

Communication from Public

Name:

Date Submitted: 05/11/2026 03:33 PM

Council File No: 26-0411

Comments for Public Posting: As a 30 year resident of Woodland Hills, I am writing in support of this CEQA appeal. This project does not qualify for a Class 32 exemption as it is inconsistent with the RA-1 zoning regulations, as well as the General Plan designation for the site.

Communication from Public

Name: Caitlin Hawkins
Date Submitted: 05/11/2026 08:43 PM
Council File No: 26-0411

Comments for Public Posting: Dear Commissioners, I am a resident of Collins Street in Walnut Acres in Woodland Hills, writing to express my support for the appeal opposing the proposed Zoning Administrator's Adjustment at 23139 and 23141 Collins Street (Case No. ZA-2023-2926-ZAA-HCA-1A. I live near this property and have stood in solidarity with my fellow neighbors to oppose this project and any others like it from the onset. I want to echo the appeal and public comments submitted by my neighbors, Susie Prestine and Dave Lowery, Henry Rice, Guillermo Vitola, and many others who have fought to keep this project from happening. This lot split project is totally unwanted here and frankly the similar projects on adjacent streets are degrading the rare, serene quality of our neighborhood. We will continue to resist any and all attempts by developers to split up these rare large lots, build oversized mansions, and seek exemptions from the mandates set up to protect our neighborhood from this very thing. More specifically I want to echo that CEQA requires the City to conduct an adequate environmental review prior to making any formal decision regarding projects subject to the Act. (CEQA Guidelines § 15004). By relying on a categorical exemption to environmental review, the City has failed to do so. Regarding this Class 32 exemption, it is the City's burden to demonstrate, based on substantial evidence, that the project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations," and that approval of the project "would not result in any significant effects relating to traffic, noise, air quality, or water quality." (CEQA Guidelines § 15332.) The City has not met this requirement. I strongly support the appeal and oppose this project altogether. We ask the new owner to retain the original lot size and stay within the guidelines created to protect our beautiful neighborhood.