

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 09:55 AM
Council File No: 26-0412
Comments for Public Posting: Please see attachment.

Barry Oberman
4207 Alhama Dr.
Woodland Hills, CA 91364

May 5, 2026

Los Angeles City Council
Planning and Land Use Management Committee 200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org Clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-
CE; Council File No. 26-0412 (“Project”)**

To the Attention Of: L.A. City Council and Plum Committee.

My name is Barry Oberman. I live at 4207 Alhama Drive in Woodland Hills.
My house is above the proposed development at 4230 Saltillo Street.

This proposal to build on this lot would be disturbing to
the environment of this entire area of the Girard Tract. Allowing this project
to proceed without an Environmental Impact report and giving a CEQA
exemption is in disregard to the laws that protect this community.

Please revoke the CEQA clearance and require the preparation of an
appropriate Environment Review Document.

Respectfully,

Barry Oberman

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 09:59 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Deyanira Sánchez, DDS
CEQA appeal letter

May 5, 2026

Los Angeles City Council
Planning and Land Use Management Committee 200 North
Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE; Council File No. 26-0412 (“Project”)**

Deyanira Sánchez, DDS
CEQA appeal letter

Dear Members of the Planning and Land Use Management Committee,

I hope you are doing well, and thank you for your time and service to our community.

I am a neighboring resident writing regarding the proposed development on the parcel adjacent to my property in Woodland Hills. I understand the desire to thoughtfully develop property, and I appreciate the effort that goes into planning these projects. At the same time, I would like to share several concerns about the current proposal and the CEQA exemption that has been granted.

The lot contains nine mature native oak trees, which are an important part of the character and environmental health of our neighborhood. The proposal to remove two of these trees raises concerns not only about their loss, but also about potential impacts to the remaining trees. Oak root systems are often interconnected, and disturbance to one area can affect the stability and long-term health of nearby trees.

In addition, this property has functioned as a small but meaningful natural habitat. There have been mountain lion sightings in the immediate area, along with other wildlife. Changes to the landscape, including tree removal and grading, may disrupt these patterns and reduce available habitat.

I would also like to raise practical safety concerns. The road serving this area is narrow and winding, with limited visibility in certain sections. Increased

construction activity—and potentially increased long-term traffic—could create challenges for ingress and egress, emergency access, and overall neighborhood safety. This is something many of us who live here navigate daily, and even modest increases in traffic can have a noticeable impact.

Fire safety is another important consideration. This area is susceptible to wildfire risk, and the presence of mature oak trees can play a role in slope stability, microclimate regulation, and in some cases acting as a buffer compared to more combustible brush when properly maintained. Construction activity, vegetation removal, and increased occupancy all have the potential to affect fire behavior, evacuation safety, and emergency response access. Given the narrow roadway and existing conditions, these risks deserve careful evaluation.

Given these considerations, I respectfully ask that the Committee take a closer look at whether the CEQA exemption fully accounts for these combined impacts. A more detailed environmental and site-specific review—including arborist input, wildlife considerations, fire safety analysis, and roadway safety—would provide reassurance that the project can move forward in a way that is both responsible and compatible with the surrounding community.

Thank you again for your attention to this matter and for your continued work on behalf of our neighborhood.

Sincerely,

Deyanira Sánchez DDS
4246 Saltillo street
Woodland Hills, Ca.91364
818-648-5309

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:01 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

May 5, 2026

Los Angeles City Council
Planning and Land Use Management Committee 200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE; Council File No. 26-0412
("Project")**

City Council and PLUM Committee Members:

We are writing as the homeowners directly next to the lot at 4230 N. Saltillo Street in the Woodland Hills / Topanga area.

Because we live right alongside this property, any changes there will impact us directly. The lot is small, on a slope, and packed with mature oak trees. Those trees are not just part of the landscape. They are a big part of what is holding everything together on that hillside and creating some separation between properties.

We understand there is a plan to remove two of the oak trees. Even that feels significant given how tight the space is and how interconnected everything looks. From living next to it, it is hard to imagine removing any trees without affecting the others, whether that is through root disturbance, soil changes, or overall stability.

Our biggest concern is what this could mean for our home. We are right there on the slope, so any tree removal and grading or excavation raises real questions for us around erosion or ground movement. This is not just a general concern. It is something that could directly affect our property.

There is also the environmental side of this. We see animals moving through here all the time, including deer, coyotes, and recently a mountain lion in our driveway (SEE IMAGES BELOW). This area clearly functions as part of a natural corridor, and those oak trees play a role in that.

Beyond that, these trees do a lot day to day that is easy to take for granted. They provide shade that keeps this area noticeably cooler, especially during the hotter months, and they help with air quality and how water moves through the hillside when it rains. They have been here a long time, and once they are gone, they are not something that can realistically be replaced in any meaningful way.

We also understand there are environmental review considerations for a project like this, and given the number of concerns, including tree removal, slope conditions, and fire risk, we hope a more thorough review is required before anything moves forward.

