholland Drive,” is contradicted by the

presence of the above referenced species throughout equally segregated peripheral habitat blocks in the same mountain range. Nearby Topanga Canyon Boulevard carries more traffic volume than the subject section of Mulholland Drive and these same species occupy land on both sides of that regional arterial road.

The FEIR and staff report conclusions that the site cannot be a wildlife corridor because it does not connect two significant or large core habitat areas is further flawed. First the scientific literature does not relegate wildlife corridor delineations to lands that just connect significant or large core habitat areas. Just the opposite is true. The Conservancy is on the record stating that the subject property is both part of a habitat block and part of a habitat linkage. Contrary to the current record, there are large gaps in the project site's perimeter fencing downslope from the intersection of Mulholland Highway and Mulholland Drive. Currently the one fence-free way to enter the site and subsequently travel to the DWP open space is through the subject property.

The FEIR conclusions that the proposed project would not result in significant impacts to wildlife habitat or wildlife corridors is flawed and based on sweeping unsupported assumptions. As the principal state planning agency for the subject area, the Conservancy concludes that the project would have significant biological impacts both to wildlife habitat and wildlife corridors. The FEIR provides no mitigation measures for any wildlife movement. Conservancy lead biologist Paul Edelman is an expert in local wildlife corridors with over 30 years of professional experience studying and protecting wildlife corridors in the Santa Monica Mountains.

As proposed and conditioned the subject project would not permanently protect a single square foot of open space or intact natural habitat. The proposed monitoring of planted mitigation oak trees would cease after three years. There are no off-building pad development prohibitions on yard fencing, lighting, non-native vegetation, pet enclosures, storage facilities, solar panels, pools, gazebos, etc.... The Mulholland Design Review Board (MDRB) recommendations in the future could have some effect on such prohibitions but that is deferred mitigation. Furthermore, the City does not have adequate resources either to monitor or enforce MDRB conditions of this nature. All FEIR assertions about how the proposed project will limit impacts on the property to the 19 subject building pads and their associated grading are misleading and inaccurate. Until there are mitigation measures that permanently deed restrict portions of the lots that retain natural areas, the FEIR shall remain deficient.

South Valley Area Planning Commission
Vesting Tentative Tract Map No. 67505
March 11, 2020
Page 6

For example, the FEIR does not analyze the physical surface or subsurface ecological impacts of any storm water conveyance improvements. What if the City subsequently requires one or a series of retention or detention structures in natural areas with said impacts not analyzed in the FEIR?

By reference the Conservancy adds all its comment letters on this project to date addressed to the City to this letter.

Please feel free to contact me with any questions at 310-589-3200, ext. 128, or by e-mail at edelman@smmc.ca.gov. Please send correspondence to the above letterhead address. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Edelman", with a stylized flourish at the end.

PAUL EDELMAN
Deputy Director
Natural Resources and Planning

SECONDARY SUBMISSIONS



Sukow Engineering

Surveying • Land Planning • Civil Engineering
Plan Processing • Project Management

September 18, 2020
J.N. 0177-003-000

Paul Edelman
Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Rd.
Malibu, CA 90265

RE: 22241-22255 West Mulholland Drive, Woodland Hills
Vesting Tentative Tract Map No. 67505
Supplemental Letter to Letters dated February 3, 2020 and August 28, 2020

Dear Mr. Edelman,

In accordance with your request, we have added to our previous review of the proposed project a focus on the latest zone variance documents submitted by the developer for retaining walls. The additional documents utilized in this review are as follows:

1. Case No. ZA-2007-1255-ZAD Staff Report for September 24, 2020 hearing.
2. Exhibit 3-A. Modified Retaining Wall Plan attached to Item No. 1.
3. EIR Erratum Appendix C-Revised VTTM.
4. EIR Erratum Appendix G-Retaining Wall Exhibit and Profile.

The modified variance would allow for the over-height wall on Lot 13 and increase the number of walls to seven. It should be noted that the recommended approval does not address all the modifications requested by the applicant.

We compared the grading shown on the new wall exhibit and on the revised tentative map to the drawings we used in our last review. The grading as shown remains the same as in the past (except in the area of proposed Retaining Wall No. 7) and the wall profiles remain the same for walls one through five. Wall profiles were added for walls six and seven. Therefore all of our previous comments remain the same as noted in our August 28, 2020 letter. There are two additional walls included in the modified variance request. We will conceptually look at each of these walls and comment on them.

RETAINTING WALL NO. 6

The grading shown on Lots 15, 16 and 17 has not been changed from the previous drawings so this wall was one that was overlooked in the initial request. Not shown on the Exhibit is how the three foot differential in grade between Lots 16 and 17 will be addressed. Since they are not requesting a sideline wall along the common property line, one must assume the difference will

be handled by a slope between the two properties and not a retaining wall. A slope is not shown on the Exhibit. The requested wall could possibly be eliminated and the existing slope maintained by accepting a change to the pad depth and providing additional slope. The lots are wide so a change in pad configuration could offset the loss in pad size.

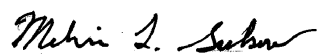
RETAINING WALL NO. 7

This retaining wall is a result in the proposed grading change at the end of the cul-de-sac. The finished grade of the cul-de-sac is higher by two to five feet than the existing grade. Note this is the same as previous drawings. The previous design extended the new grade of the cul-de-sac to intersect the face of the surrounding slopes. Therefore no wall was required. The new design attempts to leave the existing grade immediately adjacent to the cul-de-sac right of way alone which requires building a wall to hold up the roadway. This also creates a sump adjacent to the wall which was accommodated by extending the storm drain system to the end of the cul-de-sac and providing inlets. They imply this all was done to save existing trees. One could possibly lower the height of the wall and still save the trees by playing with the alignment and grade at the end of the cul-de-sac. This type of change would impact lots 17 through 19.

One other item not included in our previous review and realized as a result of the Retaining Wall No. 6 review is the possible need for more sideline walls between lots not requested in the variance. There is a two to three foot variance between Lots 2 to 3, 3 to 4, 8 to 9, 9 to 10 and 12 to 13. The side yards are not large for these lots and no slope grading is shown between lots. Assuming that these heights would be determined to be retaining walls and no grading was provided to eliminate them each would possibly need a variance based on the limit of one wall per lot.

This concludes our additional review of the project. If you have any questions please feel free to contact me at (818) 404-7828 or at my e-mail msukow@earthlink.net.

Sincerely,



Melvin Sukow
R.C.E C022673

September 18, 2020

Advocates for the Environment

A non-profit public-interest law firm
and environmental advocacy organization



Jivar Afshar, Planning Assistant
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90802

Via email to jivar.afshar@lacity.org and U.S. Mail

Re: Project at 22241-22255 Mulholland Drive, Council File #20-0631, 20-0631 S1,
ENV-2005-2301-EIR, ZA-2007-1255-ZAD-1A, VTT-67505-1A, to be
heard at South Valley Area Planning Commission on September 24, 2020

Dear Jivar Afshar:

I write on behalf of Advocates for the Environment, a non-profit public-interest environmental law firm and advocacy organization, to oppose the above-referenced Project proposed to be built at 22241-22255 Mulholland Drive (the **Project**). It's a terrible project, sacrificing a mature oak woodland to build 19 houses on land that's unsuitable for such development. The huge amount of soil excavation and re-compaction that will be required to provide stable soil for the project, and the extensive retaining walls required indicate that the Project is not suitable for the site. The environmental impacts will be substantial, including impacts to oak trees on-site and to wildlife corridors in the vicinity. Those and other impacts were not adequately analyzed in the Environmental Impact report (**EIR**) for the Project.

Please distribute this letter in advance of the Sep. 24 hearing to the members of the South Valley Area Planning Commission (**SVAPC**).

CEQA: Confusing EIR

To figure out what the EIR says on a particular topic, one must look at the March, 2016 DEIR, then Section 3 of the August 2018 FEIR, which contains "revisions, clarifications, and corrections" to the DEIR. Then, the September, 2020 Erratum document must be overlaid on the other two documents. Some important analysis, which CEQA requires to be in the EIR, is contained in documents other than the EIR. For example, the analysis of alternatives in the DEIR is supplemented by analysis in staff reports, though CEQA requires such analysis to be included in the EIR.

CEQA: Recirculation

The Appeal Recommendation Report for the September 24, 2020 meeting (**Appeal Report**) states, on the second page, that the EIR was certified on November 1, 2019. But that certification was appealed to the SVAPC and, ultimately the City Council, which remanded the Project back to the SVAPC. The EIR appeal was never resolved, so the November 1, 2019 certification is not effective now. A valid appeal delays the certification of an EIR until the appeal is denied.

Since the EIR has not been certified, CEQA Guidelines § 15088.5, not § 15162, applies. Under § 15088.5, the EIR must be recirculated because significant new information was added to the EIR after the EIR's public-review period. This significant new information includes Erratum No. 1 to the EIR (the **Erratum**), which was recently released. In this case, the significant new information implicates issues discussed in more detail below: (1) the substantial increase in the number and extent of retaining walls; (2) the huge amount (26,800 or 60,000 cy) of over-excavation and re-compaction of the soil required due to the unstable fill currently covering the site; (3) significant impacts of the retaining walls and over-excavation on the mature oak trees and other trees and vegetation on the site. Other comment letters submitted for the September 24, 2020 hearing describe other significant new information, requiring recirculation of the EIR. There is no substantial evidence in the record supporting the City's decision not to recirculate the EIR following the addition of this significant new information.

The Appeal Report takes contradictory positions on the status of the EIR. On page A-3 the report states that the SVAPC will reconsider certification of the EIR at the September 24, 2020 meeting, but the Requested Actions section on the second page of the report does not list certification of the EIR as one of the actions the SVAPC could take. Without listing the EIR certification as a potential action, and thereby giving the public notice of its intent to take the action, it would violate the Brown Act for the SVAPC to certify the EIR at the September 24, 2020 meeting. The proper course of action for the SVAPC is to direct the Planning Department to fix errors in the EIR, recirculate the EIR for public comment, and then to consider approving the Project at a later meeting, after it certifies the recirculated EIR.

Baseline Hillside Ordinance

The Project Site is listed on Zimas as being subject to the Baseline Hillside Ordinance (BHO), which is codified at LAMC § 12.21 C. The purpose of the BHO is to ensure the safety of projects built on steep slopes, like this Project. The ordinance requires that, "as part of an application for a ... Discretionary Approval as defined in Section 16.05 B. of this Code

to the Department of City Planning, the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed by a registered civil engineer or land surveyor..." (LAMC § 12.21 C(b)(1).) The approval of a tentative tract map is a discretionary approval listed in LAMC § 16.05 B.2, so the LAMC requires the applicant to submit a Slope Analysis Map as part of its tract-map application for this Project. The BHO regulates the maximum residential floor area ratio based on the slope characteristics of the site. The record contains no Slope Analysis Map that would show that the City complied with the BHO in evaluating and approving the Project. The slope analysis required by the BHO should be done for the property as a whole, and not individually for each lot on the tract map because the map must be approved before the property is subdivided. The City should defer approval of the Project until it confirms that the Project complies with the BHO.

Retaining Walls

The Project includes a variance under LAMC § 12.24 X.7 for an 80-foot retaining wall up to eight feet in height on Lot 13 and for 200 linear feet of retaining walls up to seven feet high on lots 5 and 19. That code section requires the Zoning Administrator (ZA), when considering the variance, to "consider the environmental effects...including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties." Such walls would block views of the oaks on the Project Site from San Feliciano Drive and Mulholland Drive. It will also interfere with wildlife movement, and possibly the flow of groundwater (depending on the depth of the footings), through the Project Site. For these reasons, the SVAPC should deny the applicant's request for this variance.

Extensive Grading and its Impact on Oak Trees

The letter from Gold Coast Geoservices, Inc., dated March 4, 2020, submitted by the MRCA, citing technical reports prepared by Irvine Geotechnical, Inc., shows that "the site has significant geologic hazards that require extensive mitigation measures..., a large scale, deep ground improvement by engineered grading techniques, coupled with special foundation design." (Gold Coast letter at p. 6.) "Based on the recommended removal depths and removal areas shown on the "Removal Map" included with the Irvine report (see Appendix II), approximately 60,000 cubic yards of earth will be removed and recompacted." (*Id.* at p. 6.) The Appeal Report acknowledges only 26,800 cubic yards of over-excavation and re-compaction, though the Erratum at p. 5 acknowledges 40,180 cubic yards of grading.

The Gold Coast letter pointed out that "the proposed placement of a 15-foot thick compacted fill within essentially the entire valley bottom area of the property, coupled with significantly changed drainage conditions that will result from the proposed development.

will create a significantly changed ground surface condition that will significantly change the naturally occurring groundwater flow through the site. This change in groundwater flow from the proposed site grading and development may have an affect [sic] upon the ground water needs of the approximately 25 oak trees and other tree species within the site.” (Gold Coast letter at pp. 7-8.) In other words, the huge amount of grading required to recompact fill on the site may kill trees on the site by changing groundwater flow. (See *Save the Agoura Cornell Knoll v. City of Agoura Hills* (2020) 46 Cal.App.5th 665, 698–707.) Adding retaining walls, extending to unspecified depths below ground surface will exacerbate this impact, since groundwater is just 20 feet below the surface. The impacts of the grading and retaining walls on the onsite trees is potentially significant and it should have been analyzed in the EIR.

In addition, the Erratum analyzes construction air-quality impacts resulting from the increase in grading from 3,200 cubic yards (in the DEIR) to 7,400 cubic yards (current Project) on page 12. But it doesn’t take into account air-quality impacts from the 60,000 cubic yards to be removed and recompact. This is an important flaw in the EIR’s air-quality analysis, which prevents the public and decision-makers from understanding the Project’s environmental impacts, and thus violates CEQA.

