

From: "Tom Glick" <Tom.Glick@lacity.org>
Subject: **Fwd: New Leaf homes , env-200702769-EAF**
Date: October 1, 2007 8:26:37 AM PDT
To: "Wendy Lockwood" <wl@siriusenvironmental.com>

Tom Glick
City Planning Department-Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
Phone: 818-374-5062
FAX: 818-374-5070
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

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||| Joan Wohlstetter <rowo33@yahoo.com> 9/28/2007 1:40 PM >>>
Dear Mr. Glick,

I am writing to you because i am extremely concerned about the impact of the New Leaf homes on the Mt. Olympus, Woodstock Rd, Lulu Glen Dr & Woodrow Wilson Dr. community. We are a quiet residential neighborhood of narrow roads and (until recently) unobtrusive homes. If a variance is allowed for the 5 homes that exceed the height and setback requirements, it will send a message to builders that it's OK to disregard the requirements. Once the structure is built, there will be a way to get approval anyway.

I also believe that the size and density of the project could have other adverse effects on the neighborhood such as increased traffic, access problems for emergency services, drainage issues that could effect slope stability etc.

Our family has lived in Laurel Canyon since the late 1940s. It is a very special area - easy to destroy, difficult ro recreate.

Sincerely yours,

Joan Wohlstetter
7872 Woodrow Wilson Drive

From: "Tom Glick" <Tom.Glick@lacity.org>
Subject: **Fwd: ENV-2007-2769 EAF New Leaf Homes**
Date: October 1, 2007 8:26:51 AM PDT
To: "Wendy Lockwood" <wl@siriusenvironmental.com>
 1 Attachment, 2.5 KB

Tom Glick
City Planning Department-Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
Phone: 818-374-5062
FAX: 818-374-5070
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

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 Tony Tucci <radiocave@earthlink.net> 9/28/2007 1:47 PM >>>
Dear Mr Glick,

I live on the West Side of Laurel Canyon Blvd, an area that is already suffering the cumulative impact of hillside development. It seems the New Leaf development will be a significant addition to a significant problem.

Yesterday, as I drove down Laurel Canyon Blvd at 11am in bumper to bumper traffic yesterday, it was hard to fathom the additional ingress and egress of construction equipment up and down what is now deemed by the city as a "High Impact Traffic Zone."

Next the construct equipment will travel up a Hillside Ordinance, sub-standard roadway. There's no way to get around the fact that today's building equipment is too big to fit on Willow Glen, a dangerously narrow roadway. Damage to the road and neighboring properties will ensue. The hillside ordinance clearly states that a minimum of 20 feet must exist not only in front of the development but all the way down to the container road and in this development instance, access is not sufficient. The idea of parity and providing exemptions to this rule has been commonplace, but one might look closely into the idea that a neighborhood's safety, access, convenience and quality of life might be more important that a return on investment or developers right to develop.

Quality of Life is a real issue that the planning department has to take into account for our hillside neighborhood. Not only the impact on the environment but the impact on the long established community must be considered. This new leaf project has the appearance of a new housing track, who's assault on a historic community--anything short of widening the streets to the correct legal width--could not be endured.

Finally, any planning department approvals of such a project will be signed with the knowledge that the city is unequipped to enforce it's own rulings that are set forth by the Zoning Admistrators. No enforcement is the word that is being spread around these hillsides. Therefore to make any conditions for approval without the mechanism of enforcement properly in place, is like saying, "well I know there's a problem, but now it's out of my hands...." Any approvals in that manner would be extremely irresponsible, but unfortunately that is seemingly what our neighborhood has experienced to date.


Thank you for your attention this letter and these concerns.

Sincerely,

Tony Tucci



[Part.001 \(2.5 KB\)](#)

From: "Tom Glick" <Tom.Glick@lacity.org>
Subject: **Fwd: New Leaf Spec Subdivision- ID# ENV-2007-2769 EAF**
Date: October 1, 2007 8:27:40 AM PDT
To: "Wendy Lockwood" <wl@siriusenvironmental.com>
 1 Attachment, 3.8 KB

Tom Glick
City Planning Department-Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
Phone: 818-374-5062
FAX: 818-374-5070
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

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 Bob Yothers <byothers@earthlink.net> 9/28/2007 5:18 PM >>>
9/28/07

RE: New Leaf Spec Subdivision- ID# ENV-2007-2769 EAF

Dear Mr. Glick,

I am a 2007 winner of a Public Works Grant from the City of Los Angeles

here in Laurel Canyon. Our project is called: Beautiful Laurel. With money from the city, neighborhood councils and area businesses, volunteers and myself have spent every Saturday since April (24 weekends and counting!) cleaning up a 2-mile stretch of Laurel Canyon Boulevard (the busiest 2-lane street in the country) from Sunset to Mulholland.

As we prune back trees and brush, build irrigation systems and soon begin several major landscaping activities, we also spend many hours on

Saturday picking up what I call 'sin-trash' (objects that are carted into the canyon and discarded out the windows of traveling cars and trucks: fast-food wrappers, beer cans, empty cigarette boxes and thousands of cigarette butts, etc.). It has been my personal experience

that with each new major construction project that the Planning Department approves, I see, not only an increase in sin-trash, as people sit in their cars longer because of the added congestion, but a

whole host of construction garbage that either falls off or is thrown from construction vehicles: tools, fast-food wrappers, PVC pipe, drywall, cigarettes, etc.

