

Communication from Public

Name: Chris Morrow
Date Submitted: 05/05/2026 12:58 PM
Council File No: 26-0412
Comments for Public Posting: Please see the attached letter.

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

May 3, 2026

Chris Morrow and Jenna Cavelle

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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
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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.

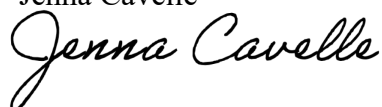
In sum, there is substantial evidence in the record supporting a fair argument that the Project may result in significant environmental impacts. Under well-established CEQA law, this alone is sufficient to require preparation of an Environmental Impact Report (EIR).

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: Matt Sandberg
Date Submitted: 05/05/2026 01:15 PM
Council File No: 26-0412
Comments for Public Posting: Please see the attached letter.

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
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**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:

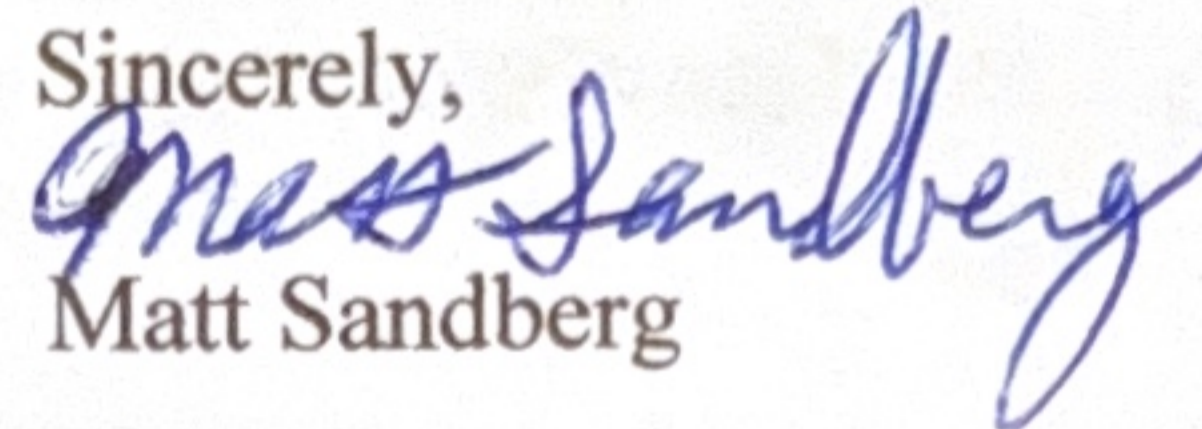
- **Violations of State Fire Safety Laws:** The Project is located in a Very High Fire Hazard Severity Zone ("VHFHSZ"). Expert analysis as submitted by Appellant confirms the Project fails to meet the State Minimum Fire Safe Regulations, as the primary access routes on Saltillo Street do not meet the 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.

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- **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