Inconsistencies with the Specific Plan

The Appeal Report, at p. A-6, proposes to defer consideration of the Project’s compliance with the Mulholland Scenic Parkway Specific Plan (**Specific Plan**) by the Design Review Board (**DRB**) until the applicant is ready to record the final tract map. Such deferral is inconsistent with Section 11.A of the Specific Plan, which states that “no permit for the use of land...shall be issued for a project until plans...of the project have been reviewed and approved by the Director acting on a recommendation of the [Design Review] Board...” The entitlements being considered by the SVAPC are permits for the use of land, so the Specific Plan requires DRB approval before the SVAPC approves them.

The Project is incompatible with the following requirements in the Specific Plan:

- Section 5.B.3 prohibits the approval of a project within 200 feet of public parkland unless the director makes findings that “the project will minimize erosion” and “the project preserves the natural vegetation and the existing ecological balance.” The project is within 200 feet of Alizondo Drive Park, so this section applies. The Director cannot make a finding that the project will minimize erosion when it involves such a huge amount of grading, which will greatly increase erosion. Also, there are too many trees being removed for this project for the Director to be able to find that the project preserves natural vegetation.
- Section 5.B.4 prohibits the removal of oak trees unless the Director finds that “the oak tree is not located with reference to other trees or monuments in such a way as to

acquire a distinctive significance at said location. There are several trees slated to be removed in this Project that have acquired a distinctive significance under this rule.

- There has been no determination by the DRB as to whether the Project complies with the building standards in Section 5.D.

Subdivision Map Act: Passive or Natural Heating or Cooling

Gov. Code § 66473.1 requires that the City disapprove a tract-map application unless it finds that the design of the project will provide, to the extent feasible, provide for future passive or natural heating or cooling opportunities in the subdivision. The City made a finding on this issue in this case, SMA finding (h) (Appeal Report p. 104). But that finding is completely conclusory, just another check-off box for the City in preparing the VTTM findings. There is no evidence in the record showing the developer has made any attempt to adjust the tract-map design to maximize passive and natural heating or cooling opportunities in the Project. The City's finding that the tract map will provide for future passive or natural heating or cooling to the extent feasible is not supported by substantial evidence in the record.

CEQA: Greenhouse Gas Analysis

Climate change is behind the increase in intensity of recent wildfires and heatwaves in California, and the increased intensity of storms that have recently hit the Gulf Coast. We're in a world where average global temperature has increased by around 1°C, and we're on a path toward a world with a 4°C increase. Buildings account for around 40% of GHG emissions on the demand side. It's very expensive to retrofit old buildings to use less energy, so it's vitally important that new buildings reduce their GHG emissions as much as possible.

The EIR's Greenhouse Gas (GHG) analysis under Threshold 1, determining that the Project does not generate GHGs that, directly or indirectly, may have a significant impact on the environment, can be summarized as follows: if the State of California had not adopted climate-change measures such as mobile emissions standards, renewable portfolio standards, and other measures, the Project would operate in a "Business as Usual" environment. (DEIR p. V.E-23.) But the Project will operate in an environment where these state regulations will reduce the Project's annual GHG emissions by 32%, from 607 to 413 MTCO₂e. Because the 32% reduction is greater than the 15.3% threshold in the California Air Resource Board's (CARB) 2014 Revised AB 32 Scoping Plan, the Project's GHG emissions are not considered significant. (DEIR p. V.E-22.)

This analysis violates CEQA under the rules set by the California Supreme Court in *Center for Biological Diversity v. Dept. of Fish & Wildlife* (2015) 62 Cal.4th 204 [*Newhall*]. That case involved the GHG analysis for Newhall Ranch, a large new City proposed to be

built in northern Los Angeles County. The EIRs for Newhall Ranch said that Newhall would build the project in a certain way, which they labelled Business as Usual (**BAU**), if there were no need to consider GHG emissions. They claimed that the BAU project was legal under current building codes and regulations. But the project Newhall proposed to build would emit 31% less GHGs than the BAU project. They adopted a threshold of 30% below BAU, based on the CARB Scoping Plan's assessment that, to be consistent with the GHG-reduction goals of AB 32, the State as a whole would need to reduce GHG emission by 29%. (*Id.* at p. 225.) The Court held that this type of threshold for GHGs complied with CEQA (*Ibid.*), but faulted the Newhall EIRs because they didn't demonstrate that the project-level reduction of 31% was consistent with reducing GHG emissions 29% across the board in the State. The Court pointed out that it was much easier and cheaper to design new buildings with reduced GHG emissions than to retrofit existing buildings to reduce GHG emissions, so "a greater degree of reduction may be needed from new land use projects than from the economy as a whole." (*Id.* at p. 226.)

Here, if the 32% reduction in GHG emissions claimed on DEIR pages V.E-22 and -23 came from physical changes to the Project that reduced its GHG emissions, the situation would have been identical to Newhall's: the GHG analysis violates CEQA without a showing in the record, based on substantial evidence that the project-level reduction of 32% is consistent with reaching the State's GHG-reduction goal. But the GHG analysis in this case violates CEQA much more than the Newhall GHG analysis rejected by the Supreme Court because there is no physical Project change proposed to reduce GHG emissions; the reduction claimed is due to statewide measures such as the renewable fuel standard. The reasons for the Supreme Court's holding that the Newhall EIR's GHG analysis violated CEQA apply here. In addition, the claimed reductions below BAU in this case come from State actions unrelated to the Project and shouldn't count toward the reductions needed to meet the Project's threshold of significance.

The EIR's GHG analysis is heavily flawed, and should be revised and recirculated before the Project is approved.

CEQA: Wildlife Corridors

The EIR deprecates the idea that there could be wildlife corridors passing through the Project Site. But there are a number of parks and open-space areas nearby, including the Girard Reservoir, Alizondo Drive Park, and lands owned by the MRCA and the NPS. Mulholland Drive, which is wide and lined with trees, also provides a wildlife route. The comment letters submitted by the MRCA and SMMC, agencies with expertise managing wildlands, are expert testimony constituting substantial evidence that the Project Site sits at

the confluence of wildlife corridors. The EIR's analysis of the Project's impacts on these wildlife corridors is deficient, and the impacts may be substantial.

CEQA: Water Quality

The EIR gives short shrift to water quality, essentially stating that the Project will need to comply with regulatory measures designed to preserve water quality, so the impact couldn't be significant. (DEIR p. V.A-11.) This skimpy analysis violates CEQA because it fails to provide information on potentially significant water-quality impacts to the public and the decision-makers. The CEQA Findings of Fact on Hydrology and Water Quality contain a much better analysis of the Project's water-quality impacts; that analysis should have been included in the EIR. The Findings of Fact state that the Project will change the site from essentially 100% pervious to 29.3% impervious. The Project will thus create about 1.8 acres, or about 78,408 square feet of paved and pervious land. The water that falls on that area during a storm will pick up oil and grease, pesticides and garbage, before flowing into the storm drains. The EIR contains no information about how the Project will deal with this stormwater, which will flow into the storm-drain system.

In addition to the possibility that the discharge from the Project Site might violate water-quality standards, there is also the possibility that the Project might have significant water-quality impacts under another threshold in Guidelines Appendix G X.c. It might "substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious services..." The USGS 7.5-minute topographic map of the area shows a blue-line stream running through the Project Site. The Appeal Report says the applicant met with representatives of the Department of Fish and Wildlife (CDFW), and that the meeting did not resolve the issue of whether the Project Site contains CDFW jurisdictional elements; it might do so, even though the stream shown on the USGS topo map has not been flowing above-ground in recent years. The EIR fails to analyze the Project's hydrology, and thus provides no substantial evidence for the City's decision not to analyze how the flow of water on the Project Site might affect the area around the Project.

And the Gold Coast Letter raised the possibility that the extensive grading, re-excavation and re-compaction, and the retaining walls will alter the flow of groundwater on the site. The EIR completely fails to analyze this potentially significant impact.

CEQA: Mitigation Measures

Some of the mitigation measures are improperly deferred. CEQA allows mitigation measures to be formulated after the approval of the EIR only when it is infeasible to

formulate them prior to EIR approval and only when they contain performance standards to ensure a particular level of mitigation. Two mitigation measures fall afoul of these rules:

- Mitigation measure D-7, which requires a survey to determine if a rodent problem exists, and unspecified remediation if it does. Deferred mitigation measures like this require performance standards: how effective does the remediation have to be? What percentage of the rodents must be eliminated?
- Mitigation Measure B-1 requires a landscape plan to provide for maintenance of the trees and other vegetation on the site. There is no reason the plan couldn't be drafted now, and the plan contains no performance standards to ensure that it will actually result in preservation of the trees and other vegetation.

CEQA: Alternatives

Even when, as here, the EIR claims that the project will result in no significant, unavoidable impacts, CEQA requires the EIR to contain an adequate discussion of project alternatives so that decision-makers will be provided with adequate information about the range of options available to reduce or avoid environmental impacts. (*Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 403.)

Guidelines § 15126.6(a) requires the EIR to describe a range of reasonable alternatives that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. The EIR here, which analyzes just the No Project alternative, and the Park Alternative, does not comply with § 15126.6(a) because those two alternatives do not amount to a reasonable range of alternatives. The Appeal Report claims that a project with fewer houses would be infeasible (p. A-12), but there is no substantial evidence in the record supporting this assertion. Why would it be infeasible, for example, to build a single house on the Project Site? It could probably be built by right, without all the expense of extensive planning entitlements, and might well be profitable for the developer, and would clearly be environmentally superior to the Project. The Appeal Report tries to rationalize the lack of alternatives by arguing that “the mitigable impacts are not dependent on the scale or density of development” (p. A-9), but this is an overgeneralization that surely would not apply to a single house being built on the Project Site instead of 19 houses. An alternative project with fewer houses would “attain most of the basic objectives of the project,” except for the objective of creating a new residential community of 19 single-family homes.

And the objective specifying 19 homes is an attempt to artificially narrow the range of alternatives to be considered in the EIR. Practically every applicant would like to state a set of objectives that corresponds exactly to the project being proposed, so that there are no possible alternatives that attain the objectives and the only possible alternative is the proposed project. But that would obviously defeat the purpose of CEQA's requirement that

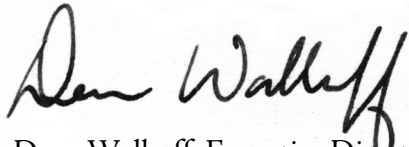
alternatives be considered. That's why courts have found that EIRs violate CEQA when they adopt artificially narrow project objectives that would preclude consideration of reasonable alternatives. (See, e.g. *North Coast Rivers Alliance v. Kawamura* (2015) 243 Cal.App.4th 647, 699.)

The EIR should be revised to include feasible alternatives with fewer environmental impacts than the proposed Project.

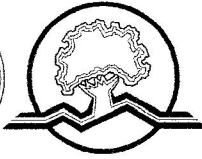
Conclusion

The SVAPC should grant the appeals and remand the Project back to the Planning Department to revise the Project and the EIR to remedy the defects discussed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean Wallraff", is written over a light gray rectangular background.

Dean Wallraff, Executive Director
Attorney at Law



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

King Gillette Ranch
26800 Mulholland Highway
Calabasas, California 91302
Phone (818) 878-0866 Fax (818) 878-0508

September 22, 2020

South Valley Area Planning Commission
City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

ZA-2007-1255-ZAD-1A, 22241-22255 Mulholland Drive (ENV-2005-2301-EIR, VTT-67505-1A)

Dear President Dierking and Commissioners:

The Mountains Recreation and Conservation Authority (MRCA) seeks to entirely reverse the above-referenced determination, made November 1, 2019, by the Zoning Administrator regarding the subject proposed project at 22241-22255 Mulholland Drive. The applicant's latest changes to the proposed project, as described in the recently issued Erratum No. 1 to the Environmental Impact Report dated September 2020 (Erratum), were made only after the City Council asserted jurisdiction over the project in response to the aborted appeal hearings of March 12, 2020. These changes have only exacerbated our agency's concerns, which were expressed in our letter to the Commission dated March 11, 2020. We incorporate by reference the comments made in that March 11, 2020 letter. We also incorporate by reference all previous and current letters and materials submitted by the Santa Monica Mountains Conservancy, our co-appellant, in the file for the subject project. The MRCA respectfully urges the Commission to grant the appeals, to reverse the subject determination, and deny the requested variances for subject proposed project.

The applicant's Erratum and its Appendices have not been circulated for public review and comment, as required by the California Environmental Quality Act (CEQA). Without the public circulation and comment period required under CEQA, no City agency has a basis for approving these proposed changes to the subject proposed project.

These proposed last-minute changes to the subject proposed project have not been reviewed or approved by the Zoning Administrator, Deputy Advisory Agency, or Mulholland Design Review Board. To deny the appeals before you and allow the subject project to move forward now would mean allowing the project to circumvent the City's administrative review process, and essentially give the applicant blanket permission to develop a "moving target" project on an ecologically sensitive and highly visible property in the Inner Mulholland Drive Scenic Corridor without the safeguards that would normally apply to any other such project.

The grading and fill discrepancies that have plagued the subject project's grading plans from the beginning have not been resolved by the latest proposed project changes. The

attached Geological Report commissioned by the MRCA and prepared by Gold Coast Geoservices, Inc., dated March 4, 2020, highlights significant discrepancies in the applicant's grading plans. According to that Geological Report, even with the increased retaining wall heights, expanded grading numbers, and expanded soil import numbers in the Erratum, the overall grading and recompaction calculations proposed by the applicant fall short of what would actually be required by nearly 50 percent. The applicant's newly proposed total import of 7,400 cubic yards of fill dirt still falls short of the total estimated in the Geological Report by 8,800 cubic yards. These discrepancies have been largely ignored or disregarded without analysis in the September 2020 Erratum and Appeal Staff Report.

A closer analysis of the applicant's latest grading plans included in the Erratum indicates that these discrepancies may arise partially from poor planning. The current project plans propose to create discrete building pads for each proposed residence by over-excavating and recompact each pad, but these plans do not propose recompact the soil between the residences. The proposed project site is composed of alluvium, and is situated within a State-designated "seismically-induced liquefaction hazard zone". The applicant's proposed project plans make no allowances for the proposed over-excavation on alluvial soil to expand beyond their proposed discrete building pad areas. The applicant has certainly not provided anything resembling a guarantee that the grading will not expand beyond their proposed footprint.

