

## Communication from Public

**Name:** Maksym Pukhalevych  
**Date Submitted:** 04/30/2026 01:28 PM  
**Council File No:** 26-0412  
**Comments for Public Posting:** Please see the attached letter.

Maksym Pukhalevych  
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Woodland Hills, CA, 91364  
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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 large, sweeping flourish extending to the right.