As I do not deny the right of a property owner to renovate an existing home or build a new home, consistent with the neighborhood, for

themselves, I seriously object to the opportunistic profiteering that is currently going on unabated in my community. It has gotten so bad lately, that many of those huge food RVs have begun traversing the narrow streets of the canyon communities in search of all the contractors and migrant workers at these sites.

As you are one of the gatekeepers of our well being, please consider these points that will help and protect my community and our homes:

-Transparency: Full disclosure by the spec developer of the entire development plans and those of each home – subject to approval by a design committee

-Environmental Impact: For every two houses build, at least one lot will be donated to the Santa Monica Conservancy to remain Open Space in perpetuity

-Goodwill: Staggered construction to limit the impact to traffic and neighborhoods

-Accountability: Require the developer to post a Completion Bond for each phase

-Compatibility: Each house to be no more than 3,000 sq ft in size and be designed with the community aesthetic in mind

-Environment friendly: The construction of this proposed spec subdivision will cause the total destruction of natural habitat in the

area. The spec developer is obligated to plant groves of native trees and plants to sustain the displaced wildlife

-Infrastructure: The spec developer will pay a fee at each phase that is dedicated to the creation and upkeep of the infrastructure in the immediate area (curbs, hydrants, signs, roads, sewers, foundations of homes, etc.)

-Law abiding: Complete adherence to existing ordinances, regulations and laws. No exceptions. (From the beginning these were put in place to

protect us from a few individuals who cannot conduct themselves in a responsible manner.)

Mr. Glick, many of these points will seem excessive to the spec developer, or more succinctly – they will seriously cut into his profits. I would agree. But I ask you to consider the needs of the community, over the needs of a wealthy few. Next time, the neighborhood

you save, could be your own.

Sincerely,

Robert A. Yothers
8845 Lookout Mountain Ave.
Los Angeles, CA 90046
(323) 650-1528
www.beautifullaurel.org

From: "Tom Glick" <Tom.Glick@lacity.org>
Subject: **Fwd: Public Comment on project "New Leaf Homes," ENV-2007-2769-EAF**
Date: October 1, 2007 8:27:53 AM PDT
To: "Wendy Lockwood" <wl@siriusenvironmental.com>

Tom Glick
City Planning Department-Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
Phone: 818-374-5062
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||| ily <prosperridge@yahoo.com> 9/28/2007 5:29 PM >>>
Dear Mr. Glick:

This letter is in response to the invitation for Public Comment on project "New Leaf Homes," ENV-2007-2769-EAF.

I live in the vicinity of the proposed project and, accordingly, have a vested interest in the EIR and the eventual outcome of the City's decision as to the ultimate scope of this project. From a safety standpoint, I believe that adding to the existing five homes by constructing more is asking for real trouble given the land being unstable in a geological sense. I know from firsthand experience what instability can mean for residents as well as the liability of the City, given my home's location near the major landslide that occurred in January 2005 that closed Woodstock Road for 18 months.

Hillside ordinances are in place to protect the land, ecosystem, and the City from legal liability -- and by extension, to protect the homeowners of the City, since their taxes are what funds the City government. Yet to add more homes than the five that are currently in place would exceed hillside ordinances in an area that has been categorized as a Landslide Area in a prior geological report. Therefore, variances would be required to build more homes beyond the initial five. What good reason, then, does the City have to grant variances on additional homes in a Landslide Area? The building sites are close to being vertical on the Leicester Drive slope.

The proposed site is clearly visible from Mulholland Drive, and is classified as a prominent ridgeline. Accordingly, the appeal and appearance of the area will be permanently scarred by the proposed development. What is being proposed, which would call for the removal of no less than 15,000 cubic yards of earth, would not only leave the area in an unnatural condition within the Santa Monica Mountains and Mulholland Scenic Parkway, but would be a blatant violation of the requirements of the Parkway.

The project has the near-certain potential of eliminating long-term environmental goals, including the preservation of open space and wildlife corridors.

I would ask for careful examination of the above, asking yourself why

would it make sense to grant variances to build additional homes on de facto vertical "sites" in a Landslide Area that will not only pose a safety risk due to the unstable soils, but also threaten the very existence of a major wildlife corridor whose raison d'etre is to extend the lives of numerous species of fauna who were here first, be a stark violation of the requirements of the Mulholland Scenic Parkway, and require further widening of Leicester Drive beyond the 24' that is necessary as per the Standard Street Dimensions, Standard Plan S-470-0, D-22548 adopted on May 13, 1999 by the Dept. of Transportation, when no further land is available to widen the street?

I thank you for the opportunity to comment on the New Leaf Homes project.

Pinpoint customers who are looking for what you sell.
<http://searchmarketing.yahoo.com/>

September 28, 2007

Tom Glick
City Planner
Department of City Planning
City of Los Angeles
Van Nuys Civic Center
14410 Sylvan St # 351
Van Nuys CA 91401

VIA UNITED STATES MAIL, AND E-MAIL TO: tom.glick@lacity.org

RE: EAF # ENV-2007-2769-EAF
NEW LEAF HOMES

Dear Mr Glick:

I live at 8105 Willow Glen Road, just below the property at issue in this case—a property that has long been a source of frustration for my neighbors and me. In this letter, I speak only for myself.

This letter addresses the request for public comments ahead of the preparation of the Environmental Impact Report for the proposed restarting of development on the project popularly known as “the Yehuda homes,” and known officially now as the New Leaf Homes.