City decision-makers have been presented a misleading picture of the required grading for the subject proposed project and its impacts.

All City decision-makers to date, including the Commission, have been presented with a subject proposed project based on the false pretext that the majority of the subject property must be made level in order for 19 homes to be constructed on the site. In fact, the topography of the proposed development area, with the one exception of Retaining Wall 5, is capable of supporting a 19-home residential project with less grading, and fewer and shorter retaining walls than the proposed project currently before the Commission.

Two attached engineering studies, commissioned by the MRCA and prepared by Sukow Engineering, dated August 28, 2020 and September 18, 2020, illustrate one possible 19-home project design for the subject property with reduced retaining walls. The September 18 study includes analysis of the September 2020 Erratum, and Appeal Staff Report. The September 18 study by Sukow Engineering also addresses the need, according to the applicant's most recently proposed grading and retaining wall plans, for additional retaining walls that are not included in the applicant's requested variances.

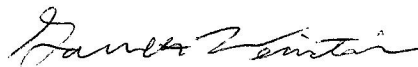
Our co-appellant, the Santa Monica Mountains Conservancy, addresses the engineering conclusions of these reports in greater detail in their most recent letter. We will not seek

South Valley Area Planning Commission
ZA-2007-1255-ZAD-1A, 22241-22255 West Mulholland Drive
September 22, 2020
Page 3

to repeat their points here, except to state that the staff of the MRCA supports the same conclusions. The fundamental design of the subject project remains incompatible with the chosen project site, and as a result, the subject requested retaining wall variances and tree removals sought by the applicant are a solution to a problem that is entirely of their own making.

If you have any questions or clarifications, I may be contacted at 310-589-3230, ext. 124, or by e-mail at garrett.weinstein@mrca.ca.gov. Further correspondence regarding the subject project may also be sent to my attention at the above letterhead address. Thank you for your consideration.

Sincerely,



Garrett Weinstein
Project Analyst

Attachments: A – Geological Report by Gold Coast Geoservices, Inc., March 4, 2020
 B – Sukow Engineering Report, August 28, 2020
 C – Sukow Engineering Report, September 18, 2020
 D – MRCA Letter to South Valley Area Planning Commission, March 11, 2020

CC: Hon. Councilmember Bob Blumenfield, Council District 3
 Ms. Elizabeth Ene, Director of Land Use and Planning, Council District 3
 Ms. Milena Zasadzien, Major Projects, Department of City Planning



Sukow Engineering

Surveying • Land Planning • Civil Engineering
Plan Processing • Project Management

September 18, 2020
J.N. 0177-003-000

Paul Edelman
Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Rd.
Malibu, CA 90265

RE: 22241-22255 West Mulholland Drive, Woodland Hills
Vesting Tentative Tract Map No. 67505
Supplemental Letter to Letters dated February 3, 2020 and August 28, 2020

Dear Mr. Edelman,

In accordance with your request, we have added to our previous review of the proposed project a focus on the latest zone variance documents submitted by the developer for retaining walls. The additional documents utilized in this review are as follows:

1. Case No. ZA-2007-1255-ZAD Staff Report for September 24, 2020 hearing.
2. Exhibit 3-A. Modified Retaining Wall Plan attached to Item No. 1.
3. EIR Erratum Appendix C-Revised VTTM.
4. EIR Erratum Appendix G-Retaining Wall Exhibit and Profile.

The modified variance would allow for the over-height wall on Lot 13 and increase the number of walls to seven. It should be noted that the recommended approval does not address all the modifications requested by the applicant.

We compared the grading shown on the new wall exhibit and on the revised tentative map to the drawings we used in our last review. The grading as shown remains the same as in the past (except in the area of proposed Retaining Wall No. 7) and the wall profiles remain the same for walls one through five. Wall profiles were added for walls six and seven. Therefore all of our previous comments remain the same as noted in our August 28, 2020 letter. There are two additional walls included in the modified variance request. We will conceptually look at each of these walls and comment on them.

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The grading shown on Lots 15, 16 and 17 has not been changed from the previous drawings so this wall was one that was overlooked in the initial request. Not shown on the Exhibit is how the three foot differential in grade between Lots 16 and 17 will be addressed. Since they are not requesting a sideline wall along the common property line, one must assume the difference will

be handled by a slope between the two properties and not a retaining wall. A slope is not shown on the Exhibit. The requested wall could possibly be eliminated and the existing slope maintained by accepting a change to the pad depth and providing additional slope. The lots are wide so a change in pad configuration could offset the loss in pad size.

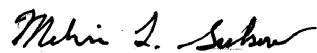
RETAINING WALL NO. 7

This retaining wall is a result in the proposed grading change at the end of the cul-de-sac. The finished grade of the cul-de-sac is higher by two to five feet than the existing grade. Note this is the same as previous drawings. The previous design extended the new grade of the cul-de-sac to intersect the face of the surrounding slopes. Therefore no wall was required. The new design attempts to leave the existing grade immediately adjacent to the cul-de-sac right of way alone which requires building a wall to hold up the roadway. This also creates a sump adjacent to the wall which was accommodated by extending the storm drain system to the end of the cul-de-sac and providing inlets. They imply this all was done to save existing trees. One could possibly lower the height of the wall and still save the trees by playing with the alignment and grade at the end of the cul-de-sac. This type of change would impact lots 17 through 19.

One other item not included in our previous review and realized as a result of the Retaining Wall No. 6 review is the possible need for more sideline walls between lots not requested in the variance. There is a two to three foot variance between Lots 2 to 3, 3 to 4, 8 to 9, 9 to 10 and 12 to 13. The side yards are not large for these lots and no slope grading is shown between lots. Assuming that these heights would be determined to be retaining walls and no grading was provided to eliminate them each would possibly need a variance based on the limit of one wall per lot.

This concludes our additional review of the project. If you have any questions please feel free to contact me at (818) 404-7828 or at my e-mail msukow@earthlink.net.

Sincerely,



Melvin Sukow
R.C.E C022673

SANTA MONICA MOUNTAINS CONSERVANCY

KING GILLETTE RANCH
26800 MULHOLLAND HIGHWAY
CALABASAS, CALIFORNIA 91302
PHONE (818) 878-0866
FAX (818) 878-0508
WWW.SMMC.CA.GOV



September 22, 2020

South Valley Area Planning Commission
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, California 90802

ZA-2007-1255-ZAD-1A
22241-22251 Mulholland Drive
Substantial Evidence to Support Appeals to Deny Variances

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The applicant made a clear choice to develop the site and subdivision with lots of retaining walls. It is self-imposed hardship with the end goal of more profit. The developer chose to ignore many key site constraints in the grading and wall plan chosen. The City is under no obligation to approve variances that harm the environment and viewshed when a near-retaining-wall-free design is possible on such gentle terrain.

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The proposed project may substantially conform with the purpose, intent and provisions of the General Plan and the applicable community plan, but it does not conform with the Mulholland Scenic Parkway Specific Plan. The project would hand over a retaining-wall-jacketed, pure-flat-pad project to the Mulholland Design Review Board (MDRB). The coarse project design would pre-determine, with virtually no physical ability for the MDRB to alter, the existing tract map because it is entirely dependent on nearly half a mile of complex retaining walls. Trying to hide 33-foot-tall houses on artificially elevated pads behind a few City-owned oak trees and growing vines on tall retaining walls does not cure fundamental design flaws.

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The environmental effects and appropriateness of the design and location of the proposed retaining walls could not avoid having a detrimental effect on the views which may be enjoyed by the occupants of adjoining properties and users of Mulholland Drive because those walls would allow the elevation of every building pad on the property to be increased by at least six feet above natural grade and thus penetrating the viewshed higher. Essentially every house would be built with a height of over 40 feet above current natural grade because the project would raise every lot with fill dirt. Many portions of many retaining walls would also be visible from Mulholland Drive, San Feliciano Drive, and adjoining residences. Many retaining walls would need fences on the tops of the walls which would further increase the over all visibility in contrast to fences being closer to current natural grade.

The proposed project's location and operations may be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. However, the proposed project's size, height and significant features have been shown not to be compatible with the surrounding neighborhood because of unneeded over-height and extra-long retaining walls and the increased pad elevation (and thus house height) they provide for. Because of the complex, lengthy retaining walls, once the pad heights are set in a tract map, the MDRB cannot realistically lower them and the future MDRB recommendation can be overturned by the Planning Director.

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Only one of the seven proposed retaining walls (wall 5) protects any oak trees on the project property, and at least two of the proposed retaining walls (1 and 2) specifically cause the deaths of oak trees between the walls and the proposed pads. Except for wall 5, none of the documentation in the record before you either lists or specifically depicts which protected trees in the project boundary are saved by a proposed retaining wall. In the case of wall 5, if it must be split into two walls, its oak tree impacts would increase.

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The oak trees located just beyond or within the backfill for the proposed retaining walls for lots 3, 5, 6, 8 9, and 10 are shown as removed. The opposite of the staff report assertion is true. In fact, those above referenced retaining walls are the actual cause of the tree removals. Houses constructed on those lots without retaining walls would not require the loss of a single tree exception for one tree located in the middle of the lot 6 pad.

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“Therefore, while the unique size of the project site, topography, and site characteristics necessitating level areas for building pads and a private street, make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations, and the retaining walls will serve to minimize grading on the site and protect biological resources.”

“The property’s large, irregular shape, steep slopes along Mulholland Drive and portions of San Feliciano, and locations of protected tree groupings, makes strict adherence to the retaining wall regulations impractical and infeasible.”

“The strict application of the retaining wall height regulations would directly impact the quality of the proposed project because it would require the removal of additional protected trees on the site. One general purpose of the zoning regulations is to protect the public health, welfare safety, and the proposed retaining wall height adjustment does not impair this guideline.”

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The Sukow Engineering reports identify numerous major flaws in the tract map wall designs. Lots 9 and 10 cannot drain to the street as required by code unless retaining wall 3 far exceeds the maximum allowed height of 12 feet. The proposed variances do not include allowance for a wall with a height in excess of 12 feet. The purported maximum 11.5-foot-height retaining wall is not possible unless the street elevation is dropped over a foot which in turn affects other parts of the tract map. Wall 3 would exceed the 12-foot height limit and thus is illegal unless separated into two walls with a horizontal offset.

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PAUL EDELMAN
Deputy Director
Natural Resources and Planning



Sukow Engineering

Surveying • Land Planning • Civil Engineering
Plan Processing • Project Management

August 28, 2020
J.N. 0177-003-000

Paul Edelman
Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Rd.
Malibu, CA 90265

RE: 22241-22255 West Mulholland Drive, Woodland Hills
Vesting Tentative Tract Map No. 67505

Dear Mr. Edelman,

In accordance with your request, we have added to our previous review of the proposed project a focus on the zone variance requested by the developer for retaining walls. You have asked us to look at alternate approaches for Lots 9 and 10. The documents utilized in this review are as follows:

1. Vesting Tentative Tract Map No. 67505 stamped dated April 10, 2019
2. Vesting Tentative Tract Map No. 67505 Cut/Fill Exhibit
3. Geologic and Soils Engineering Exploration Report for Vesting Tentative Tract Map No. 67505 by Irvine Geotechnical Inc. dated April 6, 2017
4. Geology and Soils Report Approval Letter from City of Los Angeles dated November 21, 2017.
5. Letter of Determination for Vesting Tentative Tract No. 67505 dated November 1, 2019.
6. Conceptual Hydrology Study for VTTM No. 67505 prepared by Psomas dated September 27, 2018.
7. Case No. ZA-2007-1255-ZAD-LOD
8. Exhibit A-Retaining Walls-Stamped dated November 01, 2019.

The variance request would allow an increase in wall height for the wall along the southerly line of Lot 13 being the right of way line of the private street. Existing San Feliciano Drive is higher than the adjacent lot area at this location so the private street needs to descend into the lot area. This wall is needed to minimize the grading at the south end of Lot 13 to protect trees in that area and is only justified to eliminate this grading and protect the natural terrain. The wall may need to be higher than noted in the request and is discussed later in this report.

The second part of the variance request the use of multiple walls within the project in order to develop the site as conceived. It should be noted that some of these walls and maybe all of these walls could be either eliminated or lessened with a different approach to the project focused on

eliminating walls. An example of this is included in this report for Lots 9 and 10. Also included in this report is a commentary on the walls proposed. It seems that more work needs to be done by the applicant to explain the possible discrepancies in his wall request and what appears to be needed to make the project as proposed work. The rest of this report will outline those issues.

One aspect of the project that will contribute to the need for walls is that it is being constructed in a natural ravine. This ravine drains the entire site along with a small amount of offsite area. The drainage is by sheet flow northerly to the most northeasterly corner of the site. This drainage leaves the site by sheet flow into the public street area. In order to create pads for the lots, part of the ravine needs to be filled to create a roadway but part of the ravine needs to remain to drain the rear yards of some of the proposed lots. Cross lot drainage utilizing the remaining ravine area will exist once the tract records. Fencing along property lines in these areas must be conditioned to allow the continuation of these flows. In order to balance the impact of the grading in the ravine some lots along the new roadway will require cutting into existing slopes to create the pad areas. Also Lots 1 through 4 will require a combination of fills and cuts to create pads which will lead to some wall requirements.

There are five walls included in the variance request. We will conceptually look at each wall and comment on them.

RETAINING WALL NO. 1

Retaining Wall No. 1 is at the rear pad areas of Lots 1 through 4. Since these lots need to drain northerly into the existing natural ravine they will contribute to the cross lot drainage. Since the lots will be draining down a natural slope, the wall will not only need to retain but will also act as a dispersal wall to create continuous sheet flow off the lots and down the slopes. The Elevation View of this wall does not seem to show enough wall length going into Lot 1 to create a daylight point and to provide for dispersal. The grading proposed on Lot 1 is not clear but appears that much of the lot will be in fill and more wall may be needed.