We understand development happens, but this particular lot feels especially sensitive given its size, slope, and the number of large, mature trees on it. From where we sit, it does not seem like a situation where changes can be made without wider impact.

We ask that all of this is carefully considered before moving forward.

Thank you for your time and consideration.

Sincerely,

Michelle & Erich Randolph

4224 Saltillo St.
Woodland Hills CA 91364

Bellow are two separate Mountain Lion crossings. 1 is on our property where the Mountain Lion crosses our lot and onto 4230 N. Saltillo St. The 2nd one is 20ft from our address also on Saltillo St.



Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:02 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

May 5, 2026

Los Angeles City Council
Planning and Land Use Management Committee 200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org Clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE; Council File No.
26-0412 (“Project”)**

To Whom It May Concern,

The **Girard Tract Community Preservation** is writing to express concern regarding the proposed development at 4230 N.Salttillo Street in Woodland Hills.

- This site presents a combination of constraints that should not be overlooked. It is a small hillside lot with a concentration of mature oak trees that have long been part of the natural landscape in this area. These trees contribute to shade, temperature regulation, and the overall environmental balance of the neighborhood.
- The proposal to remove oak trees and reshape the site introduces a number of concerns. Changes of this scale on a slope can alter how water flows through the land, reduce natural cooling, and affect the stability of the surrounding area. Once these conditions are changed, they are difficult to reverse.
- This neighborhood also functions as part of a larger natural system. Wildlife regularly moves through this area, and the existing tree canopy plays a role in supporting that movement and habitat.
- There are also practical considerations. The surrounding streets are narrow and located within a high fire risk zone. Construction on a constrained hillside lot adds pressure to access, safety, and emergency response conditions that are already limited.

Given these factors, this project does not appear appropriate for a streamlined or exempt approval process. The combination of environmental sensitivity, fire risk, and site limitations warrants a more thorough level of review.

We also encourage the City to consider how decisions like this are applied more broadly. Allowing exceptions on lots with similar constraints can gradually change the character and safety of hillside communities. Existing protections are in place to prevent that type of incremental impact.

Approving this project without full environmental review risks overlooking impacts that are already evident to those living here.

We appreciate your consideration.

Sincerely,

Girard Tract Community Preservation
Woodland Hills CA 91364

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:03 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Jeffrey Chan
21327 Las Pilas Rd
Woodland Hills, CA, 91364
madbullish@gmail.com

May 3, 2026

VIA EMAIL AND ELECTRONIC UPLOAD

Los Angeles City Council
Planning and Land Use Management (PLUM) Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacity.org

Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE;
Council File No. 26-0412 ("Project")

Dear PLUM Committee Members and Honorable Council Members:

I am a resident of 21327 Las Pilas Rd and part of the Woodland Hills community and local neighborhood. I am writing to express my strong support to grant the California Environmental Quality Act "CEQA" appeal filed by Girard Tract Community Preservation regarding the proposed development at 4230 N. Saltillo Street. The City's determination that this Project is categorically exempt from environmental review poses a direct threat to our community's safety.

I urge you to grant the appeal based on the following violations and code-based inconsistencies:

- **Violations of State Fire Safe Regulations & LAMC Hillside Standards:** The Project is located within a **Very High Fire Hazard Severity Zone (VHFHSZ)**. According to **14 CCR § 1273.01**, all roads must provide a minimum of two ten-foot traffic lanes to ensure emergency vehicle access and civilian egress. According to expert analysis submitted by the appellant, the primary access routes on Saltillo Street do not meet this standard. Approving construction on a substandard street in a high-risk zone creates a life-safety "bottleneck" that impacts the intent of the State Minimum Fire Safe Regulations.
- **Ineligibility for Class 3 Categorical Exemption:** The City has applied a **Class 3 exemption (CEQA Guidelines § 15303)**. Under **CEQA Guidelines § 15300.2(a)**, a categorical exemption may not be used for a project located in a sensitive environmental resource of critical concern. As this site is within the **Santa Monica Mountains Zone** and contains a sensitive Coast Live Oak Woodland habitat, it triggers the "unusual circumstances" exception under **CEQA Guidelines § 15300.2(c)**. A standard tree-replacement plan cannot fully mitigate the destruction of a protected woodland

ecosystem.

- **Lack of California Fire Code Compliance:** The Project's current landscape plans do not demonstrate compliance with **Chapter 49 of the California Fire Code (Title 24, Part 9)**. Specifically, the plans lack the necessary technical documentation for crown separation and the 100-foot defensible space requirements mandated. Without these specific clearances, the Project increases the fire load for the entire neighborhood.
- **Unaddressed Cumulative Impacts:** Under **CEQA Guidelines § 15300.2(b)**, exemptions are invalid when the cumulative impact of successive projects of the same type in the same place over time is significant. This Project, when viewed alongside other non-compliant approvals and the massive 300+ unit development proposed for the **Woodland Hills Golf Course**, creates a compounding strain on our inadequate roadway infrastructure in a high fire-risk zone.

I respectfully request that the Committee grant the appeal, revoke the CEQA exception, and require an EIR to protect the safety of the Girard Tract and Woodland Hills residents.