As you are aware, the developers’ representative, Wendy Lockhart, began the September 10 Scoping Meeting concerning this project by speaking for more than 30 minutes without saying anything. It was a performance remarkable for its ability to fill the room with the “Styrofoam peanuts” of obfuscation but no actual content. There was nothing of substance in Ms Lockhart’s “presentation”—no details of the developers’ plans; no details of how those plans would dovetail with the developers’ stated (at the Neighborhood Council meeting they attended) promise to work with the neighborhood and be good neighbors as they built the 11 new homes they propose; no details on how they planned to provide the infrastructure and services needed by the 11 new homes and the five unfinished homes they propose to renovate and complete; and no word on how they plan to mitigate the enormous impact of the construction of that many homes on the neighborhood that sits below, and through which construction vehicles, employees and supplies would pass for months on end.

The law, as you pointed out at the Scoping Meeting, may allow the developers to approach the City with a blank clipboard and say, “this is just a concept—we’re just getting started; we have no idea what we’re going to do”—but common sense does not.

CONTINUED

Banks do not lend money based on “concepts,” they lend money based on blueprints, forecasts, tables and charts—and all of that had better be written down. So unless the New Leaf developers have won the Powerball lottery recently, they have plans *someplace*—and my first request is that they let us—us, the neighbors; us the City; us, the Planning Department; any “us” you’d care to identify—see them. Only then will we be able to determine if, to paraphrase that great legal mind, Samuel Goldwyn, the developers’ verbal promises are worth the paper they’re written on.

My second request is that the EIR address the “quality of life” issues that Los Angeles City Councilwoman Wendy Gruel has identified as part of the City’s responsibilities to protect. Those issues include:

1. Justifying the construction of an entire *new neighborhood of homes* (because 11 new homes and the renovation and completion of five existing, unoccupied homes as one development can fairly be described no other way) within an existing, mature neighborhood from the standpoint of density;
2. Justifying building 11 new homes and renovating and completing five existing, unoccupied homes without listing any steps to mitigate the impact on that existing neighborhood from the standpoint of safety (streets that the City considers too narrow for emergency vehicles to pass, which the developers do not propose to widen; fire-truck turnarounds that do not exist and which the developers do not propose to add; hillsides on the developers’ property that are currently showing visual evidence of erosion and sliding and which the developers propose to sheath in a solid wall of concrete);
3. Justifying granting the developers variances that they have advised that they are, or are considering, asking for—variances that would exempt the New Leaf project from virtually every ordinance or regulation that would ordinarily apply to it—even though the developers have provided virtually no substantive reasoning for their requests;
4. Finding ways to protect Willow Glen Road, Thames Street, Thames Place, Leicester Drive, Woodstock Road and other tributary streets—all of which are old, fragile and badly in need of repair *now*—from the catastrophic impact of legions of construction vehicles traveling many times daily for months from Laurel Canyon Boulevard to the construction site;
5. Finding ways to protect the residents of Willow Glen Road, Thames Street, Thames Place, Leicester Drive, Woodstock Road and other nearby streets from the corrosive impacts of noise, dust, inconvenience and other byproducts of construction during a months-long building period—the very “quality of life” issues that Councilwoman Gruel cites; and
6. Addressing the fact that the developers’ property is part of an identified wildlife corridor in a more realistic way than the laughable proposed “stairway” for animals that the project architects presented, with a straight face, at a Neighborhood Council meeting.

CONTINUED

3

Tom Glick
September 28, 2007

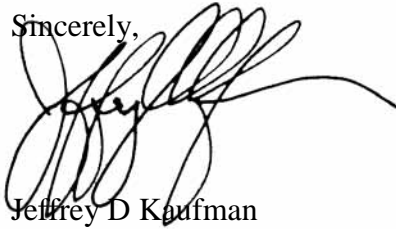
Mr Glick, there are many other considerations—including the appellate court ruling that governs this property—that should be considered before any permits are issued, before any variances (if any) are granted, before any shovels of dirt are turned on this development. I have tried to list only a few.

I hope you and the City will be successful in formulating an EIR for this project that is based on reality, not on the developers' vaguely-worded, loosely-described "concept."

Please feel free to contact me at the e-mail address from which this letter was sent, or at the street address or phone number on the first page of this letter, if you need more information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey D Kaufman", with a long, sweeping horizontal stroke extending to the right.

Jeffrey D Kaufman

September 28, 2007

Mr. Tom Glick
City of Los Angeles, Department of City Planning
Van Nuys Civic Center
14410 Sylvan Street, room 351
Van Nuys, CA 91401

Comment on project New Leaf Homes ENV-2007-2769-EAF.
Submitted by email on September 28, 2007

Dear Mr. Glick,

Thank you for holding the scoping meeting on September 10, 2007. Both I, Joseph Leonard, and my wife, Joann Leonard, who live at 2525 Thames Street, have been, still are, and would be further heavily impacted by what is going on and is planned for this hillside. We attended the New Leaf Homes scoping meeting and made comments at that time. These supportive and additional comments are for the file that will be part of the public record.

I must say that we were both disappointed that so little information was presented at the scoping meeting. The only printed information we received on which to base comments was a printout of the rather sketchy 16-page Power-Point presentation given by Ms. Wendy Lockwood, the consultant who conducted most of the first part of the meeting and a laughably inadequate image on an easel of an idealized New Leaf Homes hillside with identical houses superimposed over it. This was apparently supposed to give an idea--a misleading idea, as no roads or retaining walls were included--of how the completed project might appear. Little of this was new or particularly helpful information.

The following comments and questions (questions because we received little information to base comments on) are not presented in any particular order of importance. They are all important.