RETAINING WALL NO. 2

Retaining Wall No. 2 is located behind the pads of Lots 5 and 6. It will be used in a cut area to support the existing slope. In the Elevation View for the wall, the northerly end of the wall shows the same grade as the pad. The next pad is lower than this. A return wall along the northerly line of Lot 6 may be required to reach daylight.

RETAINING WALL 3

Retaining Wall No. 3 is in the rear of the pad areas for Lots 9 and 10 and continues along the northerly line of Lot 10. It appears that the wall was needed to raise the pad areas so they will drain into the proposed street. We have attached a drawing prepared by us titled "Review of Proposed Walls for Lots 9 and 10" which reflects our comments on this wall system. The left side of the drawing is a review of the lots using the design concept presented on the tentative map and the right side of the drawing presents an alternate approach for the development of these lots. When reading the following please refer to that drawing.

Relative to the tentative map approach, it was determined using the grades provided on the tentative map that the pad grades shown for Lots 9 and 10 are too low to accommodate draining the pads to the street. Lot 9 pad would need to be raised approximately three and one half (3.5') feet and Lot 10 would need to be raised approximately two and one half (2.5') feet. This would require the entire wall length to be raised by these amounts in order to support the pads. The grading on Lot 8 adjacent to Lot 9 is not shown on the tentative map. It is assumed that the natural ravine in this lot will mostly remain. The ravine southerly of this point is filled in and replaced with pad and street. We have shown some conceptual grading on this lot. An additional wall has been identified along the southerly lot line of Lot 8 in order to begin the ravine. In order to maintain the ravine within Lot 8 and northerly along the pad of Lot 9, the proposed wall length needs to be extended southerly to the south line of Lot 9 and then westerly along the south line of Lot 9.

Relative to the alternate approach, the walls could be mostly eliminated if the building were to include a lower basement floor. The main concern with this approach would be to develop detailed calculations for the remaining runoff into the ravine in order to establish a baseline elevation for the 50 year flow and to make sure there is adequate freeboard above it to protect the structure.

RETAINING WALL 4

Retaining Wall No. 4 is along the rear of Lots 11 and 12. In studying the grades on the tentative map these lots are too low to drain to the public street with the pad grades as shown. The purpose of the wall would have been to accomplish this and also to elevate the pads above the level of the flowline of the natural ravine. These lots would need to be raised two (2') to three (3') feet in order to drain to the street. This means the wall heights also need to be raised. The natural ravine had two separate flow paths in this area. The creation of the pads blocks one of those flow paths. This path needs to remain so at the face of the wall a drainage ditch needs to be installed to keep this path open. Lot 13 on the tentative map does not show any grading. It also needs to be raised to drain to the street. The wall along Lots 11 and 12 would need to be extended southerly along the rear lot line of Lot 13 in order to create the required pad grade.

RETAINING WALL 5

Retaining Wall No. 5 runs along the new street right of way line at the southerly line of Lot 13 and along the right of way line of San Feliciano Drive. The wall is there to hold up the street above the natural grade and will allow the natural grade on this part of Lot 13 to remain. Based on the street grades shown on the tentative map the wall is a little below the back of walk grade of the street. This wall will need to be raised to at least the back of walk grade. Also, the Bureau of Engineering may want a vehicular barrier provided by the wall which would raise the wall at least two (2') feet above the back of walk grade. Also the wall along the Northwestern line of Lot 10 should be extended to connect with this wall so no grading is required on this part of Lot 13.

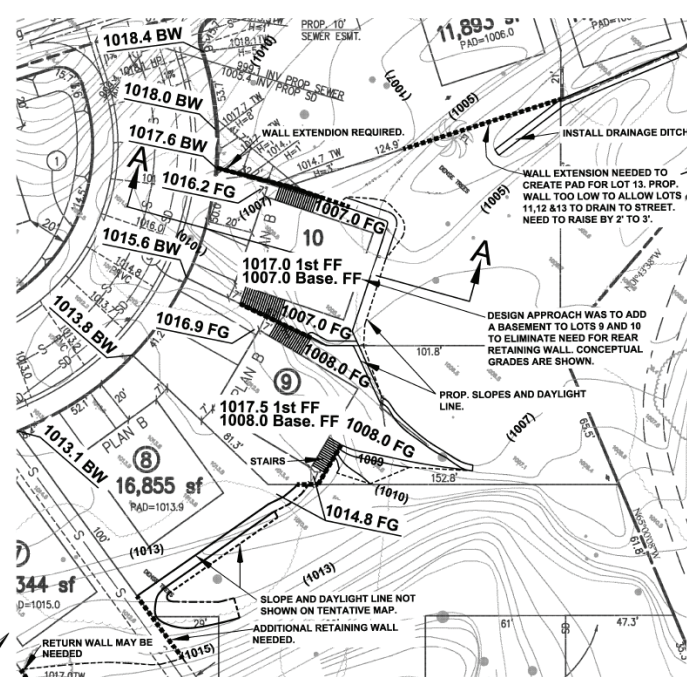
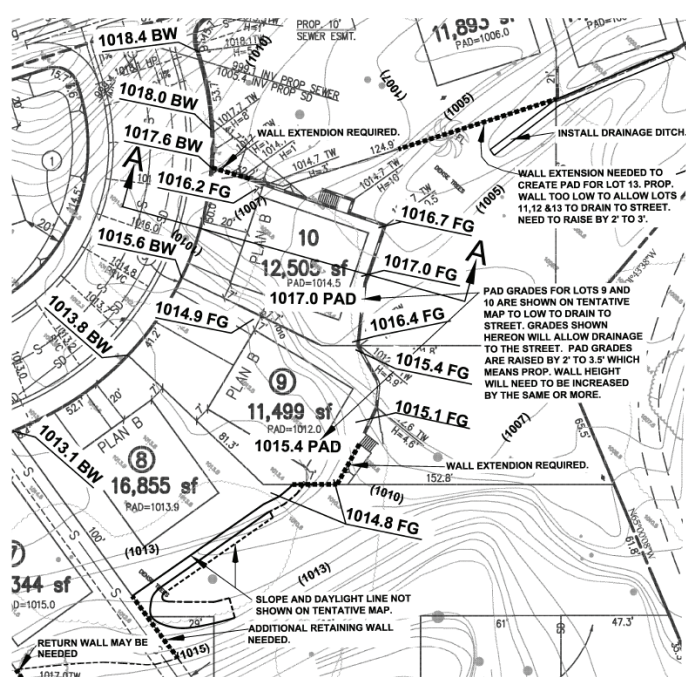
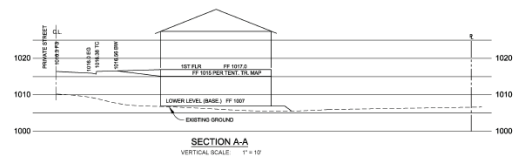
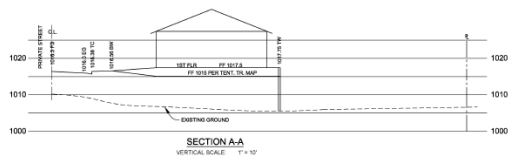
The drawing provided and the above observation are the results of our review as requested by you. In the final design of the subdivisions other needs may surface that are not covered by this preliminary review. It appears that the requested variance is not adequate enough to accommodate the intended design and therefore higher walls will result and create any other impacts that they may bring.

This concludes our additional review of the project. If you have any questions please feel free to contact me at (818) 404-7828 or at my e-mail msukow@earthlink.net.

Sincerely,



Melvin Sukow
R.C.E C022673



PREPARED UNDER THE DIRECTION OF:
Melvin Sukow
 R.C.E. 22673 DATE: 07-27-2020

SUKOW ENGINEERING

civil engineers & land surveyors

13266 CANYON STREET, NORTH HOLLYWOOD, CA 91605

(818) 422-1022

DATE: 07-27-2020

PROJECT: 17-001

REVISION: 1

DESIGNED: MS

CHECKED: MS

IN CHARGE: MS

PREPARED EXCLUSIVELY FOR:

MOUNTAINS RECREATION & CONSERVATION AUTHORITY

8900 MARLBOROUGH DRIVE, SUITE 100, SAN FRANCISCO, CA 94134

SHEET NO. 1

OF 1 SHEETS

JOB NO. 0177-003-000



Sukow Engineering

Surveying • Land Planning • Civil Engineering
Plan Processing • Project Management

September 18, 2020
J.N. 0177-003-000

Paul Edelman
Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Rd.
Malibu, CA 90265

RE: 22241-22255 West Mulholland Drive, Woodland Hills
Vesting Tentative Tract Map No. 67505
Supplemental Letter to Letters dated February 3, 2020 and August 28, 2020

Dear Mr. Edelman,

In accordance with your request, we have added to our previous review of the proposed project a focus on the latest zone variance documents submitted by the developer for retaining walls. The additional documents utilized in this review are as follows:

1. Case No. ZA-2007-1255-ZAD Staff Report for September 24, 2020 hearing.
2. Exhibit 3-A. Modified Retaining Wall Plan attached to Item No. 1.
3. EIR Erratum Appendix C-Revised VTTM.
4. EIR Erratum Appendix G-Retaining Wall Exhibit and Profile.

The modified variance would allow for the over-height wall on Lot 13 and increase the number of walls to seven. It should be noted that the recommended approval does not address all the modifications requested by the applicant.

We compared the grading shown on the new wall exhibit and on the revised tentative map to the drawings we used in our last review. The grading as shown remains the same as in the past (except in the area of proposed Retaining Wall No. 7) and the wall profiles remain the same for walls one through five. Wall profiles were added for walls six and seven. Therefore all of our previous comments remain the same as noted in our August 28, 2020 letter. There are two additional walls included in the modified variance request. We will conceptually look at each of these walls and comment on them.

RETAINTING WALL NO. 6

The grading shown on Lots 15, 16 and 17 has not been changed from the previous drawings so this wall was one that was overlooked in the initial request. Not shown on the Exhibit is how the three foot differential in grade between Lots 16 and 17 will be addressed. Since they are not requesting a sideline wall along the common property line, one must assume the difference will

be handled by a slope between the two properties and not a retaining wall. A slope is not shown on the Exhibit. The requested wall could possibly be eliminated and the existing slope maintained by accepting a change to the pad depth and providing additional slope. The lots are wide so a change in pad configuration could offset the loss in pad size.

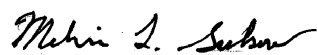
RETAINING WALL NO. 7

This retaining wall is a result in the proposed grading change at the end of the cul-de-sac. The finished grade of the cul-de-sac is higher by two to five feet than the existing grade. Note this is the same as previous drawings. The previous design extended the new grade of the cul-de-sac to intersect the face of the surrounding slopes. Therefore no wall was required. The new design attempts to leave the existing grade immediately adjacent to the cul-de-sac right of way alone which requires building a wall to hold up the roadway. This also creates a sump adjacent to the wall which was accommodated by extending the storm drain system to the end of the cul-de-sac and providing inlets. They imply this all was done to save existing trees. One could possibly lower the height of the wall and still save the trees by playing with the alignment and grade at the end of the cul-de-sac. This type of change would impact lots 17 through 19.

One other item not included in our previous review and realized as a result of the Retaining Wall No. 6 review is the possible need for more sideline walls between lots not requested in the variance. There is a two to three foot variance between Lots 2 to 3, 3 to 4, 8 to 9, 9 to 10 and 12 to 13. The side yards are not large for these lots and no slope grading is shown between lots. Assuming that these heights would be determined to be retaining walls and no grading was provided to eliminate them each would possibly need a variance based on the limit of one wall per lot.

This concludes our additional review of the project. If you have any questions please feel free to contact me at (818) 404-7828 or at my e-mail msukow@earthlink.net.

Sincerely,



Melvin Sukow
R.C.E C022673

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

September 23, 2020

TO: South Valley Area Planning Commission

FROM: Jivar Afshar, Planning Assistant

ADDITIONAL INFORMATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. ZA-2007-1255-1A; 22241-22255 Mulholland Drive

Transmitted herewith, is additional information to be considered at the South Valley Area Planning Commission meeting of September 24, 2020, related to Item No. 6 on the meeting agenda, in response to correspondence received from Advocates for the Environment, Dean Wallraff, dated September 18, 2020.

Comment 1: Confusing EIR

Advocates for the Environment ("Commenter") claim that there is confusion regarding the Environmental Impact Report (EIR) since changes to the Draft EIR were made in both a Final EIR and Erratum, and that the Alternatives analysis is improperly supplemented in staff reports rather than in the EIR.

Response to Comment 1:

The commenter provides a general statement that the EIR is confusing but does not provide any specifics regarding deficiencies in the EIR or any failure of the EIR as an informational document. *Section 3, Revisions, Clarifications, and Corrections* of the Final EIR clearly identifies in strike-out and bold any text changes to the Draft EIR. The Erratum to the Final EIR does the same and clarifies the project's grading, tree protection, and retaining wall information. The documents clearly identify the scope of the Project and serve to provide sufficient information to the public in disclosing the Project's environmental impacts.

The Alternatives Analysis is provided in the *Section VII. Alternatives to the Proposed Project* in the Draft EIR, pages VII-1 through VII-11. Under the CEQA, an EIR need discuss only a range of reasonable alternatives. (14 Cal Code Regs §15126.6(a), (c).) An EIR that discusses a reasonable range of alternatives is not deficient simply because it excludes other potential alternatives from its analysis. (*South of Market Community Action Network v City & County of San Francisco* (2019) 33 Cal.App. 5th 321, 345 [alternatives discussion must be reasonably detailed but not exhaustive; key issue is whether discussion encourages informed decisionmaking and public participation].) Moreover, CEQA does not require that an EIR consider every conceivable variation as part of its alternatives analysis. (*Village Laguna of*

Laguna Beach, Inc. v Board of Supervisors (1982) 134 Cal.App.3d 1022 [court held that an EIR that discussed a reasonable range of alternative densities for a major development was not defective because it failed to consider other reasonable intermediate density alternatives in addition to those that were studied].)