Sincerely,

Jeffrey Chan

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:04 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

**Los Angeles City Council
Planning and Land Use Management Committee**

May 3, 2026

Chris Morrow and Jenna Cavelle

21301 Castillo Street
Woodland Hills, CA 91364
cmorrow8@gmail.com
cc: jennacavelle@mac.com

VIA EMAIL AND ELECTRONIC UPLOAD

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacity.org

Re: CEQA Appeal – 4230 N. Saltillo Street

Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE
Council File No. 26-0412

Dear Councilmembers and PLUM Committee:

We are residents of Woodland Hills living in close proximity to the proposed development at 4230 N. Saltillo Street (“Project”). We write to formally object to the City’s reliance on a categorical CEQA exemption and to strongly urge that the appeal be granted.

The record demonstrates substantial evidence of significant environmental impacts, which legally precludes the use of a categorical exemption under CEQA. Proceeding without full environmental review would constitute a failure to comply with CEQA’s core mandate to disclose and mitigate environmental harm.

1. Public Safety and Fire Risk – Inadequate Access and Egress

The Project is located within a designated Very High Fire Hazard Severity Zone. Existing access routes, including Saltillo Street, are substandard—narrow, constrained, and lacking sufficient clearance for emergency vehicles. The addition of new residential density on an already inadequate roadway network creates a foreseeable and unacceptable risk to life safety.

In the event of wildfire, restricted access will impede evacuation and delay emergency response. This is precisely the type of “significant impact” CEQA is intended to evaluate. The City cannot lawfully ignore these conditions or defer analysis through an exemption.

2. Unusual Circumstances Exception – Environmental Sensitivity

The Project site contains sensitive natural features, including mature oak trees and functioning habitat space. The proposal’s intensity—effectively maximizing buildable area with minimal open space—would result in the permanent degradation of these resources.

Under CEQA Guidelines §15300.2(c), the “unusual circumstances” exception applies where a project presents a reasonable possibility of significant environmental effects. The combination of hillside terrain, fire risk, and sensitive ecological resources clearly meets this threshold. The City’s attempt to apply a categorical exemption is therefore improper.

3. Overdevelopment and Loss of Open Space

The proposed design reflects a wall-to-wall development approach that is incompatible with the environmental and topographical constraints of the site. Adequate open space is not a discretionary luxury in hillside communities—it is a functional necessity for fire defensibility, slope stability, and ecological continuity.

The elimination of meaningful open space increases both environmental and safety risks and represents a fundamental land use incompatibility.

4. Construction Impacts – Dust, Debris, Noise, and Ongoing Disturbance

The Project will generate significant construction-related impacts, including excessive dust, debris, and prolonged noise exposure. We are already subjected to persistent construction noise in this area, and this proposed development is located in our immediate vicinity—less than 500 feet from our residence.

Given the constrained access, steep terrain, and proximity to existing homes, there is substantial evidence that noise and construction disturbance will be significant, continuous, and inadequately mitigated. CEQA requires analysis of these impacts, particularly where they materially affect the use and enjoyment of nearby residences. The City has failed to meaningfully evaluate how these impacts will be managed under real-world conditions.

5. Cumulative Impacts

This Project cannot be evaluated in isolation. The surrounding area is already experiencing increased development pressure, further straining inadequate infrastructure and compounding fire risk. CEQA requires analysis of cumulative impacts, which has not been performed.

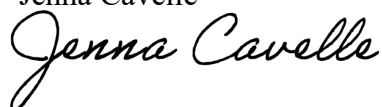
In sum, there is substantial evidence in the record supporting a fair argument that the Project may result in significant environmental impacts. Under well-established CEQA law, this alone is sufficient to require preparation of an Environmental Impact Report (EIR).

The City’s reliance on a categorical exemption is legally indefensible under these circumstances. We respectfully request that the City grant the appeal, set aside the CEQA exemption, and require full environmental review consistent with CEQA.

Sincerely,



Chris Morrow
Jenna Cavelle



Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:04 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

James W. Bowman
21380 Castillo Street
Woodland Hills, CA 91364
jimbowman@aol.com

May 4, 2026

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE;
Council File No. 26-0412 (“Project”)**

Dear City Council and PLUM Committee Members:

My name is James W. Bowman. I am a 28 year resident of Woodland Hills. As a concerned member of the local community, I am writing to strongly urge you to grant the California Environmental Quality Act (“CEQA”) appeal filed by Girard Tract Community Preservation (“Appellant”) regarding the proposed development at 4230 N. Saltillo Street (“Project”).

Our neighborhood is located within a designated high fire severity zone, an area already vulnerable to wildfire risk. The existing infrastructure—particularly our narrow, winding streets—is insufficient to safely accommodate current traffic levels, let alone the increased congestion that additional development would bring. In the event of a wildfire emergency, such as those recently experienced in nearby areas, these limitations could significantly hinder evacuation efforts and impede access for emergency responders. The safety implications alone warrant serious reconsideration of this project.