GEOLOGIC

Since Yehuda Arviv had all vegetation stripped from this hillside the fragility of the hillside has become very apparent. This was aggravated by the bulldozing of Woodstock Road and Leicester Drive and the construction of the 5 uncompleted houses. Each time there is any substantial rain there are more slides. The swimming pool and rear of the house at 2530 Thames Street has on 2 occasions been seriously damaged by mud and debris. (Printed photos will be sent with the printed version of these comments by mail.)

Past geologic and soils reports reveal evidence that there are numerous potentially significant impacts as to geology and soil on the hillside. These reports state that the project site is not geotechnically stable and has a history of past problems. Neighbors also confirm that there have mudslides, rockslides and other slope failures as cited above. Given the history of soils and geology problems, the issue is whether mitigation measures would eliminate potential significant impacts. This is a serious consideration and needs to be dealt with in depth.

No information was provided at the meeting as to the size, height and length of the many retaining walls that would be required. It is difficult to comment when information is not available. The only information we have is that the developer is planning to request variances. Variances on what, we do not know.

Who would perform such a geologic analysis is at question. We have to assume the developer plans to use existing geologic reports. Clearly, this is not adequate. A completely new review and analysis is called for.

SCENIC RESOURCES

While the project is located within the outer corridor of the Mulholland Scenic Parkway, it is highly visible from at least a half mile segment of Mulholland Drive and from many hillside and canyon locations along the inner corridor. The long term of the construction and large obtrusive concrete structures will have a substantial negative impact on the aesthetics and scenic resources of the area and will seriously degrade its existing visual character.

The 5 existing houses are prominently visible from Mulholland and many surrounding hillside and canyon areas. If additional houses were built on the ridgeline, as this project proposes, the massed effect would be overwhelming, and certainly in no way acceptable under the Mulholland Specific Plan.

TRAFFIC, ROADS, SANITATION AND PUBLIC SAFETY IMPACTS

The existing roads adjacent to the New Leaf homes hillside are both narrow and winding. As it is, they are sub-standard and inadequate for the exiting traffic. It is often impossible to drive along Willow Glen Road without coming to a stop to let another vehicle pass. For example there are sections of both Willow Glen Road and Woodstock Road that are only 10 to 12 feet wide with no possibility of widening, since both the homes, along with a hillside that cannot be removed, extend to the street line. This needs to be taken into consideration in the EIR.

On the project site itself, as far as we can tell, there are no plans shown for turnarounds for fire department and other emergency vehicles. The sketch of the proposed plan shows what might be a connection to Mt. Olympus Drive. That alternative is unacceptable for traffic purposes and to have no turnaround is a danger to the entire community.

We want to point out that the existing paved portion of Leicester Drive was first bulldozed through and paved sub-standard (over a weekend, if memory serves) when the homes on this portion of Leicester Drive were built, 20-25 years ago.

We have been given no idea as to what services will be available to the project site prior to completion. What are the plans for water, sanitation, drainage and waste removal?

Past and ongoing construction in this area indicate that the City of Los Angeles does not take the enforcement of whatever ordinances are on the books seriously to protect the existing community seriously. Workers throw trash and garbage because there are no proper receptacles or they are not maintained. There is often no water for construction purposes so it is pilfered from residents. Mud and dust create air quality problems. Unsightly construction debris is permitted to remain for long periods of time even after project "completion". Roads and existing infrastructure damaged during construction say in a state of disrepair. We have experienced this on Thames Street with the home built by Mr. Jeffery Eyster, who we understand is the architect for the proposed New Leaf Homes project.

Construction of the Eyster home on Thames Street has taken well over 3 years, and the road adjacent to the home is still torn up. During this time there were a number occasions when we could not leave or return to our home when planned due to the presence of large construction vehicles. This also prevented us access to emergency services.

One of the chief bottlenecks has always been the hairpin curve at the junction of Thames Street and Thames Place. Over a number of years large trucks have repeatedly gotten stuck, sometimes for several hours, trying to make this turn. Part of the shoulder of the road has been chipped away at this turn by the driver in a effort to pry their truck lose. This damage has never been repaired. (Printed photos will be sent with the printed version of these comments by mail.)

One can only imagine how both the residents and others who use these roads would fare with years and years of heavy construction vehicles traveling these winding streets.

Additionally, the proposed project will result in significant impacts on all public services such as access for emergency vehicles and fire protection. To cite an example. A few years ago I had a serious allergic reaction to a prescribed medication, went into shock and could not breathe. The paramedics arrived just in time to save my life. Even half a

minute later and I would have died I was told later.

The scope of this New Leaf project would impose on our community the back and forth traffic of huge construction vehicles, not for a months, but for years. We are being asked to share streets that can barely carry the existing traffic. We were told at the scoping meeting that just the earth removal phase of the project is estimated to take 7 months. This is assuredly an underestimate, and was one of the few bits of new information we were given. All of this should be considered in the EIR

NOISE

As was pointed out on September 10, the acoustics of the Willow Glen canyon are such that any noise is magnified over a long distance. Construction on one side of the hillside travels to the other side of the hillside and bounces off it, magnified. Traffic noise on Willow Glen travels up both sides of the canyon.

If past experience is a guide, this project will involve many months possibly years of drilling into bed rock for caissons and retaining walls. This will create not just noise, but constant vibration that can't be shut out with double paned windows! This will effect the entire Willow Glen community, and will be particularly severe for homes adjacent to the project, such as ours.

Because of the scope and terrain of the proposed project, the noise/vibration aspects would be essentially ongoing, not transitory, and need to be addressed in the EIR.