Given the relatively small size of the proposed project (i.e., 19 residential units) and the absence of unavoidable significant impacts, the Draft EIR considers a No Project Alternative and a Park Use Alternative, and the range of alternatives presented in the Draft EIR is reasonable. As noted in the Alternatives discussion in the Draft EIR (see page VII-3), the Project has been designed at a reduced density compared to the originally filed project for 37 residences, and in consideration of the economic infeasibility of a significantly smaller development and the lack of significant and unavoidable environmental impacts resulting from the Project, a further reduced density alternative was not included in the Draft EIR. Consideration was provided in the Draft EIR for other potential alternative uses on the Project Site. However, given that the site is surrounded primarily by single-family residential uses and is currently zoned and designated for such uses in the General Plan, no alternative development including commercial, retail, or other non-residential uses was studied.

In addition, as stated in the EIR, Project Objective section, the development activity proposed within the Project Site is intended to provide housing opportunities within a mixed-use suburban community setting. The following represent the objectives of the Proposed Project:

- To create a new residential community of 19 single-family homes without displacing existing housing.
- To help alleviate the current housing shortage by providing infill residential development on underutilized land.
- To provide housing in close proximity to commercial areas and recreational areas.
- To design the on-site circulation system to help ensure safe ingress and egress to and from the Project Site for existing and future area residents, and other motorists.
- To design a project that is consistent with the predominant character of the style of the neighborhood and that connects with the surrounding suburban environment and reflects neighborhood and market needs.
- To design landscape features that provide natural character and texture within the neighborhood suburban environment; that enhance the visual character of the development.
- To allow development of the site while minimizing tree removal and landform alteration.

The proposed project meets all the project objectives, whereas other alternatives would not achieve all of the objectives or achieve the objectives to the same extent. While the commenter claims that the objectives are too narrow and self-serving, the objectives are consistent with the goals and policies of the City's General Plan and the Mulholland Scenic Parkway Specific Plan, which designate the site for residential development, support infill housing and housing near commercial and recreational areas, set standards for neighborhood compatibility, and call for the preservation of natural resources. As such, the objectives are in-line with the City's housing goals and policies.

As several commentors and appellants have brought up issues related to alternatives to the Project, responses to these comments have been properly documented. Responses to

comments on the Draft EIR are provided in the Final EIR. Responses to comments and appeals following release of the Final EIR are provided in appeal staff reports and supplemental reports. These responses merely clarify and provide supplemental information regarding the Alternatives Analysis presented in the EIR. In addition, in consideration of the whole of the administrative record, appropriate CEQA findings were made relating to the consideration and rejection of project alternatives and the adoption of the Project. As such, the commenter has failed to demonstrate how the EIR fails as an informational document or any inadequacy of the Alternatives Analysis in the EIR.

Comment 2: CEQA Recirculation

The commenter claims that the EIR must be recirculated because the Erratum released in September 2020 adds significant new information: (1) the substantial increase in the number and extent of retaining walls; (2) the huge amount (26,800 or 60,000 cy) of over-excavation and re-compaction of the soil required due to the unstable fill currently covering the site; (3) significant impacts of the retaining walls and over-excavation on the mature oak trees and other trees and vegetation on the site. The commenter also states that the Appeal Report does not list certification of the EIR as a possible action for the South Valley Area Planning Commission.

Response to Comment 2:

CEQA Guidelines Section 15088.5(a) specifically states: “New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.” CEQA Guidelines Section 15088.5(b) further provide that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant refinements in an adequate EIR...”

“Significant new information,” that would trigger the need for recirculation, means “a new significant environmental impact would result from the project . . . “ or a “substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance” (CEQA Guidelines Section 15088.5(a)(1)-(2).) Neither situation applies here as discussed in further detail below.

And finally, a decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.” (CEQA Guidelines Section 15088.5(e). There is no mandate under CEQA that a specified finding or action be taken when making a determination as to whether recirculation of an EIR prior to certification is required. (*S. Cnty. Citizens for Smart Growth v. Cnty. of Nev.*, (2013) 221 Cal. App. 4th 316, 317, quoting *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal. 4th 1112 [held that county was not required to recirculate a revised draft EIR that considered a new alternative, recognizing that “an express finding is not required on whether new information is significant; it is implied from the agency’s decision to certify the EIR without recirculating.”].)

As demonstrated by substantial evidence in the record and in the Erratum, dated September 2020, the clarifications related to the project’s retaining walls, grading, and tree preservation do not qualify as significant new information requiring recirculation. In the Erratum, no substantive changes were made to the location and size of the six previously-identified retaining walls, and two new retaining walls were identified, each included to preserve

groupings of protected trees and to minimize tree impacts. Overexcavation activities identified in the Erratum would be necessary as part of regulatory compliance with the City's grading requirements and to ensure soil stability.

Further, the Erratum demonstrates that this additional soil movement would not change any of the EIR's conclusions related to impacts associated with air quality, greenhouse gas emissions, geology and soils, and construction traffic. Updates to the location and health of the on-site trees were also provided in the Erratum due to the length of time since the previous tree survey was completed in 2015. As such, refinements and clarifying language were added to the tree mitigation measures to reflect the most current best practices for tree preservation. These project refinements do not result in any new significant impacts or any substantial increase in the severity of impacts. As supported by substantial evidence in the record, recirculation of the EIR is not required.

The commenter is also incorrect in their claim that the SVAPC cannot certify the EIR. Both the public hearing notice for the September 24, 2020 meeting, as well as page 3 of the Appeal Staff Report, clearly indicate recommended actions for the SVAPC, including actions related to certification of the EIR.

Comment 3: Baseline Hillside Ordinance

The commenter claims that the applicant was required to submit a Slope Analysis Map pursuant to the Baseline Hillside Ordinance and Los Angeles Municipal Code Section (LAMC) 12.21 C(b)(1) in conjunction with the entitlement requests.

Response to Comment 3:

The commenter is incorrect; as stated in the referenced Code section: "As part of an *application for a permit* to the Department of Building and Safety, or for a *Discretionary Approval as defined in Section 16.05 B.* of this Code to the Department of City Planning, the applicant shall submit a Slope Analysis Map...", a Slope Analysis Map is required at the time of application for a building permit or as part of a Site Plan Review application. The Project is not currently applying for building permits and is not subject to Site Plan Review, as the Project contains less than 50 residential dwelling units. Future building permit applications for new residences on the site will comply with any applicable requirements of the Code.

Comment 4: Retaining Walls

The commenter states that the project includes an 80-foot retaining wall up to eight feet in height on Lot 13 and 200 linear feet of retaining walls up to seven feet high on lots 5 and 19, and that the Municipal Code requires that the Zoning Administrator consider environmental effects of the retaining walls, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties. The commenter claims that the retaining walls would block views of the oaks on the Project Site from San Feliciano Drive and Mulholland Drive, would interfere with wildlife movement, and possibly the flow of groundwater (depending on the depth of the footings).

Response to Comment 4:

As indicated on the revised retaining wall exhibit in the Erratum, dated September 2020 (Appendix G to the Erratum), Lot 13 would have an 80-foot-long retaining wall, up to eight feet in height, which would drop down in elevation from the northern portion of the on-site

proposed roadway. As a result, the wall would generally not be visible from the roadway, but would be visible from Lot 13, which would be at a lower elevation. Lot 5 and Lot 19 would include a retaining wall with a length of 200 feet and a maximum height of 9 feet. The Lot 5 and 19 retaining wall along the end of the proposed cul-de-sac would similarly drop down in elevation from the roadway. As a result, the wall would generally not be visible from the roadway, but would be visible from Lot 5, which would be at a lower elevation. Therefore, neither wall will impede views of the oaks from the adjacent roadways from.

As demonstrated in the EIR, the project would not result in significant biological impacts. A habitat connectivity analysis is provided in Section V.D, Biological Resources, of the Draft EIR as well as in Section 4.0 of the General Biological Assessment for Vesting Tentative Tract No. 67505, a 6.2 acre Property Located in the City of Los Angeles, California, dated August 24, 2015 ("General Biological Assessment"), which was attached to the Draft EIR as Appendix G. Urbanization surrounds the property due to many decades of development in the Woodland Hills area. There are few native communities remaining within this area, and those which remain have limited value to wildlife due to lack of connectivity. The Project Site is surrounded by existing development, heavily traveled roadways, and highly disturbed areas. The extent of isolation is depicted in Exhibit 2 – USGS Topographic Map, Exhibit 3 – Aerial Photograph 2015, and Exhibit 7 – Biogeographic Aerial Photograph – 2015 of the General Biological Assessment (Appendix G of Draft EIR). The Project Site is isolated and does not function as a "corridor" or connective habitat. Considering the Project Site is currently fully enclosed with a chain link fence, and separated by various features from any larger blocks of similar habitat and the corresponding low potential for movement through these disjunction parcels, it was concluded that no significant impediments to wildlife movement would occur as a result of Project implementation. In addition, of the 269 trees (including 206 protected trees) located on-site, 194 of the 206 native protected trees (over 94% conserved) will maintain the Project Site in the future for avian utilization and movement. As such, the inclusion of retaining walls on the site would not significantly affect wildlife movement in the vicinity.

Please see Response to Comment 10 regarding hydrological and groundwater impacts.

Comment 5: Extensive Grading and its Impact on Oak Trees

The commenter states that per the letter sent from Gold Coast Geoservices, dated March 4, 2020, submitted by Mountains Recreation and Conservation Authority (MRCA), the site has significant geologic hazards that require extensive mitigation measures. The commenter claims that approximately 60,000 cubic yards of earth will be removed and recompacted, which is greater than the 26,800 cubic yards of removal and recompaction identified in the Erratum, dated September 2020. The commenter further states that this grading will impact hydrology and tree health, and that the Erratum does not take into account the air quality impacts from 60,000 cubic yards of grading.

Response to Comment 5:

The commenter asserts that the EIR fails to disclose the correct amount of grading and earthwork volumes required for the Project. The Draft EIR analyzed grading and earthwork volumes of 3,040 cubic yards of soil to be excavated on the Project Site, with 7,240 cubic yards of soil needed for fill, for a total cut and fill volume of 10,280 cubic yards, with 4,200 cubic yards of fill needing to be imported into the Project Site (Draft EIR, at p. III-8.). Based

on these earthwork volumes, the DEIR concluded that consequent impacts on biology, trees, air quality, groundwater, and viewsheds would be less than significant (see generally, DEIR).

The Erratum to the EIR includes the second addendum of the geologic and soils report by Irvine Geotechnical Inc., titled *Addendum Geologic and Soils Engineering Exploration #2*, dated November 2, 2017. This report includes an assessment of all components of the proposed earthwork, including the proposed refinements for overexcavation and cut-and-fill excavation. Project overexcavation volumes are assessed based on a Removal and Recomposition Plan and associated geologic cross sections, which depict areas of the proposed 15 feet of soil overexcavation and subsequent soil compaction beneath the proposed structures, including residences, retaining walls, dispersion walls, and roads (Erratum to the EIR, Appendix J).

Revised cut and fill grading plans are included and analyzed in the Erratum to the FEIR, Appendices B, E, and F. This analysis accounts for the total volume of excavation associated with the refinements to the Project plans, including the proposed overexcavation, cut-and-fill excavation, required soil import and the extension of overexcavation and cut-and-fill excavation that would laterally extend from the Project features identified in the commenter's letter. This includes overexcavation requiring 26,800 cubic yards of removal and recompaction on site, 3,400 cubic yards of cut, 7,200 cubic yards of fill (for a cut-and-fill total of 10,600 cubic yards), and an import total of 7,400 cubic yards that also accounts for a 12% shrinkage factor caused by soil compaction.

In terms of the change in groundwater flow and impacts on oak trees, a new tree survey was conducted as part of the August 2020 Protected Tree Report (Erratum, Appendix A and D) to account for any changes that occurred in and around the Project Site. The new tree survey acts as an update to the tree survey from 2015 which the DEIR relied on. In addition to providing an updated survey of on-site trees, the new tree report analyzes the Project's potential direct and indirect impacts to trees based on the refinements to the map and grading plans implemented to further reduce the Project's already less-than-significant impacts on protected trees. The revised survey indicates the Project Site and near surrounding area contain 269 trees, of which 206 are protected trees (Erratum to EIR, Appendix A, p. 17). With the implementation of refined mitigation and regulatory compliance as described in the Erratum and Protected Tree Report, a minimum of 77% of the trees surveyed and the associated canopy cover would be retained, including 94% of the protected trees (Erratum to the EIR, Appendix A, pp. 12–13).

The root structure of oak trees allows them to access both surface level moisture from stormwater infiltration, and deeper groundwater supplies. The ability to access both surface level moisture and deeper groundwater, contribute to the ability of oak trees to be adapted to hot, dry conditions, and to remain healthy during extended periods of drought. As analyzed in the Draft EIR, although the Project would include new impervious surfaces and modify the topography of the site, the Project would incorporate onsite capture and infiltration of stormwater runoff, in compliance with the City's Low Impact Development (LID) Ordinance and associated Best Management Practices (BMPs). The amount of stormwater runoff exiting the site post-construction would not be substantial. As a result, the Project would not result in a loss of stormwater runoff available to on-site oak trees. Impacts would be less than

significant with respect to changes to the Project Site's hydrology caused by the Project (Draft EIR, at pp. V.A-12 and 13; Draft EIR, Appendix E, Hydrology Studies).

Regarding the Project's construction air quality impacts on regional emissions of criteria pollutants, the DEIR assessed impacts based on 10,280 cubic yards of grading and 4,200 cubic yards of soil import. The DEIR concludes that the Project would exceed the South Coast Air Quality Management District's (SCAQMD) construction mass-daily significance thresholds for oxides of nitrogen (NOx) as well as the Localized Significance Thresholds (LST) for particulate matter less than 10 microns in diameter (PM10) and particulate matter less than 2.5 microns in diameter (PM2.5). With implementation of Mitigation Measures C-1, C-2, C-3, and C-4, impacts due to emissions during construction would be reduced to below these SCAQMD significance thresholds (FEIR on p. 2-168; MMP on pp. 9–10).

