

Communication from Public

Name: Garrett Weinstein

Date Submitted: 05/11/2026 01:41 PM

Council File No: 26-0412

Comments for Public Posting: Honorable Councilmembers: On behalf of the Santa Monica Mountains Conservancy, please accept the attached comment letter and accompanying map in support of the subject appeal. Thank you, Garrett Weinstein Mountains Recreation and Conservation Authority 310-589-3230, ext. 124
garrett.weinstein@mrca.ca.gov

SANTA MONICA MOUNTAINS CONSERVANCY

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May 11, 2026

Planning and Land Use Management Committee
City Council
City of Los Angeles
200 North Spring Street
Los Angeles, California 90012

**Support for Appeal: 4230 North Saltillo Street, Council File No. 26-0412,
ENV-2023-1207-CE-1A, ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA**

Honorable Councilmembers:

The Santa Monica Mountains Conservancy (Conservancy) strongly supports the appeal of the subject proposed Project at 4230 North Saltillo Street in the Woodland Hills portion of the Santa Monica Mountains. The Conservancy is a CEQA Trustee Agency for this area and respectfully requests that the City grant the appeal for multiple reasons stated below.

The Appellant's 2025 justification letter and May 5, 2026 supplementary justification letter present a plethora of evidence-backed, legally-sound reasons why the Class 3 Categorical Exemption adopted for the Project is invalid. More specifically, the Project cannot be categorically exempt because it collectively lies within 1) the Santa Monica Mountains Zone, 2) habitat for the threatened Southern California / Central Coast Mountain Lion Distinct Population Segment, 3) a Conservancy-mapped Habitat Linkage, 4) the City's mapped Protected Areas for Wildlife (PAWS), and 5) a State-mapped Very High Fire Hazard Severity Zone.

In addition, the cumulative-impact exception (CEQA Guidelines § 15300.2(b)) applies because the Project 1) will substantively contribute to the cumulative impacts of 171 new-construction hillside permits issued in the same 91364 zip code since July 1, 2021, and it is part of a pending writ proceeding that specifically names this Project as a cited non-compliant violation via a waiver of the 20-foot roadway requirement. Further, cumulative impacts to be analyzed include the pending 4204 N. Saltillo Street application on the same street and the 398-unit Woodland Hills Country Club projects with their combined significant potential degradation and erosion of Woodland Hills mountain-lion habitat connectivity.

The unusual-circumstances exception (Guidelines § 15300.2(c)) applies because of the Project's 1) confluence of substandard fire access, 2) regulatory non-compliance, 3) location

City Council, Planning and Land Use Management Committee
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May 11, 2026
Page 2

within the habitat of a threatened-species the Santa Monica Mountains mountain lion population, and 4) removal of locally protected coast live oaks.

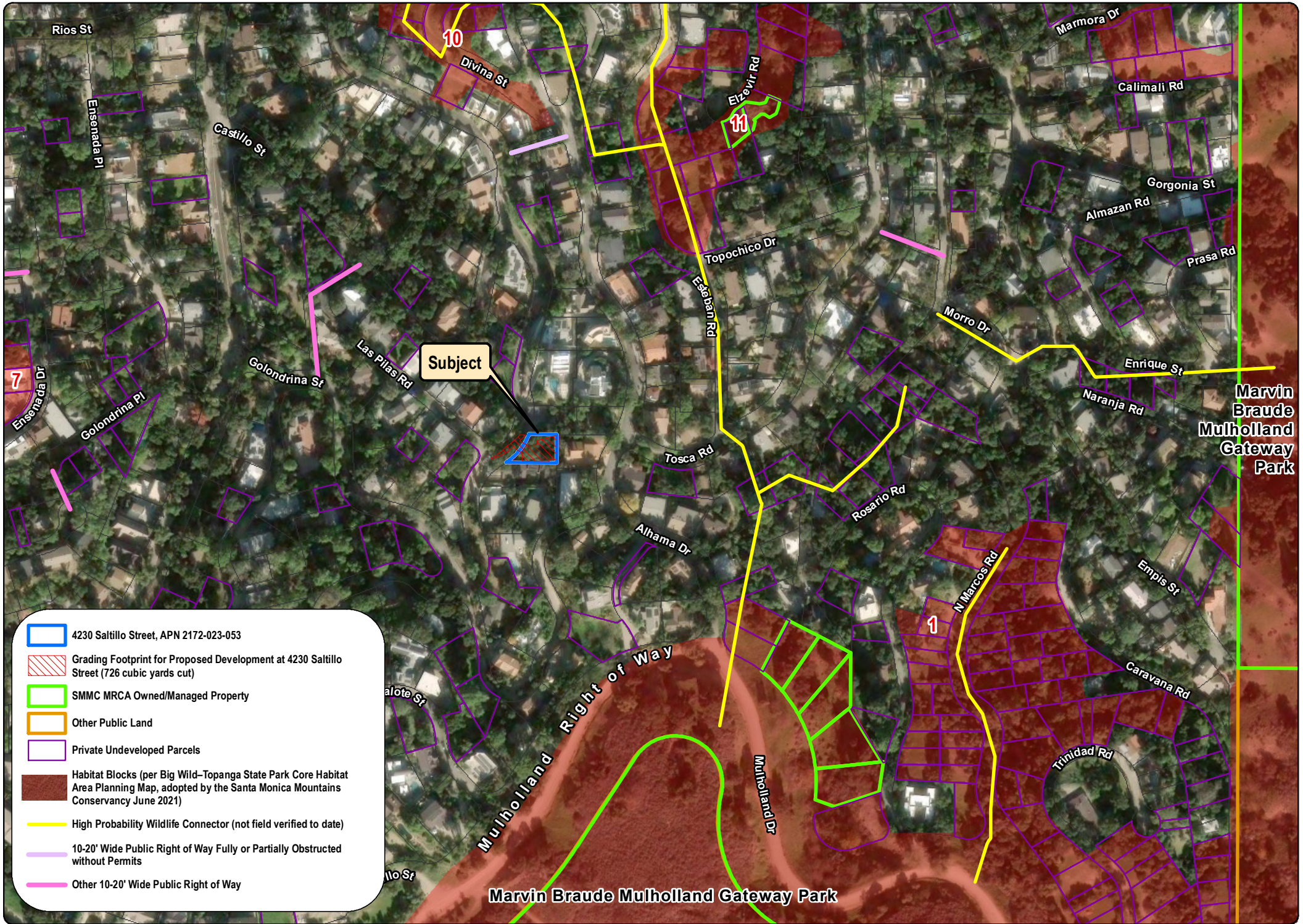
The proposed project is deficient under CEQA until an appropriate environmental review document, either a Mitigated Negative Declaration or an Environmental Impact Report, has been prepared and circulated for review.

Sincerely,



PAUL EDELMAN
Deputy Director
Natural Resources and Planning

Attachments: A – Aerial Photo Map of Subject Project and Vicinity, showing mapped Habitat Blocks and Linkages



-  4230 Saltillo Street, APN 2172-023-053
-  Grading Footprint for Proposed Development at 4230 Saltillo Street (726 cubic yards cut)
-  SMMC MRCA Owned/Managed Property
-  Other Public Land
-  Private Undeveloped Parcels
-  Habitat Blocks (per Big Wild–Topanga State Park Core Habitat Area Planning Map, adopted by the Santa Monica Mountains Conservancy June 2021)
-  High Probability Wildlife Connector (not field verified to date)
-  10-20' Wide Public Right of Way Fully or Partially Obstructed without Permits
-  Other 10-20' Wide Public Right of Way

Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE
 4230 N. Saltillo Street, APN 2172-023-053