SEWAGE

Presently, we can only go by what was proposed for the Yehuda Arviv project which was to make a connection though Thames Street which has only 4 inch sewer pipe. How could this handle the amount of sewage to be generated? In turn this pipe connects to the line on Willow Glen.

Problems now occur with the present sewer system. With 16 additional homes proposed for the New Leaf project added to the other homes under construction or to be built in future, the present system would be inadequate, requiring and increase in size, design and location.

Would streets need to be dug up to install necessary piping creating further problems involving traffic and access. Would we have to endure having new sewer lines installed? At who's expense? This needs to be examined in detail.

NATURE AND WILDLIFE

We are volunteers with the Santa Monica Mountains Conservancy and it is our personal knowledge that even with the degraded quality of the New Leaf hillside--due to the illegal destruction of all native vegetation by Yehuda Arviv--this hillside is an important wildlife corridor that is part of the corridor extending from Griffith Park to the Santa Monica Mountain parks to the west.

It seems that the only concession to recognizing this fact is a so called "pocket park which appears to be merely a steep stairway going between what are now paper or dirt roads. How does this constitute a park? It is not such by any reasonable criteria. Ironically, since such a stair would probably require railings, it would only further limit any movement by wildlife.

CUMULATIVE IMPACTS

As pointed out, it is difficult if not impossible to make comments on a plan or a "concept" that does not exist.

What we were given was no concept of how long the New Leaf Homes project will take until it is completed. To impose such a state of siege on the residents of the area represents an unacceptable hardship, not just physically, but also

mentally and financially.

There are a number of homes in the area that are leased. Most likely, if a home in an area undergoing this "state of siege" could be leased it would be a a substantially lower rent than otherwise. How could this be mitigated?

Another question is: What assurances do we have that if the project gets underway it would be completed? Based on past experience, should there be approval of the New Leaf project, our belief is that we might very well wind up having to deal with more than just 5 uncompleted houses! How would this possibility be dealt with and how could it possibly be mitigated?

At what point do all these impacts on the community become an actionable, unreasonable burden?

PROJECT OPTIONS

At the scoping meeting you asked that when submitting comments, options be suggested. It seems to request this is a little like asking the condemned to suggest an alternative to hanging.

The only acceptable alternative for us would be to finish the 5 existing homes with a turnaround at the end of Woodstock Road. Because these houses are such a visual blight (they are the perfect example of how landscaping could never resolve or mitigate the presence of more houses and retaining walls on this hillside), it would be nice if their height could be reduced.

Short of removal, this is what we would find acceptable. This option has been suggested a number of times to no avail.

Thank you for the opportunity to comment on the Scoping Meeting and the forthcoming EIR.

Joseph Leonard and Joann Leonard
2525 Thames St.
Los Angeles CA 90046-1606
Email Pegasus 77 @ sbc global.net





DSCN1849.JPG



DSCN1852.JPG







LOS ANGELES POLICE DEPARTMENT

WILLIAM J. BRATTON
Chief of Police

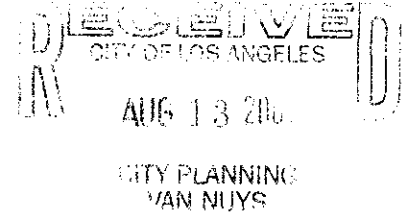


P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 485-4101
TDD: (877) 275-5273
Ref #: 2.2.2

ANTONIO R. VILLARAIGOSA
Mayor

August 10, 2007

Mr. Tom Glick
City Planner
Department of City Planning
1440 Sylvan Street Room 351
Van Nuys, California 91401



PROJECT TITLE: New Leaf Homes

Dear Mr. Glick:

The proposed project involves the Los Angeles Police Department's Hollywood Area. Enclosed are Area crime rates, predominant crimes, response time to emergency calls for service, and personnel statistics, which were obtained from Hollywood Area. The Department's response is based on information received from the Area in which the project is located, Information Technology Division and input from Community Relations Section, Crime Prevention Unit personnel.

A project of this size would have a less than significant impact on police services in the Hollywood Area. The Department is available to advise you on crime prevention features appropriate for design of the property involved in this project. The Department strongly recommends developers contact Crime Prevention Unit personnel regarding these features.

Upon completion of the project, you are encouraged to provide Hollywood Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions regarding this response, please contact Sergeant Karen Leong, Crime Prevention Unit, Community Relations Section, at (213) 485-3134.

Very truly yours,

WILLIAM J. BRATTON
Chief of Police

A handwritten signature in black ink, appearing to read "Fred Booker".

FRED BOOKER, Lieutenant
Officer in Charge
Community Relations Section
Office of the Chief of Police

Enclosures

HOLLYWOOD AREA

The New Leaf Homes Project is located in Hollywood Area in Reporting District (RD) 622. Hollywood Area covers 17.51 square miles and the station is located at 1358 N. Wilcox Avenue, Los Angeles, California, 90028, (213) 972-2971.

The service boundaries of Hollywood Area are as follows: Mulholland Drive to the North, Beverly Boulevard to the South, Normandie Avenue to the East and Sunset Drive to the West.

The service boundaries for RD 622 inclusively are as follows: Mulholland Drive to the North, Hollywood Boulevard to the South, Outpost Drive to the East and Laurel Canyon Boulevard to the West.

The average response time to emergency calls for service in Hollywood Area during 2006 was 5.8 minutes. The Citywide average during 2006 was 6.9 minutes. There are approximately 335 sworn officers and 26 civilian support staff deployed at Hollywood Area.