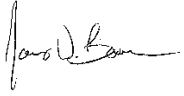
Additionally, the proposed construction would necessitate the removal of numerous mature oak trees. These trees are not only environmentally valuable but are also protected under the Mulholland Scenic Parkway guidelines. Their removal would undermine established conservation protections and diminish the natural character and ecological integrity of the area.

The surrounding habitat supports a diverse range of wildlife, including mountain lions, coyotes, raccoons, rabbits, and other species. Increased development and habitat disruption would inevitably impact these populations, further contributing to the loss of biodiversity in an already sensitive ecosystem.

For these reasons—public safety concerns, environmental protections, and preservation of wildlife habitat—I respectfully urge the City to deny approval of this proposed development. Thoughtful stewardship of our community requires prioritizing safety, sustainability, and adherence to established environmental guidelines.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Bowman". The signature is written in a cursive style with a prominent initial "J" and a long, sweeping underline.

James W. Bowman

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:05 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Joy Tangarone
4201 Esteban Road
Woodland Hills, Ca. 91364

May 2, 2026

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacity.org

Re: Support for CEQA Appeal; 4230 N Satillo Street

Case Nos: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE; Council File No. 26-0412 ("Project")

Dear City Council and PLUM Committee Members:

My name is Joy Tangarone and I am a resident of the Woodland Hills neighborhood where this project is listed. I am writing to ask you to grant the CEQA appeal filed by the Girard Tract Community Preservation ("appellant") regarding the proposed development at 4230 N. Satillo Street. The project is a public safety threat to our neighborhood as well as the wildlife and environmental resources in the area.

We all know the devastation of wildfires and that this area is listed as a "high fire hazard severity zone". The importance of proper evacuation routes as well as fire safety regulations are followed by residents who live here as we work together to keep our community safe. This project fails to meet State Minimum Fire Safe Regulations as the primary access routes on Satillo do NOT meet the required 20 foot minimum. There is also NO parking anytime on this single lane road which does NOT even have street lights. There is no way a construction team can build this proposed project without endangering residents as there is NO parking anytime on N. Satillo St. The surrounding streets like Golondrina, Alhama and many others in this commonly referred to "spaghetti hill" area also have no parking as well as restricted parking. The homes on Satillo all sit on top of the land and this is a project that is wanting to dig up the hill below large homes on Alhama and remove a very large amount of the land for a home that is not sized to fit this area. If a developer can't park on the lot and keep the roads clear it is a safety concern anywhere let alone in our neighborhood with substandard streets. There are also no curbs and gutters in this old infrastructure so all the mud, concrete mixing, clean up and debris washes down the street into our neighborhood.

The other issue I have with any CEQA exemption is that the property is located within the Santa Monica Mountain Zone, Mulholland Scenic Corridor and Girard Tract where the regulation specifics are there for a reason, so just like any other resident who lives here and wants to remodel, these need to be followed. The Coast Live Oaks are protected trees and this lot has beautiful mature oaks holding the hillside and providing a canopy for the oak titmouse birds and other wildlife. The tree roots are connected and it is detrimental to the environment to remove the number needed to build a proposed oversized plan for a three story house with pool and parking for four cars. This same developer was warned of the damage to the Oak trees on a build taking place on Tosca Rd. They cut trenches too close to roots and during the winds and rains this past winter one of the mature large oaks fell over and damaged neighbors lot. It is important to look at this property lot and be sure any plan for it has full EIR reports, CEQA clearance and is sized correctly for our neighborhood. I am requesting that you will grant the appeal, revoke the CEQA clearance and require the preparation of an appropriate environmental review.

Sincerely,

Joy Tangarone



Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:05 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

May 3rd 2026

LA City Council
Planning and Land Use Management Committee
200 N. Spring St
LA, CA 90012

RE: Support for CEQA Appeal; 4230 Saltillo St.
Case Nos: ZA -2023-1206-ZAD-DRB-SPP-MSP-HCA: ENV-2023-1207-CE;
Council File NO.26-0412 (Project)

Dear City Council and PLUM Committee Members,

My name is Justin Stafford, I own the property 4215 Saltillo St. Ive been in the property about 1 year. I found out about the proposed construction at 4230 Saltillo approx. Dec 2025. I am writing to share/ include my concerns about this project. I share similar sentiments as my neighbors. I believe the location is not appropriate for this development. The entire area and surrounding streets are quite narrow. The proposed construction duration of 16 months will be disruptive to the area. The streets in the area are designated no parking from the city and any parking will render some areas of the street impassable. Construction crews and trucks etc will block streets causing ongoing issues that concern me. The proposed construction states to "widen the street" but even if that happens in that small section- the entire area and streets surrounding still remain narrow. Too narrow for 2 cars to pass at the same time. There are many neighbors that have been in their homes for many years and some are older people. If they need emergency services these obstructions could hinder any emergency response. If there is a large scale emergency and evacuation ,such as a fire , the area could be blocked delaying or trapping people or slowing/ preventing first responders. If a tragedy occurs the city will be liable as we have all communicated our concerns in writing.