The Erratum to the EIR analyzed the air quality impacts associated with the refinements to the Project discussed herein, and based on the substantial evidence provided in the EIR and with the Erratum, such impacts are determined to be less than significant, with mitigation, thus resulting in no change to the conclusion of the EIR (Erratum to the EIR, pp. 2, 12, 21–28). The Erratum assumed an increase in the amount of soil movement to 40,180 cubic yards of grading (including initial soil excavation and recompaction of 26,800) and an increase in the amount of imported soil from 3,200 to 7,400 cubic yards of dirt and incorporated consistencies with the approved haul route, which assumes approximately 76 one-way truck trips by trucks with a 14 cubic yard capacity over a 14-day haul period in accordance with the hauling period specified in the November 1, 2019, VTTM and haul route approval. This was a 50% decrease in the number of haul trips, as the Draft EIR conservatively analyzed an intensive hauling schedule of 150 one-way truck trips over a four-day haul period. The air quality impacts based on these refinements continue to be less than significant.

However, for informational purposes in response to appeal points, air quality modeling was also conducted based on the larger overstated volumes of excavation asserted provided by Gold Coast Geoservices Inc. and Sukow Engineering, which include: (1) grading for the soil removal and compaction plan (40 tons or 60,000 cubic yards), (2) additional soil import (16,200 cubic yards), and (3) grading to bring the site to grade following soil shrinkage and possible subsidence. Also, in accordance with the haul route approval, dated November 1, 2019, the soil import assumed the use of 14 cubic yard trucks over a 14-day period. As demonstrated in the Erratum, *Appendix H, Air Quality and GHG Analysis*, the unmitigated construction emissions considering the overstated volumes of excavation asserted in the appeal would exceed the SCAQMD significance thresholds for NOx and the localized significance thresholds for PM10 and PM2.5. However, as with the Project emissions as analyzed in the EIR, with the implementation of mitigation measures C-1, C-2, C-3, and C-4, (FEIR on p. 2-168; MMP on pp. 9–10) daily construction emissions would remain below all SCAQMD significance thresholds as shown in Table 3 (Table V.C 8 of the DEIR). Therefore, like the Project emissions analyzed in the EIR, impacts to air quality would remain less than significant with mitigation even with the larger overstated grading assumptions presented in this letter.

Comment 6: Inconsistencies with the Specific Plan

The commenter states that the Appeal Report, at p. A-6, inappropriately defers consideration of the Project's compliance with the Mulholland Scenic Parkway Specific Plan (Specific Plan)

by the Design Review Board (DRB) until final tract map recordation, and that such deferral is inconsistent with Section 11.A of the Specific Plan, which states that “no permit for the use of land...shall be issued for a project until plans...of the project have been reviewed and approved by the Director acting on a recommendation of the [Design Review] Board...” The commenter also states that the Project is incompatible with the Specific Plan due to the amount of grading and tree removal within 200 feet of Alizondo Drive Park, the removal of protected trees with a distinctive significance, and lack of determination by the DRB in meeting building standards.

Response to Comment 6:

As noted in the Appeal Staff Report, certain components of the subdivision would be subject to Specific Plan review prior to the recordation of the Final Tract Map, including activities related to oak tree removal, grading, and installation of new driveways from Mulholland Drive (Condition 22 of the Tract Map decision letter). Section 11.A. of the Specific Plan is also being cited out of context and does not apply to the ZAD entitlements that are currently before the Commission. No use of land permit or building permit application has yet been filed for the Project. The Project’s consistency with the Specific Plan was adequately addressed in the Draft EIR, Table V.G-4, pages V.G-19 – V.G.40.

As noted in the Draft EIR, the nearest public parkland is the City of Los Angeles Alizondo Drive Park, located approximately 900 feet to the east of the Project Site. The Project’s development area would not be within 200 feet of the boundaries of this park.

The Draft EIR also demonstrates that there are no National Register or California State Historic Resource properties, California Historical Landmarks, California Points of Historic Interest, or City of Los Angeles Historic-Cultural Monuments on the proposed Project Site, therefore none of the existing oak trees on the Project Site are associated with a monument or have any distinctive historic significance.

Lastly, the DRB cannot make a determination on the building standards of the Project, as plans for each individual residence have not yet been developed, and following a subdivision of the site, the development of each home or lot would be individually subject to the Specific Plan and design review process.

Comment 7: Subdivision Map Act: Passive or Natural Heating or Cooling

The commenter asserts that the City’s finding that the design of the Project will provide, to the extent feasible, for future natural or passive heating or cooling opportunities in the subdivision, referencing Section 66473.1 of the Subdivision Map Act, is conclusory, and not supported by evidence.

Response to Comment 7:

Section 66473.1 requires only that the design of a subdivision provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision. Section 66473.1 does not require that the map actually contain such design features. The design features the commenter describes are not the types of features that are incorporated into a tract map; rather, they are generally developed as part of the design and construction of the Project.

Further, the City's finding is supported by substantial evidence in the administrative record. As the finding states in the November 1, 2019, Vesting Tentative Tract Map determination, page 104, the Applicant submitted materials that consider the climate, the contours and configuration of the Project Site and other design and improvement requirements, which information is contained in the administrative record. The findings state that the topography of the Project Site has been considered in the maximization of passive or natural heating and cooling opportunities. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The findings also state that, prior to obtaining a building permit, the subdivider is required to consider building techniques, such as overhanging eaves, location of windows, insulation of windows, planting of trees for shade purposes and height of the buildings on the Project Site in relation to adjacent development. Therefore, the City made sufficient findings under Section 66473.1 by referring to the substantial evidence in the administrative record, which is sufficient.

Comment 8: CEQA: Greenhouse Gas Analysis

The commenter claims that the Draft EIR's GHG analysis violates CEQA because there is no physical Project change proposed to reduce GHG emissions; the reduction claimed is due to statewide measures such as the renewable fuel standard. The commenter also states that the Project's claimed reductions below a business-as-usual (BAU) scenario from state regulations shouldn't count toward the reductions needed to meet the Project's threshold of significance.

Response to Comment 8:

The EIR contains substantial evidence supporting its conclusion that the Project's GHG emissions would be less than significant. CEQA Guidelines section 15064.4 states that a lead agency shall make a good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency has the discretion to determine, in the context of a particular project, whether to: (1) quantify greenhouse gas emissions resulting from a project; and/or; or (2) rely on a qualitative analysis or performance-based standards. The City has exercised its discretion to quantify greenhouse gas emissions and utilize qualitative thresholds, which is stated in Section V.E Greenhouse Gas Emissions, of the Draft EIR. The statement in the comment that the Project's GHG emission impacts would be potentially significant is incorrect and unsubstantiated.

The City has properly exercised its discretion to utilize a methodology and analysis consistent with the requirements of CEQA. The Draft EIR compares project emissions both with and without compliance with regulatory measures adopted in furtherance of AB 32 (Global Warming Solutions Act of 2006) and demonstrates the efficacy of these regulations in reducing GHG emissions. In addition, the Draft EIR demonstrates the Project's consistency with plans and regulations adopted for the purpose of reducing greenhouse gas emissions. Therefore, the EIR properly concludes, based on substantial evidence, that the Project's GHG impacts are less than significant and mitigation measures are not required. Therefore, no physical change or greenhouse gas reduction mitigation measures are required as the commenter claims.

Comment 9: CEQA: Wildlife Corridors

The commenter states that the EIR's analysis of the Project's impacts on wildlife corridors is deficient, as there are a number of parks and open-space areas nearby, and Mulholland Drive, also provides a wildlife route. The commenter notes that letters submitted by the MRCA and SMMC, agencies with expertise in managing wildlands, are expert testimony constituting substantial evidence that the Project Site sits at the confluence of wildlife corridors.

Response to Comment 9:

See Appeal Report, responses to Appeal Points 2-3, 2-4, and 2-7.

Comment 10: CEQA: Water Quality

The commenter states that the hydrological analysis in the EIR was deficient, only presenting limited information that the Project would need to comply with regulatory measures designed to preserve water quality, not addressing how stormwater would be treated, and not addressing potential alteration of the existing blue-line stream.

Response to Comment 10:

As analyzed in the Draft EIR, although the Project would include new impervious surfaces and modify the topography of the site, the Project would incorporate onsite capture and infiltration of stormwater runoff, in compliance with the City's Low Impact Development (LID) ordinance and associated Best Management Practices (BMPs). The amount of stormwater runoff exiting the site post-construction would not be substantial. Impacts would be less than significant with respect to changes to the Project Site's hydrology caused by the Project. (Draft EIR, at pp. V.A-12 and 13; Draft EIR, Appendix E, Hydrology Studies.)

In addition, the Erratum to the EIR, dated September 2020, analyzed refinements to the Project's grading, cut, and fill activities and the increase of impermeable area and changes to surface slope and direction that would be caused by the Project, and how that would affect site hydrology by altering surface flow patterns, reduce surface water infiltration and interflow (down-slope flow at shallow depths), and result in a localized reduction in recharge of the perched groundwater underlying parts of the site. As analyzed in the in the DEIR and affirmed in the FEIR and Erratum, approximately 60% of the pre-Project area contributing surface water to the site will remain unaltered post-construction and follow the existing flow path and maintain the existing hydrologic conditions on such undisturbed areas of the site (DEIR, pp. V.A-12–13).

Further supporting the conclusions of the DEIR, the Psomas (2018) Hydrology study (Erratum to the EIR, Appendix I) indicates negligible change in peak runoff pre- and post-construction during the design rainfall events, supporting the conclusion that overall infiltration of stormwater would not be significantly altered during these events. This study supports and expands on the DEIR analysis, concluding that regulatory requirements including the City's LID Ordinance would require the implementation of BMPs for water quantity and quality requirements such as pervious pavement or underground infiltration trenches which would serve to partially remediate impacts to recharge by increasing retention and/or infiltration of precipitation. (See Erratum to the EIR, Appendix H, Sections 1.4 and 1.5.) In addition, BMPs designed to protect trees during construction will preclude or reduce surface soil disruption within the tree drip lines in the long term, thereby reducing infiltration

impacts in those areas (See Erratum to the EIR, Appendix A, Protected Tree Report, and Appendix D of the Protected Tree Report for BMPs and Mitigation Measures during construction). BMPs are required to be designed by the Project Engineer in conformance with City of Los Angeles Department of Public Works' LID Standards Manual. LID standards are primarily designed to reduce impacts of stormwater runoff, minimize pollutant loads, and minimize erosion and other hydrologic impacts to natural drainage systems by requiring development Projects to incorporate properly designed, technically appropriate hydromodification control development principles and technologies.

In addition, borings augured as part of the J. Byers Geologic and Soils Engineering Exploration Report (2005) encountered perched groundwater depths of between 16 and 23 feet below surface (DEIR, Appendix M). With Project excavation and compaction to a depth of 15 feet as proposed, the groundwater flow direction and depth to groundwater would not be significantly affected by the Project (DEIR, pp. V.A-12–13; DEIR, Appendix E, Hydrology Studies). Accordingly, substantial evidence supports the conclusion that hydrology impacts on the Project Site after the implementation of the Project would be less than significant.

As stated in the Final EIR, *Section 2, Response to Comments*, page 2-11, in order to address the jurisdictional status of the Project Site and resolve whether any jurisdictional area would be affected by the Proposed Project, CDFW staff met with TERACOR Resource Management (TERACOR) staff on August 12, 2016 at the Project Site. The site was evaluated during the walkover. It was agreed that the USGS blueline stream had been diverted and undergrounded and no longer flows across the Project Site. There was also a lack of evidence of surface waterflow on the site.

During the walkover with CDFW staff, there was lack of typical field evidence generally utilized to establish jurisdictional status and extent. These indicators include a number of characteristics associated with streams, and include the following: shelving superimposed on banks, sediment deposits, scour lines, water-stained leaves, and debris racks along a streamcourse. The biologists conducting the biological investigations for the Draft EIR also did not observe these or other jurisdictional characteristics, as discussed in the Biological Assessment Report (included in Appendix G of the Draft EIR).

CDFW staff, however, suggested that the feature in question may retain its jurisdictional status based on 1) stormflows generated on-site, 2) the presence of groundwater from the upstream canyon area associated with the blueline stream, 3) the oak woodland presence, and 4) the presence of a storm drain at the north end of the Project Site on San Feliciano Drive. However, no final conclusion regarding the jurisdictional status of this feature was reached during this site visit. The jurisdictional status will be considered further at the time a Preliminary Jurisdictional Determination and the Notification of Lake or Streambed Alteration is submitted as requested by the Department. Nonetheless, the Project Applicant will comply with the Department's recommendation and will submit a Preliminary Jurisdictional Determination and Notification for an LSA Agreement to the Department following completion of the CEQA process. This was included as Mitigation Measure D-6 in the Final EIR. Implementation of Mitigation Measure D-6 will ensure that CDFW policies are implemented with respect to jurisdictional resources and that potential Project impacts remain less than significant.

Comment 11: CEQA: Mitigation Measures

The commenter claims that some of the mitigation measures are improperly deferred, specifically referencing Project Design Feature D-7, which requires a survey to determine if a rodent problem exists, and Mitigation Measure B-1, which requires a landscape plan to provide for maintenance of the trees and other vegetation on the site.

Response to Comment 11:

Project Design Feature D-7 requires that prior to the start of demolition activities at the Project Site, a pest control/pest extermination company will perform a survey of potential rodent issues, and if a rodent problem is found, remediation shall begin approximately one month prior to the start of any demolition. The commenter claims that remediation is unspecified, constitutes deferred mitigation, and lacks performance standards regarding effectiveness of remediation or percentage of rodents which must be eliminated. As noted, the measure is a project design feature and is not a mitigation measure for purposes of reducing a potentially significant impact. The measure is included due to the long-standing vacant nature of the site and stems from community concerns regarding potential rodent issues once site clearing activities begin. As stated in the Final EIR, *Section II. Responses to Comments*, page 2-218, with the exception of the equestrian barn and abandoned home, the Project Site would not be expected to support the common black rat (*Rattus rattus*) or Norway rat (*Rattus norvegicus*) as those species are adapted to human presence and thrive in palm trees and cluttered garages, basements, and attics of inhabited areas. A basic rodent control program conducted in the two remaining structures prior to their demolition should adequately address community concerns. As such, this feature does not constitute deferred mitigation.