There were 36 crimes per 1,000 persons in Hollywood Area in 2006. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets. The predominant crimes in Hollywood Area were burglary from vehicle, vehicle theft, and theft.

Prepared by:

Officer Nina Preciado
Community Relations Section
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

PROJECT NAME: New Leaf Homes

Types of Crime	622	HOLLYWOOD	CITYWIDE
Burglary from Bus.	1	174	3,795
Burglary from Res.	44	756	13,499
Burglary Other	5	145	3,038
Street Robbery	1	607	10,072
Other Robbery	2	303	4,284
Murder	0	8	485
Rape	1	67	1,046
Aggravated Assault	11	626	14,416
Burglary from Veh.	53	1,243	20,483
Theft from Vehicle	28	642	10,079
Grand Theft	12	839	11,819
Theft From Person	0	51	869
Purse Snatch	0	6	374
Other Theft	8	949	15,898
Vehicle Theft	24	1,315	26,209
Bunco	0	13	342
Bike	0	2	270
TOTAL	190	7,746	136,978

CRIMES PER 1000 PERSONS

REPORTING DISTRICT	CRIMES	/	POPULATION X 1000	CRIMES PER 1000 PERSONS
HOLLYWOOD	7,746	/	217,158	36/1000
CITYWIDE	136,978	/	4,097,340	33/1000

*All statistical information is based on 2006 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 reports.

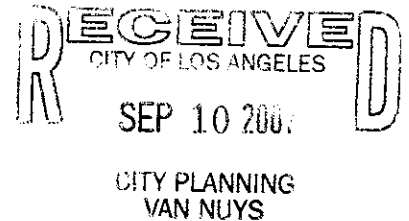
SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



August 27, 2007

Tom Glick, City Planner
Department of City Planning
Van Nuys Civic Center
14410 Sylvan Street, Room 351
Van Nuys, California 91401



**Notice of Preparation for the New Leaf Homes Draft Environmental Impact Report
ENV-2007-2769 EAF, City of Los Angeles**

Dear Mr. Glick:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the Notice of Preparation for the New Leaf Homes Draft Environmental Impact Report in Laurel Canyon, ENV-2007-2769 EAF. The Conservancy has several suggestions and recommendations that should be included in the Draft Environmental Impact Report (DIER) regarding wildlife corridors, aesthetics, and biological resources.

The New Leaf Homes development (Project) site is severely constrained in terms of slope, geological stability, and road width. The current owners of the property were well aware of both the physical constraints of the project site and the development restrictions of the Mulholland Scenic Parkway Specific Plan when they acquired the property. Any development within the proposed Project site will result in significant biological and visual impacts. For this reason, the City is obligated to minimize the footprint and height of the proposed project. Any development greater than what the applicant is allowed by right is detrimental to public trust and to the Santa Monica Mountains' ecological and scenic resources. The proverbial need for housing in statements of overriding considerations must not apply in this constrained area.

The location of the Project is within an important wildlife corridor that connects the Laurel Canyon watershed to the Nichols Canyon watershed. The DEIR must show this land connectivity and related private parcels. The Project will significantly restrict wildlife movement unless it is redesigned. The only way to provide for permanent wildlife movement capability is to require a conservation easement through the Project site with a minimum width of 75 feet.

The Conservancy requests that the DIER include at least the following three economically feasible project alternatives to reduce ecological and visual impacts:

No Variances Or Exceptions Wildlife Corridor Alternative

This first alternative would not allow any variance for retaining walls, height, and setback requirements to any proposed or existing homes, and no exemptions to the Mulholland Scenic Parkway Specific Plan for any proposed and existing homes. This alternative would also include a conservation easement for the safe passage of wildlife.

Viewshed - Wildlife Corridor Protection Alternative

The second alternative would allow for limited variances and exemptions, depending on site specific conditions if the applicant demonstrated that such exemptions/variance specifically resulted in a meaningful cumulative decrease in visual and biological impacts. However, the number of homes as currently configured would be cut down to six houses - the five existing houses and one proposed development (see Figure 1). These affected lots would become irreversible conservation easements to preserve wildlife movement from the Laurel Canyon watershed to the Nichols Canyon watershed and ultimately to Griffith Park. That does not preclude more than six homes, it just mandates a clear wildlife movement path as shown on the attached map.

Compromise Viewshed - Wildlife Corridor Protection Alternative

The third alternative would be the same as the second alternative with the addition of a second proposed development (see Figure 2).

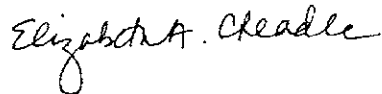
In addition to the conservation easements outlined in both alternatives, the conditions of approval should prohibit the construction of fences and other structures that may create barriers and obstructions to wildlife movement. Deer crossing signs should also be included as a mitigation measure for the safety of both motorists and wildlife.

The current configuration and proposed number of residences will further fragment wildlife habitat from impacts caused by potential brush clearance. The DEIR must analyze impacts from brushing on visual aesthetics, habitat loss, and erosion for all alternatives. The DEIR should also look at potential visual impacts to ridgelines and viewsheds that are visible from Mulholland Drive between Laurel Pass and Laurel Canyon Boulevard.

Notice of Preparation for the New Leaf Homes Draft Environmental Impact Report
ENV-2007-2769 EAF
July 27, 2007
Page 3

Please direct any correspondence and questions to Paul Edelman, Deputy Director of Natural Resources and Planning, of our staff at the above address or by phone at (310) 589-3200, ext. 128. Thank you for your consideration of our recommendations and suggestions.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth A. Cheadle". The signature is written in black ink and is positioned above the printed name.

