

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
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INFORMATION
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www.lacity.org/PLN

November 8, 2005

NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2005-2301-EIR

PROJECT NAME: Vesting Tentative Tract No. 61553

PROJECT LOCATION/ADDRESS: 22255 Mulholland Drive, Woodland Hills

COMMUNITY PLANNING AREA: Canoga Park-Winnetka-Woodland Hills-West
Hills

COUNCIL DISTRICT: CD-3

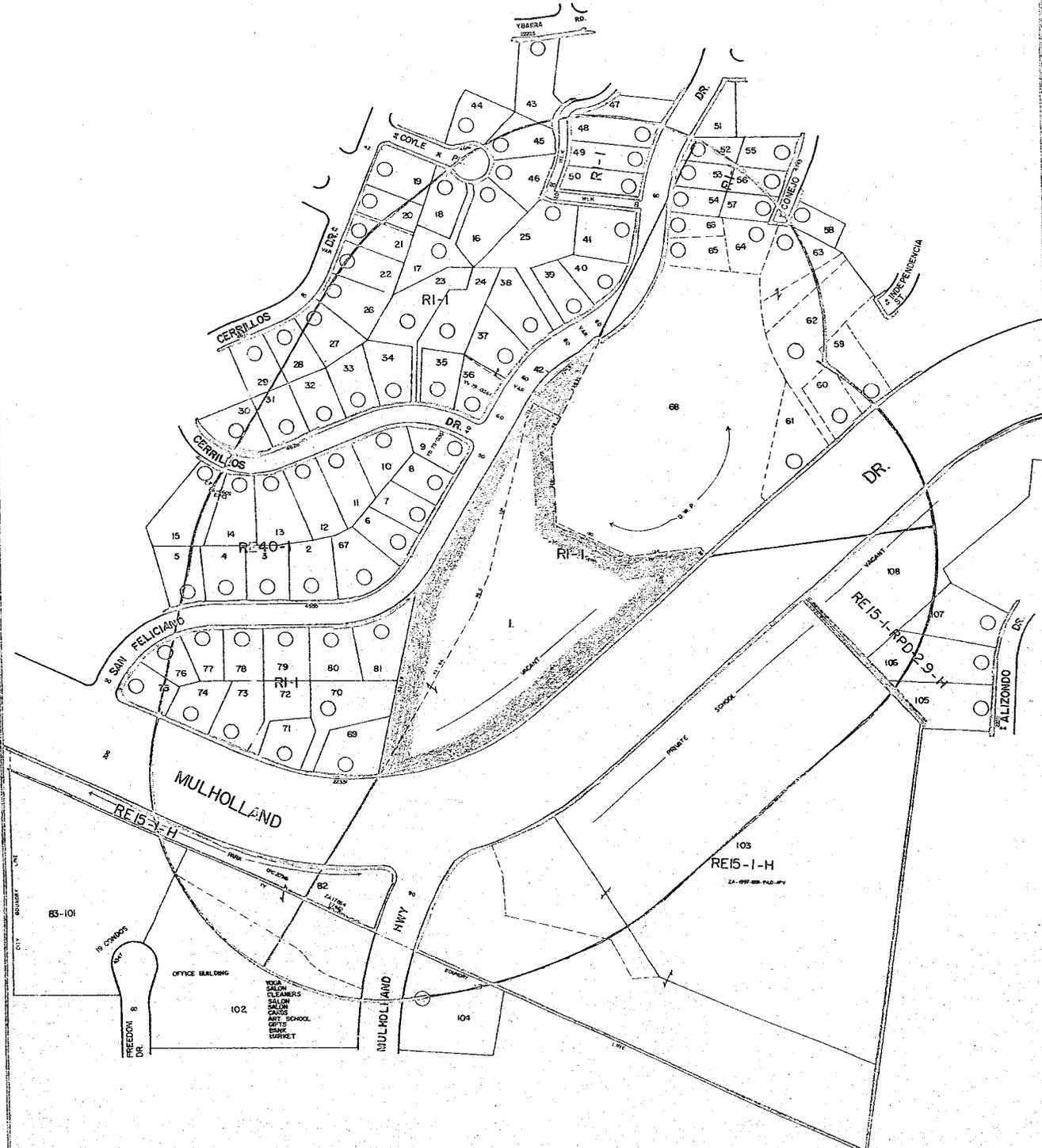
DUE DATE FOR PUBLIC COMMENTS: December 8, 2005

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein (the "proposed project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and the potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The proposed project is the development of 37 detached single-family homes on a 6.19-acre project site. The project would require a change of zoning from R-1 to RD-6 because the single family homes are configured on two lots as a detached condominium development. Also, because portions of the proposed project would be visible from Mulholland Drive, the applicant is requesting an exception from the viewshed protection and allowable building height provisions set forth in the Mulholland Scenic Parkway Specific Plan. The applicant also requests a Zoning Administrator Determination to allow a retaining wall in excess of 3.5 feet in a required front yard, a Zoning Administrator Adjustment to allow a retaining wall in excess of 8 feet in a required front yard and a Zoning Administrator Adjustment to allow more than one retaining wall on a single lot. The retaining walls do not provide additional viewshed impacts along Mulholland Drive. The resulting project would have less density than permitted by the proposed zoning, it is consistent with the General Plan, and would look like a





TENTATIVE TRACT NO. 61553
 ZONE CHANGE, SPECIFIC PLAN EXCEPTION

RI-1 TO (TIC) RD6-1

Quality Mapping Service
 Zoning Consultants

14549 Archwood St., Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 957-0351

DRAWN BY: SOSA

THOMAS BROTHERS

Page: 559 Grid: J-5

LEGAL

LOT

TRACT: 1000

N.B. 19-1-34
 "SEE APPS"

CONTACT: ALLEN MATKINS

C.D.: 3

C.T.: 1374.01

P.A.: 220 (CANOGA PARK-WINNETKA-WOODLAND HILLS)

USES: FIELD

SCALE: 1" = 100'

D.M.: 1653101
 1653101

PHONE: (213) 533-5823

DATE: 10-7-04
 Updated: 03-18-05

NET AC: 6.09±

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