The environmental impact will also be negatively affected by this development. There are numerous Oak trees that fill this hillside and will all potentially be destroyed by this. Their extensive root systems are probably interconnected and keep the hillside stable. I dont think this is an appropriate location for this project. I am asking that this not be approved for development.

Thank you,

Justin Stafford
4215 Saltillo St
Woodland Hills CA 91364

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:06 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Kris Kettenburg
21205 Golondrina St.
Woodland Hills, CA 91364

May 5, 2026

Los Angeles City Council
Planning and Land Use Management Committee 200 North
Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org Clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE; Council File No. 26-0412 (“Project”)**

Dear City Council and Plum Committee Members,

My name is Kris Kettenburg. I'm a resident of 21205 Golondrina st. Woodland hills. My property touches the corner of the proposed development on 4230 N Saltillo Street.

This proposal to build on a known, unbuildable lot, would be completely disruptive to the integrity of this Girard Neighborhood tract. Allowing this project to proceed without an Environmental impact report and giving a CEQA exemption seems to be in complete disregard to the laws that are supposed to protect this community.

Please revoke the CEQA clearance and require the preparation of an appropriate Environmental review document.

Thank You
Kris Kettenburg

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:07 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Liz and Dylan Wexler
21319 Las Pitas Road
Woodland Hills, CA 91364

May 5, 2026

Los Angeles City Council
Planning and Land Use Management Committee 200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE; Council
File No. 26-0412 (“Project”)**

Hello Los Angeles City Council and PLUMC,

We are the original owners of our house, built in 1985, and have remained its sole occupants in the years since. Our neighborhood has always remained respectful of nature, adherent to safety codes, and mindful of existing neighbors including young and old families. The proposed project is in violation of everything our community stands for, and we stand in vehement opposition of the proposed development at 4230 Saltillo St in Woodland Hills.

My property is very close to this lot, and as a homeowner in this community for 40 years and we are concerned that any construction, tree removal, or grading on this site will impact this very dense corridor, whether through trimming, root disturbance, or changes to the surrounding soil. This is a huge fire safety issue as well. This location is already a problem spot as the road narrows to 13ft (Minimum fire access is 20ft) and no parking is permitted. Additional occupants and visitors to a house of this proportion will make our neighborhood even more unsafe.

These trees have been part of this area for many years, and any disruption could affect their health and stability. We are also concerned about how changes to the hillside and tree coverage may impact the overall environment and conditions in this immediate area.

Given how close this development would be to our home and property, We respectfully ask that these impacts be carefully considered.

Thank you for your attention.

Sincerely,
Liz and Dylan Wexler

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:08 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Maricel Zabel
4153 Alhama Drive
Woodland Hills, CA 91364
maricelz@pacbell.net

May 4, 2026

VIA EMAIL AND ELECTRONIC UPLOAD

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacityorg

**RE: Support for CEQA Appeal: 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE;
Council File No. 26-0412 ("Project")**

Dear City Council and PLUM Committee Members:

My name is Maricel Zabel. I am a resident of 4153 Alhama Drive, Woodland Hills, CA 91364. As concerned member of the local community for twenty five years, I am writing to strongly urge you to grant the California Environmental Quality Act appeal filed by the Girard Tract Community Preservation.

Major issues that require your thoughtful and full review:

1. Having lived through the Palisades Altadena and Malibu fires, the extremely narrow streets of area, this house will overwhelm us both during an extensive construction and after. The architect of this project estimated that just the construction would take eighteen months to two years. Will the fire department be able to get through when needed? The house itself will take up most of the extra small lot and it will tower over all the surrounding existing properties.
2. The trees of our Girard Tract that we have worked so long to protect, will need to be sacrificed to build this extremely large house vs the small property size. The architect claims this will not hurt the remaining trees, but who can guarantee it won't destroy the whole ecosystem. Half the hill will have to be dug out to build this house!
3. My home is directly above this project. I believe no one can guarantee there is no risk when excavating that much earth below will not destabilize the hill and homes above. In addition, my property has a permanent easement...will there be a guarantee that they will be able to honor it?
4. The scope of the project and the size of the property only show that the developer just wishes to maximize the square footage to achieve the maximum return on his investment. It shows no concern for the "look and feel" of our long standing community, which they will not be living in upon completion.

I leave with you my concerns that I believe are shared by those of who live and enjoy our community.

Sincerely,
Maricel Zabel

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:10 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Matt Sandberg
4207 Esteban Road
Woodland Hills, Ca 91364

May 1, 2026

VIA EMAIL AND ELECTRONIC UPLOAD

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE;
Council File No. 26-0412 ("Project")**

Dear City Council and PLUM Committee Members:

My name is Matt Sandberg. I am a resident of Woodland Hills, CA. As a concerned member of the local community, I am writing to strongly urge you to grant the California Environmental Quality Act ("CEQA") appeal filed by Girard Tract Community Preservation ("Appellant") regarding the proposed development at 4230 N. Saltillo Street ("Project"). The City cannot legally or ethically rely on a "categorical exemption" for this Project when it clearly threatens our public safety and sensitive environmental resources.