ELIZABETH A. CHEADLE
Chairperson

Public Input Form
Scoping Meeting
New Leaf Homes project

September 10, 2007

This form allows you to make comments on what you believe should be addressed in the Environmental Impact Report. You may submit your comments at this scoping meeting or mail to the Lead Agency Contact listed below. Written comments on the Notice of Preparation (NOP) for the Environmental Impact Report will be accepted until September 28, 2007 at 5:00 P.M.

Comments: *My comments comprise a greater scope than just an EIR Impact Report. I demand the city act upon the current recommendations. No variations. The envelope must provide specific plans - not just generally throw options out there & hope for goodwill. COMPRIMISE, & new ideas from the city or the public. They must show their hand before any further action can proceed.*

You may also indicate if you would like to receive notices for hearings on the project. If you wish to have a notice, please be sure to include your name and full address. The EIR will be available at local libraries and the City offices and, for a charge, individual copies may be obtained through a bonded blue printer.

Name: _____

Address: _____

City/State/ZIP: _____

Lead Agency Contact:

Tom Glick
City Planning Department-Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

FAX: 818-374-5070

8038 Willow Glen Rd.
Los Angeles
CA. 90046
Aug. 25, 2007

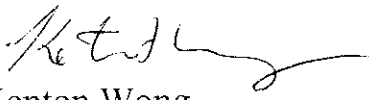
Mr. Tom Glick, City Planner
Dept. of City Planning
Van Nuys Civic Center
14410 Sylvan St.
Can Nuys
CA. 91401

Re: EAF #ENV-2007-2769 EAF
Project name: New Leaf Homes
Council District: 4
Community planning area: Hollywood

Dear Mr. Glick:

I would like to express my opposition to the above project. It will have a severe negative impact on local environment, road condition, traffic and population congestion.

Yours sincerely,


Kenton Wong

Melvin J. Remba, O.D., FAAO
Consultant

2446 Apollo Drive • Los Angeles CA. 90046

Phone: (323) 851-1647 • Fax: (323) 851-8647 • e-mail: drremba@adelphia.net

MT. OLYMPUS PROPERTY
OWNERS ASSOCIATION
2446 APOLLO DRIVE
LOS ANGELES, CA 90046

TO: TOM GLICK
DEPT. CITY PLANNING

FAX: 818 374-5070

RE: NEW LEAF HOMES PROJECT

Per our conversation, please pass on.
The resolution stands to this day.


MOROA

JUL 11 00 01:05P

GEORGE

2137497700

P. 2

07/21/98 10:32 FAX

FIDELITY/CUSTOMER SVC.

002/002

DELIVER TO
CITY CLERK'S MAIL BOX
The City of Los Angeles

91 1641604

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 WK. 10 A.M. OCT 17 1991
PAST

FREE 1H

104230

RESOLUTION 51000-5599

WHEREAS, those certain future streets in lots 38 and 39, Tract No. 23059, as per map filed in Book 762, pages 1 to 14, inclusive, of Maps, in the Office of the County Recorder of Los Angeles County, were offered for dedication for public use for street purposes by said map, the dedication to be completed at such time as the Council shall accept the same for public street purposes; and

WHEREAS, by action of the City Council, said offer to dedicate said future streets in said lots 38 and 39 for public street purposes was rejected, subject to the right of the City Council to rescind said rejection and to accept said offer of dedication; and

WHEREAS, the acceptance of dedication and the opening of said future streets in said lots 38 and 39, Tract No. 23059, as public street at this time are necessary to the public interest and convenience;

NOW THEREFORE BE IT RESOLVED, that the former action of the City Council in rejecting said offer to dedicate is hereby rescinded and that the City of Los Angeles hereby accepts said future streets in said lots 38 and 39, Tract No. 23059 as a part of Mount Olympus Drive, a public street of said City; and

BE IT FURTHER RESOLVED, that the access restriction placed on said lots 38 and 39 is hereby retained and no vehicular access will be permitted across said lots 38 and 39 without release of the restriction from the city Council; and

BE IT FURTHER RESOLVED, that the Real Estate Division of the Bureau of Engineering of the City of Los Angeles is hereby directed to record this Resolution in the Office of the County Recorder of Los Angeles County, State of California.

Mount Olympus Drive
D.K. 153E.73
C.D. 13

CF-91-0699

Description Approved
Robert S. Hart City Engineer
FEB 05 1991
[Signature]

Forwarded by the S.E.D. of the City Clerk's Office of this resolution recommended by the City Planning Commission

MAR 14 1991

[Signature]

Received by the City of Los Angeles
SEP 17 1991
[Signature]



RICHMAN, LUNA, KICHAVEN & GLUSHON

ATTORNEYS AT LAW

1801 CENTURY PARK EAST, SUITE 2400
LOS ANGELES, CALIFORNIA 90067

TEL: 310-556-1444

FAX: 310-556-0444

ROBERT L. GLUSHON

rglushon@rlkg.com

February 26, 2001

Mr. Fred Smith
MOPOA
P.O. Box 2630
8033 Sunset Boulevard
Los Angeles, CA 90046Re: Mount Olympus Drive

Dear Mr. Smith:

MOPOA has requested that we provide a written letter setting forth the effect of the recent action taken by the Los Angeles City Council concerning the issue of vehicular access on Mount Olympus Drive at Woodstock Road.