The commenter claims that the Landscape Plan required by Mitigation Measure B-1 should be prepared now and that the measure does not contain performance standards to ensure for the preservation of trees and vegetation. Mitigation Measure B-1 requires the submittal of a Landscape Plan, subject to review and approval by the Mulholland Scenic Parkway Specific Plan Design Review Board (DRB) and the City of Los Angeles' Planning Department prior to issuance of the grading permit. A Landscape Plan cannot be submitted at this point, as it would be dependent on the final design and location of the single-family residences and would also require review by the DRB. The measure contains specific direction regarding the content requirements of the Landscape Plan, timing of review and implementation, and requirements for care and maintenance of landscaping. Landscaping and irrigation for each lot shall be fully installed prior to the issuance of the Certificate of Occupancy for the residence on any individual lot and requires the retention of a landscape contractor for ongoing implementation of the Landscape Plan. In addition, other mitigation measures regarding tree protection and replacement contain additional direction regarding maintenance and monitoring to ensure protected tree survival for a minimum of five years (Mitigation Measure B-23). As such, the mitigation measures provide clear guidance and do not constitute deferred mitigation.

Comment 12: Alternatives

The commenter states that the EIR does not present a reasonable range of alternatives, should include a reduced project alternative, and has an overly narrow set of project objectives.

Response to Comment 12:

This issue is addressed in the Appeal Report, Response to Appeal Point 1- 4.

Conclusion

Upon an in-depth review and analysis of the issues raised by the commenter, no substantial evidence exists of errors or abuse of discretion committed by the Zoning Administrator in regards to the points raised. The EIR is comprehensive and has been completed in full compliance with CEQA. As demonstrated by the responses to the commenter, there are no new impacts or substantial increases in previously identified impacts that would result from the comments raised herein. No substantial evidence has been provided by the Appellants that would warrant recirculation of the Draft EIR. The Zoning Administrator correctly made the findings of approval consistent with the Municipal Code and the provisions of CEQA. Therefore, in consideration of all the facts, Staff recommends the South Valley Area Planning Commission deny the appeals of the decision of the Zoning Administrator.

Chabad of Woodland Hills

B"H

Tessler Family Campus

5225 Kelvin Avenue, Woodland Hills, CA 91364

Phone: (818) 348-5898 Fax: (818) 348-6330

chabadwh@aol.com www.whchabad.com

June 18, 2020

26 Sivan 5780

City Council, City of Los Angeles

200 N. Spring St., Room 340

Los Angeles, CA 90012

RE: 22241-22255 Mulholland Drive; Case No. VTT-67505 and Case No. ZA-2007-1255-ZAD

Dear Honorable Members of the Los Angeles City Council:

On behalf of Chabad Woodland Hills, we write in support of the project located at 22241-22255 Mulholland Drive, Los Angeles, CA, and the project applicant Harridge San Feliciano, LLC. We respectfully ask that the City Council approve the project's Vesting Tentative Tract Map. As discussed below, projects such as the one at 22241-22255 Mulholland Drive help assist our organization in its mission to serve the community.

As we are all aware, the City currently faces a housing crisis that is exacerbated by a lack of housing in all areas of the City. As rents have risen faster than incomes, the increased burden faced by households has further marginalized the underserved members of our society. The consequences are visible throughout the City: more families live paycheck to paycheck while housing becomes more difficult to find.

While many communities in the City have begun to produce housing in order to meet the City's needs, several communities have opted to exclude others by supporting the disapproval of much-needed housing projects. For too long, the communities of the Valley, including those in Woodland Hills, have opposed the production of additional housing. These communities continue to avoid their fair-share of housing production, seeking instead to embrace an unworkable status quo. It is time that the communities of the Valley bear their fair share of housing projects.

The City is in need of housing of all types, especially projects that support a broader purpose. This Project would support multiple organizations throughout the City, including ours. The support offered by this project enables us to utilize housing developed in more affluent areas to serve those in need. Our mission is to serve the spiritual needs of the the community in general and the Jewish community more specifically by providing fellowship, education and charitable works. This project will allow us to further that mission within the West San Fernando Valley. Any action by the City to further diminish or reduce the project as approved would only serve to protect an exclusive group of community residents, at a cost borne by the City as a whole. The reality is that density must increase throughout all areas of the City, including those within the Valley.

We strongly believe that any action by the City to diminish the project as approved would unfairly serve to burden the lives of those who would be supported by this project.

As such, we respectfully ask that the City Council approves the project's Vesting Tentative Tract Map.

Respectfully,

A handwritten signature in black ink, appearing to be 'Y. Gordon', written in a cursive style.

Rabbi Yossi Gordon
Spiritual Leader
Chabad of Woodland Hills

RUTH/ALLEN ZIEGLER FOUNDATION

15760 Ventura Boulevard, Suite 801
Encino, California 91436

June 15, 2020

Councilmember Bob Blumenfield
200 N. Spring St., Room 340
Los Angeles, CA 90012

RE: 22241-22255 Mulholland Drive;
Case No. VTT-67505 and
Case No. ZA-2007-1255-ZAD

Dear Councilmember Blumenfield:

On behalf of the Ruth/Allen Ziegler Foundation (the "Ziegler Foundation"), we write to express our support for Harridge San Feliciano, LLC (the "Applicant") regarding the project (the "Project") located at 22241-22255 Mulholland Drive, Los Angeles, California, referenced above. By way of background, the Ziegler Foundation was established over 25 years ago by Allen and Ruth Ziegler, well known Los Angeles philanthropists, in order to support charitable organizations primarily serving the local community.

The City of Los Angeles is in the midst of an unprecedented housing crisis; a housing crisis for which each and every community must bear some share of the solution. Over the years, the Ziegler Foundation has supported charities and organizations such as AIDS Project LA, Alternative Living for the Aged, the Aviva Center, Bet Tzedek Legal Services, Common Ground - The Westside HIV Community Center, Didi Hirsch Mental Health Center, Dream Street, Habitat for Humanity, the Independence Center, Jewish Family Services of Los Angeles, L.A.P.D. Academy Magnet School, LA Jewish AIDS Service, Organization for the Needs of the Elderly, Palms Middle School, Project Angel Food, Student Health Services, Students Run LA, and Wheels for Humanity. Since its founding over \$10 million has been distributed to these and other organizations.

As a longtime partner in the community, the Ziegler Foundation has worked with the Applicant on the Project in order to ensure that the Project effectively serves the City's goal of providing for those in need in all communities of the City. The Project reflects this joint effort, offering an exemplary illustration of a developer willing to partner with a charitable foundation. Furthermore, the participation of the Ziegler Foundation ensures that a majority of the Project's proceeds will go to support community organizations like those listed above.

Councilmember Bob Blumenfield
June 15, 2020
Page 2

Accordingly, the Project is essential in order to enable the Ziegler Foundation to carry on its mission and charitable purposes.

We strongly believe that any action by the City to further diminish or reduce the Project, and thereby make it infeasible, would both demonstrate an unwillingness on your part to ensure that communities bear their fair share of housing, and unduly hurt those in need in other parts of your district, as well as the districts of your colleagues.

The Applicant and therefore the Project support the mission of the Ziegler Foundation, and we have earmarked the Project because of its importance to enable us to continue and even increase our support of the community. The Applicant is dedicated to our Foundation's mission and principles, and has engaged in community outreach, which has resulted in reducing the Project from 38 units to 19 single-family homes. We believe this effort demonstrates both the Applicant's and the Project's sensitivity to both the needs of the immediate community, as well as the community at large that we serve.

We respectfully urge you and your colleagues to deny the appeals and support the approval of this Vesting Tentative Tract Map.

Respectfully,

Richard A. Corleto,
Vice President and
Managing Director,
The Ruth/Allen Ziegler Foundation

cc: City Council, City of Los Angeles
200 N. Spring St., Room 415
Los Angeles, CA 90012

David Schwartzman

June 19, 2020

Bob Blumenfeld
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTTM 67505

Dear Mr. Blumenfeld,

I live at 6716 Julie Ln., West Hills, California and am a resident of Council District 3. I'm writing in support of the Harridge San Feliciano project at 22255 and 22241 W. Mulholland Drive, Los Angeles, California 91364. This project entails the subdivision of a 6.2 acre property into 19 lots and the subsequent development of 19 single family homes.

I support this project because I am concerned about gentrification and displacement in this City. We consistently address gentrification from the perspective of longtime residents being pushed out of emerging neighborhoods. However, what fails to be scrutinized time and time again is the actual cause of gentrification. Gentrification and displacement in Los Angeles' eastern and southern neighborhoods happens when there is not enough housing constructed in the City as a whole, specifically in Council District 3 and other areas of the Westside and West Valley. In fact, there has been less housing constructed in Council District 3 than almost any other district in the last few years. NIMBY's opposing housing production in this district affects the rest of the City in a very negative way.

Given the lack of housing construction in Council District 3, supporting 19 homes on 6.2 acres of land is the least you could do. Opposition to this project flies in the face of the progressive ideals you espouse. Do not let the NIMBY's win, please support this project and oppose the appeals.

Sincerely,



John Kim

DATE

6/19/20

City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTTM 67505

Dear Bob, Blumenfeld
24024 Long Valley Road

I live at Wicken Hills CA and am a resident of Council District 3. I'm writing in support of the Harridge San Feliciano project at 22255 and 22241 W. Mulholland Drive, Los Angeles, California 91364. This project entails the subdivision of a 6.2 acre property into 19 lots and the subsequent development of 19 single family homes.

A successful appeal of this project would display the gross imbalance of power in this City if a wealthy community can successfully block 19 single-family, market rate homes from being built in their neighborhood, while neighborhoods of lower socio-economic status are being asked to densify, welcome permanent supportive housing and temporary shelters with open arms.

For too long, neighborhoods with residents in higher income brackets have successfully controlled City Hall, kept housing construction out of their neighborhoods and have refused to densify as the City grows, continuing to insist that Los Angeles is still a suburban enclave of the 50's and 60's and not the second largest city in the Country. This control has only further widened the divide between the "haves" and "have nots". Your support of the appeals on this project would demonstrate your inability to stand up to the NIMBYs who wield their power and unlimited resources to stop perfectly sensible and needed housing from being constructed in their neighborhood. Please support this project and oppose the appeals.

Sincerely,



Douglas M Fierro

DATE

City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTTM 67505

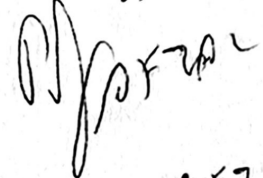
Dear Bob Bloomfield

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Sincerely,



Peter Afzal

DATE

6/15/20

City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTM 67505

Dear

Bob Bloomfield

I live at Hidden Hills and am a resident of Council District 3. I'm writing in support of the Harridge San Feliciano project at 22255 and 22241 W. Mulholland Drive, Los Angeles, California 91364. This project entails the subdivision of a 6.2 acre property into 19 lots and the subsequent development of 19 single family homes.

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Sincerely,

Elika Fierro



DATE 6-19-20

City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTM 67505

Dear Bob Bloomfield

I live at Calabasas and am a resident of Council District 3. I'm writing in support of the Harridge San Feliciano project at 22255 and 22241 W. Mulholland Drive, Los Angeles, California 91364. This project entails the subdivision of a 6.2 acre property into 19 lots and the subsequent development of 19 single family homes.

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Sincerely,

Sarah Akhavan
Sarah Akhavan

DATE June 18th

City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTM 67505

Dear Bob Bloomfeld
23460 PARK HERMOSA, CALABASAS, CA, 91302

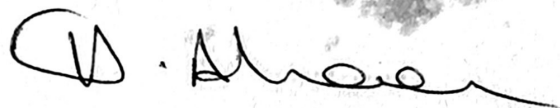
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Sincerely,

MOE AKHAVAN



DATE June 18th

City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTTM 67505

Dear Bob, Bloomfield

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Sincerely,

Helen Amir Nelson


DATE June 18th

City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: Support for ZA-2007-1255-ZAD-1A/VTM 67505

Dear Bob, Bloomfield

I live at Calabasos and am a resident of Council District 3. I'm writing in support of the Harridge San Feliciano project at 22255 and 22241 W. Mulholland Drive, Los Angeles, California 91364. This project entails the subdivision of a 6.2 acre property into 19 lots and the subsequent development of 19 single family homes.

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Sincerely, Kevin Akhavan

KA



Sukow Engineering

Surveying • Land Planning • Civil Engineering
Plan Processing • Project Management

August 28, 2020
J.N. 0177-003-000

Paul Edelman
Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Rd.
Malibu, CA 90265

RE: 22241-22255 West Mulholland Drive, Woodland Hills
Vesting Tentative Tract Map No. 67505

Dear Mr. Edelman,

In accordance with your request, we have added to our previous review of the proposed project a focus on the zone variance requested by the developer for retaining walls. You have asked us to look at alternate approaches for Lots 9 and 10. The documents utilized in this review are as follows:

1. Vesting Tentative Tract Map No. 67505 stamped dated April 10, 2019
2. Vesting Tentative Tract Map No. 67505 Cut/Fill Exhibit
3. Geologic and Soils Engineering Exploration Report for Vesting Tentative Tract Map No. 67505 by Irvine Geotechnical Inc. dated April 6, 2017
4. Geology and Soils Report Approval Letter from City of Los Angeles dated November 21, 2017.
5. Letter of Determination for Vesting Tentative Tract No. 67505 dated November 1, 2019.
6. Conceptual Hydrology Study for VTTM No. 67505 prepared by Psomas dated September 27, 2018.
7. Case No. ZA-2007-1255-ZAD-LOD
8. Exhibit A-Retaining Walls-Stamped dated November 01, 2019.

The variance request would allow an increase in wall height for the wall along the southerly line of Lot 13 being the right of way line of the private street. Existing San Feliciano Drive is higher than the adjacent lot area at this location so the private street needs to descend into the lot area. This wall is needed to minimize the grading at the south end of Lot 13 to protect trees in that area and is only justified to eliminate this grading and protect the natural terrain. The wall may need to be higher than noted in the request and is discussed later in this report.