The major issues that necessitate a full environmental review include:

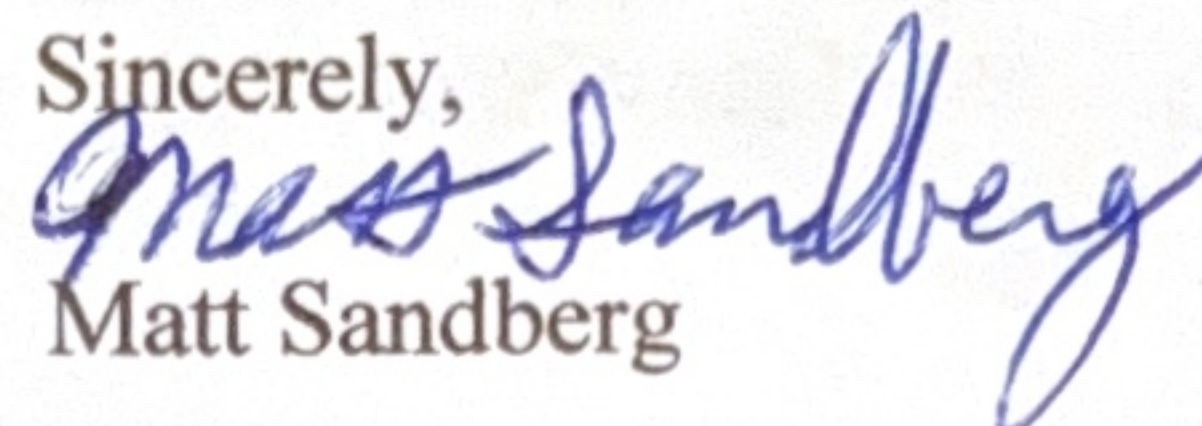
- **Violations of State Fire Safety Laws:** The Project is located in a Very High Fire Hazard Severity Zone ("VHFHSZ"). Expert analysis as submitted by Appellant confirms the Project fails to meet the State Minimum Fire Safe Regulations, as the primary access routes on Saltillo Street do not meet the required 20-foot minimum width and exceed allowable grades. Approving new construction on such substandard roads traps residents and blocks emergency responders during a wildfire—a risk we cannot afford.
- **Illegal Use of CEQA Exemptions:** This Project is ineligible for a "Class 3" exemption. It is located within the Santa Monica Mountain Zone, a statutorily designated environmental resource of critical concern. Furthermore, "unusual circumstances" exist because the site contains a sensitive Coast Live Oak Woodland habitat that will be permanently disrupted. The City's standard tree replacement does not mitigate the permanent loss of this biodiversity.
- **Inadequate Fire Code Compliance:** The Project's landscape plans fail to document required crown separation and defensible space clearances mandated by Chapter 49 of the California Fire Code.

MAY 1, 2026

- **Dangerous Cumulative Impacts:** This is not an isolated project. When combined with other recently approved non-compliant developments and massive proposed projects nearby (such as the 300+ units at the Woodland Hills Golf Course), the strain on our undersized, non-compliant roadway network becomes a disaster waiting to happen.

Allowing this Project to proceed without an Environmental Impact Report (EIR) ignores the expert evidence in the record and sets a dangerous precedent for hillside safety. I respectfully request that you grant the appeal, revoke the CEQA clearance, and require the preparation of an appropriate environmental review document.

Sincerely,


Matt Sandberg

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:10 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Maksym Pukhalevych
4238 Saltillo St
Woodland Hills, CA, 91364
mpuhalevich@gmail.com

April 30, 2026

VIA EMAIL AND ELECTRONIC UPLOAD

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE;
Council File No. 26-0412 ("Project")**

Dear City Council and PLUM Committee Members:

My name is Maksym Pukhalevych. I am a resident of Woodland Hills. As a concerned member of the local community, I am writing to strongly urge you to grant the California Environmental Quality Act ("CEQA") appeal filed by Girard Tract Community Preservation ("Appellant") regarding the proposed development at 4230 N. Saltillo Street ("Project"). The City cannot legally or ethically rely on a "categorical exemption" for this Project when it clearly threatens our public safety and sensitive environmental resources.

The major issues that necessitate a full environmental review include:

- **Violations of State Fire Safety Laws:** The Project is located in a Very High Fire Hazard Severity Zone ("VHFHSZ"). Expert analysis as submitted by Appellant confirms the Project fails to meet the State Minimum Fire Safe Regulations, as the primary access routes on Saltillo Street do not meet the required 20-foot minimum width and exceed allowable grades. Approving new construction on such substandard roads traps residents and blocks emergency responders during a wildfire—a risk we cannot afford.
- **Illegal Use of CEQA Exemptions:** This Project is ineligible for a "Class 3" exemption. It is located within the Santa Monica Mountain Zone, a statutorily designated environmental resource of critical concern. Furthermore, "unusual circumstances" exist because the site contains a sensitive Coast Live Oak Woodland habitat that will be permanently disrupted. The City's standard tree replacement does not mitigate the permanent loss of this biodiversity.