In a prior action taken by the City Council on September 17, 1991, an access restriction was placed over Lot 39, Tract 23059 with respect to the acceptance of any future street. A petition was filed last year by Yehuda Arviv, requesting the removal of that access restriction in connection with his attempt to construct homes on numerous lots in the area.

In response to concerns expressed by Councilman Ferraro's office, as well as similar concerns voiced by area residents, the Department of Transportation and City Engineer recommended that Mr. Arviv be required to dedicate a portion of his land for a turning area - and require him to improve said turning area. At the same time, these City departments recommended denial for any vehicular access to Mount Olympus Drive (from Woodstock Road).

The City Council adopted these recommendations, with an enabling Ordinance, and this matter is now concluded. Once again, the effect of the City Council action is to preclude any future vehicular access to Mount Olympus Drive from Woodstock Drive. If Mr. Arviv completes the turnaround as required by the City Council action, it is doubtful that there would ever be a future request for remove the access restriction involving Mount Olympus Drive.

Mr. Fred Smith
Page Two
February 26, 2001

If you or the association has any further questions, please let me know. It has been a pleasure to help the association achieve its goal of preventing vehicular access onto Mount Olympus Drive from Woodstock.

Yours very truly,


ROB GLUSHON

RLG:alr

LSD

Fax:2139775050

Mar 30 2001 10:04

P.02

FORM GEN. TD (REV. 0-95)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 28, 2001

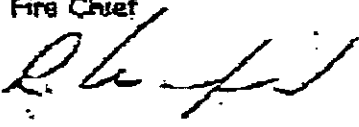
TO: Dick Platkin
Department of City Planning

FROM: Fire Department

SUBJECT: 2500 - 2520 WOODSTOCK ROAD
(Stop Work Order)

The Fire Department concurs with the Stop Work Order for building construction for 2500 - 2520 Woodstock Road; however, the Fire Department **STRONGLY RECOMMENDS** that the roadway, fire hydrant, and turnaround be completed for benefit of public safety. The current dirt road and absence of a fire hydrant create an imminent fire safety hazard for this area.

WILLIAM R. BAMATTRE
Fire Chief


Richard A. Warford, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

RAW:TC:gm

- BLIND COPY -

August 8, 2007

Tony Glick, City Planner
Department of City Planning
Van Nuys Civic Center
14410 Sylvan Street, Room 351
Van Nuys, California 91401

Regarding:
ENV-2007-2769 EAF
New Leaf Homes
2500-2529 N. Woodstock,
2500-2548 Thames and
2500-2551 Leicester
Hollywood Planning Area, Council District 4

Dear Mr. Glick,

Regarding the above mentioned project for the construction of 11 new homes and renovation of 5 existing homes as well as certain road improvements and a new public park, I recommend that the Department of Planning approve this project for the following reasons:

- The site is not currently attractive to look at (as a view.) The property was partially developed by a previous owner and currently has no redeeming aesthetic qualities. It is simply a stripped and scarred hillside.
- The existing unoccupied residences are an eyesore. They are an attraction to taggers (graffiti-ists,) squatters and other undesirable people and the area is not safe. Because the houses are unoccupied they are also not maintained and their appearance is tenuous and ruined-looking.
- The site has no significant wildlife. The significant wildlife in the area includes deer, coyotes, large birds and rarely large wild cats. Deer do not use this site. It is exposed and does not offer fodder nearly as good as can be found in adjacent developed gardens where you will find the deer. Coyotes have been spotted on the site but only on their way through it. The coyotes will be found closer to the nearby houses where there's a dependable supply of house cats and other good things to eat. There are no trees large enough to serve as nesting spots for the large birds in the area, nor are there crags or other land form type nesting spots. - Generally speaking, all of the type of wildlife now existent in this area of the Santa Monica mountains would benefit from human habitation and its concomitant irrigation/gardening activity. The site is not large enough to support the actual wildlife community endemic to the undeveloped Santa Monica mountains nor does it serve as any part of a pathway between such areas. Such claims are the creation or fantasy of people grasping for any reason to stop any development.
- The site has been denuded and needs planting to prevent (further) erosion. The planting of trees which would accompany the construction of houses would make this a more attractive site less likely to erode.
- The current development plan calls for the construction of considerably fewer houses than the prevailing density in either Willow Glen or Mount Olympus. Further, the houses as planned are unique, architect designed and of modest size. The developer has, I think,

taken this approach to the site in order to reduce community opposition and I believe that the effort should be rewarded. Another developer may be willing to wait and eventually force through a project that would fully fill the hillside with identical houses of little quality, such as the pair of houses on Bulwer Drive.

- Los Angeles needs every dwelling it can get. If it is within your purview, I would encourage you to approve the project with a condition that each house have a separate accessory dwelling consistent with the aims of the California "Second Unit Law" (Government Code 65852.2). I believe the parcels are large enough to support this.

My only consideration opposed to the project would be the traffic generated by construction and most specifically that generated by hauling material, which stands to both disrupt the neighborhood and possibly (probably) damage the fragile condition of Willow Glen Road. Insofar as is possible, I would ask you to approve the project upon the condition that little or no grading import/export of materials is involved. Certainly, no "hauling route" permit involving traffic on Willow Glen Road should be granted.

I am a neighbor of the project and look across at the site from the facing hillside across Willow Glen. I would love to see the current blight positively addressed.

I am in no way associated with the developer or his agents and do not stand to benefit from the project except insofar as the general environment will be improved.

Thank you for considering my opinion on this matter.

Sincerely yours,

John Hersey
8067 Willow Glen Road
Los Angeles, California 90046