The second part of the variance request the use of multiple walls within the project in order to develop the site as conceived. It should be noted that some of these walls and maybe all of these walls could be either eliminated or lessened with a different approach to the project focused on

eliminating walls. An example of this is included in this report for Lots 9 and 10. Also included in this report is a commentary on the walls proposed. It seems that more work needs to be done by the applicant to explain the possible discrepancies in his wall request and what appears to be needed to make the project as proposed work. The rest of this report will outline those issues.

One aspect of the project that will contribute to the need for walls is that it is being constructed in a natural ravine. This ravine drains the entire site along with a small amount of offsite area. The drainage is by sheet flow northerly to the most northeasterly corner of the site. This drainage leaves the site by sheet flow into the public street area. In order to create pads for the lots, part of the ravine needs to be filled to create a roadway but part of the ravine needs to remain to drain the rear yards of some of the proposed lots. Cross lot drainage utilizing the remaining ravine area will exist once the tract records. Fencing along property lines in these areas must be conditioned to allow the continuation of these flows. In order to balance the impact of the grading in the ravine some lots along the new roadway will require cutting into existing slopes to create the pad areas. Also Lots 1 through 4 will require a combination of fills and cuts to create pads which will lead to some wall requirements.

There are five walls included in the variance request. We will conceptually look at each wall and comment on them.

RETAINING WALL NO. 1

Retaining Wall No. 1 is at the rear pad areas of Lots 1 through 4. Since these lots need to drain northerly into the existing natural ravine they will contribute to the cross lot drainage. Since the lots will be draining down a natural slope, the wall will not only need to retain but will also act as a dispersal wall to create continuous sheet flow off the lots and down the slopes. The Elevation View of this wall does not seem to show enough wall length going into Lot 1 to create a daylight point and to provide for dispersal. The grading proposed on Lot 1 is not clear but appears that much of the lot will be in fill and more wall may be needed.

RETAINING WALL NO. 2

Retaining Wall No. 2 is located behind the pads of Lots 5 and 6. It will be used in a cut area to support the existing slope. In the Elevation View for the wall, the northerly end of the wall shows the same grade as the pad. The next pad is lower than this. A return wall along the northerly line of Lot 6 may be required to reach daylight.

RETAINING WALL 3

Retaining Wall No. 3 is in the rear of the pad areas for Lots 9 and 10 and continues along the northerly line of Lot 10. It appears that the wall was needed to raise the pad areas so they will drain into the proposed street. We have attached a drawing prepared by us titled "Review of Proposed Walls for Lots 9 and 10" which reflects our comments on this wall system. The left side of the drawing is a review of the lots using the design concept presented on the tentative map and the right side of the drawing presents an alternate approach for the development of these lots. When reading the following please refer to that drawing.

Relative to the tentative map approach, it was determined using the grades provided on the tentative map that the pad grades shown for Lots 9 and 10 are too low to accommodate draining the pads to the street. Lot 9 pad would need to be raised approximately three and one half (3.5') feet and Lot 10 would need to be raised approximately two and one half (2.5') feet. This would require the entire wall length to be raised by these amounts in order to support the pads. The grading on Lot 8 adjacent to Lot 9 is not shown on the tentative map. It is assumed that the natural ravine in this lot will mostly remain. The ravine southerly of this point is filled in and replaced with pad and street. We have shown some conceptual grading on this lot. An additional wall has been identified along the southerly lot line of Lot 8 in order to begin the ravine. In order to maintain the ravine within Lot 8 and northerly along the pad of Lot 9, the proposed wall length needs to be extended southerly to the south line of Lot 9 and then westerly along the south line of Lot 9.

Relative to the alternate approach, the walls could be mostly eliminated if the building were to include a lower basement floor. The main concern with this approach would be to develop detailed calculations for the remaining runoff into the ravine in order to establish a baseline elevation for the 50 year flow and to make sure there is adequate freeboard above it to protect the structure.

RETAINING WALL 4

Retaining Wall No. 4 is along the rear of Lots 11 and 12. In studying the grades on the tentative map these lots are too low to drain to the public street with the pad grades as shown. The purpose of the wall would have been to accomplish this and also to elevate the pads above the level of the flowline of the natural ravine. These lots would need to be raised two (2') to three (3') feet in order to drain to the street. This means the wall heights also need to be raised. The natural ravine had two separate flow paths in this area. The creation of the pads blocks one of those flow paths. This path needs to remain so at the face of the wall a drainage ditch needs to be installed to keep this path open. Lot 13 on the tentative map does not show any grading. It also needs to be raised to drain to the street. The wall along Lots 11 and 12 would need to be extended southerly along the rear lot line of Lot 13 in order to create the required pad grade.

RETAINING WALL 5

Retaining Wall No. 5 runs along the new street right of way line at the southerly line of Lot 13 and along the right of way line of San Feliciano Drive. The wall is there to hold up the street above the natural grade and will allow the natural grade on this part of Lot 13 to remain. Based on the street grades shown on the tentative map the wall is a little below the back of walk grade of the street. This wall will need to be raised to at least the back of walk grade. Also, the Bureau of Engineering may want a vehicular barrier provided by the wall which would raise the wall at least two (2') feet above the back of walk grade. Also the wall along the Northwestern line of Lot 10 should be extended to connect with this wall so no grading is required on this part of Lot 13.

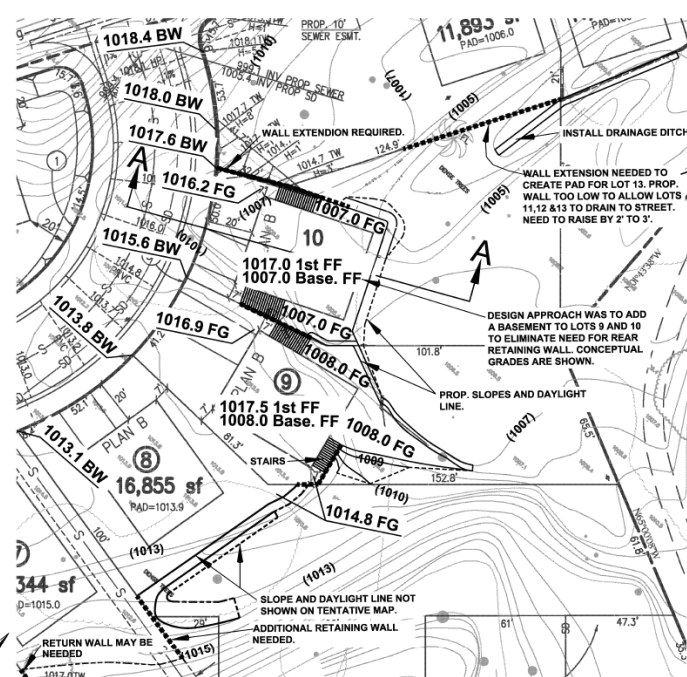
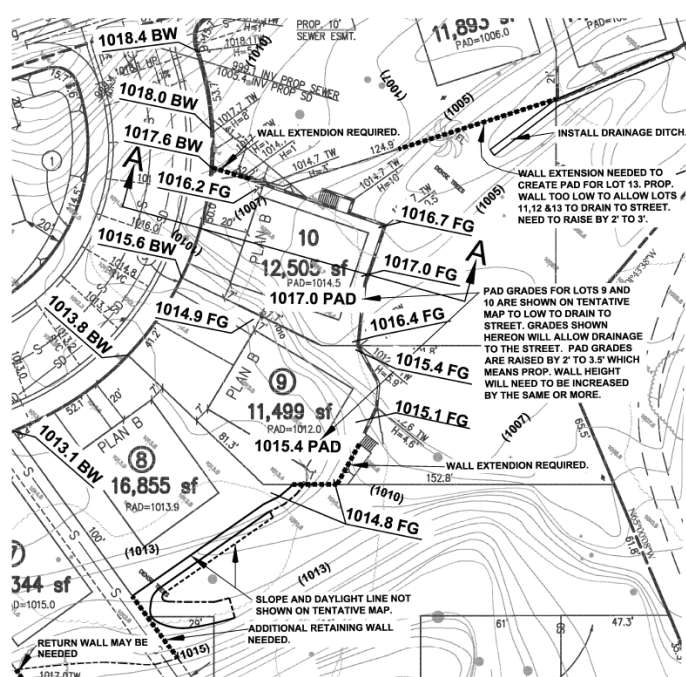
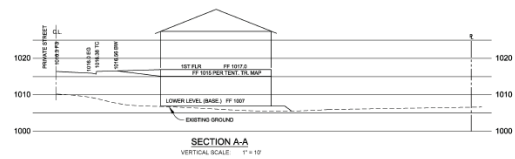
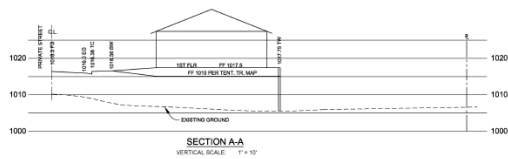
The drawing provided and the above observation are the results of our review as requested by you. In the final design of the subdivisions other needs may surface that are not covered by this preliminary review. It appears that the requested variance is not adequate enough to accommodate the intended design and therefore higher walls will result and create any other impacts that they may bring.

This concludes our additional review of the project. If you have any questions please feel free to contact me at (818) 404-7828 or at my e-mail msukow@earthlink.net.

Sincerely,



Melvin Sukow
R.C.E C022673



PREPARED UNDER THE DIRECTION OF:
Melvin Sukow
 R.C.E. 22673
 DATE: 07-27-2020

SUKOW ENGINEERING

civil engineers & land surveyors

13286 CANYON STREET, NORTH HOLLYWOOD, CA 91605

TEL: 818-707-1020

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PREPARED EXCLUSIVELY FOR:

MOUNTAINS RECREATION & CONSERVATION AUTHORITY

8910 MARLBOROUGH DRIVE, SAN FRANCISCO, CA 94121

SHEET NO.

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OF 1 SHEETS

JOB NO.

0177-003-000



Sukow Engineering

Surveying • Land Planning • Civil Engineering
Plan Processing • Project Management

September 18, 2020
J.N. 0177-003-000

Paul Edelman
Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Rd.
Malibu, CA 90265

RE: 22241-22255 West Mulholland Drive, Woodland Hills
Vesting Tentative Tract Map No. 67505
Supplemental Letter to Letters dated February 3, 2020 and August 28, 2020

Dear Mr. Edelman,

In accordance with your request, we have added to our previous review of the proposed project a focus on the latest zone variance documents submitted by the developer for retaining walls. The additional documents utilized in this review are as follows:

1. Case No. ZA-2007-1255-ZAD Staff Report for September 24, 2020 hearing.
2. Exhibit 3-A. Modified Retaining Wall Plan attached to Item No. 1.
3. EIR Erratum Appendix C-Revised VTTM.
4. EIR Erratum Appendix G-Retaining Wall Exhibit and Profile.

The modified variance would allow for the over-height wall on Lot 13 and increase the number of walls to seven. It should be noted that the recommended approval does not address all the modifications requested by the applicant.

We compared the grading shown on the new wall exhibit and on the revised tentative map to the drawings we used in our last review. The grading as shown remains the same as in the past (except in the area of proposed Retaining Wall No. 7) and the wall profiles remain the same for walls one through five. Wall profiles were added for walls six and seven. Therefore all of our previous comments remain the same as noted in our August 28, 2020 letter. There are two additional walls included in the modified variance request. We will conceptually look at each of these walls and comment on them.

RETAINING WALL NO. 6

The grading shown on Lots 15, 16 and 17 has not been changed from the previous drawings so this wall was one that was overlooked in the initial request. Not shown on the Exhibit is how the three foot differential in grade between Lots 16 and 17 will be addressed. Since they are not requesting a sideline wall along the common property line, one must assume the difference will

be handled by a slope between the two properties and not a retaining wall. A slope is not shown on the Exhibit. The requested wall could possibly be eliminated and the existing slope maintained by accepting a change to the pad depth and providing additional slope. The lots are wide so a change in pad configuration could offset the loss in pad size.

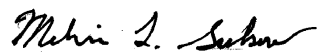
RETAINING WALL NO. 7

This retaining wall is a result in the proposed grading change at the end of the cul-de-sac. The finished grade of the cul-de-sac is higher by two to five feet than the existing grade. Note this is the same as previous drawings. The previous design extended the new grade of the cul-de-sac to intersect the face of the surrounding slopes. Therefore no wall was required. The new design attempts to leave the existing grade immediately adjacent to the cul-de-sac right of way alone which requires building a wall to hold up the roadway. This also creates a sump adjacent to the wall which was accommodated by extending the storm drain system to the end of the cul-de-sac and providing inlets. They imply this all was done to save existing trees. One could possibly lower the height of the wall and still save the trees by playing with the alignment and grade at the end of the cul-de-sac. This type of change would impact lots 17 through 19.

One other item not included in our previous review and realized as a result of the Retaining Wall No. 6 review is the possible need for more sideline walls between lots not requested in the variance. There is a two to three foot variance between Lots 2 to 3, 3 to 4, 8 to 9, 9 to 10 and 12 to 13. The side yards are not large for these lots and no slope grading is shown between lots. Assuming that these heights would be determined to be retaining walls and no grading was provided to eliminate them each would possibly need a variance based on the limit of one wall per lot.

This concludes our additional review of the project. If you have any questions please feel free to contact me at (818) 404-7828 or at my e-mail msukow@earthlink.net.

Sincerely,



Melvin Sukow
R.C.E C022673

Uzi Avnery
5706 Corbin Ave,
Tarzana, CA 91356
Tel: 818-468-3130
Email: uziavnery@gmail.com

Los Angeles Planning Department

To Whom it may concern

I am in support of the project located at 22255 Mulholland Drive, Woodland Hills CA 91364.

There is a shortage of all types of housing in the area. This project will enhance the neighborhood and provide desperately needed housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Uzi Avnery', with a stylized, flowing script.

Uzi Avnery

False Claims Per Staff Powerpoint