- **Inadequate Fire Code Compliance:** The Project's landscape plans fail to document required crown separation and defensible space clearances mandated by Chapter 49 of the California Fire Code.
- **Dangerous Cumulative Impacts:** This is not an isolated project. When combined with other recently approved non-compliant developments and massive proposed projects nearby (such as the 300+ units at the Woodland Hills Golf Course), the strain on our undersized, non-compliant roadway network becomes a disaster waiting to happen.

Allowing this Project to proceed without an Environmental Impact Report (EIR) ignores the expert evidence in the record and sets a dangerous precedent for hillside safety. I respectfully request that you grant the appeal, revoke the CEQA clearance, and require the preparation of an appropriate environmental review document.

Sincerely,
Maksym Pukhalevych

A handwritten signature in black ink, appearing to read 'Maksym Pukhalevych', with a stylized flourish extending to the right.

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:11 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Michele Ringler and Tristan Thomas

4201 Alhama Drive
Woodland Hills, CA 91364
micheleringler@mac.com

May 3, 2026

Los Angeles City Council

Planning and Land Use Management Committee

200 North Spring Street

Los Angeles, CA 90012

clerk.cps@lacity.org

Clerk.PLUMCCCommittee@lacity.org

Dear City Council and PLUM Committee Members,

My name is Michele Ringler and my partner, Tristan Thomas, and I live in the Girard Tract neighborhood in Council District 3. I'm writing to urge you to grant the California Environmental Quality Act (CEQA) appeal filed by the Girard Tract Community Preservation regarding the proposed construction at 4230 Saltillo in Woodland Hills, by investment realtor, Mehran Tebyani. The city cannot rely on "categorical exemptions" for this project when it endangers our environment and the neighborhood's public safety. The proposed construction on a substandard slope of land would entail cutting down two oak trees and an iconic eucalyptus tree (one of the largest in the neighborhood), thus destroying the aesthetic of the canopy (which is visible from Mulholland), and habitat to thousands of birds and wildlife, while also, uprooting a complex root system. The lot is 4670.5 square feet and the proposed dwelling is 2472 square feet, including a pool, which is excessive on a sloped lot. The property abuts a steep hillside, and there is a concern that by removing the two protected oaks and 726 cubic yards of soil, that the hillside could become destabilized. The three story home will take up the majority of the land. There is little space remaining to meet the oak replanting requirement, with 7 oak trees already on the property. In addition, the eucalyptus tree slated for removal is on city land, and is being removed to "widen" the road. This project fails to meet the required 20-foot minimum road width on a substandard road and is a highly significant fire safety hazard. Approving new construction could potentially trap residents in the event of a wildfire.

We urge this committee to not allow this project to proceed without an Environmental Impact Report. We request that you grant the appeal, revoke the CEQA clearance and require an environmental review prior to any construction. It's the least that should be done to ensure the public safety and the safety of the Girard tract residents, as well as to ensure the integrity and stability of the environmental ecosystem in the Girard Tract.

Thank you for your time and attention to this very important matter.

Sincerely yours,

Michele Ringler and Tristan Thomas

- See photos below.







Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:12 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Los Angeles City Council

Planning and Land Use Management Committee

200 North Spring Street

Los Angeles, CA 90012

clerk.cps@lacity.org

Clerk.PLUMCommittee@lacity.org

I am submitting this letter in **formal opposition** to the proposed development at 4230 Saltillo Street. As the adjacent property owner, I believe the project raises substantial concerns under the Los Angeles Municipal Code, the Protected Tree Ordinance, the Mulholland Scenic Parkway Specific Plan, and CEQA.

1. Protected Tree Ordinance – LAMC 12.21 and Ordinance 167,494

The proposal requires removal of multiple **protected Quercus agrifolia (Coast Live Oak) trees**, including specimens approximately 8 feet in diameter and estimated to be nearly 100 years old. Under **Los Angeles Ordinance 167,494**, oak trees within one-half mile of Mulholland Drive are subject to strict protection. The project site is **0.3 miles from Mulholland Drive**, placing these trees squarely within the protected zone.

Removal of these trees would violate the intent of the ordinance and would require findings that cannot be supported, including: • That removal is unavoidable; • That no feasible alternative exists; • That removal will not cause significant erosion, slope instability, or habitat loss.

Given the steep hillside and the stabilizing root systems of these mature oaks, such findings cannot be reasonably made.

2. Hillside Stability and Safety – LAMC 12.21 C.10 & 12.21 A.17

Our home sits directly downslope from the proposed structure. The Protected Tree Report must address whether removal of these mature oaks would compromise slope stability. Under **LAMC 12.21 C.10**, development in hillside areas must not create or worsen hazardous conditions. The removal of deep-rooted oaks on a steep grade presents a clear risk of: • Soil movement and erosion; • Increased runoff; • Compromised structural stability for adjacent parcels.

3. Fire Zone Access – LAMC 57.503 & Narrow Substandard Roadway

Saltillo Street is a **substandard hillside roadway** with no sidewalks, no shoulder, and no ability to widen. Under **LAMC 57.503**, adequate emergency access must be maintained at all times in Very High Fire Hazard Severity Zones. Construction staging, heavy equipment, and road closures on this narrow street would impede emergency response and evacuation routes.

This is not a hypothetical concern—this area has a documented history of wildfire risk.

4. Mulholland Scenic Parkway Specific Plan – Environmental and Visual Resource Protection

The project lies within the **Mulholland Scenic Parkway Specific Plan** regulatory area. The Plan requires that development: • Preserve natural topography; • Protect mature native trees; • Avoid significant alteration of natural landforms; • Maintain the visual character of the Scenic Parkway.

Removing multiple protected oaks on a small, steep lot is inconsistent with these requirements.

5. CEQA – Categorical Exemption Inapplicable

The Environmental Case (ENV-2023-1207-CE) appears to rely on a Categorical Exemption. However, CEQA Guidelines §15300.2 prohibit exemptions where: • There is a **reasonable possibility of significant environmental impacts** (e.g., tree removal, slope destabilization); • The project is located in a **sensitive environment** (protected trees, hillside, fire zone); • The project contributes to **cumulative impacts** in a constrained hillside area.

Given the protected trees, slope conditions, and fire-zone access issues, a Categorical Exemption is not appropriate.

6. History of Infeasibility

The previous owner spent more than 20 years attempting to obtain approvals and ultimately abandoned the effort due to the site's constraints. The new owner was informed of the protected trees and the development challenges but dismissed these concerns, stating he “knows people.” This raises concerns about attempts to circumvent established environmental protections.

For all of the reasons above, I respectfully request that the City **deny any request** that would authorize removal of protected trees or allow development that compromises hillside stability, fire-zone safety, or the environmental integrity of the Mulholland Scenic Parkway area.

Thank you for your consideration.

Sincerely, **Robert England** 4190 Saltillo St. Woodland Hills, CA 91364 (818) 203-1639
mrbobuk@aol.com

Communication from Public

Name: Erich Randolph
Date Submitted: 08/10/2026 10:13 AM
Council File No: 26-0412
Comments for Public Posting: Please read attachment.

Pluemjit Wilson
21311 Las Pilas Road
Woodland Hills, CA 91364
pluemjit.wilson@gmail.com

May 4, 2026

VIA EMAIL AND ELECTRONIC UPLOAD

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
clerk.cps@lacity.org
Clerk.PLUMCommittee@lacity.org

**Re: Support for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE;
Council File No. 26-0412 ("Project")**

To Whom It May Concern:

My name is Pluemjit Wilson, and I reside at 21311 Las Pilas Road in Woodland Hills, California. I also own the neighboring property located at 21305 Las Pilas Road. As a local resident with a vested interest in the safety and environmental integrity of our community, I am writing to urge the Committee to approve the California Environmental Quality Act ("CEQA") appeal submitted by Girard Tract Community Preservation concerning the proposed development at 4230 N. Saltillo Street.

In my view, the City cannot appropriately rely on a categorical exemption for this Project, as it presents clear risks to both public safety and environmentally sensitive areas.

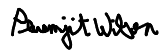
Several significant concerns demonstrate the need for a comprehensive environmental review:

- **Violations of State Fire Safety Laws:** The Project is located in a Very High Fire Hazard Severity Zone ("VHFHSZ"). Expert analysis as submitted by Appellant confirms the Project fails to meet the state's minimum fire safe regulations, as the primary access routes on Saltillo Street do not meet required 20-foot minimum width and exceed allowable grades. Approving new construction on such substandard roads traps residents and blocks emergency responders during a wildfire - a risk we cannot afford.
- **Illegal Use of CEQA Exemptions:** This Project is ineligible for a "Class 3" exemption. It is located within the Santa Monica Mountain Zone, a statutorily designated environmental resource of critical concern. Furthermore, unusual circumstances exist because the site contains a sensitive Coast Live Oak Woodland habitat that will be permanently disrupted. The city's standard tree replacement does not mitigate the permanent loss of this biodiversity.
- **Inadequate Fire Code Compliance:** The Project's landscape plans failed document required crown separation and defensible space clearances mandated by Chapter 49 of the California Fire Code.

- **Dangerous Cumulative Impacts:** This is not an isolated project. When combined with other recently approved noncompliant developments and massive proposed projects nearby (such as the 300+ units at the Woodland Hills Golf Course), the strain on our undersized, non-compliant roadway network becomes a disaster waiting to happen.

Allowing this Project to proceed without a full Environmental Impact Report disregards substantial evidence and raises serious concerns about precedent for future hillside developments. For these reasons, I respectfully request that the Committee grant the appeal, rescind the exemption, and require preparation of a thorough environmental review.

Sincerely,

A handwritten signature in black ink, appearing to read "Pluemjit Wilson".

Pluemjit Wilson